

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Black Diamond –East Maple Valley / Area 57

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 1497

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$113,300	\$257,200	\$370,500	\$407,100	91.0%	11.68%
2008 Value	\$127,500	\$274,600	\$402,100	\$407,100	98.8%	11.42%
Change	+\$14,200	+\$17,400	+\$31,600		+7.8%	-0.26%
% Change	+12.5%	+6.8%	+8.5%		+8.6%	-2.23%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26 % and -2.23 % 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	\$135,700	\$246,700	\$382,400
2008 Value	\$152,800	\$269,500	\$422,300
Percent Change	+12.6%	+9.2%	+10.4%

Number of one to three unit residences in the Population: 5747

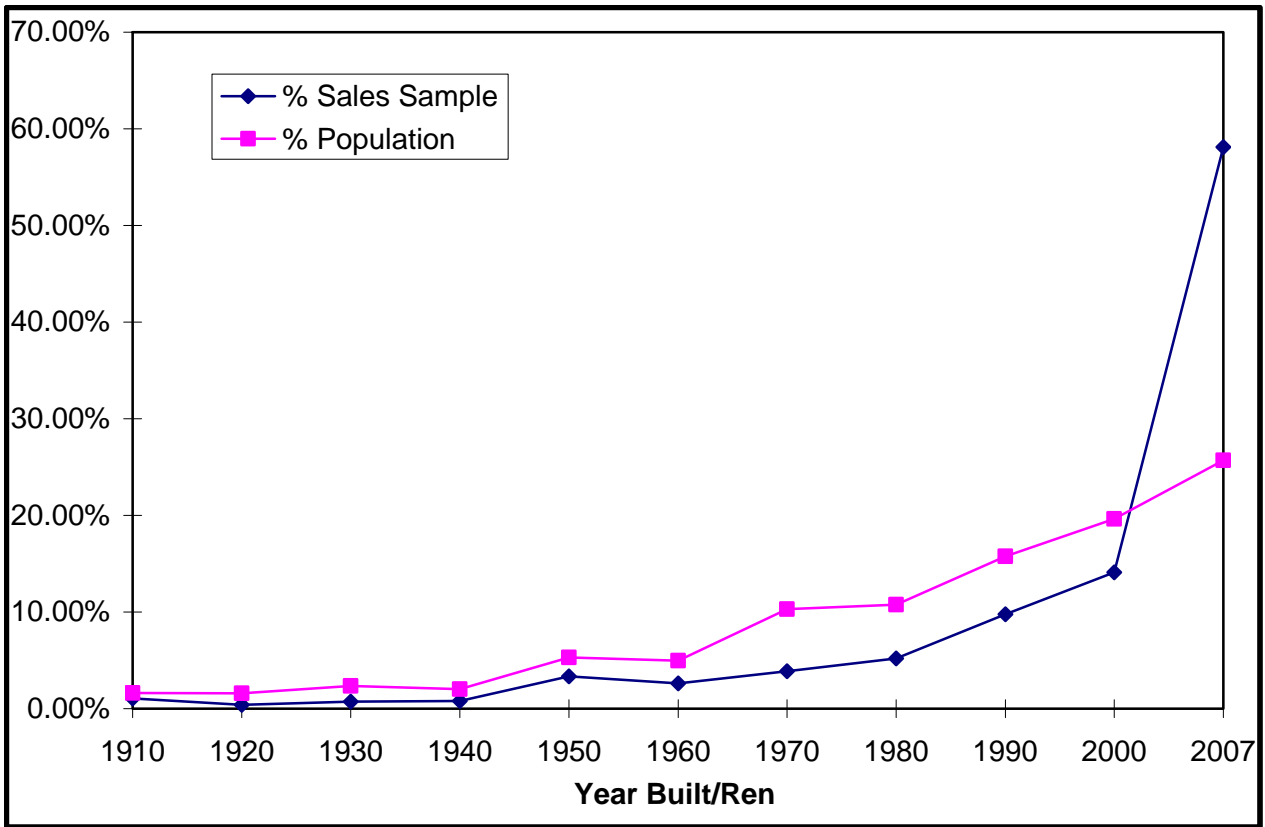
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub 1 had a lower average ratio in comparison to the rest of the population, this sub will be adjusted upward more. On the other hand, homes located in the plats of Glacier Valley Phase 1, 2 & 3 (278125, 278126 & 278127) had a higher assessment ratio (assessed value/sale price) than others in the population. All three phases will receive less of an upward adjustment. The same goes for Maple Ridge Highlands Div 3 & 4 (510453 & 510454), both divisions had a higher assessment ratio (assessed value/sale price) therefore resulting in a lower upward adjustment . 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	16	1.07%
1920	6	0.40%
1930	11	0.73%
1940	12	0.80%
1950	50	3.34%
1960	39	2.61%
1970	58	3.87%
1980	78	5.21%
1990	146	9.75%
2000	211	14.09%
2007	870	58.12%
	1497	

Population		
Year Built/Ren	Frequency	% Population
1910	94	1.64%
1920	91	1.58%
1930	135	2.35%
1940	117	2.04%
1950	305	5.31%
1960	285	4.96%
1970	592	10.30%
1980	618	10.75%
1990	906	15.76%
2000	1128	19.63%
2007	1476	25.68%
	5747	

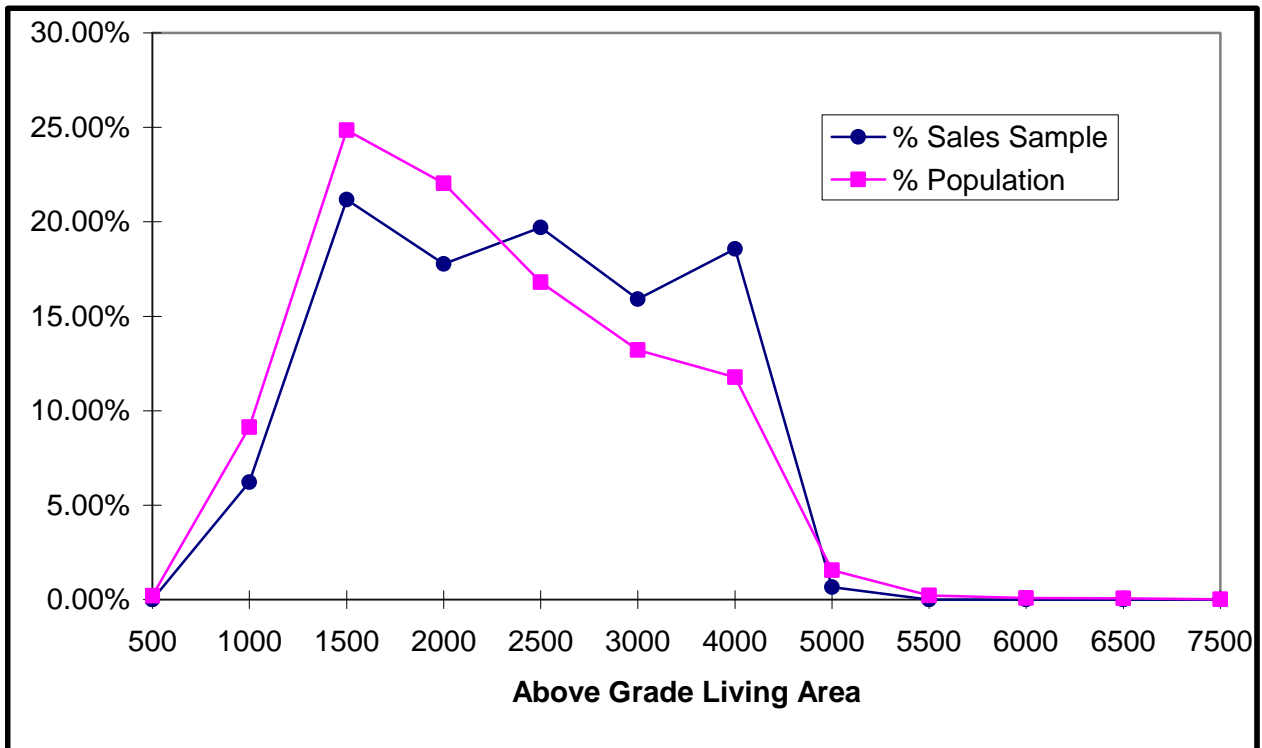


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	93	6.21%
1500	317	21.18%
2000	266	17.77%
2500	295	19.71%
3000	238	15.90%
4000	278	18.57%
5000	10	0.67%
5500	0	0.00%
6000	0	0.00%
6500	0	0.00%
7500	0	0.00%
	1497	

Population		
AGLA	Frequency	% Population
500	12	0.21%
1000	525	9.14%
1500	1428	24.85%
2000	1267	22.05%
2500	966	16.81%
3000	759	13.21%
4000	677	11.78%
5000	90	1.57%
5500	13	0.23%
6000	5	0.09%
6500	4	0.07%
7500	1	0.02%
	5747	

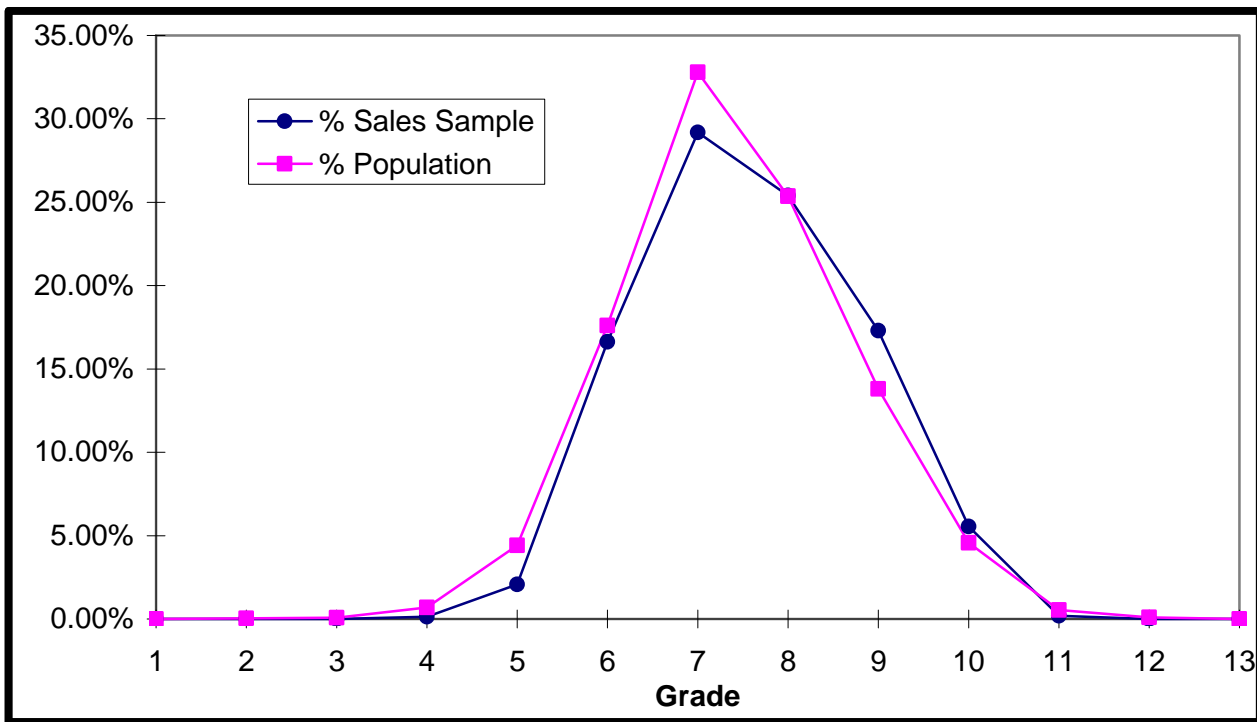


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

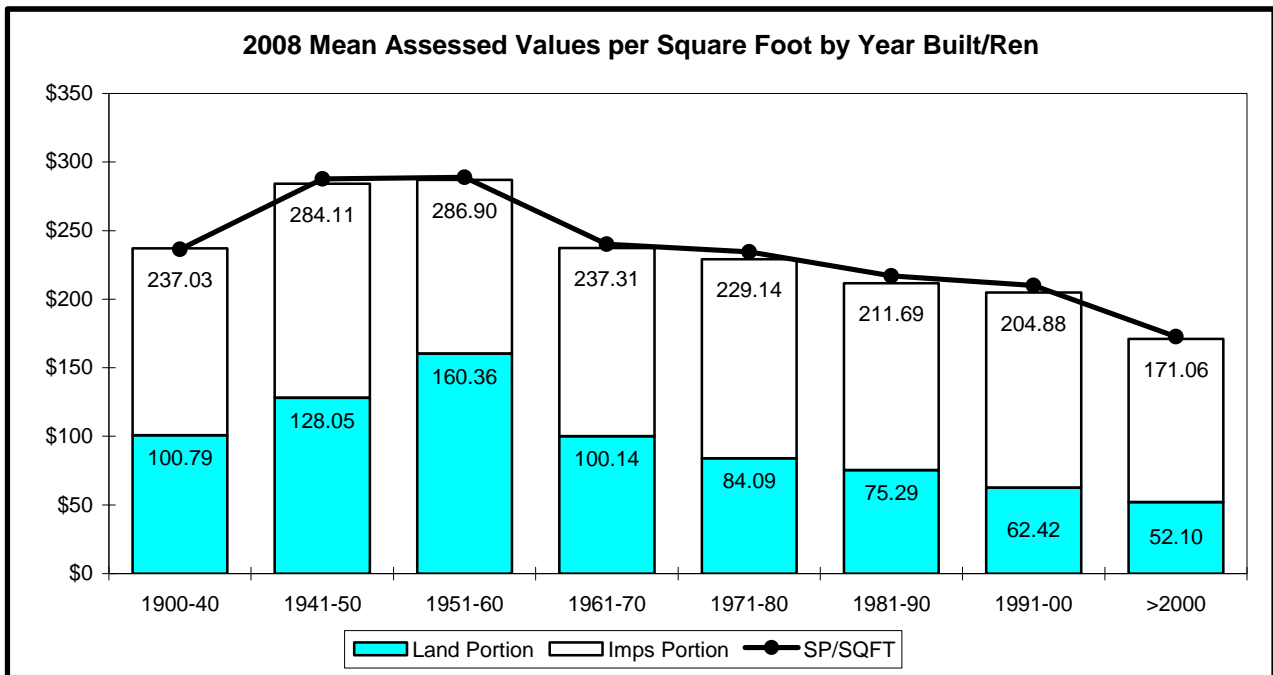
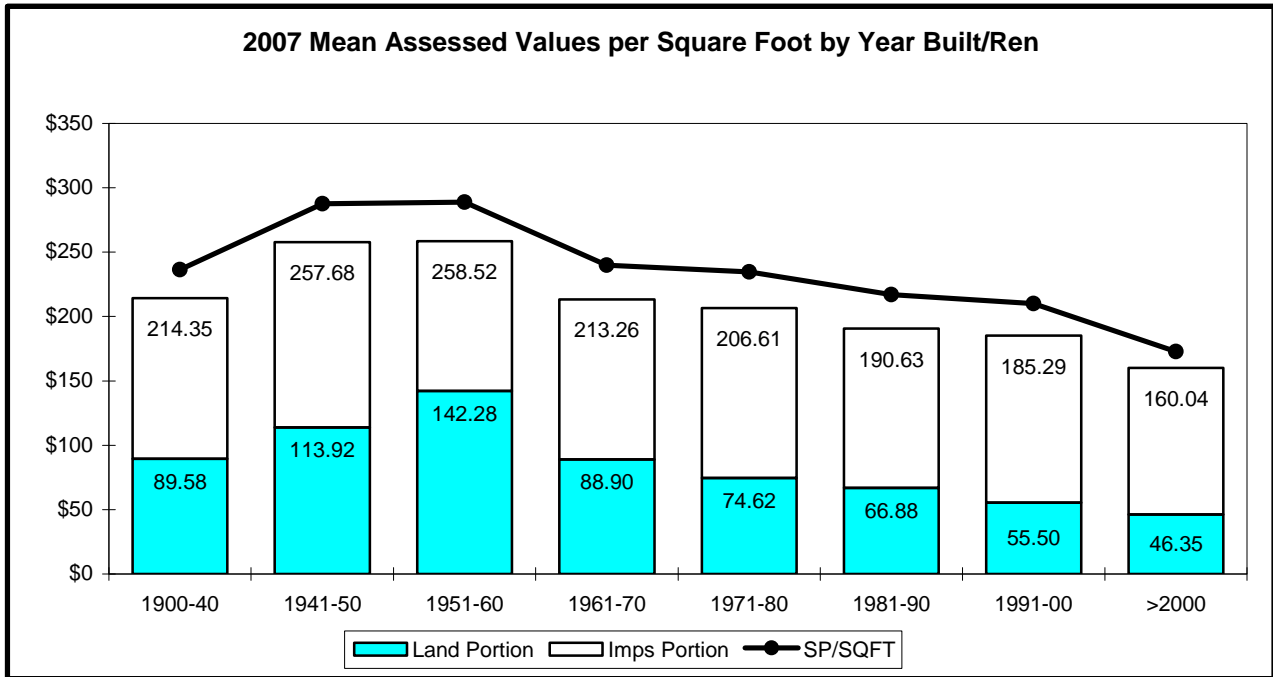
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.13%
5	31	2.07%
6	249	16.63%
7	437	29.19%
8	433	25.40%
9	259	17.30%
10	83	5.54%
11	3	0.20%
12	0	0.00%
13	0	0.00%
	1497	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	2	0.03%
3	4	0.07%
4	40	0.70%
5	254	4.42%
6	1012	17.61%
7	1885	32.80%
8	1458	25.37%
9	793	13.80%
10	263	4.58%
11	31	0.54%
12	5	0.09%
13	0	0.00%
	5747	



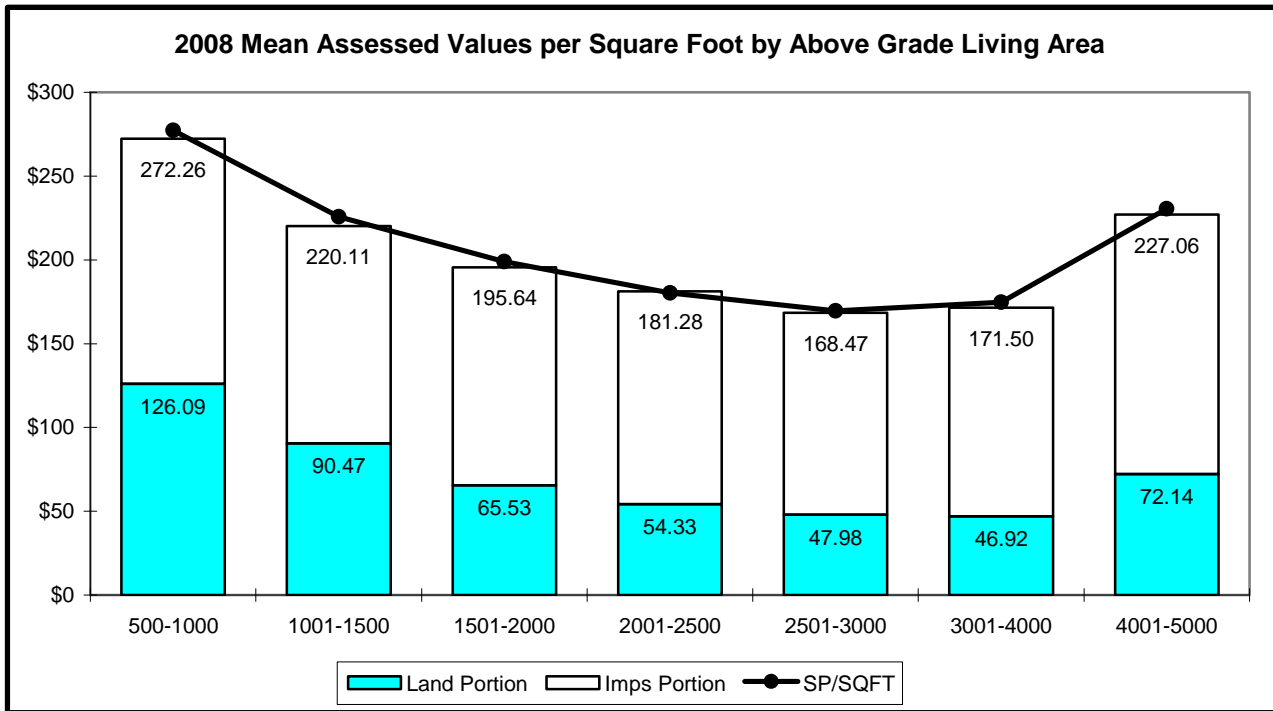
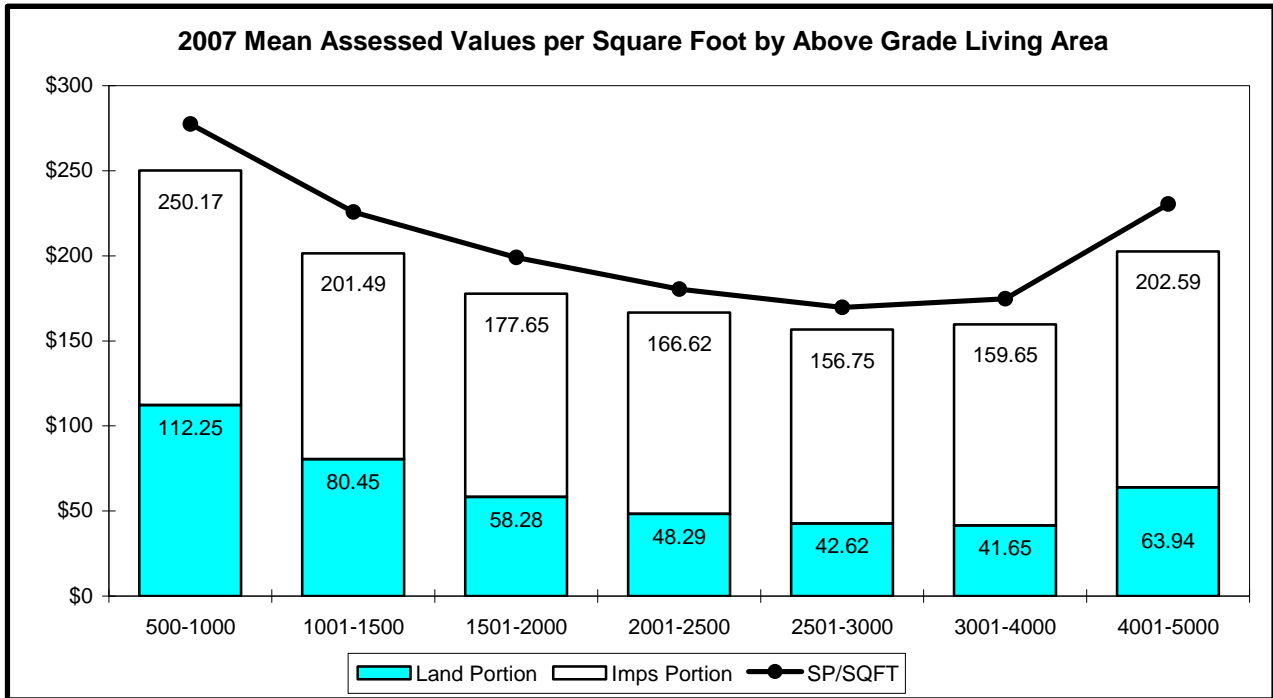
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



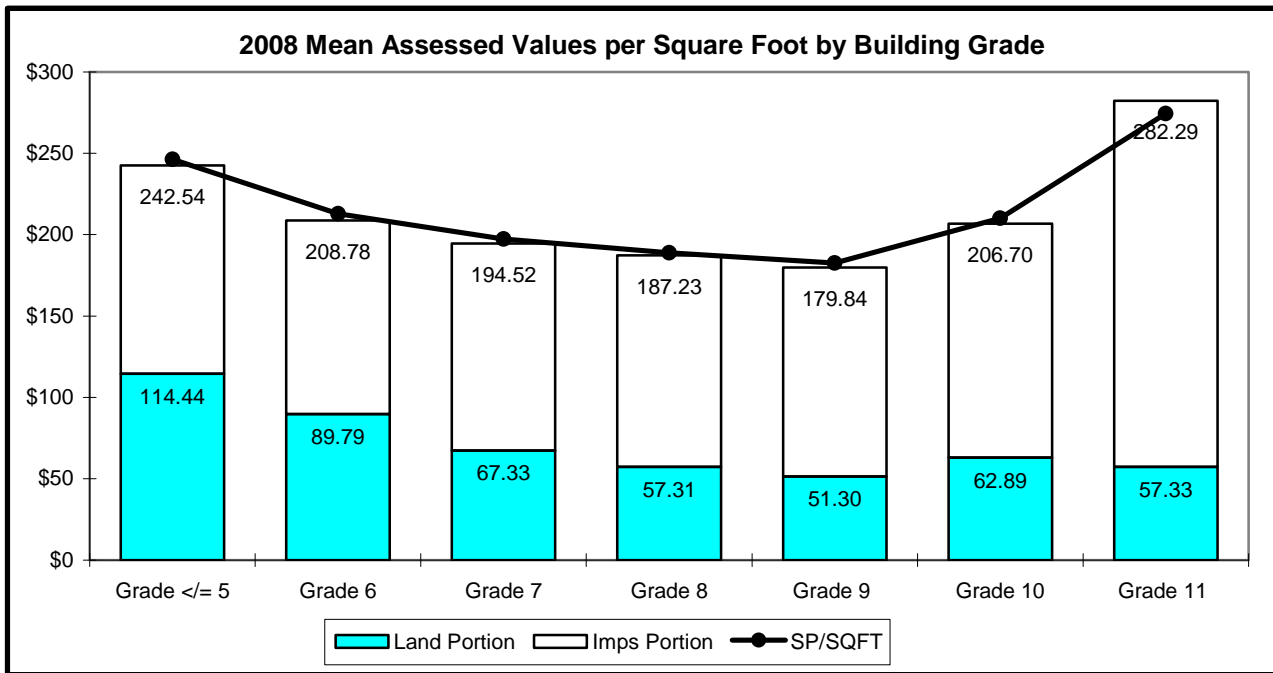
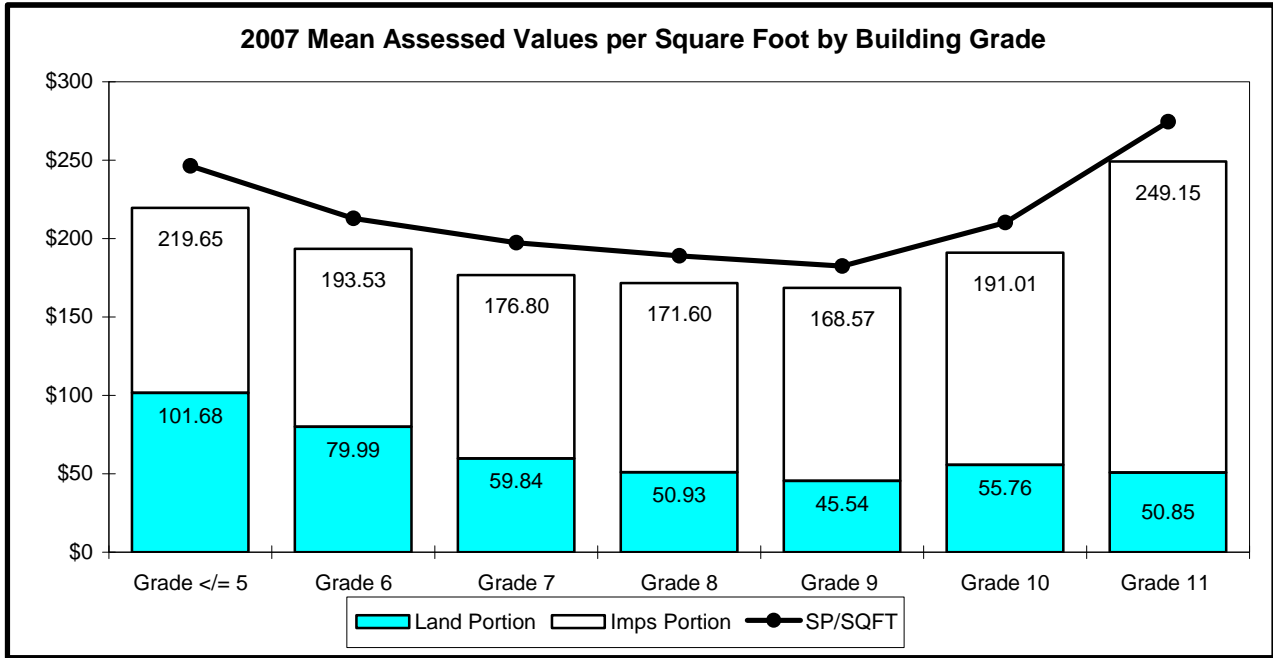
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



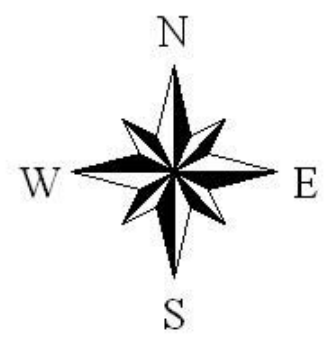
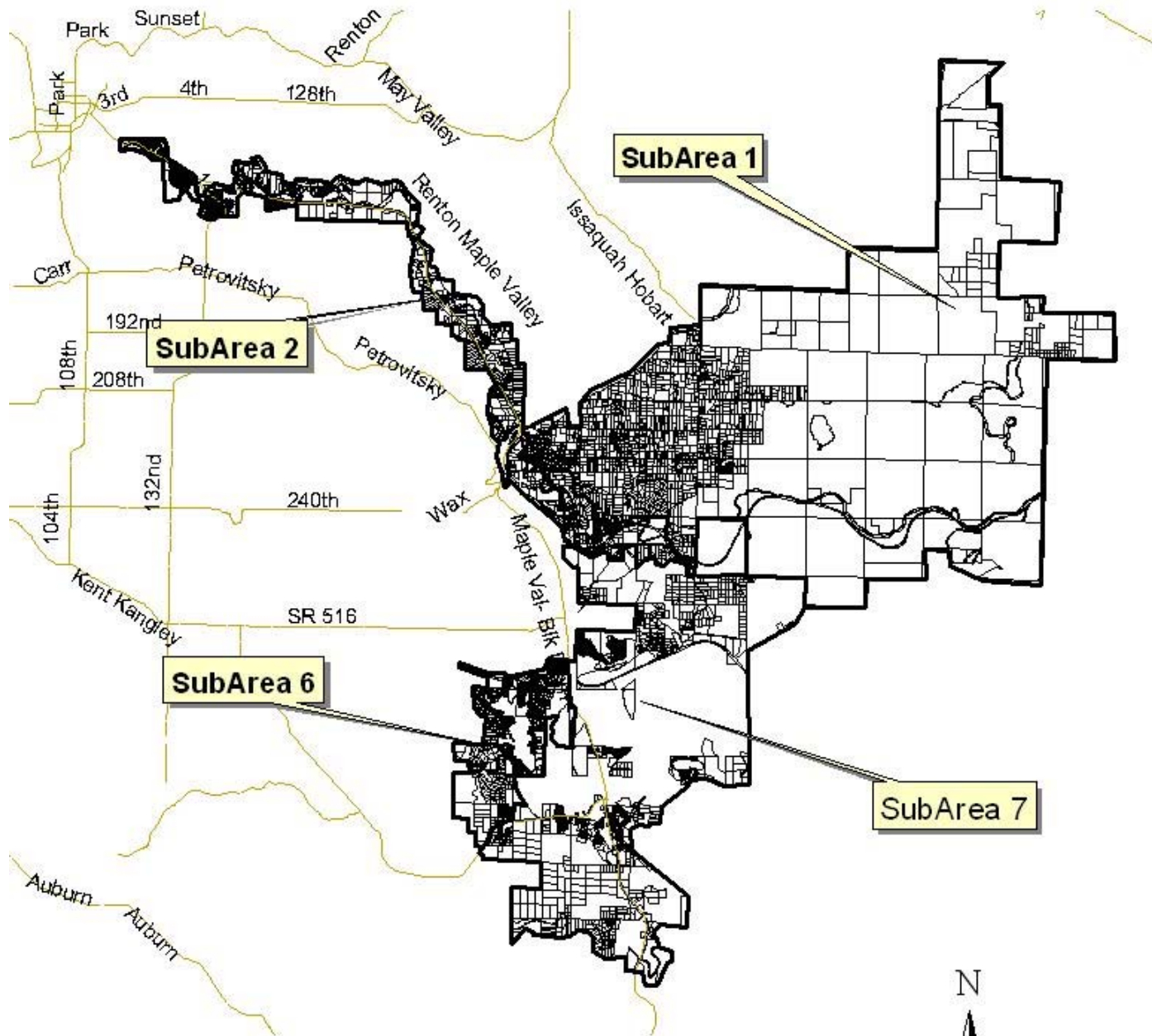
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.

Area 57



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 7, 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 75 usable land sales in the area, and their 2007 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 12.6 % increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x **1.13**, 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 1,497 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

The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub 1 had a lower average ratio in comparison to the rest of the population, this sub will be adjusted upward more. On the other hand, homes located in the plats of Glacier Valley Phase 1, 2 & 3 (278125, 278126 & 278127) had a higher assessment ratio (assessed value/sale price) than others in the population. All three phases will receive less of an upward adjustment. The same goes for Maple Ridge Highlands Div 3 & 4 (510453 & 510454), both divisions had a higher assessment ratio (assessed value/sale price) therefore resulting in a lower upward adjustment . The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value / .9059417-2.363827E-02*Sub1+ 4.851349E-02*Plat278125And278127+ 7.750519E-02*Plat278126+ 4.434708E-02*Plat510453and510454

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, apply the total value formula based on characteristics of the principal building improvement.
 - *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 * 1.068).
 - *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 52 usable mobile home sales, a separate analysis was performed. However analysis indicated a similar overall adjustment similar to the single family dwellings, therefore 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 Total Value = 2008 Land Value + Previous Improvement Value * 1.068, 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 57 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)

10.38%

Sub1	Yes
% Adjustment	2.96%

Majors 278125 & 278127 Glacier Valley Phase 1 & 3	Yes
% Adjustment	-5.61%

Major 278126 Glacier Valley Phase 2	Yes
% Adjustment	-8.70%

Majors 510453 & 510454 Maple Ridge Highlands Div 3 & 4	Yes
% Adjustment	-5.15%

Comments

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

For instance, parcels in Sub 1 would approximately receive a 13.34% upward adjustment ($10.38\% + 2.96\% = 13.34\%$). There were 124 sales in Sub 1 which has a population of 1,197.

Homes located in the plats of Glacier Valley Phase 1 & 3 (majors 278125 & 278127) would both *approximately* receive a net upward adjustment of 4.77% ($10.38\% - 5.61\% = 4.77\%$). There were 180 sales out of 232 parcels in the population.

Phase 2 (major 278126) on the other hand would only receive a net upward adjustment of 1.68%. ($10.38\% - 8.70\% = 1.68\%$). Almost all the parcels in the population had a sale, 66 sales out of a total population of 69.

Maple Ridge Highlands Divisions 3 & 4 (510453 & 510454), which are adjacent to one another would *approximately* receive a net upward adjustment of 5.23%. ($10.38\% - 5.15\% = 5.23\%$) There were 265 sales out of 280 parcels in the population.

This model corrects for these strata differences.

3,969 parcels in the area of 1 to 3 Unit Residences are adjusted by the overall alone.

Area 57 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Bldg Grades	Range of Year Built	Nearest Major Roadway
27815 & 278127	Glacier Valley Phase 1 & 3	180	232	78%	SE 34-22-06	6	6 & 7	2004 thru 2005	SE 281st St and 240th Ave SE
278126	Glacier Valley Phase 1	66	69	96%	SE 34-22-06	6	7	2004 thru 2006	SE 283rd and 240th Ave SE
510453 & 510454	Maple Ridge Highlands Division 4 & 5	265	280	95%	NE-35-22-06	7	8 & 9	2005 thru 2007	Se Maple Ridge Drive & Hwy 169

Area 57 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 **98.8**

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	33	0.892	0.986	10.5%	0.936	1.037
6	249	0.907	0.978	7.8%	0.963	0.993
7	437	0.905	0.994	9.9%	0.982	1.006
8	433	0.906	0.988	9.1%	0.978	0.998
9	259	0.924	0.986	6.7%	0.974	0.997
10	83	0.909	0.983	8.2%	0.960	1.006
11	3	0.912	1.033	13.3%	0.925	1.141
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	45	0.905	1.001	10.6%	0.958	1.043
1941-1950	50	0.900	0.993	10.4%	0.953	1.034
1951-1960	39	0.893	0.992	11.1%	0.943	1.040
1961-1970	58	0.896	0.997	11.2%	0.959	1.035
1971-1980	78	0.890	0.988	11.0%	0.956	1.021
1981-1990	146	0.883	0.982	11.3%	0.961	1.003
1991-2000	211	0.880	0.974	10.7%	0.958	0.991
>2000	870	0.925	0.990	7.0%	0.984	0.997
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	2	0.875	0.965	10.2%	0.897	1.032
Average	1271	0.912	0.986	8.2%	0.980	0.992
Good	183	0.897	0.997	11.1%	0.977	1.016
Very Good	41	0.899	0.996	10.8%	0.943	1.048
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	394	0.890	0.984	10.6%	0.971	0.998
1.5	40	0.878	0.976	11.2%	0.934	1.019
2	1062	0.917	0.989	7.9%	0.983	0.995
2.5	1	0.869	0.958	10.3%	N/A	N/A

Area 57 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 **98.8**

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0500-1000	93	0.900	0.979	8.8%	0.955	1.003
1001-1500	317	0.894	0.976	9.2%	0.961	0.992
1501-2000	266	0.894	0.984	10.1%	0.970	0.999
2001-2500	295	0.924	1.005	8.8%	0.994	1.016
2501-3000	238	0.924	0.993	7.5%	0.980	1.005
3001-4000	278	0.912	0.981	7.5%	0.969	0.993
4001-5000	10	0.879	0.985	12.1%	0.916	1.054
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	162	0.901	0.982	9.1%	0.962	1.002
N	1335	0.911	0.988	8.4%	0.982	0.994
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	59	0.905	0.998	10.3%	0.968	1.032
N	1438	0.910	0.987	8.4%	0.981	0.992
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	124	0.875	0.991	13.2%	0.968	1.013
2	306	0.907	0.999	10.2%	0.984	1.014
6	445	0.922	0.987	7.1%	0.976	0.997
7	622	0.913	0.983	7.6%	0.975	0.990
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1500-3000	83	0.934	0.976	4.5%	0.951	1.001
3001-5000	289	0.960	1.000	4.2%	0.998	1.036
5001-8000	477	0.911	0.975	7.0%	0.966	0.984
8001-12000	243	0.896	0.977	9.1%	0.962	0.992
12001-16000	55	0.880	0.969	10.1%	0.935	1.003
16001-20000	49	0.901	0.996	10.6%	0.961	1.031
20001-30000	44	0.887	0.979	10.5%	0.930	1.028
30001-43559	65	0.906	1.008	11.3%	0.976	1.040
1AC-3AC	128	0.876	0.978	11.6%	0.954	1.002
3.01AC-5AC	37	0.912	1.018	11.7%	0.975	1.062
5.1AC-10AC	27	0.878	0.978	11.4%	0.917	1.039

Area 57 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 **98.8**

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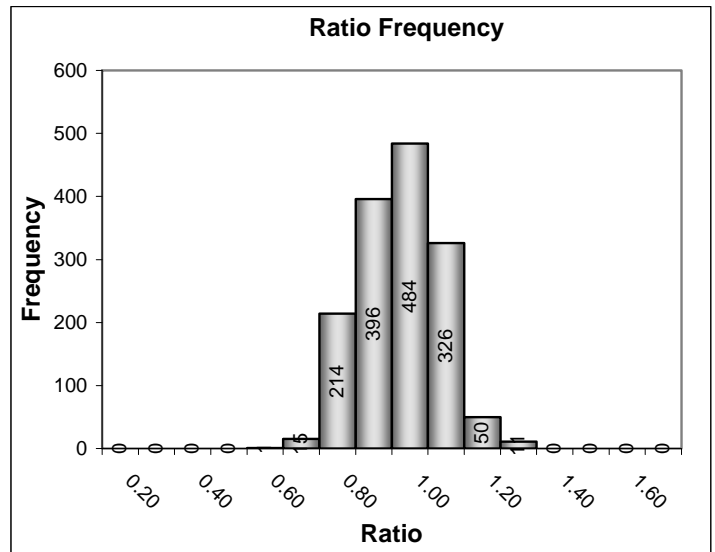
Majors 278125 & 278127 Glacier Valley Phase 1 & 3	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	180	0.945	0.988	4.5%	0.973	1.003
N	1317	0.907	0.987	8.8%	0.981	0.994
Major 278126 Glacier Valley Phase 2	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	66	0.980	0.995	1.5%	0.979	1.010
N	1431	0.907	0.987	8.9%	0.981	0.993
Majors 510453 & 510454 Maple Ridge Highlands Div 3 & 4	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	265	0.939	0.988	5.1%	0.979	0.997
N	1232	0.902	0.988	9.5%	0.981	0.994

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SE District / Team - 2	Lien Date: 01/01/2007	Date of Report: 5/7/2008	Sales Dates: 1/2005 - 12/2007
Area Black Diamond- East Maple Valley	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	1497
<i>Mean Assessed Value</i>	370,500
<i>Mean Sales Price</i>	407,100
<i>Standard Deviation AV</i>	141,445
<i>Standard Deviation SP</i>	161,317
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.921
<i>Median Ratio</i>	0.927
<i>Weighted Mean Ratio</i>	0.910
UNIFORMITY	
<i>Lowest ratio</i>	0.587
<i>Highest ratio:</i>	1.264
<i>Coefficient of Dispersion</i>	9.58%
<i>Standard Deviation</i>	0.108
<i>Coefficient of Variation</i>	11.68%
<i>Price Related Differential (PRD)</i>	1.012
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.887
<i>Upper limit</i>	0.900
95% Confidence: Mean	
<i>Lower limit</i>	0.916
<i>Upper limit</i>	0.927
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5747
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.108
Recommended minimum:	19
<i>Actual sample size:</i>	1497
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	714
<i># ratios above mean:</i>	783
<i>z:</i>	1.783
Conclusion:	NORMAL
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

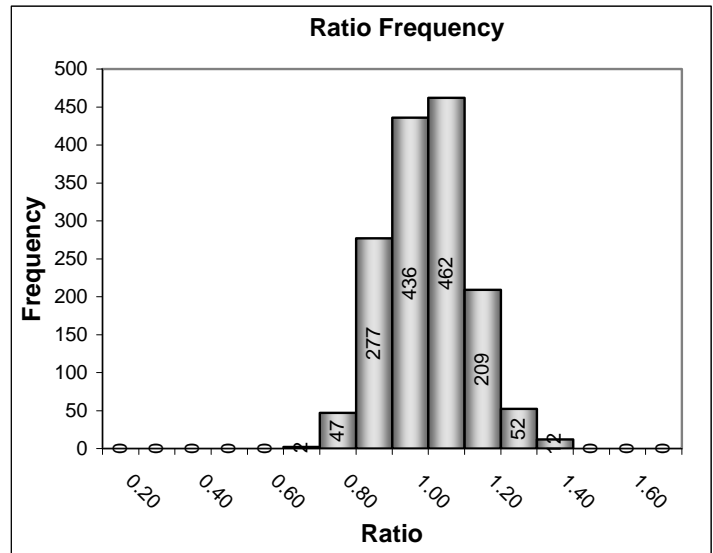
1 to 3 Unit Residences throughout area 57

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SE District / Team - 2	Lien Date: 01/01/2008	Date of Report: 5/7/2008	Sales Dates: 1/2005 - 12/2007
Area Black Diamond- East Maple Valle	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1497
Mean Assessed Value	402,100
Mean Sales Price	407,100
Standard Deviation AV	154,902
Standard Deviation SP	161,317
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.998
Weighted Mean Ratio	0.988
UNIFORMITY	
Lowest ratio	0.647
Highest ratio:	1.393
Coefficient of Dispersion	9.18%
Standard Deviation	0.114
Coefficient of Variation	11.42%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.980
Upper limit	0.993
95% Confidence: Mean	
Lower limit	0.993
Upper limit	1.004
SAMPLE SIZE EVALUATION	
N (population size)	5747
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.114
Recommended minimum:	21
Actual sample size:	1497
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	752
# ratios above mean:	745
z:	0.181
Conclusion:	NORMAL
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 57

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 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	022206	9087	12/7/05	\$265,000	1100	0	5	1900	4	76230	N	N	20642 258TH AVE SE
001	102206	9017	4/14/05	\$325,000	1180	0	5	1960	5	368953	N	N	22922 SE 216TH WAY
001	072207	9058	2/10/05	\$363,900	1510	0	5	1929	4	194277	N	N	28416 SE 224TH ST
001	072207	9089	2/21/07	\$355,340	970	650	6	1927	4	64468	N	N	21016 276TH AVE SE
001	146540	0175	9/20/07	\$395,000	1020	0	6	1966	5	56628	Y	N	24800 SE 239TH ST
001	122206	9031	6/8/05	\$296,500	1060	0	6	1918	5	113256	Y	N	27442 SE 216TH ST
001	362307	9033	11/11/05	\$285,000	1170	0	6	1996	3	109771	N	N	36824 SE 191ST ST
001	142206	9046	7/13/07	\$439,500	1260	0	6	1957	5	170319	N	N	24603 SE 224TH ST
001	102206	9036	3/13/07	\$280,000	1350	0	6	1955	4	10050	N	N	22815 SE 216TH WAY
001	072207	9106	6/19/06	\$239,000	1400	0	6	1982	4	41800	N	N	21215 290TH AVE SE
001	146540	0040	4/25/06	\$488,800	1450	0	6	1955	4	262666	N	N	25000 SE 235TH PL
001	146540	0040	7/15/05	\$416,950	1450	0	6	1955	4	262666	N	N	25000 SE 235TH PL
001	142206	9063	5/9/05	\$364,650	1460	0	6	1948	5	205167	N	N	25021 SE 224TH ST
001	112206	9032	11/9/05	\$310,000	2030	0	6	1943	5	31000	N	N	25446 SE 216TH ST
001	132206	9061	1/10/07	\$290,000	960	590	7	1975	3	33178	N	N	27415 SE 224TH ST
001	439600	0310	2/15/06	\$300,000	1020	550	7	1968	3	16750	N	N	28616 SE 226TH ST
001	112206	9055	9/23/05	\$458,900	1030	500	7	1963	3	212137	N	N	21424 244TH AVE SE
001	439600	0340	4/12/07	\$300,000	1060	530	7	1967	3	18694	N	N	22601 286TH AVE SE
001	439600	0420	6/19/06	\$302,000	1080	900	7	1968	4	16459	N	N	28615 SE 226TH ST
001	439600	0050	8/15/05	\$275,500	1080	500	7	1968	3	18000	N	N	28405 SE 224TH ST
001	439600	0290	4/14/05	\$263,995	1080	680	7	1968	4	16304	N	N	28640 SE 226TH ST
001	062207	9083	7/21/06	\$461,000	1090	1090	7	1971	3	123710	Y	N	28250 SE 208TH ST
001	142206	9043	9/16/05	\$499,500	1160	1060	7	1966	3	180856	N	N	24429 SE 224TH ST
001	122206	9049	1/13/06	\$345,000	1180	0	7	1957	4	50965	N	N	26210 SE 224TH ST
001	132206	9022	7/15/05	\$400,000	1190	580	7	1997	3	391365	N	N	23201 276TH AVE SE
001	062207	9078	3/7/07	\$435,000	1240	0	7	1972	3	301435	N	N	28604 SE 204TH ST
001	511330	0181	5/10/07	\$333,000	1250	0	7	1966	4	14381	Y	N	23014 SE 220TH PL
001	146540	0140	11/21/06	\$419,500	1250	1250	7	1934	5	92650	Y	Y	25045 SE 235TH PL
001	112206	9024	7/26/05	\$419,000	1300	0	7	1966	4	207781	N	N	24850 SE 216TH ST
001	102206	9070	3/4/05	\$251,450	1320	0	7	1958	4	28466	N	N	21837 244TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	102206	9066	9/25/07	\$362,500	1350	0	7	2007	3	28466	N	N	21817 244TH AVE SE
001	122206	9094	10/13/06	\$450,000	1350	0	7	1969	4	155073	N	N	21820 260TH AVE SE
001	146540	0052	8/16/06	\$475,000	1420	1410	7	1978	3	85813	N	N	25048 SE 235TH PL
001	511330	0120	12/5/05	\$394,900	1480	980	7	1994	3	52707	N	N	23049 SE 218TH ST
001	132206	9038	6/8/06	\$510,000	1510	0	7	1982	3	409899	N	N	27007 SE 236TH ST
001	152206	9074	7/9/07	\$459,000	1610	0	7	1959	4	95396	N	N	22851 244TH AVE SE
001	152206	9074	10/3/06	\$409,950	1610	0	7	1959	4	95396	N	N	22851 244TH AVE SE
001	112206	9115	11/2/05	\$405,000	1630	1080	7	1970	4	27639	N	N	24657 SE 216TH ST
001	072207	9064	9/22/06	\$605,000	1650	1650	7	1974	4	108900	N	N	28015 SE 221ST ST
001	052207	9069	4/18/05	\$465,000	1670	0	7	1983	4	108900	Y	N	29218 SE 208TH ST
001	072207	9087	6/16/05	\$315,000	1670	0	7	2003	3	13650	N	N	22302 284TH AVE SE
001	102206	9075	7/14/06	\$389,950	1680	0	7	1960	4	77135	N	N	24310 SE 223RD ST
001	122206	9111	2/27/06	\$380,000	1680	0	7	1991	3	36198	N	N	21526 265TH PL SE
001	122206	9191	5/5/05	\$450,000	1690	0	7	1992	3	220288	N	N	22014 266TH PL SE
001	182207	9041	5/1/06	\$469,000	1780	0	7	1988	4	97910	N	N	23008 283RD AVE SE
001	439600	0150	7/20/05	\$294,950	1840	0	7	1967	4	19457	N	N	22628 285TH AVE SE
001	072207	9143	7/13/05	\$549,500	1860	0	7	1996	3	104979	N	N	21117 284TH AVE SE
001	132206	9063	5/25/05	\$415,000	1910	0	7	1975	4	216057	N	N	22606 265TH AVE SE
001	439600	0250	2/12/07	\$355,000	1960	0	7	1964	3	16971	N	N	28641 SE 225TH ST
001	803400	0080	4/24/07	\$451,000	2060	0	7	1967	4	73762	Y	N	21045 254TH PL SE
001	112206	9166	4/11/05	\$409,999	2060	0	7	1981	4	191664	N	N	21008 244TH AVE SE
001	112206	9075	3/16/06	\$369,000	2110	0	7	1962	4	39355	N	N	22216 257TH AVE SE
001	132206	9004	1/27/05	\$398,000	2250	0	7	1959	4	79279	N	N	22849 276TH AVE SE
001	052207	9044	11/16/05	\$435,000	2310	0	7	1972	4	96703	N	N	30116 SE 208TH ST
001	122206	9067	1/17/05	\$435,000	2320	0	7	1964	4	90169	N	N	26060 SE 224TH ST
001	146540	0172	9/8/05	\$480,000	2350	0	7	1983	3	43995	Y	N	24839 SE 235TH PL
001	122206	9162	1/18/06	\$350,000	2420	0	7	1981	3	52707	N	N	22303 272ND AVE SE
001	122206	9151	8/6/07	\$615,000	2460	0	7	1978	4	206910	N	N	21105 262ND AVE SE
001	012206	9062	8/1/05	\$454,300	2590	0	7	1954	4	50965	N	N	26002 SE 208TH ST
001	062207	9081	5/4/05	\$410,000	1230	1190	8	1970	3	217364	Y	N	28524 SE 208TH ST
001	062207	9061	4/13/05	\$460,000	1280	510	8	1978	3	97138	N	N	28253 SE 204TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	102206	9195	12/19/05	\$458,200	1280	1270	8	2003	3	57499	N	N	24040 SE 223RD ST
001	072207	9004	7/1/05	\$539,000	1400	0	8	1983	3	432115	Y	N	28818 SE 216TH ST
001	146540	0070	7/11/06	\$430,000	1400	0	8	1975	4	136343	N	N	23469 253RD AVE SE
001	511440	0040	8/10/05	\$385,000	1460	760	8	1972	3	31806	N	N	21635 253RD AVE SE
001	362307	9028	5/3/06	\$385,000	1610	0	8	1984	4	109771	N	N	37108 SE 191ST ST
001	132206	9068	6/9/06	\$610,000	1640	770	8	1988	3	208245	N	N	22512 262ND AVE SE
001	312308	9029	1/9/07	\$599,999	1778	0	8	2000	3	213444	N	N	37540 SE 191ST ST
001	512621	0030	10/30/07	\$500,000	1820	0	8	1986	3	134164	N	N	23121 262ND AVE SE
001	132206	9074	4/13/06	\$465,000	1840	0	8	1986	3	103904	N	N	22830 262ND AVE SE
001	052207	9031	4/28/05	\$560,000	2220	0	8	1968	4	50529	N	N	20701 295TH PL SE
001	512621	0510	8/18/05	\$590,000	2240	0	8	1989	4	125452	N	N	26402 SE 230TH ST
001	512620	0050	2/7/07	\$530,000	2260	0	8	1985	3	109335	N	N	22613 262ND AVE SE
001	512621	0650	9/14/06	\$475,000	2370	0	8	1986	3	110206	N	N	26314 SE 237TH ST
001	512621	0130	6/14/07	\$630,000	2380	0	8	1989	3	116305	N	N	23723 262ND PL SE
001	146740	0177	6/25/07	\$640,000	2460	1340	8	1981	4	92782	Y	N	25507 SE 240TH ST
001	146740	0177	3/25/05	\$475,000	2460	1340	8	1981	4	92782	Y	N	25507 SE 240TH ST
001	156091	0080	3/17/05	\$439,950	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
001	112206	9188	4/7/05	\$595,000	2570	0	8	1992	3	41085	N	N	25323 SE 221ST ST
001	512621	0660	3/9/05	\$423,000	2630	0	8	1986	3	114562	N	N	26216 SE 237TH ST
001	512621	0040	11/29/06	\$680,000	2650	0	8	1986	4	224769	N	N	23409 262ND AVE SE
001	072207	9086	11/21/05	\$600,000	2730	0	8	1974	4	112384	N	N	21005 284TH AVE SE
001	122206	9136	3/16/06	\$539,950	3000	0	8	1975	4	213008	N	N	22121 270TH AVE SE
001	102206	9027	5/26/05	\$400,000	3020	0	8	1996	3	51828	N	N	22009 244TH AVE SE
001	156091	0240	1/6/06	\$585,000	3360	0	8	1986	3	35100	N	N	24217 SE 225TH ST
001	156092	0200	1/4/05	\$422,500	2340	0	9	1986	3	35021	N	N	23425 SE 225TH ST
001	242206	9066	6/14/05	\$580,000	2370	2060	9	1977	4	98881	N	N	24502 270TH AVE SE
001	062207	9128	5/18/06	\$588,000	2420	1050	9	1987	3	108900	N	N	20329 292ND AVE SE
001	182207	9069	4/27/06	\$715,000	2430	1320	9	2006	3	220413	N	N	28825 SE 226TH ST
001	156092	0030	8/23/05	\$535,000	2440	0	9	1987	3	36384	N	N	23809 SE 225TH ST
001	512621	0480	5/11/07	\$632,500	2630	0	9	1991	3	121096	N	N	26604 SE 230TH ST
001	102206	9005	10/23/07	\$655,000	2680	0	9	2006	3	163786	N	N	23826 SE 216TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	156092	0280	2/7/07	\$580,000	2700	0	9	1986	3	32123	Y	N	23207 SE 224TH CT
001	156092	0140	11/29/05	\$470,000	2830	0	9	1985	3	32375	Y	N	23703 SE 225TH ST
001	156092	0020	6/21/06	\$600,000	2920	0	9	1986	3	40047	N	N	23808 SE 225TH ST
001	512620	0060	7/20/05	\$525,000	2940	0	9	1994	3	109335	N	N	22625 262ND AVE SE
001	512621	0450	3/16/05	\$513,500	2950	0	9	1987	3	101494	N	N	23030 265TH PL SE
001	512621	0110	5/29/07	\$649,000	2980	0	9	1989	3	121096	N	N	23709 262ND PL SE
001	156093	0260	4/1/07	\$700,000	3100	0	9	1989	3	34980	N	N	23407 SE 221ST ST
001	512621	0520	11/24/06	\$744,000	3160	0	9	1987	3	105850	N	N	26311 SE 230TH ST
001	512621	0230	4/26/07	\$725,000	3240	0	9	1989	3	112820	Y	N	26507 SE 237TH ST
001	156091	0200	3/26/07	\$633,000	3280	0	9	1983	3	35875	N	N	22506 241ST AVE SE
001	146540	0048	7/31/07	\$729,000	3370	0	9	2002	3	53143	N	N	23456 250TH PL SE
001	512621	0570	6/19/07	\$665,000	3370	0	9	1986	3	107593	N	N	23335 264TH AVE SE
001	146540	0048	7/19/06	\$679,950	3370	0	9	2002	3	53143	N	N	23456 250TH PL SE
001	512621	0280	3/7/05	\$495,000	3440	0	9	1990	3	103672	N	N	23640 266TH AVE SE
001	156092	0290	8/30/05	\$674,900	3720	0	9	1986	3	52758	Y	N	23206 SE 224TH CT
001	142206	9120	10/20/05	\$711,800	3720	0	9	2006	3	81457	N	N	23340 257TH AVE SE
001	856730	0130	4/26/05	\$570,000	3720	0	9	1986	4	35040	N	N	21929 234TH AVE SE
001	132206	9131	11/14/05	\$790,000	3730	0	9	1996	3	217535	N	N	22825 272ND AVE SE
001	326056	0010	7/6/07	\$999,888	4140	0	9	2006	3	74191	N	N	22408 270TH AVE SE
001	732635	0070	6/26/06	\$790,000	2480	1020	10	1993	3	40052	Y	N	23037 SE 220TH PL
001	156091	0160	2/15/07	\$552,000	2600	0	10	1978	4	35482	N	N	22555 241ST AVE SE
001	156092	0130	5/7/07	\$655,000	2630	0	10	1985	3	33466	Y	N	23713 SE 225TH ST
001	156092	0130	4/29/05	\$511,000	2630	0	10	1985	3	33466	Y	N	23713 SE 225TH ST
001	732635	0010	8/8/05	\$639,900	2910	0	10	1991	3	35181	N	N	23118 SE 222ND ST
001	156093	0505	9/28/05	\$659,000	3070	0	10	1997	3	46977	N	N	22122 238TH PL SE
001	156092	0460	9/24/05	\$720,000	3290	0	10	1995	3	30132	Y	N	22412 236TH AVE SE
001	156093	0414	5/18/06	\$976,700	4080	0	10	1995	3	74052	N	N	22037 238TH PL SE
001	122206	9130	10/26/06	\$1,150,000	4658	0	10	1999	3	422967	Y	N	27105 SE 208TH ST
001	072207	9132	6/16/05	\$995,000	4700	0	10	2000	3	168577	N	N	22005 284TH AVE SE
001	112206	9100	1/19/06	\$1,200,000	3400	0	11	1994	3	104544	N	N	21860 244TH AVE SE
001	112206	9099	7/27/05	\$1,000,000	4390	0	11	1994	3	104544	N	N	21840 244TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	142206	9124	6/24/05	\$1,064,616	4390	0	11	2005	3	102366	N	N	23530 257TH AVE SE
002	208520	0560	12/19/07	\$170,000	630	0	4	1933	4	4920	N	N	23103 UPPER DORRE DON WAY SE
002	208520	1030	1/26/07	\$170,000	560	0	5	1934	4	17677	N	N	22530 DORRE DON WAY SE
002	208520	0145	8/23/07	\$130,000	630	0	5	1993	3	7360	N	N	22709 DORRE DON CT SE
002	232305	9135	2/21/06	\$210,000	720	0	5	1957	4	33976	N	N	14810 SE JONES PL
002	222305	9039	7/13/06	\$315,000	760	0	5	1942	3	22955	Y	Y	13417 SE 151ST ST
002	222305	9063	9/25/06	\$239,950	800	0	5	1943	4	7405	N	N	13125 SE 149TH ST
002	222305	9063	6/8/06	\$196,750	800	0	5	1943	4	7405	N	N	13125 SE 149TH ST
002	146940	0073	5/29/07	\$295,000	940	0	5	1963	5	36314	N	N	18047 RENTON-MAPLE VALLEY RD SE
002	232305	9069	10/14/05	\$265,000	1090	0	5	1948	4	29019	N	N	15458 SE JONES RD
002	222305	9135	5/14/07	\$275,000	1190	0	5	1963	4	10018	N	N	13123 SE 149TH ST
002	511240	0025	3/21/06	\$245,000	1440	0	5	1927	2	219978	N	N	20260 MAXWELL RD SE
002	512640	0195	3/9/06	\$250,000	720	0	6	1943	4	9694	N	N	3017 SE 6TH ST
002	512640	0045	1/27/06	\$228,500	720	0	6	1943	4	7200	N	N	3020 SE 5TH ST
002	232305	9142	3/17/06	\$252,000	720	0	6	1958	5	45738	N	Y	15005 SE JONES RD
002	512640	0055	3/23/07	\$306,000	740	0	6	1943	3	7200	N	N	3106 SE 5TH ST
002	512640	0160	7/14/06	\$237,000	740	0	6	1943	4	8027	N	N	3120 SE 6TH ST
002	512640	0050	7/7/06	\$245,000	740	0	6	1943	4	7200	N	N	3100 SE 5TH ST
002	512640	0070	4/18/07	\$248,200	750	0	6	1943	4	7200	N	N	3118 SE 5TH ST
002	512690	0110	2/21/07	\$250,500	790	0	6	1944	3	7320	N	N	3333 SE 5TH ST
002	512690	0185	9/15/05	\$232,000	790	0	6	1944	4	7605	N	N	3317 SE 6TH ST
002	512690	0355	4/26/06	\$227,950	790	0	6	1944	4	7313	N	N	3624 SE 5TH PL
002	512690	0115	12/20/05	\$234,000	790	0	6	1944	5	7320	N	N	3401 SE 5TH ST
002	512690	0175	4/20/07	\$230,000	800	0	6	1944	4	8700	N	N	3301 SE 6TH ST
002	512690	0240	11/2/05	\$243,950	800	0	6	1944	4	8190	N	N	3425 SE 5TH ST
002	512690	0145	7/3/06	\$225,000	800	0	6	1944	4	7416	N	N	3312 SE 6TH ST
002	512690	0155	6/5/06	\$199,000	800	0	6	1944	4	7875	N	N	3304 SE 6TH ST
002	512690	0030	5/21/05	\$225,000	800	0	6	1944	5	7560	N	N	3332 SE 5TH ST
002	222305	9073	11/17/05	\$235,500	840	0	6	1947	4	15217	N	N	15020 133RD AVE SE
002	212305	9036	3/28/07	\$290,000	870	0	6	1947	4	9583	Y	Y	13003 SE 151ST ST
002	512690	0060	7/27/07	\$242,000	870	0	6	1986	3	7560	N	N	3436 SE 5TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	512690	0395	2/13/06	\$249,950	900	0	6	1944	4	7280	N	N	3616 SE 6TH ST
002	512690	0015	5/5/06	\$230,000	900	0	6	1944	4	7560	N	N	3308 SE 5TH ST
002	232206	9035	1/26/05	\$275,000	930	0	6	2004	3	13275	Y	Y	24527 250TH AVE SE
002	512640	0260	3/8/05	\$180,000	950	0	6	1944	3	9403	N	N	3213 SE 6TH ST
002	142206	9090	1/10/05	\$390,000	990	0	6	1986	4	217799	N	Y	24521 SE 238TH ST
002	512690	0180	1/5/06	\$220,000	1030	0	6	1944	4	9000	N	N	3309 SE 6TH ST
002	222305	9085	5/11/05	\$206,000	1030	0	6	1951	5	7885	N	N	13316 SE 149TH ST
002	212305	9038	5/4/06	\$324,500	1040	0	6	1947	4	9583	Y	Y	12931 SE 151ST ST
002	512690	0335	3/2/06	\$230,000	1040	0	6	1944	4	8300	N	N	524 PIERCE AVE SE
002	092206	9080	5/18/05	\$174,950	1040	0	6	1997	3	7200	N	N	22515 SE BAIN RD
002	512640	0030	5/15/07	\$300,000	1060	0	6	1943	4	7200	N	N	3008 SE 5TH ST
002	512690	0025	4/8/05	\$218,000	1070	0	6	1944	4	7560	N	N	3324 SE 5TH ST
002	511240	0020	5/17/06	\$225,000	1070	0	6	1933	3	135036	N	N	20238 MAXWELL RD SE
002	512800	0115	3/11/05	\$203,000	1100	0	6	1955	4	7650	N	N	14804 130TH AVE SE
002	512640	0150	2/22/05	\$211,000	1140	0	6	1943	5	8366	N	N	3108 SE 6TH ST
002	222305	9113	11/19/05	\$216,950	1180	0	6	1948	4	7482	N	N	13307 SE 148TH ST
002	512800	0075	9/15/05	\$218,000	1200	0	6	1947	4	10350	N	N	15002 130TH AVE SE
002	512690	0035	2/3/06	\$256,950	1220	0	6	1944	5	7560	N	N	3340 SE 5TH ST
002	232305	9076	10/31/05	\$261,250	1230	0	6	1945	4	16117	N	N	15416 SE JONES RD
002	212305	9039	3/2/06	\$381,500	1240	0	6	1950	4	12632	Y	Y	13019 SE 151ST ST
002	162206	9073	3/28/06	\$377,000	1400	0	6	1951	3	106722	N	N	22620 WITTE RD SE
002	322306	9032	8/8/06	\$371,000	1410	0	6	1927	4	213879	N	N	18646 BYERS RD SE
002	102206	9053	5/3/06	\$400,000	1490	0	6	1964	3	138216	N	Y	22215 DORRE DON WAY SE
002	512690	0010	5/16/06	\$276,000	1510	0	6	1988	3	7560	N	N	3300 SE 5TH ST
002	208520	0095	3/7/06	\$255,000	1550	0	6	1935	4	11396	N	N	22610 DORRE DON CT SE
002	152206	9093	1/17/06	\$485,000	1560	0	6	1981	3	265716	N	N	23939 SE 231ST ST
002	222305	9087	10/28/05	\$267,697	1630	0	6	1953	4	9835	N	N	14937 133RD AVE SE
002	511140	0165	9/6/07	\$388,200	1690	0	6	1948	4	13770	Y	Y	19390 BYERS RD SE
002	511140	0055	7/18/06	\$335,000	1800	0	6	1927	4	57063	N	N	19461 RENTON-MAPLE VALLEY RD SE
002	232305	9077	5/11/05	\$282,000	1800	0	6	1940	5	17813	N	N	15440 SE JONES RD
002	512690	0375	1/27/05	\$250,600	2020	0	6	1944	4	8300	N	N	550 PIERCE AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	322306	9080	4/23/07	\$315,000	990	990	7	1960	3	41000	N	N	17629 RENTON-MAPLE VALLEY RD SE
002	208520	0261	11/28/06	\$374,000	1000	960	7	1977	4	6450	Y	N	22809 UPPER DORRE DON WAY SE
002	222305	9049	8/10/07	\$274,500	1040	0	7	1956	4	12580	N	N	14929 134TH AVE SE
002	222305	9126	3/9/07	\$305,000	1080	0	7	1964	3	11542	N	N	15028 133RD AVE SE
002	222305	9097	5/6/05	\$180,000	1090	0	7	1957	4	10104	N	N	15023 134TH AVE SE
002	042206	9045	12/28/05	\$405,000	1110	0	7	1995	3	65650	Y	Y	19251 218TH AVE SE
002	146140	0135	5/9/05	\$312,500	1120	0	7	2003	3	13550	Y	Y	19064 216TH AVE SE
002	918970	0150	7/9/07	\$292,000	1190	0	7	1967	3	9200	N	N	13110 SE 151ST ST
002	222305	9080	6/27/06	\$400,000	1310	0	7	1946	5	13500	Y	Y	15040 135TH AVE SE
002	242305	9071	5/2/05	\$349,990	1320	1180	7	1967	3	86248	N	Y	17065 SE JONES RD
002	162206	9053	11/2/05	\$257,000	1320	0	7	1981	3	56398	N	N	22540 SE 230TH PL
002	113400	0150	10/23/06	\$336,500	1340	0	7	1976	4	13500	N	N	3932 SE 10TH PL
002	511140	0105	7/8/05	\$240,000	1420	0	7	1947	4	27000	N	Y	22021 SE 203RD ST
002	222305	9095	2/16/07	\$320,000	1440	0	7	1947	5	15942	N	N	13107 SE 149TH ST
002	510445	0420	8/22/07	\$354,000	1490	0	7	1988	3	13908	N	N	15605 139TH CT SE
002	918970	0220	3/30/05	\$278,950	1500	0	7	1996	3	7260	N	N	15041 133RD AVE SE
002	208520	0415	1/28/05	\$284,000	1500	0	7	1966	5	16260	Y	Y	22509 DORRE DON WAY SE
002	445900	0200	6/8/07	\$350,000	1510	0	7	1969	4	13779	N	N	15010 156TH PL SE
002	242305	9044	1/20/05	\$358,900	1530	0	7	1955	4	29870	N	Y	17405 SE JONES RD
002	680610	0470	11/9/05	\$249,825	1530	0	7	2005	3	4600	N	N	14524 SE 153RD PL
002	510445	0750	7/11/07	\$357,000	1550	0	7	1986	3	8109	Y	N	14006 SE 158TH ST
002	242305	9076	11/28/05	\$390,000	1560	320	7	1959	4	44625	N	N	17805 SE JONES RD
002	510445	0510	5/11/07	\$369,000	1560	0	7	1988	3	10077	Y	N	13933 SE 156TH ST
002	918970	0165	6/5/06	\$283,000	1620	0	7	1963	3	9472	N	N	15030 132ND AVE SE
002	680610	0290	5/2/05	\$252,775	1620	0	7	2005	3	4093	N	N	15352 146TH PL SE
002	680610	0240	5/16/05	\$251,505	1620	0	7	2005	3	3863	N	N	15424 146TH PL SE
002	232206	9099	6/20/07	\$557,950	1650	0	7	1986	3	57934	Y	Y	24424 249TH AVE SE
002	680610	0170	8/1/05	\$292,639	1680	0	7	2005	3	5694	N	N	14567 SE 154TH ST
002	208520	0910	2/15/06	\$315,000	1740	0	7	1958	4	19962	N	N	22904 UPPER DORRE DON WAY SE
002	918970	0010	7/17/07	\$315,000	1750	0	7	1962	4	16575	Y	Y	13101 SE 151ST ST
002	511140	0080	11/1/05	\$500,000	1760	580	7	1973	3	260488	N	N	19809 RENTON-MAPLE VALLEY RD SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	918970	0195	11/29/07	\$395,000	1770	0	7	2004	3	9025	N	N	15011 133RD AVE SE
002	680610	0430	8/11/05	\$266,475	1770	0	7	2005	3	4600	N	N	14548 SE 153RD PL
002	680610	0250	6/7/05	\$259,025	1770	0	7	2005	3	3873	N	N	15416 146TH PL SE
002	445900	0060	6/29/05	\$229,950	1800	0	7	1961	3	10357	N	N	15201 156TH PL SE
002	511140	0075	2/27/06	\$535,000	1820	0	7	1957	5	300999	N	N	19801 RENTON-MAPLE VALLEY RD SE
002	511140	0045	2/8/05	\$430,000	1840	0	7	1931	5	235659	N	N	19425 RENTON-MAPLE VALLEY RD SE
002	680610	0600	4/3/06	\$355,977	1840	0	7	2005	3	5226	N	N	14571 SE 153RD PL
002	102206	9062	4/14/06	\$315,000	1840	0	7	1958	5	24763	Y	Y	22235 DORRE DON WAY SE
002	680610	0600	12/29/05	\$288,295	1840	0	7	2005	3	5226	N	N	14571 SE 153RD PL
002	680610	0370	10/24/05	\$295,215	1850	0	7	2005	3	4600	N	N	14584 SE 153RD PL
002	680610	0500	1/26/06	\$300,600	1850	0	7	2005	3	5137	N	N	14504 SE 153RD PL
002	680610	0460	9/26/05	\$280,992	1850	0	7	2005	3	4600	N	N	14530 SE 153RD PL
002	680610	0400	12/1/05	\$279,750	1850	0	7	2005	3	4600	N	N	14566 SE 153RD PL
002	680610	0480	11/4/05	\$273,390	1850	0	7	2005	3	4600	N	N	14518 SE 153RD PL
002	680610	0420	9/6/05	\$269,555	1850	0	7	2005	3	4600	N	N	14554 SE 153RD PL
002	680610	0280	6/6/05	\$259,300	1850	0	7	2005	3	3835	N	N	15360 146TH PL SE
002	510445	0490	10/18/06	\$396,950	1930	0	7	1989	3	7361	N	N	13921 SE 156TH ST
002	680610	0200	7/1/05	\$284,545	1940	0	7	2005	3	3695	N	N	14585 SE 145TH ST
002	680610	0560	8/18/05	\$283,115	1940	0	7	2005	3	4751	N	N	14547 SE 153RD PL
002	680610	0580	9/2/05	\$279,370	1940	0	7	2005	3	4751	N	N	14559 SE 153RD PL
002	680610	0590	3/28/06	\$379,950	2000	0	7	2006	3	5701	N	N	14565 SE 153RD PL
002	680610	0110	12/17/07	\$350,000	2000	0	7	2005	3	4887	N	N	14531 SE 154TH ST
002	680610	0040	1/4/06	\$314,420	2000	0	7	2005	3	5006	N	N	15335 145TH AVE SE
002	680610	0110	11/3/05	\$285,845	2000	0	7	2005	3	4887	N	N	14531 SE 154TH ST
002	680610	0590	1/4/06	\$295,555	2000	0	7	2006	3	5701	N	N	14565 SE 153RD PL
002	680610	0340	12/27/05	\$299,420	2020	0	7	2005	3	4861	N	N	14614 SE 153RD PL
002	102206	9061	5/15/07	\$445,000	2040	0	7	1974	3	47604	N	Y	22802 SE 224TH ST
002	512690	0328	10/23/06	\$383,000	2040	0	7	2001	3	4156	N	N	530 OLYMPIA AVE SE
002	232206	9095	7/12/05	\$555,000	2060	980	7	1966	4	106722	Y	Y	24516 SE 246TH ST
002	680610	0360	1/26/07	\$415,000	2170	0	7	2005	3	4742	N	N	14590 SE 153RD PL
002	680610	0450	4/27/06	\$385,000	2170	0	7	2005	3	4600	N	N	14536 SE 153RD PL

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	680610	0360	7/28/05	\$309,340	2170	0	7	2005	3	4742	N	N	14590 SE 153RD PL
002	680610	0390	12/6/05	\$310,485	2170	0	7	2005	3	4600	N	N	14572 SE 153RD PL
002	680610	0380	8/19/05	\$291,256	2170	0	7	2005	3	4600	N	N	14578 SE 153RD PL
002	680610	0490	1/18/06	\$296,465	2170	0	7	2005	3	4600	N	N	14510 SE 153RD PL
002	680610	0320	5/16/05	\$274,630	2170	0	7	2005	3	4341	N	N	15328 146TH PL SE
002	680610	0450	12/2/05	\$281,955	2170	0	7	2005	3	4600	N	N	14536 SE 153RD PL
002	680610	0190	9/2/05	\$285,580	2170	0	7	2005	3	5121	N	N	14579 SE 154TH ST
002	208520	0495	2/24/06	\$475,000	2250	0	7	1932	5	71438	N	N	22801 SE 224TH ST
002	680610	0150	4/28/06	\$399,500	2260	0	7	2005	3	5656	N	N	14555 SE 154TH ST
002	680610	0530	11/7/05	\$305,815	2260	0	7	2005	3	4751	N	N	14527 SE 153RD PL
002	680610	0150	10/3/05	\$294,240	2260	0	7	2005	3	5656	N	N	14555 SE 154TH ST
002	680610	0270	7/22/05	\$286,070	2280	0	7	2005	3	4345	N	N	15402 146TH PL SE
002	680610	0230	6/1/05	\$285,315	2280	0	7	2005	3	3854	N	N	15430 146TH PL SE
002	680610	0440	9/27/05	\$286,075	2280	0	7	2005	3	4600	N	N	14542 SE 153RD PL
002	512690	0329	6/6/07	\$399,950	2290	0	7	2001	3	5955	N	N	542 OLYMPIA AVE SE
002	680610	0130	10/5/05	\$345,990	2300	0	7	2005	3	5272	N	N	14543 SE 154TH ST
002	680610	0010	1/18/06	\$309,910	2330	0	7	2005	3	4690	N	N	15311 145TH AVE SE
002	146940	0071	5/29/07	\$340,000	2370	0	7	1968	5	35760	N	N	18043 RENTON-MAPLE VALLEY RD SE
002	511140	0061	1/25/05	\$340,000	2390	0	7	1966	3	249598	N	N	19625 RENTON-MAPLE VALLEY RD SE
002	680610	0540	10/13/05	\$309,800	2410	0	7	2005	3	4751	N	N	14535 SE 153RD PL
002	680610	0730	4/3/06	\$399,950	2410	0	7	2005	3	4751	N	N	14520 SE 154TH ST
002	680610	0680	10/11/05	\$379,000	2410	0	7	2005	3	4751	N	N	14552 SE 154TH ST
002	680610	0120	10/17/05	\$399,055	2410	0	7	2005	3	5022	N	N	14537 SE 154TH ST
002	680610	0690	8/2/05	\$348,910	2410	0	7	2005	3	4751	N	N	14546 SE 154TH ST
002	680610	0670	6/23/05	\$335,475	2410	0	7	2005	3	4751	N	N	14558 SE 154TH ST
002	680610	0090	11/23/05	\$331,225	2410	0	7	2005	3	4848	N	N	14515 SE 154TH ST
002	680610	0060	11/22/05	\$344,110	2410	0	7	2005	3	7111	N	N	15351 145TH AVE SE
002	680610	0730	10/18/05	\$323,885	2410	0	7	2005	3	4751	N	N	14520 SE 154TH ST
002	680610	0550	10/4/05	\$323,545	2410	0	7	2005	3	4751	N	N	14541 SE 153RD PL
002	680610	0740	11/23/05	\$322,295	2410	0	7	2005	3	4751	N	N	14512 SE 154TH ST
002	680610	0160	7/20/05	\$304,350	2410	0	7	2005	3	5675	N	N	14561 SE 154TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	680610	0080	11/23/05	\$322,145	2410	0	7	2005	3	6447	N	N	14509 SE 154TH ST
002	680610	0680	8/9/05	\$291,545	2410	0	7	2005	3	4751	N	N	14552 SE 154TH ST
002	680610	0620	8/23/05	\$289,810	2410	0	7	2005	3	4974	N	N	14577 SE 153RD PL
002	680610	0610	12/27/05	\$316,885	2520	0	7	2005	3	3801	N	N	14577 SE 153RD PL
002	680610	0210	4/2/07	\$410,000	2530	0	7	2005	3	4567	N	N	15423 146TH PL SE
002	680610	0260	2/7/06	\$389,000	2530	0	7	2005	3	3942	N	N	15410 146TH PL SE
002	680610	0650	7/1/05	\$335,155	2530	0	7	2005	3	4751	N	N	14570 SE 154TH ST
002	680610	0210	5/16/05	\$329,240	2530	0	7	2005	3	4567	N	N	15423 146TH PL SE
002	680610	0260	7/6/05	\$305,100	2530	0	7	2005	3	3942	N	N	15410 146TH PL SE
002	680610	0140	9/16/05	\$332,920	2540	0	7	2005	3	5522	N	N	14549 SE 154TH ST
002	680610	0720	11/3/05	\$322,845	2540	0	7	2005	3	4751	N	N	14528 SE 154TH ST
002	680610	0030	12/19/05	\$363,695	2640	0	7	2005	3	5000	N	N	15327 145TH AVE SE
002	680610	0710	9/7/05	\$341,530	2640	0	7	2005	3	4751	N	N	14534 SE 154TH ST
002	680610	0640	8/5/05	\$305,200	2640	0	7	2005	3	4751	N	N	14576 SE 154TH ST
002	680610	0570	12/13/05	\$310,360	2640	0	7	2005	3	4751	N	N	14553 SE 153RD PL
002	680610	0350	12/5/05	\$315,522	2748	0	7	2005	3	4724	N	N	14608 SE 153RD PL
002	680610	0310	11/18/05	\$380,000	2750	0	7	2005	3	4330	N	N	15336 146TH PL SE
002	680610	0300	6/9/05	\$304,409	2750	0	7	2005	3	4320	N	N	15344 146TH PL SE
002	680610	0310	6/15/05	\$300,675	2750	0	7	2005	3	4330	N	N	15336 146TH PL SE
002	680610	0050	3/14/06	\$413,000	2880	0	7	2006	3	7823	N	N	15343 145TH AVE SE
002	680610	0050	1/13/06	\$345,590	2880	0	7	2006	3	7823	N	N	15343 145TH AVE SE
002	680610	0510	5/12/06	\$420,000	3150	0	7	2005	3	4751	N	N	14511 SE 153RD PL
002	680610	0220	7/15/05	\$373,855	3150	0	7	2005	3	6494	N	N	15431 146TH PL SE
002	680610	0700	9/29/05	\$368,455	3150	0	7	2005	3	4751	N	N	14540 SE 154TH ST
002	680610	0330	5/27/05	\$348,985	3150	0	7	2005	3	5410	N	N	15320 146TH PL SE
002	680610	0510	12/8/05	\$341,065	3150	0	7	2005	3	4751	N	N	14511 SE 153RD PL
002	680610	0660	7/27/05	\$335,990	3150	0	7	2005	3	4751	N	N	14564 SE 154TH ST
002	680610	0180	6/23/05	\$334,040	3150	0	7	2005	3	5713	N	N	14573 SE 154TH ST
002	680610	0020	1/18/06	\$378,645	3220	0	7	2005	3	4889	N	N	15319 145TH AVE SE
002	680610	0520	11/1/05	\$375,525	3620	0	7	2005	3	4751	N	N	14519 SE 153RD PL
002	680610	0070	11/29/05	\$385,240	3620	0	7	2005	3	6194	N	N	14501 SE 154TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	680610	0100	10/17/05	\$372,260	3620	0	7	2005	3	4867	N	N	14523 SE 154TH ST
002	680610	0630	5/20/05	\$355,235	3620	0	7	2005	3	5427	N	N	14582 SE 154TH ST
002	511140	0096	4/25/05	\$350,000	1150	550	8	1994	3	42500	Y	Y	21837 SE 203RD ST
002	510445	0780	4/20/05	\$296,527	1230	320	8	1989	4	8503	Y	N	13936 SE 158TH ST
002	885689	0270	4/5/06	\$344,950	1240	360	8	1989	3	6670	N	N	15611 161ST AVE SE
002	885691	0020	7/26/05	\$340,000	1240	360	8	1989	3	9418	N	N	16115 SE 156TH ST
002	885691	0050	3/22/06	\$335,000	1300	320	8	1990	3	14897	N	N	16131 SE 156TH ST
002	885691	0050	3/20/05	\$290,900	1300	320	8	1990	3	14897	N	N	16131 SE 156TH ST
002	510445	0690	2/10/06	\$375,000	1310	570	8	1987	3	9077	Y	N	14058 SE 158TH ST
002	885689	0130	4/24/06	\$357,000	1340	340	8	1989	3	7000	N	N	15845 SE 156TH ST
002	147157	0030	11/22/06	\$598,950	1530	550	8	1994	3	72465	N	N	24230 242ND WAY SE
002	147157	0030	12/1/05	\$529,000	1530	550	8	1994	3	72465	N	N	24230 242ND WAY SE
002	885692	0610	6/20/05	\$339,000	1540	650	8	1990	3	6506	N	N	15620 156TH PL SE
002	885692	0650	5/25/05	\$346,000	1550	630	8	1991	3	7204	N	N	15631 SE 156TH ST
002	510445	1210	1/8/07	\$332,500	1590	0	8	1987	3	15792	N	N	14020 SE 156TH CT
002	510445	0200	12/12/07	\$362,000	1620	0	8	1988	3	8568	Y	N	13908 SE 155TH PL
002	885689	0050	12/11/07	\$376,900	1640	0	8	1986	3	10162	N	N	15924 SE 156TH ST
002	885689	0350	12/24/05	\$333,000	1640	0	8	1986	3	9897	N	N	16104 SE 156TH ST
002	510445	0610	3/29/07	\$350,000	1660	0	8	1988	3	11110	N	N	15613 140TH PL SE
002	510445	0910	9/7/07	\$393,000	1680	530	8	1987	3	9475	N	N	14031 SE 158TH ST
002	885689	0180	8/17/05	\$330,000	1720	0	8	1986	3	7246	N	N	15607 160TH CT SE
002	885689	0070	7/25/06	\$378,900	1730	0	8	1987	3	11714	N	N	15912 SE 156TH ST
002	885689	0150	6/1/05	\$316,000	1730	0	8	1987	3	7744	N	N	15608 159TH AVE SE
002	885689	0320	6/19/06	\$369,993	1780	0	8	1987	3	10716	N	N	16122 SE 156TH ST
002	885689	0200	6/6/06	\$365,000	1780	0	8	1987	3	16290	N	N	15617 160TH CT SE
002	231430	0030	5/13/05	\$390,000	1800	650	8	2000	3	5283	N	N	14112 SE 154TH PL
002	231430	0020	7/6/05	\$326,000	1800	0	8	2000	3	6091	N	N	14106 SE 154TH PL
002	510445	1170	12/11/06	\$376,000	1830	0	8	1987	3	8152	N	N	15622 140TH PL SE
002	885692	0260	8/1/06	\$399,950	1840	0	8	1990	3	8580	N	N	15631 156TH PL SE
002	885692	0290	5/31/05	\$323,000	1840	0	8	1990	3	8603	N	N	15613 156TH PL SE
002	232206	9150	8/3/05	\$386,000	1860	0	8	1996	3	43507	N	N	25015 255TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	146740	0075	8/23/05	\$330,000	1880	0	8	1979	4	37735	Y	Y	25435 SE 244TH ST
002	885689	0170	11/22/05	\$355,000	1920	0	8	1986	3	8810	N	N	15601 160TH CT SE
002	222206	9094	11/15/07	\$455,000	1970	0	8	2001	3	22546	N	N	24405 240TH AVE SE
002	510445	0380	8/2/06	\$468,990	1990	0	8	1987	3	8710	N	N	15525 139TH AVE SE
002	885689	0230	5/9/05	\$319,950	1990	0	8	1987	3	8526	N	N	15616 160TH CT SE
002	510445	0790	10/1/07	\$399,900	2000	0	8	1986	3	12316	Y	N	13930 SE 158TH ST
002	232206	9120	2/14/07	\$460,000	2000	0	8	1988	3	47916	Y	Y	24434 249TH AVE SE
002	232206	9120	6/14/05	\$430,000	2000	0	8	1988	3	47916	Y	Y	24434 249TH AVE SE
002	231430	0220	5/25/05	\$362,500	2090	0	8	1998	3	5610	N	N	15466 141ST PL SE
002	885692	0190	6/12/06	\$404,900	2110	0	8	1991	3	17957	N	N	15619 SE 157TH ST
002	885692	0030	12/14/05	\$385,000	2110	0	8	1991	3	15053	N	N	15619 159TH AVE SE
002	885692	0540	6/19/07	\$419,500	2130	0	8	1991	3	7396	N	N	15627 158TH AVE SE
002	885692	0550	5/10/05	\$329,000	2130	0	8	1991	3	8404	N	N	15708 SE 157TH ST
002	510445	0460	4/7/06	\$395,000	2140	0	8	1987	3	8605	Y	N	15610 139TH CT SE
002	231430	0050	6/9/06	\$454,950	2150	0	8	1998	3	4579	N	N	14124 SE 154TH PL
002	231430	0120	7/11/06	\$450,000	2150	0	8	1998	3	4786	N	N	14166 SE 154TH PL
002	231430	0080	9/7/07	\$450,000	2150	0	8	1999	3	4787	N	N	14142 SE 154TH PL
002	231430	0310	8/7/06	\$439,950	2150	0	8	1998	3	6184	N	N	15481 141ST PL SE
002	231430	0370	5/30/06	\$420,000	2150	0	8	1998	3	4941	N	N	15449 141ST PL SE
002	231430	0390	7/28/05	\$390,000	2150	0	8	1997	3	5072	N	N	15441 141ST PL SE
002	885692	0280	10/27/05	\$390,000	2160	0	8	1990	3	8580	N	N	15619 156TH PL SE
002	510445	0230	7/14/05	\$356,000	2170	0	8	1990	3	11063	Y	N	15448 139TH AVE SE
002	231430	0190	8/30/05	\$390,000	2180	0	8	1997	3	6168	N	N	14198 SE 154TH PL
002	885692	0300	7/5/07	\$444,000	2190	0	8	1990	3	9223	N	N	15609 156TH PL SE
002	510445	0360	6/27/07	\$428,000	2190	0	8	1987	3	9155	N	N	15451 139TH AVE SE
002	885692	0220	7/11/06	\$399,950	2190	0	8	1990	3	15233	N	N	15603 SE 157TH ST
002	222305	9048	7/11/06	\$404,000	2200	0	8	2004	3	7656	N	N	13213 SE 148TH ST
002	885692	0380	8/1/05	\$365,000	2200	0	8	1990	3	11362	N	N	15628 SE 156TH ST
002	510445	0520	4/21/07	\$454,000	2210	0	8	1988	3	10443	Y	N	13937 SE 156TH ST
002	232206	9107	7/9/07	\$575,000	2230	0	8	1991	3	60112	N	N	24524 SE 248TH ST
002	232206	9107	3/9/06	\$516,000	2230	0	8	1991	3	60112	N	N	24524 SE 248TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	147157	0100	1/4/06	\$622,000	2250	1180	8	1994	3	36268	N	N	24011 242ND WAY SE
002	231430	0110	8/14/06	\$480,000	2260	0	8	1998	3	5686	N	N	14160 SE 154TH PL
002	232206	9081	6/15/05	\$555,000	2260	0	8	1996	3	43124	Y	Y	24330 249TH AVE SE
002	510445	0120	11/9/05	\$394,500	2320	0	8	1990	3	7432	Y	N	13917 SE 155TH PL
002	231430	0230	9/9/05	\$397,950	2330	0	8	1998	3	6087	N	N	15470 141ST PL SE
002	510445	1120	8/22/07	\$471,469	2350	0	8	1988	3	21077	N	N	15660 140TH PL SE
002	231430	0130	8/28/06	\$495,000	2350	0	8	1998	3	4831	N	N	14172 SE 154TH PL
002	231430	0130	11/30/05	\$429,950	2350	0	8	1998	3	4831	N	N	14172 SE 154TH PL
002	147157	0080	6/13/05	\$499,900	2350	500	8	1994	3	34976	N	N	23909 242ND WAY SE
002	231430	0400	9/8/05	\$390,000	2350	0	8	1998	3	5204	N	N	15437 141ST PL SE
002	092206	9092	9/12/05	\$535,000	2390	0	8	1967	4	38250	Y	Y	22028 SE BAIN RD
002	885692	0140	3/22/07	\$464,950	2400	0	8	1991	3	14002	N	N	15628 158TH AVE SE
002	885692	0050	7/27/07	\$428,000	2400	0	8	1991	3	7746	N	N	15611 159TH AVE SE
002	510445	0840	5/25/06	\$420,000	2400	0	8	1991	3	18491	Y	N	15813 140TH CT SE
002	885692	0100	5/16/05	\$355,500	2400	0	8	1991	3	15192	N	N	15834 SE 156TH CT
002	885692	0140	11/17/05	\$349,200	2400	0	8	1991	3	14002	N	N	15628 158TH AVE SE
002	885692	0680	10/13/06	\$421,000	2420	0	8	1991	3	9625	N	N	15615 157TH AVE SE
002	885692	0270	6/27/06	\$400,000	2420	0	8	1990	3	8580	N	N	15625 156TH PL SE
002	510445	0060	5/24/06	\$486,500	2430	0	8	1987	4	8015	Y	N	13924 SE 156TH ST
002	885692	0490	8/14/06	\$421,000	2430	0	8	1991	3	8112	N	N	15836 SE 156TH ST
002	885692	0560	6/7/05	\$350,000	2430	0	8	1991	3	8888	N	N	15702 SE 157TH ST
002	162206	9165	8/18/05	\$494,000	2480	0	8	1990	3	133444	N	N	22520 SE 230TH PL
002	152206	9121	7/1/07	\$640,000	2510	0	8	1998	3	21780	N	N	23759 SE 243RD ST
002	232206	9121	9/28/06	\$530,000	2530	0	8	1991	3	49222	Y	Y	24444 249TH AVE SE
002	231430	0200	10/17/07	\$532,500	2580	0	8	1998	3	7299	N	N	15458 141ST PL SE
002	231430	0280	5/26/06	\$531,200	2580	0	8	1998	3	5387	N	N	15490 141ST PL SE
002	231430	0450	8/25/06	\$490,000	2580	0	8	1998	3	5080	N	N	15417 141ST PL SE
002	231430	0550	10/18/05	\$431,000	2580	0	8	1998	3	6344	N	N	15432 141ST PL SE
002	231430	0830	4/5/06	\$530,000	2640	0	8	1998	3	7833	N	N	15772 142ND PL SE
002	510445	0990	10/10/06	\$435,000	2640	0	8	1987	3	8625	Y	N	14013 SE 159TH PL
002	231430	0610	3/27/06	\$525,000	2690	0	8	1998	3	7143	N	N	15757 142ND PL SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	510445	0070	6/20/06	\$465,000	2730	0	8	1987	4	7506	N	N	13916 SE 156TH ST
002	231430	0790	6/14/05	\$468,000	2740	0	8	1999	3	7934	N	N	14237 SE 157TH PL
002	231430	0570	3/12/07	\$559,000	2760	0	8	1998	3	7186	Y	N	15789 142ND PL SE
002	231430	0570	7/29/05	\$480,000	2760	0	8	1998	3	7186	Y	N	15789 142ND PL SE
002	231430	0630	5/23/05	\$449,800	2760	0	8	1998	3	8626	Y	N	15741 142ND PL SE
002	510445	0050	12/21/07	\$424,000	2770	0	8	1987	4	8196	Y	N	13934 SE 156TH ST
002	147157	0240	1/17/06	\$534,900	2840	0	8	1995	3	37122	N	N	24105 SE 241ST ST
002	232206	9090	7/10/07	\$777,000	2900	0	8	2001	3	252648	N	N	24624 250TH AVE SE
002	231430	0770	9/7/07	\$557,750	2900	0	8	1998	3	8753	N	N	15766 143RD AVE SE
002	231430	0730	2/24/05	\$415,000	2910	0	8	1999	3	8806	N	N	15740 143RD AVE SE
002	510445	0030	5/23/06	\$479,950	2930	300	8	1987	3	7560	Y	N	13954 SE 156TH ST
002	231430	0930	3/1/06	\$540,000	2930	0	8	1998	3	7463	N	N	15751 143RD AVE SE
002	510445	0980	9/7/05	\$380,000	2980	0	8	1987	3	8625	Y	N	14007 SE 159TH PL
002	222305	9022	4/29/05	\$570,000	3520	1980	8	1968	3	28360	Y	N	13952 SE 159TH PL
002	147157	0270	1/31/05	\$480,000	1740	660	9	1994	3	51860	N	N	24123 SE 241ST ST
002	510446	0240	9/29/05	\$420,900	2280	0	9	1993	3	12264	N	N	13850 SE 156TH ST
002	152206	9057	4/20/05	\$499,900	2410	0	9	1997	3	21790	N	N	23775 SE 243RD ST
002	891410	0160	4/29/05	\$542,400	2570	710	9	1993	3	23442	Y	N	13938 SE 159TH PL
002	510446	0150	5/25/05	\$420,000	2600	0	9	1992	3	8769	Y	N	13844 SE 158TH ST
002	232206	9131	6/17/05	\$740,000	2670	0	9	1990	4	107157	Y	Y	24644 SE 248TH ST
002	510446	0170	6/1/06	\$546,950	2870	0	9	1992	3	9181	Y	N	13858 SE 158TH ST
002	780645	0160	2/22/05	\$444,500	2910	0	9	1991	3	32358	N	N	15227 160TH PL SE
002	152206	9114	5/5/06	\$660,000	2940	0	9	1997	3	21790	N	N	23767 SE 243RD ST
002	147157	0360	10/28/05	\$807,000	4420	0	9	1994	3	43200	N	N	23908 SE 243RD ST
002	222305	9156	5/31/05	\$755,000	3370	0	10	2005	3	12259	Y	N	13942 SE 159TH PL
002	147157	0460	6/30/05	\$699,900	3470	0	10	1994	3	38298	N	N	24019 SE 243RD ST
002	152206	9099	7/18/07	\$837,500	3640	1340	10	1990	3	297514	N	N	22823 240TH AVE SE
002	222305	9157	5/26/05	\$775,000	3780	0	10	2005	3	12336	Y	N	13946 SE 159TH PL
006	406820	0015	6/29/05	\$424,000	560	0	4	1945	4	5670	Y	Y	29045 229TH AVE SE
006	615180	0506	10/2/07	\$285,000	1740	0	5	1959	3	31490	N	N	29415 218TH PL SE
006	439220	0160	5/20/05	\$380,000	700	0	6	1969	3	10332	Y	Y	30486 227TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278127	0830	11/16/06	\$242,800	910	0	6	2004	3	2550	N	N	24026 SE 281ST PL
006	278127	0750	9/21/06	\$235,000	910	0	6	2004	3	2550	N	N	24021 SE 281ST PL
006	278127	0010	8/17/06	\$233,000	910	0	6	2005	3	3332	N	N	24102 SE 281ST ST
006	278125	0700	5/3/06	\$220,000	910	0	6	2003	3	3263	N	N	23915 SE 282ND ST
006	278127	0010	4/11/06	\$211,000	910	0	6	2005	3	3332	N	N	24102 SE 281ST ST
006	278127	0350	9/28/05	\$201,878	910	0	6	2005	3	2988	N	N	28254 241ST AVE SE
006	278127	0790	11/23/05	\$200,000	910	0	6	2004	3	3266	N	N	24010 SE 281ST ST
006	278127	0910	6/2/05	\$195,950	910	0	6	2005	3	2550	N	N	24015 SE 281ST ST
006	278127	0250	8/29/05	\$189,588	910	0	6	2005	3	3003	N	N	28214 241ST AVE SE
006	278125	0460	2/2/05	\$182,950	910	0	6	2003	3	2693	N	N	28119 238TH AVE SE
006	278127	0110	7/22/05	\$188,885	910	0	6	2005	3	2553	N	N	28118 241ST AVE SE
006	278127	0070	7/15/05	\$187,550	910	0	6	2005	3	2687	N	N	28102 241ST AVE SE
006	278125	0820	6/24/05	\$184,500	910	0	6	2003	3	2550	N	N	28140 239TH PL SE
006	278127	0170	8/9/05	\$184,957	910	0	6	2005	3	3003	N	N	28142 241ST AVE SE
006	278127	0370	10/7/05	\$182,783	910	0	6	2005	3	2579	N	N	28233 241ST AVE SE
006	278127	0610	10/14/05	\$182,589	910	0	6	2005	3	2550	N	N	28111 240TH AVE SE
006	278127	0790	3/17/05	\$180,600	910	0	6	2004	3	3266	N	N	24010 SE 281ST ST
006	278127	0230	8/23/05	\$181,071	910	0	6	2005	3	3003	N	N	28206 241ST AVE SE
006	278127	0830	3/23/05	\$179,950	910	0	6	2004	3	2550	N	N	24026 SE 281ST PL
006	278127	0310	9/21/05	\$180,480	910	0	6	2005	3	3003	N	N	28238 241ST AVE SE
006	278127	0390	6/22/05	\$180,480	910	0	6	2005	3	2538	N	N	28225 241ST AVE SE
006	278127	0630	5/2/05	\$178,299	910	0	6	2005	3	2748	N	N	24008 SE 282ND ST
006	278127	0690	5/18/05	\$178,100	910	0	6	2005	3	2550	N	N	24032 SE 282ND ST
006	278127	0010	6/28/05	\$175,950	910	0	6	2005	3	3332	N	N	24102 SE 281ST ST
006	278127	0750	4/14/05	\$174,335	910	0	6	2004	3	2550	N	N	24021 SE 281ST PL
006	278127	0430	6/2/05	\$174,626	910	0	6	2005	3	2550	N	N	28209 241ST AVE SE
006	278127	0590	1/19/05	\$172,115	910	0	6	2004	3	2550	N	N	28119 240TH AVE SE
006	278127	0770	3/30/05	\$169,950	910	0	6	2005	3	2550	N	N	24013 SE 281ST PL
006	278127	0870	1/21/05	\$168,500	910	0	6	2004	3	3361	N	N	24039 SE 281ST ST
006	615180	0365	6/6/07	\$550,500	920	0	6	1950	3	17604	Y	Y	22012 SE 295TH PL
006	439220	0015	2/21/07	\$260,000	960	0	6	1977	4	8745	N	N	30417 225TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	439220	0015	5/5/06	\$249,950	960	0	6	1977	4	8745	N	N	30417 225TH AVE SE
006	615180	0587	4/15/05	\$194,500	1010	0	6	1975	3	16226	N	N	21715 SE 288TH ST
006	615180	0530	2/22/07	\$274,000	1060	0	6	1981	4	16400	N	N	29412 216TH AVE SE
006	928380	0335	12/26/07	\$410,000	1090	0	6	1959	3	15006	Y	Y	30008 225TH AVE SE
006	278127	0450	8/22/07	\$265,000	1180	0	6	2005	3	4539	N	N	24027 SE 282ND ST
006	278125	0500	7/28/06	\$263,000	1180	0	6	2003	3	2693	N	N	28135 238TH AVE SE
006	278127	0240	10/1/07	\$262,000	1180	0	6	2005	3	3003	N	N	28210 241ST AVE SE
006	278127	0780	7/20/06	\$259,950	1180	0	6	2005	3	2841	N	N	24009 SE 281ST PL
006	679140	0530	4/10/07	\$285,000	1180	0	6	1973	4	11968	N	N	22514 SE 322ND ST
006	278127	0210	7/17/06	\$247,400	1180	0	6	2005	3	3003	N	N	28158 241ST AVE SE
006	278127	0240	9/14/05	\$239,950	1180	0	6	2005	3	3003	N	N	28210 241ST AVE SE
006	278127	0020	6/24/05	\$202,133	1180	0	6	2005	3	2724	N	N	24106 SE 281ST ST
006	278127	0150	8/8/05	\$200,986	1180	0	6	2005	3	2978	N	N	28134 241ST AVE SE
006	278127	0120	8/1/05	\$200,696	1180	0	6	2005	3	2553	N	N	28122 241ST AVE SE
006	278127	0210	8/19/05	\$200,291	1180	0	6	2005	3	3003	N	N	28158 241ST AVE SE
006	278127	0090	7/21/05	\$199,476	1180	0	6	2005	3	2553	N	N	28110 241ST AVE SE
006	278127	0450	5/17/05	\$199,364	1180	0	6	2005	3	4539	N	N	24027 SE 282ND ST
006	278127	0330	9/29/05	\$199,228	1180	0	6	2005	3	3171	N	N	28246 241ST AVE SE
006	278127	0850	3/20/05	\$193,780	1180	0	6	2004	3	2550	N	N	24034 SE 281ST PL
006	278127	0290	9/14/05	\$196,328	1180	0	6	2005	3	3003	N	N	28230 241ST AVE SE
006	278127	0780	3/22/05	\$195,890	1180	0	6	2005	3	2841	N	N	24009 SE 281ST PL
006	278127	0620	10/14/05	\$195,651	1180	0	6	2005	3	2841	N	N	28107 240TH AVE SE
006	278127	0030	6/30/05	\$195,559	1180	0	6	2005	3	2992	N	N	24108 SE 281ST ST
006	278127	0400	6/6/05	\$195,440	1180	0	6	2005	3	2521	N	N	28221 241ST AVE SE
006	278127	0240	8/24/05	\$195,430	1180	0	6	2005	3	3003	N	N	28210 241ST AVE SE
006	278127	0710	4/28/05	\$191,455	1180	0	6	2004	3	3323	N	N	24037 SE 281ST PL
006	278127	0700	5/18/05	\$192,105	1180	0	6	2005	3	3323	N	N	24036 SE 282ND ST
006	278127	0650	5/9/05	\$189,630	1180	0	6	2005	3	2550	N	N	24016 SE 282ND ST
006	278127	0360	9/27/05	\$188,662	1180	0	6	2005	3	6116	N	N	28258 241ST AVE SE
006	278127	0510	2/23/05	\$183,950	1180	0	6	2004	3	2558	N	N	28151 240TH AVE SE
006	278127	0570	2/2/05	\$177,360	1180	0	6	2004	3	2550	N	N	28127 240TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	439220	0170	4/13/07	\$259,950	1200	0	6	1975	3	12669	N	N	22409 SE 304TH PL
006	615180	0624	5/18/07	\$282,000	1250	0	6	1972	4	18616	N	N	29020 220TH PL SE
006	615180	0555	7/20/06	\$250,000	1250	0	6	1975	4	16789	N	N	21724 SE 291ST ST
006	615180	0604	5/8/07	\$283,500	1270	0	6	1976	3	10263	N	N	22005 SE 288TH ST
006	615180	0165	9/18/07	\$595,000	1280	0	6	2004	3	13992	Y	Y	28945 220TH PL SE
006	278127	0890	3/15/07	\$280,000	1310	0	6	2005	3	2550	N	N	24023 SE 281ST ST
006	278127	0730	9/19/06	\$274,950	1310	0	6	2004	3	2550	N	N	24029 SE 281ST PL
006	278125	0600	6/27/07	\$279,950	1310	0	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278125	0640	8/15/07	\$275,000	1310	0	6	2003	3	3008	N	N	23829 SE 282ND ST
006	278125	0800	11/28/07	\$259,950	1310	0	6	2003	3	2550	N	N	28148 239TH PL SE
006	278125	0540	8/2/07	\$262,000	1310	0	6	2003	3	2693	N	N	28205 238TH AVE SE
006	278125	0800	9/23/05	\$249,950	1310	0	6	2003	3	2550	N	N	28148 239TH PL SE
006	278125	0680	2/6/06	\$255,000	1310	0	6	2003	3	2818	N	N	23907 SE 282ND ST
006	278127	0550	2/13/06	\$247,750	1310	0	6	2004	3	2550	N	N	28135 240TH AVE SE
006	278127	0890	6/28/05	\$225,950	1310	0	6	2005	3	2550	N	N	24023 SE 281ST ST
006	278127	0190	8/18/05	\$209,219	1310	0	6	2005	3	3003	N	N	28150 241ST AVE SE
006	278125	0600	6/20/05	\$211,450	1310	0	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278127	0130	7/27/05	\$205,769	1310	0	6	2005	3	2561	N	N	28126 241ST AVE SE
006	278127	0270	9/12/05	\$203,131	1310	0	6	2005	3	3003	N	N	28222 241ST AVE SE
006	278127	0050	7/13/05	\$197,906	1310	0	6	2005	3	3163	N	N	24112 SE 281ST ST
006	278127	0490	3/3/05	\$195,245	1310	0	6	2004	3	3326	N	N	28159 240TH AVE SE
006	278127	0730	4/18/05	\$194,650	1310	0	6	2004	3	2550	N	N	24029 SE 281ST PL
006	278127	0470	5/10/05	\$196,450	1310	0	6	2005	3	3152	N	N	24019 SE 282ND ST
006	278127	0550	2/4/05	\$194,405	1310	0	6	2004	3	2550	N	N	28135 240TH AVE SE
006	278127	0410	6/15/05	\$195,835	1310	0	6	2005	3	2550	N	N	28217 241ST AVE SE
006	278127	0670	5/4/05	\$194,640	1310	0	6	2005	3	2550	N	N	24024 SE 282ND ST
006	278127	0810	3/18/05	\$189,395	1310	0	6	2004	3	2550	N	N	24018 SE 281ST PL
006	406760	0200	10/15/07	\$675,000	1330	0	6	1946	4	15000	Y	Y	29435 232ND AVE SE
006	406760	0200	1/14/05	\$425,000	1330	0	6	1946	4	15000	Y	Y	29435 232ND AVE SE
006	439220	0345	7/30/07	\$260,000	1340	0	6	1973	4	10478	N	N	22513 SE 304TH PL
006	278127	0680	4/9/07	\$279,000	1360	0	6	2005	3	2550	N	N	24028 282ND AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278127	0900	6/21/06	\$279,000	1360	0	6	2005	3	2550	N	N	24019 SE 281ST PL
006	278125	0590	1/5/06	\$257,950	1360	0	6	2003	3	2738	N	N	23809 SE 282ND ST
006	278127	0900	5/31/05	\$253,328	1360	0	6	2005	3	2550	N	N	24019 SE 281ST PL
006	278127	0200	8/16/05	\$246,250	1360	0	6	2005	3	3003	N	N	28154 241ST AVE SE
006	254590	0020	9/26/06	\$278,000	1360	0	6	1977	4	9600	N	N	21701 SE 290TH ST
006	278127	0280	9/12/05	\$226,806	1360	0	6	2005	3	3003	N	N	28226 241ST AVE SE
006	406760	0275	1/5/05	\$577,475	1360	0	6	1945	4	13000	Y	Y	29625 232ND AVE SE
006	278127	0480	5/20/05	\$208,240	1360	0	6	2005	3	2687	N	N	24015 SE 282ND ST
006	278127	0140	7/27/05	\$207,106	1360	0	6	2005	3	2721	N	N	28130 241ST AVE SE
006	278127	0560	2/7/05	\$203,430	1360	0	6	2004	3	2550	N	N	28131 240TH AVE SE
006	278127	0740	4/16/05	\$199,000	1360	0	6	2004	3	2550	N	N	24025 SE 281ST PL
006	278127	0820	3/21/05	\$194,345	1360	0	6	2004	3	2550	N	N	24022 SE 281ST PL
006	278127	0680	5/16/05	\$196,560	1360	0	6	2005	3	2550	N	N	24028 282ND AVE SE
006	278125	0530	1/7/05	\$199,000	1360	0	6	2003	3	2693	N	N	28201 238TH AVE SE
006	278125	0790	8/26/05	\$250,000	1370	0	6	2003	3	2649	N	N	28152 239TH PL SE
006	278127	0060	7/16/05	\$212,915	1370	0	6	2005	3	4137	N	N	24114 SE 281ST ST
006	278127	0420	6/15/05	\$190,950	1370	0	6	2005	3	2550	N	N	28213 241ST AVE SE
006	278125	0850	8/28/07	\$290,000	1430	0	6	2004	3	2550	N	N	28128 239TH PL SE
006	278127	0460	9/20/07	\$290,000	1430	0	6	2005	3	3618	N	N	24023 SE 282ND ST
006	278127	0340	9/27/05	\$237,858	1430	0	6	2005	3	2988	N	N	28250 241ST AVE SE
006	278127	0300	9/12/05	\$232,123	1430	0	6	2005	3	3003	N	N	28234 241ST AVE SE
006	278127	0220	8/25/05	\$222,493	1430	0	6	2005	3	3003	N	N	28202 241ST AVE SE
006	278127	0580	2/1/05	\$215,577	1430	0	6	2004	3	2550	N	N	28123 240TH AVE SE
006	278127	0160	8/4/05	\$216,260	1430	0	6	2005	3	3003	N	N	28138 241ST AVE SE
006	278127	0100	7/19/05	\$215,360	1430	0	6	2005	3	2553	N	N	28114 241ST AVE SE
006	278127	0460	6/1/05	\$214,095	1430	0	6	2005	3	3618	N	N	24023 SE 282ND ST
006	278127	0520	2/23/05	\$211,945	1430	0	6	2004	3	2550	N	N	28147 240TH AVE SE
006	278127	0720	4/22/05	\$210,168	1430	0	6	2005	3	2550	N	N	24033 SE 281ST PL
006	278127	0660	5/9/05	\$210,132	1430	0	6	2005	3	2550	N	N	24020 SE 282ND ST
006	278127	0040	7/5/05	\$208,963	1430	0	6	2005	3	2727	N	N	24110 SE 281ST ST
006	278127	0860	3/22/05	\$202,380	1430	0	6	2004	3	3412	N	N	24038 SE 281ST PL

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0550	7/27/05	\$247,000	1460	0	6	2003	3	2693	N	N	28209 238TH AVE SE
006	278127	0800	6/1/06	\$276,800	1470	0	6	2004	3	2550	N	N	24014 SE 281ST ST
006	278127	0320	3/28/06	\$270,000	1470	0	6	2005	3	3015	N	N	28242 241ST AVE SE
006	278125	0870	4/20/07	\$255,000	1470	0	6	2004	3	2550	N	N	28120 239TH PL SE
006	278127	0920	7/18/05	\$255,500	1470	0	6	2005	3	3266	N	N	24011 SE 281ST ST
006	278125	0810	7/8/05	\$249,950	1470	0	6	2003	3	2550	N	N	28144 239TH PL SE
006	278127	0320	9/23/05	\$241,017	1470	0	6	2005	3	3015	N	N	28242 241ST AVE SE
006	278127	0380	10/4/05	\$235,639	1470	0	6	2005	3	2576	N	N	28229 241ST AVE SE
006	278127	0080	7/13/05	\$234,092	1470	0	6	2005	3	2541	N	N	28106 241ST AVE SE
006	278127	0180	8/2/05	\$225,933	1470	0	6	2005	3	3003	N	N	28146 241ST AVE SE
006	278127	0260	8/24/05	\$225,107	1470	0	6	2005	3	3003	N	N	28218 241ST AVE SE
006	278127	0880	1/20/05	\$215,790	1470	0	6	2004	3	2550	N	N	24033 SE 281ST ST
006	278127	0840	3/23/05	\$215,700	1470	0	6	2004	3	2550	N	N	24030 SE 281ST PL
006	278127	0440	6/2/05	\$214,947	1470	0	6	2005	3	3128	N	N	28203 241ST AVE SE
006	278127	0640	5/2/05	\$204,155	1470	0	6	2005	3	2550	N	N	24012 282ND AVE SE
006	278127	0800	3/8/05	\$202,350	1470	0	6	2004	3	2550	N	N	24014 SE 281ST ST
006	278127	0760	4/12/05	\$202,020	1470	0	6	2004	3	2550	N	N	24017 SE 281ST PL
006	928380	0188	4/25/05	\$240,000	1510	0	6	1975	4	11837	N	N	30007 225TH AVE SE
006	439220	0180	10/5/05	\$244,450	1540	0	6	1975	4	18209	N	N	30432 224TH AVE SE
006	615180	0590	6/28/07	\$325,000	1590	0	6	1997	4	19995	N	N	21733 SE 288TH ST
006	254590	0040	2/23/05	\$225,000	1670	0	6	1977	3	14350	N	N	21608 SE 290TH CT
006	278125	0450	2/10/05	\$215,950	1830	0	6	2003	3	2693	N	N	28115 238TH AVE SE
006	615180	0190	10/27/06	\$489,000	940	0	7	1963	3	25502	Y	Y	21801 SE 289TH ST
006	032106	9059	10/26/07	\$700,000	990	620	7	1957	3	19500	Y	Y	30207 234TH AVE SE
006	681795	0010	11/15/07	\$300,000	1010	1010	7	1980	3	12069	N	N	23323 SE 287TH ST
006	681795	0300	5/22/06	\$222,000	1010	0	7	1980	3	13004	N	N	23524 SE 288TH ST
006	406830	0060	10/25/06	\$325,000	1030	600	7	1976	3	13144	N	N	28946 229TH PL SE
006	406830	0060	8/22/05	\$280,000	1030	600	7	1976	3	13144	N	N	28946 229TH PL SE
006	102106	9022	2/5/07	\$750,000	1040	800	7	1959	4	19693	Y	Y	23210 SE 312TH ST
006	406830	0170	3/26/07	\$307,000	1050	560	7	1976	3	9375	N	N	28909 229TH PL SE
006	681795	0220	5/2/05	\$189,000	1050	0	7	1980	3	10824	N	N	28700 234TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	681795	0180	3/30/05	\$195,000	1050	0	7	1980	4	10672	N	N	23310 SE 287TH ST
006	681795	0020	6/28/05	\$185,000	1050	0	7	1980	3	10366	N	N	23313 SE 287TH ST
006	253870	0100	3/31/06	\$237,500	1060	0	7	1967	3	10039	N	N	28705 231ST AVE SE
006	679140	0610	12/28/06	\$317,000	1160	260	7	1978	4	11968	N	N	22405 SE 322ND ST
006	439160	0020	9/13/06	\$675,000	1160	450	7	1928	5	14061	Y	Y	30720 229TH PL SE
006	679140	1010	7/7/05	\$285,000	1160	460	7	1978	4	14280	N	N	32333 227TH AVE SE
006	679140	0660	11/1/05	\$295,000	1170	760	7	1977	4	11968	N	N	22515 SE 322ND ST
006	679140	0280	8/24/05	\$238,200	1180	0	7	1973	4	12740	N	N	22506 SE 321ST ST
006	681795	0280	9/26/07	\$287,000	1190	0	7	1980	3	11443	N	N	28714 235TH AVE SE
006	681795	0280	5/30/06	\$270,000	1190	0	7	1980	3	11443	N	N	28714 235TH AVE SE
006	681795	0280	4/13/05	\$220,000	1190	0	7	1980	3	11443	N	N	28714 235TH AVE SE
006	679140	0890	5/15/06	\$269,950	1220	0	7	1968	4	16080	N	N	32322 225TH AVE SE
006	679140	0290	3/10/05	\$176,500	1220	0	7	1968	4	16720	N	N	32016 225TH AVE SE
006	679140	0780	4/17/06	\$302,500	1240	570	7	1978	4	11968	N	N	22500 SE 323RD ST
006	439160	0075	9/15/06	\$869,000	1250	870	7	1954	4	20125	Y	Y	30812 229TH PL SE
006	681795	0150	7/6/06	\$268,500	1260	0	7	1986	3	10681	N	N	23208 SE 287TH ST
006	253880	0100	11/1/05	\$245,000	1300	0	7	1966	4	9750	N	N	22935 SE 287TH ST
006	253880	0100	7/7/05	\$190,000	1300	0	7	1966	4	9750	N	N	22935 SE 287TH ST
006	679140	0520	8/1/05	\$289,500	1320	260	7	1983	4	11968	N	N	22524 SE 322ND ST
006	042106	9060	8/30/05	\$262,000	1330	0	7	1966	4	15682	N	N	30005 224TH AVE SE
006	679140	0510	6/6/06	\$300,000	1350	650	7	1977	5	11968	N	N	22600 SE 322ND ST
006	278125	1010	6/28/05	\$247,500	1350	0	7	2005	3	3520	N	N	28140 239TH AVE SE
006	278125	0940	6/17/05	\$242,500	1350	0	7	2005	3	3570	N	N	28129 239TH PL SE
006	278125	1170	4/14/05	\$242,500	1350	0	7	2005	3	3570	N	N	23826 SE 282ND ST
006	278125	0970	5/5/05	\$224,950	1350	0	7	2005	3	4023	N	N	23924 SE 282ND ST
006	679140	0830	6/30/06	\$379,500	1390	480	7	1978	4	15609	N	N	32322 224TH AVE SE
006	679140	0580	3/13/07	\$299,999	1440	0	7	1969	4	11968	N	N	22404 SE 322ND ST
006	679140	0140	3/1/07	\$328,000	1440	550	7	1977	4	19028	N	N	22714 SE 322ND PL
006	679140	0580	10/28/06	\$215,000	1440	0	7	1969	4	11968	N	N	22404 SE 322ND ST
006	342206	9098	11/2/06	\$420,000	1460	0	7	1987	3	44866	N	N	28530 238TH AVE SE
006	679140	1020	8/9/05	\$285,950	1490	340	7	1978	4	17820	N	N	32343 227TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	342206	9097	11/15/06	\$420,000	1500	0	7	1988	3	44866	N	N	28516 238TH AVE SE
006	615180	0145	10/25/06	\$715,000	1520	0	7	1957	4	32825	Y	Y	29001 220TH PL SE
006	679140	0800	2/15/06	\$310,000	1550	280	7	1977	4	11968	N	N	22412 SE 323RD ST
006	679140	0650	8/15/05	\$306,000	1550	420	7	1977	4	11968	N	N	22513 SE 322ND ST
006	615180	0532	2/15/06	\$328,000	1560	0	7	1990	3	29500	N	N	29422 216TH AVE SE
006	679140	0030	5/12/06	\$360,000	1560	660	7	1990	3	18204	N	N	22723 SE 324TH ST
006	406760	0345	12/15/05	\$575,000	1560	790	7	1940	4	11685	Y	Y	29825 232ND AVE SE
006	757400	0100	8/8/05	\$320,000	1580	0	7	1968	4	19998	N	N	22232 SE 304TH ST
006	757400	0090	12/16/06	\$275,000	1580	0	7	1968	4	19899	N	N	22224 SE 304TH ST
006	278125	1070	3/29/07	\$336,950	1610	0	7	2005	3	3995	N	N	23828 SE 281ST LN
006	278125	1000	6/16/05	\$274,984	1610	0	7	2005	3	4104	N	N	23906 SE 282ND ST
006	278125	1030	5/16/05	\$266,900	1610	0	7	2005	3	3570	N	N	28128 239TH AVE SE
006	278125	1160	4/15/05	\$266,900	1610	0	7	2005	3	3570	N	N	23820 SE 282ND ST
006	278125	1070	2/1/05	\$254,938	1610	0	7	2005	3	3995	N	N	23828 SE 281ST LN
006	757005	0460	9/27/07	\$434,000	1620	0	7	2007	3	19858	N	N	23924 239TH PL SE
006	757420	0180	8/25/05	\$340,500	1630	860	7	1975	4	38475	N	N	29633 235TH AVE SE
006	278125	0060	9/26/05	\$292,000	1640	0	7	2005	3	4050	N	N	23706 SE 281ST ST
006	406830	0250	3/3/06	\$295,000	1650	0	7	1976	4	10320	N	N	28824 228TH AVE SE
006	757420	0070	5/5/05	\$300,000	1700	0	7	1979	3	49222	N	N	23515 SE 299TH ST
006	278125	1080	5/25/06	\$343,000	1740	0	7	2004	3	3570	N	N	23824 SE 281ST LN
006	278125	1180	1/11/06	\$339,000	1740	0	7	2005	3	3881	N	N	23830 SE 282ND ST
006	278125	1020	10/7/05	\$285,000	1740	0	7	2005	3	3570	N	N	28134 239TH AVE SE
006	278125	1060	7/27/05	\$284,600	1740	0	7	2005	3	3861	N	N	28110 239TH AVE SE
006	278125	1050	6/14/05	\$277,000	1740	0	7	2005	3	3570	N	N	28116 239TH AVE SE
006	278125	1180	5/6/05	\$275,600	1740	0	7	2005	3	3881	N	N	23830 SE 282ND ST
006	278125	1150	5/17/05	\$275,600	1740	0	7	2005	3	3570	N	N	23816 SE 282ND ST
006	278125	1120	11/17/05	\$299,950	1750	0	7	2004	3	4088	N	N	23804 SE 281ST PL
006	278125	0980	11/3/05	\$285,000	1790	0	7	2005	3	3825	N	N	23918 SE 282ND ST
006	278125	0910	8/23/05	\$271,900	1790	0	7	2005	3	3861	N	N	28111 239TH PL SE
006	278125	0930	9/28/05	\$270,900	1810	0	7	2005	3	3570	N	N	28123 239TH PL SE
006	278125	0990	9/14/05	\$280,600	1830	0	7	2005	3	3825	N	N	23912 SE 282ND ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0920	10/19/05	\$280,600	1830	0	7	2005	3	3570	N	N	28117 239TH PL SE
006	679140	0080	7/26/06	\$307,950	1850	0	7	1968	4	13673	N	N	32212 227TH AVE SE
006	757070	0050	10/7/05	\$275,000	1850	0	7	1969	4	18164	N	N	31012 228TH AVE SE
006	679140	0220	6/14/05	\$290,500	1870	0	7	1986	4	12740	N	N	32026 226TH AVE SE
006	406760	0240	2/23/05	\$569,950	1880	0	7	1934	5	17040	Y	Y	29459 232ND AVE SE
006	253880	0120	11/10/05	\$280,000	1880	0	7	1977	4	9750	N	N	22919 SE 287TH ST
006	679140	1000	6/26/07	\$346,000	1900	0	7	1968	4	15105	N	N	32323 227TH AVE SE
006	679140	0200	5/2/06	\$319,950	1930	0	7	1977	4	14742	N	N	22718 SE 321ST PL
006	615180	0541	8/29/07	\$335,000	1980	0	7	1977	4	19305	N	N	29322 216TH AVE SE
006	757420	0190	4/10/07	\$400,000	2030	0	7	1977	4	53143	N	N	29649 235TH AVE SE
006	278125	1270	10/8/07	\$325,000	2060	0	7	2005	3	4643	N	N	24008 SE 281ST ST
006	278125	1270	8/1/05	\$322,900	2060	0	7	2005	3	4643	N	N	24008 SE 281ST ST
006	278125	1230	5/13/05	\$297,900	2060	0	7	2005	3	4643	N	N	23916 SE 281ST ST
006	278125	1190	6/8/05	\$313,400	2070	0	7	2005	3	4682	N	N	23822 SE 281ST ST
006	278125	1250	5/23/05	\$313,400	2070	0	7	2005	3	1643	N	N	23928 SE 281ST ST
006	278125	0230	2/10/05	\$296,900	2070	0	7	2004	3	4500	N	N	28128 236TH PL SE
006	278125	1320	9/8/05	\$313,400	2170	0	7	2005	3	4682	N	N	24038 SE 281ST ST
006	278125	1300	8/23/05	\$313,400	2170	0	7	2005	3	4643	N	N	24026 SE 281ST ST
006	278125	0010	12/30/05	\$339,000	2220	0	7	2004	3	5132	N	N	23810 SE 281ST ST
006	278125	0360	3/30/05	\$295,900	2220	0	7	2004	3	7673	N	N	28150 237TH AVE SE
006	278125	0010	3/23/05	\$286,900	2220	0	7	2004	3	5132	N	N	23810 SE 281ST ST
006	278125	1200	7/28/05	\$332,900	2310	0	7	2005	3	4644	N	N	23828 SE 281ST ST
006	278125	0050	2/16/07	\$379,000	2370	0	7	2004	3	4500	N	N	23712 SE 281ST ST
006	278125	1290	8/12/05	\$322,900	2370	0	7	2005	3	4643	N	N	24020 SE 281ST ST
006	278125	0080	1/28/05	\$313,900	2550	0	7	2004	3	4950	N	N	23630 SE 281ST ST
006	278125	1240	7/27/05	\$359,600	2640	0	7	2005	3	4643	N	N	23922 SE 281ST ST
006	278125	1310	9/20/05	\$352,600	2640	0	7	2005	3	4680	N	N	24032 SE 281ST ST
006	278125	0030	3/23/05	\$344,693	2640	0	7	2004	3	4950	N	N	2374 SE 281ST ST
006	278125	1210	6/28/05	\$336,200	2640	0	7	2005	3	4643	N	N	23834 SE 281ST ST
006	278125	1280	8/9/05	\$336,200	2640	0	7	2005	3	4643	N	N	24014 SE 281ST ST
006	278125	0390	3/21/05	\$337,600	2640	0	7	2004	3	4950	N	N	28132 237TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0340	4/5/05	\$328,000	2690	0	7	2004	3	5282	N	N	23635 SE 282ND ST
006	278125	0260	7/23/07	\$399,950	2760	0	7	2004	3	5173	N	N	28110 236TH PL SE
006	278125	0330	8/3/05	\$395,000	2760	0	7	2004	3	5639	N	N	23630 SE 282ND ST
006	278125	0430	6/28/05	\$357,000	2760	0	7	2003	3	4950	N	N	23715 SE 281ST ST
006	278125	0090	6/15/06	\$429,900	2770	0	7	2004	3	4950	N	N	23624 SE 281ST ST
006	278125	0310	9/19/06	\$428,500	2990	0	7	2004	3	4950	N	N	28135 237TH AVE SE
006	278125	0270	6/23/05	\$389,700	2990	0	7	2003	3	5266	N	N	28111 237TH AVE SE
006	278125	0440	8/23/05	\$356,000	2990	0	7	2003	3	5266	N	N	23721 SE 281ST ST
006	278125	0380	2/10/05	\$342,700	2990	0	7	2004	3	4950	N	N	28138 237TH AVE SE
006	278125	1220	3/29/05	\$329,600	2990	0	7	2004	3	4643	N	N	23910 SE 281ST ST
006	278125	1260	2/10/05	\$316,600	2990	0	7	2005	3	4643	N	N	24002 SE 281ST ST
006	439160	0070	8/4/06	\$829,950	1052	1000	8	2005	3	6755	Y	Y	30804 229TH PL SE
006	770143	0290	4/28/05	\$265,000	1140	0	8	1994	3	22014	N	N	28501 235TH CT SE
006	032106	9063	7/27/05	\$589,500	1180	1180	8	1960	4	26460	Y	Y	30255 234TH AVE SE
006	406900	0100	8/12/05	\$309,950	1230	720	8	1978	3	22900	N	N	22440 SE 297TH ST
006	770143	0030	3/18/05	\$274,990	1370	0	8	1994	3	22103	N	N	23448 SE 285TH ST
006	770143	0120	5/3/06	\$309,900	1390	0	8	1994	3	25741	N	N	28404 232ND AVE SE
006	406900	0110	5/5/05	\$295,000	1430	240	8	1978	3	29900	N	N	22434 SE 297TH ST
006	406900	0090	8/1/05	\$347,500	1610	900	8	1978	4	25200	N	N	22450 SE 297TH ST
006	406900	0050	3/19/07	\$350,000	1650	0	8	1978	4	15960	N	N	29717 225TH PL SE
006	928380	0135	8/8/05	\$575,000	1660	0	8	1951	4	17080	Y	Y	22555 SE 298TH ST
006	770143	0320	10/19/07	\$382,000	1690	0	8	1994	3	85832	N	N	28524 235TH CT SE
006	770143	0020	5/1/06	\$415,000	1830	0	8	1994	3	21833	N	N	23512 SE 285TH ST
006	406900	0020	7/19/05	\$370,000	1830	660	8	1978	3	20000	N	N	29730 225TH PL SE
006	770143	0010	2/25/05	\$380,000	1830	0	8	1994	3	22601	N	N	23522 SE 285TH ST
006	102106	9067	10/23/06	\$489,950	2000	0	8	1997	3	16000	N	N	31025 230TH PL SE
006	669993	0480	6/25/07	\$364,000	2050	0	8	2004	3	5054	N	N	22527 SE 287TH PL
006	669993	0540	10/24/06	\$369,950	2050	0	8	2003	3	4963	N	N	22619 SE 287TH ST
006	669993	0270	6/20/07	\$349,950	2070	0	8	2004	3	5240	N	N	28636 224TH PL SE
006	669994	0160	6/7/05	\$293,383	2070	0	8	2005	3	5188	N	N	28606 226TH AVE SE
006	669994	0310	3/17/05	\$274,184	2070	0	8	2005	3	5188	N	N	28615 227TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	669994	0130	2/4/05	\$265,950	2070	0	8	2004	3	5053	N	N	22512 SE 286TH ST
006	669994	0110	1/31/05	\$256,900	2070	0	8	2004	3	5078	N	N	22500 SE 286TH ST
006	669994	0100	12/22/06	\$367,500	2080	0	8	2004	3	5542	N	N	28601 226TH AVE SE
006	669994	0090	5/30/07	\$360,000	2080	0	8	2004	3	5100	N	N	28605 226TH AVE SE
006	669994	0050	3/9/05	\$276,493	2080	0	8	2004	3	5100	N	N	28629 226TH AVE SE
006	928380	0007	6/7/05	\$382,500	2090	0	8	1975	3	21750	N	N	29723 226TH AVE SE
006	669994	0240	9/24/07	\$370,000	2110	0	8	2005	3	5866	N	N	28654 226TH AVE SE
006	669994	0240	7/18/05	\$313,688	2110	0	8	2005	3	5866	N	N	28654 226TH AVE SE
006	669993	0090	7/19/05	\$329,950	2150	0	8	2003	3	6020	N	N	28643 224TH PL SE
006	439220	0065	6/6/05	\$548,000	2230	0	8	1983	3	9847	Y	Y	22540 SE 304TH PL
006	406760	0186	1/19/05	\$675,000	2280	800	8	1988	3	12375	Y	Y	29411 232ND AVE SE
006	042106	9013	12/2/05	\$450,000	2400	0	8	1990	3	35500	N	N	22433 SE 296TH ST
006	669993	0550	1/31/06	\$399,950	2470	0	8	2003	3	4948	N	N	22623 SE 287TH PL
006	669993	0100	9/12/05	\$379,950	2470	0	8	2004	3	6034	N	N	28637 224TH PL SE
006	669993	0500	3/21/06	\$375,000	2470	0	8	2004	3	5024	N	N	22603 SE 287TH PL
006	669994	0330	8/3/05	\$339,908	2470	0	8	2005	3	5188	N	N	28605 227TH AVE SE
006	669994	0260	7/5/05	\$327,276	2470	0	8	2005	3	5188	N	N	28645 227TH AVE SE
006	928380	0180	6/2/05	\$775,000	2470	880	8	1997	3	12960	Y	Y	29708 226TH AVE SE
006	669994	0300	6/7/05	\$304,395	2470	0	8	2005	3	5188	N	N	28621 227TH AVE SE
006	669994	0220	7/20/05	\$322,286	2480	0	8	2005	3	5188	N	N	28642 226TH AVE SE
006	669994	0200	6/14/05	\$315,563	2480	0	8	2005	3	5188	N	N	28630 226TH AVE SE
006	102106	9117	2/6/07	\$520,000	2500	0	8	1995	3	22200	N	N	22928 SE 312TH ST
006	669993	0290	6/29/06	\$439,950	2600	0	8	2003	3	5773	N	N	28648 224TH PL SE
006	669994	0290	5/25/05	\$329,271	2600	0	8	2005	3	5188	N	N	28627 227TH AVE SE
006	669994	0320	4/30/05	\$315,220	2600	0	8	2005	3	5188	N	N	28609 227TH AVE SE
006	669993	0530	12/13/05	\$436,065	2610	0	8	2004	3	4978	N	N	22615 SE 287TH ST
006	669993	0360	9/13/06	\$422,500	2610	0	8	2004	3	5240	N	N	28615 225TH AVE SE
006	669994	0250	8/15/05	\$380,246	2610	0	8	2005	3	5866	N	N	28651 227TH AVE SE
006	669994	0270	6/14/05	\$348,110	2610	0	8	2005	3	5188	N	N	28639 227TH AVE SE
006	669994	0190	5/31/05	\$342,738	2610	0	8	2005	3	5188	N	N	28624 226TH AVE SE
006	669994	0210	6/30/05	\$331,578	2610	0	8	2005	3	5188	N	N	28636 226TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	669994	0030	2/28/05	\$326,269	2610	0	8	2004	3	5100	N	N	28641 226TH AVE SE
006	669994	0070	2/10/05	\$296,435	2610	0	8	2004	3	5100	N	N	28617 226TH AVE SE
006	439220	0275	1/24/05	\$341,700	2620	0	8	2005	3	9487	N	N	30483 227TH PL SE
006	928380	0155	5/10/05	\$699,950	2780	0	8	1983	3	19519	Y	Y	29736 226TH AVE SE
006	406820	0030	3/14/05	\$769,950	2830	0	8	2000	3	12750	Y	Y	29025 229TH AVE SE
006	439220	0270	3/29/05	\$415,000	3020	0	8	2004	3	9169	N	N	30487 229TH PL SE
006	669993	0260	3/16/06	\$479,500	3130	0	8	2004	3	5240	N	N	28632 224TH PL SE
006	669994	0280	3/21/07	\$440,000	3130	0	8	2005	3	5188	N	N	28633 227TH AVE SE
006	669993	0040	10/20/05	\$394,950	3130	0	8	2004	3	5255	N	N	22417 SE 287TH ST
006	669994	0280	7/13/05	\$385,248	3130	0	8	2005	3	5188	N	N	28633 227TH AVE SE
006	669994	0080	4/12/05	\$338,017	3130	0	8	2004	3	5100	N	N	28611 226TH AVE SE
006	669994	0340	4/13/05	\$331,656	3130	0	8	2005	3	5831	N	N	28601 227TH AVE SE
006	669993	0560	10/26/05	\$479,000	3140	0	8	2003	3	5651	N	N	22627 SE 287TH ST
006	669994	0040	7/20/06	\$465,000	3160	0	8	2004	3	5100	N	N	28635 226TH AVE SE
006	669994	0180	5/25/06	\$465,000	3160	0	8	2005	3	5188	N	N	28618 226TH AVE SE
006	669994	0230	8/1/05	\$393,715	3160	0	8	2005	3	5188	N	N	28648 226TH AVE SE
006	669994	0060	4/19/05	\$380,434	3160	0	8	2004	3	5100	N	N	28623 226TH AVE SE
006	669994	0170	5/17/05	\$370,633	3160	0	8	2005	3	5188	N	N	28612 226TH AVE SE
006	669994	0180	5/11/05	\$350,307	3160	0	8	2005	3	5188	N	N	28618 226TH AVE SE
006	669994	0040	4/12/05	\$350,030	3160	0	8	2004	3	5100	N	N	28635 226TH AVE SE
006	669994	0150	5/2/05	\$348,243	3160	0	8	2004	3	5831	N	N	28600 226TH AVE SE
006	042106	9066	5/2/05	\$550,000	3360	0	8	1984	4	79279	N	N	29740 223RD AVE SE
006	289630	0010	1/17/07	\$599,950	1540	690	9	1993	3	45427	N	N	23206 SE 293RD PL
006	032106	9041	7/11/06	\$1,290,000	2060	1220	9	1972	4	19602	Y	Y	30015 232ND PL SE
006	289630	0170	9/25/07	\$526,900	2090	0	9	1993	3	35000	N	N	29513 235TH AVE SE
006	289630	0240	9/20/06	\$535,000	2150	0	9	1993	3	35093	N	N	29320 233RD AVE SE
006	615180	0295	2/23/05	\$625,000	2260	0	9	2001	3	18662	Y	Y	29270 218TH PL SE
006	278126	0440	9/11/06	\$414,000	2560	0	9	2006	3	5758	N	N	23835 SE 283RD ST
006	278126	0330	7/27/06	\$399,000	2560	0	9	2006	3	5851	N	N	23834 SE 284TH PL
006	278126	0070	11/11/05	\$409,000	2560	0	9	2005	3	5800	N	N	23709 SE 284TH ST
006	278126	0640	8/5/05	\$399,000	2560	0	9	2005	3	6219	N	N	28321 236TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278126	0360	9/7/05	\$399,000	2560	0	9	2005	3	5510	N	N	23816 SE 284TH ST
006	289631	0060	4/3/07	\$627,000	2650	0	9	1997	3	38228	N	N	23419 SE 289TH ST
006	278126	0390	10/11/06	\$454,000	2670	0	9	2006	3	5758	N	N	23805 SE 283RD ST
006	278126	0480	1/27/06	\$426,900	2670	0	9	2005	3	5453	N	N	23826 SE 283RD ST
006	278126	0080	6/22/06	\$423,486	2670	0	9	2006	3	5800	N	N	23715 SE 284TH ST
006	278126	0040	5/9/05	\$381,000	2670	0	9	2005	3	5800	N	N	23619 SE 284TH ST
006	278123	0040	8/2/07	\$455,000	2670	0	9	2007	3	6000	N	N	23239 SE 284TH ST
006	278126	0410	7/30/07	\$437,500	2690	0	9	2006	3	5510	N	N	23817 SE 283RD ST
006	289630	0040	7/13/06	\$597,950	2700	0	9	1994	3	35755	N	N	23314 SE 293RD PL
006	278126	0300	9/11/06	\$416,000	2700	0	9	2006	3	6069	N	N	28324 239TH AVE SE
006	684200	0050	8/1/06	\$582,000	2720	0	9	2000	3	26515	N	N	23023 SE 290TH ST
006	278126	0620	4/17/06	\$449,500	2760	0	9	2005	3	7723	N	N	28313 236TH PL SE
006	278126	0380	8/16/06	\$417,000	2760	0	9	2006	3	5851	N	N	23804 SE 284TH ST
006	278126	0620	6/1/05	\$401,000	2760	0	9	2005	3	7723	N	N	28313 236TH PL SE
006	278126	0290	11/28/05	\$379,500	2760	0	9	2005	3	10140	N	N	23916 SE 284TH ST
006	278126	0600	6/21/06	\$420,362	2800	0	9	2006	3	5801	N	N	28305 236TH PL SE
006	278126	0050	5/24/05	\$408,800	2800	0	9	2005	3	5800	N	N	23625 SE 284TH ST
006	278126	0550	7/5/06	\$402,000	2800	0	9	2006	3	6166	N	N	28323 238TH AVE SE
006	278126	0150	5/11/06	\$397,000	2800	0	9	2006	3	5800	N	N	23831 SE 284TH ST
006	278126	0230	1/23/06	\$391,000	2800	0	9	2005	3	8911	N	N	23939 SE 284TH ST
006	278126	0130	8/8/05	\$365,500	2800	0	9	2005	3	5800	N	N	23819 SE 284TH ST
006	278126	0610	6/15/07	\$525,000	2820	0	9	2005	3	6191	N	N	28309 236TH PL SE
006	278126	0120	7/25/06	\$443,000	2820	0	9	2006	3	5800	N	N	23813 SE 284TH ST
006	278126	0370	3/13/06	\$423,000	2820	0	9	2005	3	5510	N	N	23810 SE 284TH ST
006	278123	0020	5/4/07	\$490,000	2820	0	9	2007	3	6666	N	N	23227 SE 284TH ST
006	278126	0060	9/26/05	\$403,000	2820	0	9	2005	3	5800	N	N	23703 SE 284TH ST
006	278126	0500	8/5/05	\$403,000	2820	0	9	2005	3	5340	N	N	23814 SE 283RD ST
006	278126	0180	2/24/06	\$393,000	2820	0	9	2005	3	5884	N	N	23909 SE 284TH ST
006	278126	0610	7/18/05	\$393,000	2820	0	9	2005	3	6191	N	N	28309 236TH PL SE
006	278126	0010	4/6/05	\$388,000	2820	0	9	2004	3	6162	N	N	23601 SE 284TH ST
006	278126	0160	3/10/06	\$383,000	2820	0	9	2006	3	5800	N	N	23837 SE 284TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	042106	9070	9/8/05	\$629,950	2970	0	9	1991	3	49223	N	N	30318 220TH AVE SE
006	278126	0470	12/4/06	\$480,000	3000	0	9	2006	3	8415	N	N	23836 SE 283RD ST
006	278123	0010	8/27/07	\$473,000	3000	0	9	2006	3	10708	N	N	23215 SE 284TH ST
006	278126	0310	11/13/06	\$436,000	3010	0	9	2006	3	5800	N	N	28318 239TH AVE SE
006	278126	0420	12/14/06	\$457,400	3040	0	9	2006	3	5510	N	N	23823 SE 283RD ST
006	278126	0490	8/21/06	\$457,325	3040	0	9	2006	3	5823	N	N	23820 SE 283RD ST
006	278126	0100	8/8/06	\$448,000	3040	0	9	2006	3	5800	N	N	23801 SE 284TH ST
006	278126	0170	7/5/06	\$446,000	3040	0	9	2006	3	5800	N	N	23903 SE 284TH ST
006	278126	0450	4/10/06	\$430,000	3040	0	9	2006	3	10452	N	N	28308 239TH AVE SE
006	278126	0510	11/20/06	\$436,000	3040	0	9	2006	3	5325	N	N	23808 SE 283RD ST
006	278126	0540	9/8/06	\$418,725	3040	0	9	2006	3	5800	N	N	28317 238TH AVE SE
006	278126	0630	7/11/05	\$405,210	3040	0	9	2005	3	6162	N	N	28317 236TH PL SE
006	278126	0200	1/17/06	\$410,000	3040	0	9	2005	3	7083	N	N	23921 SE 284TH ST
006	278126	0460	3/24/06	\$411,000	3040	0	9	2006	3	8695	N	N	28302 239TH AVE SE
006	278126	0030	5/11/05	\$396,000	3040	0	9	2004	3	5800	N	N	23613 SE 284TH ST
006	278126	0560	7/5/06	\$410,088	3040	0	9	2006	3	6166	N	N	28320 237TH AVE SE
006	278126	0240	8/25/05	\$396,613	3040	0	9	2005	3	7895	N	N	23945 SE 284TH ST
006	278126	0260	9/20/05	\$381,000	3040	0	9	2005	3	8164	N	N	23934 SE 284TH ST
006	278126	0590	9/26/05	\$379,500	3040	0	9	2005	3	5868	N	N	28301 236TH PL SE
006	289631	0380	6/21/06	\$675,000	3080	0	9	1998	3	26010	N	N	28935 233RD AVE SE
006	278126	0520	10/9/06	\$468,000	3120	0	9	2006	3	5532	N	N	23802 SE 283RD ST
006	278126	0350	7/5/06	\$463,000	3120	0	9	2006	3	5510	N	N	23822 SE 284TH ST
006	278126	0580	8/11/06	\$441,747	3120	0	9	2006	3	6476	N	N	28312 237TH AVE SE
006	278126	0090	6/12/06	\$432,152	3120	0	9	2006	3	5800	N	N	23721 SE 284TH ST
006	278126	0210	2/22/06	\$428,394	3120	0	9	2005	3	7775	N	N	23927 SE 284TH ST
006	278126	0140	8/3/06	\$430,000	3120	0	9	2006	3	5800	N	N	23825 SE 284TH ST
006	278126	0320	8/23/06	\$415,000	3120	0	9	2006	3	5822	N	N	28312 239TH AVE SE
006	278126	0340	9/22/06	\$423,500	3120	0	9	2006	3	5510	N	N	23828 SE 284TH ST
006	278126	0190	2/17/06	\$424,050	3120	0	9	2005	3	6305	N	N	23915 SE 284TH ST
006	278126	0430	9/15/06	\$420,000	3120	0	9	2006	3	5510	N	N	23829 SE 283RD ST
006	278126	0270	3/24/06	\$418,000	3120	0	9	2006	3	10180	N	N	23928 SE 284TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278126	0110	6/8/06	\$413,000	3120	0	9	2006	3	5800	N	N	23807 SE 284TH ST
006	278126	0530	7/21/06	\$415,000	3120	0	9	2006	3	5822	N	N	28311 238TH AVE SE
006	278126	0220	2/6/06	\$402,000	3120	0	9	2005	3	9059	N	N	23933 SE 284TH ST
006	278126	0570	9/9/05	\$388,000	3120	0	9	2005	3	5922	N	N	28316 237TH AVE SE
006	278126	0020	7/22/05	\$390,000	3120	0	9	2005	3	5800	N	N	23607 SE 284TH ST
006	278126	0250	8/20/05	\$389,500	3120	0	9	2005	3	8800	N	N	23944 SE 284TH ST
006	684200	0010	7/19/06	\$640,000	3180	0	9	2000	3	27155	N	N	23021 SE 291ST ST
006	615180	0645	10/25/06	\$584,000	3180	0	9	2004	3	16800	N	N	29036 220TH PL SE
006	278126	0280	2/10/06	\$449,450	3200	0	9	2005	3	9271	N	N	23922 SE 284TH ST
006	289631	0030	6/5/07	\$685,000	3230	0	9	1998	3	32906	N	N	23418 SE 289TH ST
006	289631	0030	1/13/05	\$460,000	3230	0	9	1998	3	32906	N	N	23418 SE 289TH ST
006	278126	0400	11/1/06	\$465,590	3280	0	9	2006	3	5510	N	N	23811 SE 283RD ST
006	289631	0110	4/23/07	\$695,000	3290	0	9	1997	3	28619	N	N	23411 SE 289TH ST
006	289631	0260	6/16/06	\$742,500	3540	0	9	1998	3	24769	N	N	23338 SE 291ST ST
006	289631	0270	6/23/05	\$619,000	3810	0	9	1997	3	29460	N	N	23346 SE 291ST ST
006	928380	0150	5/12/06	\$1,275,000	4260	0	9	1992	3	21888	Y	Y	29732 226TH AVE SE
006	615180	0690	12/13/06	\$730,000	2630	0	10	1990	3	43560	N	N	28829 224TH AVE SE
006	162106	9032	10/18/06	\$780,000	2720	0	10	2006	3	74923	N	N	32525 223RD AVE SE
006	153100	0140	1/21/05	\$586,000	3350	0	10	2004	3	46748	N	N	28815 237TH PL SE
006	153100	0120	3/29/05	\$634,000	3390	0	10	2004	3	52465	N	N	28827 237TH PL SE
006	729980	0020	1/4/05	\$685,000	3450	0	10	2004	3	70524	N	N	22538 SE 313TH PL
006	162106	9046	11/1/05	\$799,000	3490	0	10	2005	3	56628	N	N	32504 223RD AVE SE
006	729981	0040	6/22/06	\$885,500	3500	1870	10	2005	3	69848	Y	N	31732 222ND CT SE
006	729980	0300	8/31/05	\$859,950	3510	0	10	2005	3	64218	Y	N	22423 SE 313TH PL
006	729980	0160	5/25/05	\$799,000	3530	0	10	2005	3	77927	N	N	31726 224TH PL SE
006	729980	0090	2/16/05	\$656,450	3560	0	10	2004	3	70720	N	N	22529 SE 313TH PL
006	162106	9042	9/28/06	\$803,000	3580	0	10	2006	3	74923	N	N	32411 223RD AVE SE
006	162106	9044	9/27/06	\$800,000	3630	0	10	2005	3	56628	N	N	32406 223RD AVE SE
006	729981	0060	3/15/07	\$1,030,000	3660	1470	10	2006	3	125619	N	N	31741 222ND CT SE
006	729980	0370	3/7/07	\$879,000	3660	0	10	2005	3	85151	N	N	22540 SE SAWYER RIDGE WAY
006	729980	0370	3/15/05	\$760,757	3660	0	10	2005	3	85151	N	N	22540 SE SAWYER RIDGE WAY

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	729980	0030	1/18/05	\$651,950	3680	0	10	2004	3	102947	N	N	22550 SE 313TH PL
006	729981	0010	7/26/07	\$975,000	3700	0	10	2005	3	72807	N	N	22235 SE SAWYER RIDGE WAY
006	153100	0080	6/6/06	\$820,000	3750	0	10	2002	3	37940	N	N	28855 237TH PL SE
006	729980	0310	11/2/05	\$751,110	3850	0	10	2005	3	87476	N	N	22417 SE 313TH PL
006	162106	9045	6/28/07	\$889,760	3870	0	10	2007	3	50965	N	N	32424 223RD AVE SE
006	729980	0050	6/2/05	\$720,000	3870	0	10	2005	3	84541	N	N	22570 SE 313TH PL
006	729981	0140	3/6/07	\$1,150,756	3900	0	10	2006	3	114335	N	N	22027 SE SAWYER RIDGE WAY
006	729980	0210	4/29/05	\$832,546	4360	0	10	2005	3	99011	N	N	31735 224TH PL SE
007	084400	0130	10/12/05	\$175,000	790	0	5	1904	4	6950	N	N	32116 3RD AVE
007	084400	1155	4/24/07	\$249,650	840	0	5	1906	5	4725	N	N	25802 LAWSON ST
007	084400	1125	4/18/07	\$220,000	860	0	5	1906	4	7500	N	N	25716 LAWSON ST
007	084400	1120	12/12/06	\$217,000	860	0	5	1906	5	8064	N	N	25712 LAWSON ST
007	084400	1120	11/18/05	\$193,950	860	0	5	1906	5	8064	N	N	25712 LAWSON ST
007	084400	1150	8/30/05	\$193,000	890	0	5	1906	4	5100	N	N	25732 LAWSON ST
007	362206	9055	2/22/06	\$224,950	910	0	5	1937	4	6546	N	N	27044 SE RAVENSDALE WAY
007	564360	0100	12/16/05	\$199,800	910	0	5	1922	3	8560	N	N	32030 MORGAN DR
007	084400	0935	6/28/05	\$215,000	980	0	5	1906	4	8996	N	N	32516 4TH AVE
007	362206	9046	2/22/05	\$169,950	1000	0	5	1920	5	9650	N	N	26808 SE RAVENSDALE WAY
007	252206	9044	7/13/06	\$175,000	1210	0	5	1959	3	21750	N	N	26911 LANDSBURG RD SE
007	362206	9034	7/21/05	\$224,000	1280	0	5	1920	4	6705	N	N	26734 SE RAVENSDALE WAY
007	362206	9053	5/17/05	\$170,170	1330	0	5	1918	3	9650	N	N	26920 SE RAVENSDALE WAY
007	084400	0540	9/20/06	\$282,600	1480	760	5	1900	5	2585	N	N	32529 RAILROAD AVE
007	362206	9032	1/9/06	\$216,700	1490	0	5	1986	3	7031	N	N	26723 SE RAVENSDALE PL
007	084400	0545	8/19/05	\$265,000	1600	0	5	1980	3	19530	N	N	25015 MORGAN ST
007	222106	9031	7/26/06	\$330,000	1810	0	5	1980	3	108900	N	N	34919 243RD AVE SE
007	142106	9122	6/13/05	\$180,250	820	0	6	1958	4	14810	N	N	32200 5TH AVE
007	084400	1190	8/30/07	\$150,000	830	0	6	1906	4	4505	N	N	25615 LAWSON ST
007	252206	9024	5/22/07	\$227,000	880	0	6	1966	3	23760	N	N	27422 SE 271ST ST
007	289140	0180	5/9/05	\$210,500	900	0	6	2003	3	79279	Y	N	25337 SE 357TH ST
007	084400	0140	8/16/07	\$235,000	920	0	6	1905	5	7242	N	N	32126 3RD AVE
007	142106	9142	12/15/06	\$277,000	940	480	6	1914	5	16552	Y	N	25724 PACIFIC ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	084400	0006	8/4/05	\$252,500	970	650	6	1991	3	6050	N	N	32106 RAILROAD AVE
007	084400	0885	8/19/05	\$218,000	980	0	6	1906	5	11303	N	N	32532 3RD AVE
007	142106	9075	3/2/05	\$195,000	990	0	6	1930	5	7405	N	N	32806 5TH AVE
007	729950	0230	7/20/06	\$249,000	1010	0	6	1994	3	9600	N	N	32806 HYDE AVE
007	564360	0075	7/8/05	\$211,000	1020	0	6	1922	5	6400	N	N	32101 UNION DR
007	152106	9029	5/17/06	\$240,500	1040	0	6	1970	4	7405	N	N	32504 UNION DR
007	202650	0070	10/26/07	\$195,500	1080	0	6	1986	3	10560	N	N	24415 TERRACE PL
007	202650	0070	4/28/05	\$180,000	1080	0	6	1986	3	10560	N	N	24415 TERRACE PL
007	084400	1165	11/7/06	\$235,000	1100	0	6	1906	4	5720	N	N	25810 LAWSON ST
007	729950	0030	7/19/06	\$262,950	1120	0	6	1994	3	9908	N	N	24746 MASON ST
007	729950	0080	9/21/05	\$255,900	1120	0	6	1995	3	9600	N	N	24716 MASON ST
007	084400	0905	1/11/07	\$225,000	1120	0	6	1910	5	7700	N	N	32418 4TH AVE
007	729950	0150	4/28/05	\$230,000	1120	0	6	1994	3	12602	N	N	32809 HYDE AVE
007	084400	0320	9/12/06	\$181,350	1120	0	6	1990	3	7570	N	N	32432 2ND AVE
007	084400	0135	5/30/06	\$222,000	1150	0	6	1904	5	7712	N	N	32122 3RD AVE
007	132106	9037	6/2/06	\$280,000	1180	0	6	1969	3	21137	N	N	32122 BOTTS, HL DR SE
007	132106	9040	6/16/06	\$350,000	1200	0	6	1950	5	66646	N	N	32229 262ND AVE SE
007	252206	9064	6/28/07	\$266,000	1220	0	6	1914	4	7250	N	N	27521 SE 271ST ST
007	084400	0011	2/9/07	\$283,450	1220	680	6	1991	3	4690	N	N	32104 RAILROAD AVE
007	564360	0090	1/19/07	\$285,888	1220	550	6	1995	3	4080	N	N	24006 DAIL DR
007	729950	0090	12/5/06	\$290,000	1260	0	6	1995	3	9600	N	N	24710 MASON ST
007	729950	0210	3/14/06	\$275,700	1260	0	6	1994	3	9938	N	N	32814 HYDE AVE
007	729950	0040	5/24/06	\$274,000	1260	0	6	1994	3	10159	N	N	24740 MASON ST
007	152106	9028	2/10/06	\$189,900	1330	0	6	1922	4	19490	N	N	24101 ROBERTS DR
007	564360	0175	5/25/05	\$262,500	1340	1100	6	1991	3	5840	N	N	32113 MORGAN DR
007	729950	0110	7/5/07	\$345,000	1390	1370	6	1996	3	8337	N	N	24717 MASON ST
007	202650	0080	7/31/06	\$265,000	1430	0	6	1986	3	9760	N	N	2441 TERRACE PL
007	202650	0080	11/10/05	\$200,000	1430	0	6	1986	3	9760	N	N	2441 TERRACE PL
007	084400	1180	10/2/06	\$239,900	1440	0	6	1950	4	6900	N	N	25820 LAWSON ST
007	084400	0040	2/23/05	\$240,000	1520	1110	6	1964	4	8000	N	N	32209 3RD AVE
007	084400	0070	9/27/07	\$252,000	1530	0	6	1967	4	6420	N	N	25230 PARK ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	084400	1015	7/27/05	\$254,250	1560	0	6	1977	4	10220	Y	N	32400 HAMMOND PL
007	084400	1185	2/1/07	\$240,000	1560	480	6	1957	4	8075	N	N	25609 LAWSON ST
007	202650	0020	9/26/06	\$292,000	1750	0	6	1986	3	9600	N	N	24406 TERRACE PL
007	084400	1215	11/30/06	\$300,000	1980	0	6	1944	5	19125	N	N	25701 LAWSON ST
007	084400	1487	10/17/06	\$291,375	940	940	7	1971	3	8375	N	N	32820 RAILROAD AVE
007	423340	0710	4/24/06	\$285,000	960	530	7	1994	3	9667	N	N	32520 MC KAY LN
007	084400	0815	3/31/06	\$289,000	1040	1040	7	1994	3	10878	N	N	32622 2ND AVE
007	142106	9200	9/12/07	\$285,000	1100	0	7	1998	3	11296	N	N	24577 ROBERTS DR
007	142106	9202	10/13/06	\$274,000	1100	0	7	1998	3	13271	N	N	24615 ROBERTS DR
007	142106	9199	9/8/05	\$205,785	1100	0	7	1996	3	9999	N	N	24670 MORGAN ST
007	142106	9108	4/10/07	\$324,950	1150	580	7	1996	3	13394	N	N	24611 ROBERTS DR
007	142106	9201	7/5/06	\$241,950	1170	0	7	1998	3	10000	N	N	24613 ROBERTS DR
007	142106	9091	10/21/05	\$210,685	1170	0	7	1996	3	10603	Y	N	24686 MORGAN ST
007	810000	0040	12/20/06	\$322,000	1180	260	7	1994	3	7200	N	N	32116 SUNNY LN
007	810000	0160	3/27/07	\$260,000	1190	0	7	1993	3	7208	N	N	32121 SUNNY LN
007	202575	0070	7/14/06	\$274,500	1210	0	7	1996	3	7602	N	N	24118 ROBERTS DR
007	132106	9047	7/20/05	\$300,000	1220	0	7	1908	4	130264	Y	N	32216 HL BOTTS DR SE
007	202575	0020	6/19/07	\$303,000	1260	0	7	1995	3	7200	N	N	32120 UNION DR
007	202575	0050	2/14/06	\$255,500	1260	0	7	1995	3	7200	N	N	32214 UNION DR
007	564360	0157	8/24/05	\$233,950	1280	0	7	1977	4	4453	N	N	32211 MORGAN DR
007	202560	0070	3/21/07	\$324,950	1290	320	7	1990	4	11044	N	N	25001 SUMMIT DR
007	563601	0090	2/21/06	\$334,950	1290	370	7	1998	3	9628	N	N	30504 CUMBERLAND DR
007	563601	0510	3/28/07	\$325,000	1290	370	7	1997	3	9600	N	N	25411 CUMBERLAND WAY
007	202560	0020	2/14/05	\$240,500	1290	310	7	1990	3	7200	N	N	25011 SUMMIT DR
007	084040	0030	6/2/06	\$304,600	1300	340	7	1997	3	7202	N	N	32325 LYNCH LN
007	423340	0400	6/20/06	\$290,000	1300	0	7	1994	3	9644	N	N	32513 MC KAY LN
007	084040	0120	7/12/06	\$300,000	1300	340	7	1997	3	7212	N	N	24140 BUENA VISTA DR
007	084040	0060	3/14/06	\$294,800	1300	340	7	1997	3	7202	N	N	32401 LYNCH LN
007	564360	0170	6/22/07	\$206,700	1310	850	7	1990	3	8760	N	N	32115 MORGAN DR
007	112106	9047	10/12/06	\$365,000	1320	0	7	1962	3	242193	N	N	31114 RAILROAD AVE
007	084400	0236	6/25/07	\$275,000	1320	0	7	1989	3	9430	N	N	32224 3RD AVE

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Area 57
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	084400	0236	5/13/05	\$224,950	1320	0	7	1989	3	9430	N	N	32224 3RD AVE
007	563600	0110	8/31/07	\$327,000	1330	580	7	1997	3	10028	N	N	25205 KANASKET DR
007	563600	0480	7/24/06	\$323,000	1330	580	7	1998	3	10400	N	N	25324 KANASKET DR
007	084400	0095	12/2/05	\$250,000	1340	0	7	1990	3	8208	N	N	32200 RAILROAD AVE
007	563600	0150	9/11/06	\$315,000	1380	0	7	1995	3	9610	N	N	25310 CUMBERLAND PL
007	142106	9106	3/31/05	\$305,000	1410	0	7	1957	3	51836	N	N	32601 ABRAMS AVE
007	202550	0035	1/24/05	\$304,000	1420	0	7	1978	3	87120	N	N	22420 SE 331ST ST
007	423340	0140	3/9/07	\$318,800	1430	0	7	1995	3	9605	N	N	32403 NEWCASTLE DR
007	423340	0340	6/22/07	\$310,000	1430	0	7	1994	3	10816	N	N	32526 MC KAY LN
007	423340	0010	3/6/07	\$300,950	1430	0	7	1994	3	9694	N	N	32601 NEWCASTLE DR
007	202560	0240	6/25/07	\$310,000	1430	0	7	1990	3	7200	N	N	30405 KUMMER AVE
007	423340	0660	8/22/07	\$305,000	1430	0	7	1994	3	9635	N	N	32510 MC KAY LN
007	423340	0410	1/29/07	\$296,000	1430	0	7	1994	3	9698	N	N	32511 MC KAY LN
007	423340	0140	5/3/06	\$293,000	1430	0	7	1995	3	9605	N	N	32403 NEWCASTLE DR
007	202560	0240	7/6/05	\$262,000	1430	0	7	1990	3	7200	N	N	30405 KUMMER AVE
007	423340	0340	3/31/06	\$227,000	1430	0	7	1994	3	10816	N	N	32526 MC KAY LN
007	810000	0120	10/3/05	\$269,000	1440	0	7	1993	3	7395	N	N	32213 SUNNY LN
007	423340	0720	8/29/05	\$261,000	1470	0	7	1994	3	9700	N	N	32522 MC KAY LN
007	563600	0240	7/5/07	\$339,000	1480	0	7	1995	3	9932	N	N	25309 CUMBERLAND PL
007	563601	0550	6/20/06	\$325,000	1480	0	7	1996	3	9600	N	N	25503 CUMBERLAND WAY
007	810000	0090	5/20/05	\$275,600	1480	0	7	1995	3	7200	N	N	32214 SUNNY LN
007	563601	0270	8/17/05	\$277,900	1480	0	7	1996	3	9897	N	N	25512 CUMBERLAND WAY
007	202560	0050	7/19/06	\$315,000	1500	0	7	1990	3	7200	N	N	25005 SUMMIT DR
007	202560	0050	8/16/07	\$300,000	1500	0	7	1990	3	7200	N	N	25005 SUMMIT DR
007	202560	0200	12/22/06	\$293,000	1510	0	7	1990	3	7200	N	N	30404 KUMMER AVE
007	563600	0380	8/27/07	\$319,950	1510	0	7	1994	3	10175	N	N	25514 KANASKET DR
007	563600	0200	9/5/05	\$275,000	1510	0	7	1994	3	9626	N	N	25204 CUMBERLAND PL
007	202560	0130	4/26/06	\$295,000	1530	0	7	1990	3	8282	N	N	30401 BLAINE AVE
007	252206	9095	6/20/05	\$235,000	1550	0	7	1960	4	23510	N	N	26106 SE KENT-KANGLEY RD
007	142106	9028	10/5/06	\$335,000	1560	700	7	1987	3	22479	Y	N	32904 5TH AVE
007	563601	0720	5/10/05	\$249,950	1560	0	7	1998	3	10514	N	N	30518 SELLECK PL

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	142106	9131	4/18/07	\$375,000	1570	870	7	1994	3	16836	Y	N	33025 PACIFIC PL
007	084040	0090	3/16/05	\$237,950	1580	0	7	1997	3	8025	N	N	32451 LYNCH LN
007	563601	0370	6/6/07	\$345,000	1590	0	7	1996	3	9427	N	N	25421 PALMER PL
007	563600	0030	8/29/05	\$305,000	1590	570	7	1996	3	11122	N	N	25320 CUMBERLAND WAY
007	084400	0185	3/1/06	\$271,900	1600	0	7	1996	3	7500	N	N	32225 5TH AVE
007	302207	9074	7/7/05	\$382,000	1600	0	7	1992	3	103237	N	N	28504 SE 262ND ST
007	289140	0085	10/26/07	\$400,000	1610	0	7	1967	5	66646	N	N	35614 252ND AVE SE
007	202560	0100	9/21/06	\$320,000	1610	0	7	1990	3	7200	N	N	30407 BLAINE AVE
007	510451	0510	9/11/06	\$350,000	1630	0	7	2003	3	6345	N	N	24530 SE 276TH CT
007	510451	0490	8/13/07	\$344,750	1630	0	7	2003	3	4473	N	N	24506 SE 276TH CT
007	510451	0580	12/9/05	\$316,000	1630	0	7	2004	3	5007	N	N	24550 SE 276TH CT
007	510451	0510	7/19/07	\$335,000	1630	0	7	2003	3	6345	N	N	24530 SE 276TH CT
007	510451	0610	11/21/05	\$319,000	1630	0	7	2004	3	4075	N	N	24547 SE 276TH CT
007	510451	0490	6/14/05	\$294,950	1630	0	7	2003	3	4473	N	N	24506 SE 276TH CT
007	564360	0181	11/14/05	\$250,950	1630	0	7	1992	3	5037	N	N	32027 MORGAN DR
007	563601	0390	1/31/07	\$354,000	1640	0	7	1997	3	9817	N	N	25507 PALMER PL
007	202650	0110	2/22/07	\$295,000	1640	1250	7	1962	4	10046	N	N	24531 MORGAN ST
007	563601	0390	6/10/05	\$270,000	1640	0	7	1997	3	9817	N	N	25507 PALMER PL
007	563600	0490	5/5/05	\$264,900	1650	0	7	1996	3	11252	N	N	25318 KANASKET DR
007	084400	0015	4/10/06	\$297,950	1660	0	7	1991	3	8000	N	N	32110 RAILROAD AVE
007	423340	0310	11/1/06	\$300,000	1660	0	7	1994	3	9645	N	N	32600 NEWCASTLE DR
007	423340	0200	8/27/07	\$350,000	1680	0	7	1995	3	9849	N	N	32408 NEWCASTLE DR
007	423340	0130	2/14/06	\$298,950	1680	0	7	1995	3	9605	N	N	32405 NEWCASTLE DR
007	423340	0240	4/7/05	\$255,000	1680	0	7	1994	3	9668	N	N	32502 NEWCASTLE DR
007	510451	0310	7/13/06	\$349,000	1690	0	7	2003	3	4300	N	N	27368 245TH AVE SE
007	510451	0260	7/11/06	\$347,000	1690	0	7	2003	3	7343	N	N	27326 245TH AVE SE
007	510451	0070	9/18/06	\$344,995	1690	0	7	2002	3	5175	N	N	27447 245TH AVE SE
007	510451	0260	9/6/07	\$345,000	1690	0	7	2003	3	7343	N	N	27326 245TH AVE SE
007	510451	0030	4/4/07	\$344,000	1690	0	7	2003	3	5082	N	N	27603 245TH AVE SE
007	510451	0220	5/1/06	\$339,000	1690	0	7	2003	3	4607	N	N	27305 245TH AVE SE
007	510451	0380	7/5/05	\$298,500	1690	0	7	2002	3	4136	N	N	27424 245TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0210	7/19/05	\$299,950	1690	0	7	2003	3	4533	N	N	27309 245TH AVE SE
007	510451	0120	5/9/05	\$289,950	1690	0	7	2002	3	5175	N	N	27407 245TH AVE SE
007	510451	0540	7/5/05	\$289,500	1690	0	7	2003	3	4102	N	N	24517 SE 275TH ST
007	510451	0100	4/21/05	\$284,950	1690	0	7	2002	3	5175	N	N	27423 245TH AVE SE
007	202560	0260	12/16/05	\$321,500	1700	0	7	1990	3	8836	N	N	30401 KUMMER AVE
007	142106	9062	5/24/05	\$356,000	1750	0	7	1983	4	78408	N	N	32823 MERINO ST
007	564360	0160	5/29/07	\$310,000	1760	0	7	2004	3	5840	N	N	32127 MORGAN DR
007	564360	0215	7/21/05	\$225,000	1760	0	7	2001	3	8960	N	N	32503 UNION DR
007	510452	0320	11/8/06	\$369,000	1770	0	7	2004	3	5329	N	N	27961 251ST AVE SE
007	510452	0790	11/1/06	\$367,500	1770	0	7	2004	3	4960	N	N	27978 251ST AVE SE
007	810000	0150	9/1/05	\$280,000	1770	0	7	1992	3	7355	N	N	32207 SUNNY LN
007	084400	0845	10/4/05	\$235,000	1790	0	7	1991	3	6100	N	N	32428 3RD AVE
007	563601	0610	6/27/07	\$369,950	1800	0	7	1997	3	9940	N	N	25611 CUMBERLAND WAY
007	423340	0420	7/18/07	\$348,950	1810	0	7	1994	3	9708	N	N	32509 MC KAY LN
007	423340	0180	5/30/05	\$275,000	1810	0	7	1995	3	9683	N	N	32404 NEWCASTLE DR
007	423340	0190	8/21/07	\$310,000	1820	0	7	1994	3	10086	N	N	32406 NEWCASTLE DR
007	142106	9042	11/8/05	\$370,000	1820	0	7	1926	4	185565	N	N	25010 MORGAN ST
007	510451	0600	5/14/07	\$363,000	1830	0	7	2004	3	5434	N	N	24553 SE 276TH CT
007	510451	0340	4/5/07	\$372,500	1830	0	7	2002	3	7308	N	N	27408 245TH AVE SE
007	510451	0470	9/18/06	\$371,900	1830	0	7	2003	3	4796	N	N	27536 245TH AVE SE
007	510451	0250	3/12/07	\$371,000	1830	0	7	2003	3	6826	N	N	27322 245TH AVE SE
007	510451	0460	8/21/07	\$370,000	1830	0	7	2003	3	4764	N	N	27528 245TH AVE SE
007	510451	0110	6/14/06	\$369,900	1830	0	7	2002	3	5175	N	N	27415 245TH AVE SE
007	510451	0050	10/17/06	\$369,900	1830	0	7	2003	3	6269	N	N	27543 245TH AVE SE
007	510451	0650	4/1/06	\$368,000	1830	0	7	2003	3	5252	N	N	24523 SE 276TH CT
007	510451	0270	6/4/07	\$367,950	1830	0	7	2003	3	5612	N	N	27330 245TH AVE SE
007	510451	0810	8/10/06	\$360,000	1830	0	7	2003	3	5120	N	N	24512 SE 275TH ST
007	510451	0240	11/16/05	\$357,950	1830	0	7	2003	3	8601	N	N	27318 245TH AVE SE
007	510451	0420	11/13/06	\$355,000	1830	0	7	2002	3	5326	N	N	27456 245TH AVE SE
007	510451	0090	11/3/05	\$350,000	1830	0	7	2002	3	5175	N	N	27431 245TH AVE SE
007	510451	0230	10/24/07	\$349,950	1830	0	7	2003	3	9396	N	N	27301 245TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0430	5/1/06	\$345,000	1830	0	7	2003	3	4656	N	N	27506 245TH AVE SE
007	510451	0770	12/20/05	\$334,500	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0320	8/17/05	\$334,000	1830	0	7	2002	3	4500	N	N	27370 245TH AVE SE
007	142106	9109	6/23/05	\$280,000	1830	0	7	1940	4	22263	Y	N	33013 3RD AVE
007	510451	0200	10/12/07	\$315,000	1830	0	7	2003	3	5184	N	N	27313 245TH AVE SE
007	510451	0270	6/17/05	\$309,950	1830	0	7	2003	3	5612	N	N	27330 245TH AVE SE
007	510451	1160	3/29/05	\$317,990	1830	0	7	2002	3	6079	N	N	27552 247TH CT SE
007	510451	0290	5/4/05	\$306,000	1830	0	7	2003	3	4564	N	N	27346 245TH AVE SE
007	510451	0440	2/15/05	\$275,000	1830	0	7	2003	3	4390	N	N	27514 245TH AVE SE
007	563600	0210	8/10/05	\$349,950	1870	810	7	1995	3	9624	N	N	25202 CUMBERLAND PL
007	563600	0320	3/23/05	\$325,000	1870	970	7	1995	3	10914	N	N	25415 KANASKET DR
007	346340	0140	8/16/05	\$467,000	1900	620	7	1984	3	44866	N	N	22515 SE 329TH ST
007	084400	1052	9/8/06	\$345,000	1904	0	7	1999	3	8200	N	N	25591 BAKER ST
007	563600	0310	5/24/05	\$340,000	1920	890	7	1995	3	10361	N	N	25411 KANASKET DR
007	232106	9034	6/9/05	\$395,000	1980	0	7	1977	4	216057	N	N	35006 257TH AVE SE
007	423340	0280	4/12/07	\$345,000	1990	0	7	1994	3	9656	N	N	32510 NEWCASTLE DR
007	563601	0240	5/25/05	\$281,000	2000	0	7	1996	3	10378	N	N	25608 CUMBERLAND WAY
007	202560	0110	8/10/06	\$308,500	2050	0	7	1990	3	7200	N	N	30405 BLAINE AVE
007	563601	0080	3/8/05	\$290,000	2050	0	7	1998	3	9635	N	N	30508 CUMBERLAND DR
007	563601	0050	5/20/06	\$351,000	2057	0	7	1998	3	9600	N	N	30516 CUMBERLAND DR
007	563601	0060	2/16/06	\$350,000	2057	0	7	1998	3	9600	N	N	30514 CUMBERLAND DR
007	563601	0130	3/27/06	\$329,000	2090	0	7	1998	3	9855	N	N	30420 CUMBERLAND DR
007	563601	0450	6/28/05	\$300,000	2090	0	7	1997	3	9604	N	N	25422 PALMER PL
007	423340	0330	10/5/07	\$367,500	2180	0	7	1993	3	11685	N	N	32528 MC KAY LN
007	563601	0010	6/27/06	\$365,000	2294	0	7	1998	3	9600	N	N	30528 CUMBERLAND DR
007	563601	0350	9/12/05	\$341,950	2300	0	7	1998	3	10109	N	N	25404 CUMBERLAND WAY
007	563601	0040	3/21/06	\$358,000	2310	0	7	1998	3	9600	N	N	30518 CUMBERLAND DR
007	423340	0110	5/21/07	\$373,000	2320	0	7	2000	3	9650	N	N	32409 NEWCASTLE DR
007	563601	0700	11/16/07	\$375,000	2344	0	7	1998	3	10199	N	N	30515 CUMBERLAND DR
007	563601	0560	7/17/06	\$376,000	2390	0	7	1996	3	9600	N	N	25507 CUMBERLAND WAY
007	563601	0470	7/9/07	\$422,450	2674	0	7	1998	3	10342	N	N	25414 PALMER PL

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	563601	0760	11/6/07	\$409,000	2960	0	7	1998	3	10393	N	N	30505 SELLECK PL
007	222106	9026	1/26/05	\$390,000	3020	0	7	1987	3	40500	N	N	24224 SE GREEN VALLEY RD
007	289140	0370	2/22/07	\$520,000	1030	450	8	1990	3	283140	Y	N	35401 252ND AVE SE
007	272106	9036	6/20/06	\$460,000	1450	0	8	1985	2	287060	Y	N	24113 SE GREEN VALLEY RD
007	510452	0740	12/6/06	\$349,250	1630	0	8	2004	3	4744	N	N	28028 MAPLE RIDGE WAY SE
007	510452	0640	3/13/06	\$368,900	1770	0	8	2004	3	5000	N	N	28078 MAPLE RIDGE WAY SE
007	510452	0670	4/12/06	\$327,950	1770	0	8	2004	3	4500	N	N	28066 MAPLE RIDGE WAY SE
007	510452	0640	3/24/05	\$294,990	1770	0	8	2004	3	5000	N	N	28078 MAPLE RIDGE WAY SE
007	510452	0570	2/17/05	\$292,990	1770	0	8	2004	3	5145	N	N	28120 MAPLE RIDGE WAY SE
007	510452	0580	2/7/05	\$278,990	1770	0	8	2004	3	5369	N	N	28116 MAPLE RIDGE WAY SE
007	510452	0610	3/20/07	\$369,900	1830	0	8	2004	3	4500	N	N	28104 MAPLE RIDGE WAY SE
007	346340	0210	9/16/05	\$345,000	1870	0	8	1984	3	34127	N	N	22620 SE 329TH ST
007	346340	0220	1/24/06	\$420,000	1990	0	8	1989	3	36905	Y	Y	22518 SE 329TH ST
007	510451	2030	5/31/07	\$410,000	2000	0	8	2003	3	7084	N	N	24453 SE 277TH CT
007	510451	1040	3/6/07	\$408,500	2000	0	8	2003	3	6921	N	N	27500 MAPLE RIDGE WAY SE
007	510451	0970	12/6/05	\$404,000	2000	0	8	2002	3	6301	N	N	27344 MAPLE RIDGE WAY SE
007	510451	0690	8/3/07	\$405,000	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WAY SE
007	510451	0690	8/29/06	\$399,700	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WAY SE
007	510451	2100	10/24/06	\$392,000	2000	0	8	2003	3	5544	N	N	27719 245TH AVE SE
007	510451	0720	7/14/05	\$389,950	2000	0	8	2003	3	5500	N	N	27531 MAPLE RIDGE WAY SE
007	510451	0730	2/22/06	\$388,500	2000	0	8	2003	3	5500	N	N	27523 MAPLE RIDGE WAY SE
007	510451	2100	5/22/07	\$380,000	2000	0	8	2003	3	5544	N	N	27719 245TH AVE SE
007	510451	1140	1/25/05	\$370,990	2000	0	8	2002	3	8582	N	N	27542 247TH CT SE
007	510451	0750	5/25/05	\$350,000	2000	0	8	2003	3	5779	N	N	27505 MAPLE RIDGE WAY SE
007	510451	0690	3/25/05	\$336,950	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WAY SE
007	346340	0080	2/17/05	\$373,000	2030	0	8	1992	3	41295	N	N	22415 SE 329TH ST
007	510453	0140	3/15/06	\$413,362	2040	0	8	2005	3	4095	N	N	25393 SE 279TH ST
007	510453	0410	2/5/07	\$413,490	2040	0	8	2006	3	8444	N	N	27668 256TH PL SE
007	510453	0240	6/1/06	\$410,493	2040	0	8	2006	3	4348	N	N	27824 257TH AVE SE
007	510453	0700	9/14/06	\$408,056	2040	0	8	2006	3	5545	N	N	27759 257TH AVE SE
007	510453	0180	4/21/06	\$406,481	2040	0	8	2005	3	4391	N	N	27872 257TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	0260	6/14/06	\$407,550	2040	0	8	2006	3	4348	N	N	27810 257TH AVE SE
007	510453	0890	11/8/05	\$405,875	2040	0	8	2005	3	3870	N	N	27858 256TH CT SE
007	510453	0650	11/3/06	\$412,878	2040	0	8	2006	3	3868	Y	N	25557 SE 277TH ST
007	510453	0290	7/21/06	\$403,085	2040	0	8	2006	3	4634	N	N	27766 257TH AVE SE
007	510453	0160	4/24/06	\$398,444	2040	0	8	2005	3	4385	N	N	27888 257TH AVE SE
007	510453	0560	2/20/07	\$397,990	2040	0	8	2006	3	3810	N	N	27669 256TH PL SE
007	510453	0480	12/19/06	\$392,583	2040	0	8	2006	3	4527	N	N	27613 256TH PL SE
007	510453	0860	10/17/05	\$392,556	2040	0	8	2005	3	4382	N	N	27834 256TH CT SE
007	510453	1020	6/2/06	\$379,900	2040	0	8	2005	3	3645	N	N	25368 SE 279TH PL
007	510453	0940	1/5/06	\$376,248	2040	0	8	2005	3	3825	N	N	27851 256TH CT SE
007	510453	1060	1/16/06	\$375,966	2040	0	8	2006	3	4090	N	N	25344 SE 279TH PL
007	510453	0080	10/17/05	\$374,523	2040	0	8	2005	3	4095	N	N	25357 SE 279TH ST
007	510453	0530	3/6/07	\$372,990	2040	0	8	2006	3	3626	N	N	27645 256TH PL SE
007	510453	1870	3/3/07	\$397,653	2040	0	8	2005	3	5451	Y	N	25543 SE 275TH PL
007	510453	1080	7/11/06	\$367,950	2040	0	8	2005	3	4005	N	N	25332 SE 279TH PL
007	510453	0800	8/17/05	\$366,576	2040	0	8	2005	3	4511	N	N	27815 256TH CT SE
007	510453	0580	3/13/07	\$365,990	2040	0	8	2006	3	3753	N	N	27685 256TH PL SE
007	510453	0010	5/3/05	\$361,624	2040	0	8	2005	3	4421	N	N	25315 SE 279TH ST
007	510453	0840	6/21/05	\$361,261	2040	0	8	2005	3	4604	Y	N	27812 256TH CT SE
007	510453	0040	6/3/05	\$357,116	2040	0	8	2005	3	4095	N	N	25333 SE 279TH ST
007	510453	1100	9/26/05	\$353,478	2040	0	8	2005	3	4436	N	N	25320 SE 279TH PL
007	510453	1080	6/27/05	\$353,271	2040	0	8	2005	3	4005	N	N	25332 SE 279TH PL
007	510453	0670	1/19/07	\$345,990	2040	0	8	2006	3	4474	N	N	27735 257TH AVE SE
007	510452	0630	11/29/05	\$390,000	2150	0	8	2004	3	5000	N	N	28082 MAPLE RIDGE WAY SE
007	510451	1150	3/11/05	\$378,539	2150	0	8	2004	3	17601	N	N	27548 247TH CT SE
007	510452	0660	4/8/05	\$361,950	2150	0	8	2004	3	7995	N	N	28070 MAPLE RIDGE WAY SE
007	510452	0590	3/8/05	\$350,990	2150	0	8	2004	3	9523	N	N	28112 MAPLE RIDGE WAY SE
007	510452	0660	1/11/05	\$332,990	2150	0	8	2004	3	7995	N	N	28070 MAPLE RIDGE WAY SE
007	510452	0600	8/24/06	\$417,000	2190	0	8	2004	3	7233	N	N	28108 MAPLE RIDGE WAY SE
007	510452	0340	8/7/07	\$400,000	2190	0	8	2004	3	4496	N	N	27977 251ST AVE SE
007	510452	0820	10/6/05	\$395,000	2190	0	8	2004	3	8960	N	N	27954 251ST AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510452	0360	6/14/05	\$359,950	2190	0	8	2004	3	4502	N	N	27980 MAPLE RIDGE WAY SE
007	346340	0090	7/28/05	\$399,990	2220	0	8	1991	3	42905	N	N	22421 SE 329TH ST
007	262206	9040	10/26/06	\$715,000	2230	0	8	1997	3	201247	N	N	24701 SE SUMMIT-LANDBURG RD
007	510453	0590	1/10/07	\$440,475	2300	0	8	2006	3	4602	Y	N	25509 SE 277TH ST
007	232106	9020	12/26/06	\$550,000	2300	0	8	1989	3	174240	Y	N	33705 257TH AVE SE
007	510453	0570	4/18/07	\$404,975	2300	0	8	2006	3	3810	N	N	27677 256TH PL SE
007	510453	0980	6/7/06	\$399,543	2300	0	8	2006	3	3916	N	N	25392 SE 279TH PL
007	510453	0770	9/29/06	\$397,275	2300	0	8	2006	3	4249	N	N	27855 257TH AVE SE
007	510453	0090	2/9/06	\$392,752	2300	0	8	2005	3	4095	N	N	25363 SE 279TH ST
007	510453	0720	10/12/06	\$388,000	2300	0	8	2006	3	4332	N	N	27783 257TH AVE SE
007	510453	0020	6/24/05	\$386,263	2300	0	8	2005	3	4095	N	N	25321 SE 279TH ST
007	510453	0780	9/29/05	\$384,990	2300	0	8	2005	3	4057	N	N	27827 256TH CT SE
007	510453	0100	2/17/06	\$383,695	2300	0	8	2005	3	4095	N	N	25369 SE 279TH ST
007	510453	1110	8/30/05	\$373,314	2300	0	8	2005	3	4880	N	N	25314 SE 279TH PL
007	302207	9050	6/19/06	\$575,000	2310	0	8	1989	3	93142	Y	N	25918 292ND AVE SE
007	346340	0070	1/19/07	\$417,500	2310	0	8	1990	3	36125	N	N	22403 SE 329TH ST
007	510452	0040	2/6/07	\$416,900	2350	0	8	2003	3	5355	N	N	27839 MAPLE RIDGE WAY SE
007	510452	0400	8/21/07	\$419,900	2350	0	8	2003	3	5100	N	N	27989 MAPLE RIDGE WAY SE
007	510452	0050	9/27/06	\$409,000	2350	0	8	2003	3	5355	N	N	27901 MAPLE RIDGE WAY SE
007	510452	0390	4/2/07	\$415,000	2350	0	8	2003	3	5140	N	N	27981 MAPLE RIDGE WAY SE
007	510452	0460	6/8/07	\$400,000	2350	0	8	2003	3	5100	N	N	28035 MAPLE RIDGE WAY SE
007	510452	0490	8/2/05	\$398,000	2350	0	8	2003	3	5100	N	N	28059 MAPLE RIDGE WAY SE
007	510452	0390	12/5/05	\$387,000	2350	0	8	2003	3	5140	N	N	27981 MAPLE RIDGE WAY SE
007	510452	0020	12/20/07	\$369,000	2350	0	8	2003	3	5355	N	N	27823 MAPLE RIDGE WAY SE
007	510453	0600	3/9/07	\$469,120	2370	0	8	2007	3	4590	Y	N	25517 SE 277TH ST
007	510453	0390	2/2/07	\$449,248	2370	0	8	2006	3	6092	N	N	27684 256TH PL SE
007	510453	0110	8/2/06	\$446,000	2370	0	8	2005	3	4095	N	N	25375 SE 279TH PL
007	510453	1860	1/19/07	\$514,990	2370	0	8	2005	3	10232	Y	N	25535 SE 275TH PL
007	510453	0430	1/3/07	\$436,588	2370	0	8	2006	3	4375	N	N	27652 256TH PL SE
007	510453	0500	12/5/06	\$434,556	2370	0	8	2006	3	4535	N	N	27621 256TH PL SE
007	510453	0280	7/7/06	\$428,801	2370	0	8	2006	3	4504	N	N	27774 257TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	0470	11/28/06	\$423,000	2370	0	8	2006	3	4391	N	N	27609 256TH PL SE
007	510453	0220	6/19/06	\$420,987	2370	0	8	2006	3	4324	N	N	27840 257TH AVE SE
007	510453	0620	3/16/07	\$425,000	2370	0	8	2007	3	4590	Y	N	25533 SE 277TH ST
007	510453	0360	12/7/06	\$418,679	2370	0	8	2006	3	4512	N	N	27714 257TH AVE SE
007	510453	0190	3/23/06	\$417,306	2370	0	8	2006	3	4181	N	N	27864 257TH AVE SE
007	510453	0110	2/17/06	\$415,332	2370	0	8	2005	3	4095	N	N	25375 SE 279TH PL
007	510453	0250	6/1/06	\$413,469	2370	0	8	2006	3	4348	N	N	27816 257TH AVE SE
007	510453	0730	8/28/06	\$411,735	2370	0	8	2006	3	4625	N	N	27813 257TH AVE SE
007	510453	0060	9/21/05	\$409,599	2370	0	8	2005	3	4095	N	N	25345 SE 279TH ST
007	510453	0640	11/7/06	\$414,260	2370	0	8	2006	3	3608	Y	N	25549 SE 277TH ST
007	510453	0950	1/12/06	\$405,790	2370	0	8	2005	3	3825	N	N	27859 256TH CT SE
007	510453	0930	12/8/05	\$404,226	2370	0	8	2005	3	3825	N	N	27843 256TH CT SE
007	510453	1000	6/21/06	\$397,900	2370	0	8	2005	3	3645	N	N	25380 SE 279TH PL
007	510453	0870	11/17/05	\$395,083	2370	0	8	2005	3	4911	N	N	27842 256TH CT SE
007	510453	0130	3/13/06	\$392,400	2370	0	8	2005	3	4095	N	N	25387 SE 279TH ST
007	510453	1070	3/2/06	\$389,900	2370	0	8	2006	3	4005	N	N	25338 SE 279TH PL
007	510453	1090	8/18/05	\$379,112	2370	0	8	2005	3	4094	N	N	25326 SE 279TH PL
007	510453	0340	8/31/06	\$434,895	2380	0	8	2006	3	4455	N	N	27730 257TH AVE SE
007	510453	0400	2/1/07	\$424,679	2380	0	8	2006	3	6397	N	N	27676 256TH PL SE
007	510453	0320	8/14/06	\$417,307	2380	0	8	2006	3	4455	N	N	27742 257TH AVE SE
007	510453	0230	5/24/06	\$409,824	2380	0	8	2006	3	4348	N	N	27832 257TH AVE SE
007	510453	0970	1/13/06	\$397,244	2380	0	8	2005	3	4492	Y	N	27873 256TH CT SE
007	510453	0790	9/2/05	\$394,213	2380	0	8	2005	3	4164	N	N	27819 256TH CT SE
007	510453	0030	9/8/05	\$389,805	2380	0	8	2005	3	4095	N	N	25327 SE 279TH ST
007	510453	0460	11/7/06	\$461,080	2390	0	8	2006	3	6783	N	N	27605 256TH PL SE
007	510453	0310	8/1/06	\$442,113	2390	0	8	2006	3	4623	N	N	27750 257TH AVE SE
007	510453	0750	7/24/06	\$432,057	2390	0	8	2006	3	4552	N	N	27835 257TH AVE SE
007	510453	0680	10/20/06	\$417,355	2390	0	8	2006	3	4639	N	N	27743 257TH AVE SE
007	510453	0170	4/24/06	\$406,528	2390	0	8	2005	3	4385	N	N	27880 257TH AVE SE
007	510453	0270	6/30/06	\$404,034	2390	0	8	2006	3	4348	N	N	27782 257TH AVE SE
007	510453	0150	3/21/06	\$401,265	2390	0	8	2005	3	4345	N	N	27896 257TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	0830	7/25/05	\$401,876	2390	0	8	2005	3	4521	Y	N	27808 256TH CT SE
007	510453	1030	3/23/06	\$394,900	2390	0	8	2005	3	4831	N	N	25362 SE 279TH PL
007	510453	0820	7/25/05	\$382,117	2390	0	8	2005	3	6064	N	N	27807 256TH CT SE
007	510453	0540	3/16/07	\$370,000	2390	0	8	2006	3	3810	N	N	27653 256TH PL SE
007	510451	1080	5/14/07	\$449,950	2430	0	8	2003	3	5512	N	N	27532 MAPLE RIDGE WAY SE
007	510451	2020	4/30/07	\$449,950	2430	0	8	2003	3	9496	N	N	24474 SE 277TH CT
007	510451	0960	11/7/06	\$445,000	2430	0	8	2002	3	6393	N	N	27336 MAPLE RIDGE WAY SE
007	510451	0710	6/7/07	\$444,500	2430	0	8	2003	3	5718	N	N	27539 MAPLE RIDGE WAY SE
007	510451	1050	8/16/06	\$443,000	2430	0	8	2003	3	7163	N	N	27508 MAPLE RIDGE WAY SE
007	510451	2010	6/30/06	\$439,950	2430	0	8	2003	3	6985	N	N	24482 SE 277TH CT
007	510451	0940	8/11/05	\$435,000	2430	0	8	2002	3	6482	N	N	27325 MAPLE RIDGE WAY SE
007	510451	0990	8/13/07	\$435,000	2430	0	8	2002	3	5922	N	N	27402 MAPLE RIDGE WAY SE
007	510451	0920	1/30/06	\$431,000	2430	0	8	2002	3	5692	N	N	27341 MAPLE RIDGE WAY SE
007	510451	0860	5/31/06	\$430,000	2430	0	8	2002	3	5502	N	N	27427 MAPLE RIDGE WAY SE
007	510451	0920	10/9/07	\$429,900	2430	0	8	2002	3	5692	N	N	27341 MAPLE RIDGE WAY SE
007	510451	2090	8/19/05	\$429,900	2430	0	8	2003	3	5160	N	N	27711 245TH AVE SE
007	510451	0980	9/30/05	\$425,000	2430	0	8	2002	3	5932	N	N	27352 MAPLE RIDGE WAY SE
007	510451	0960	6/9/05	\$424,900	2430	0	8	2002	3	6393	N	N	27336 MAPLE RIDGE WAY SE
007	510451	2020	5/23/05	\$424,950	2430	0	8	2003	3	9496	N	N	24474 SE 277TH CT
007	510451	0910	6/23/05	\$419,950	2430	0	8	2002	3	6409	N	N	27349 MAPLE RIDGE WAY SE
007	510451	1130	1/10/05	\$416,990	2430	0	8	2002	3	6462	N	N	27538 247TH CT SE
007	510452	0560	9/26/06	\$459,950	2480	0	8	2004	3	5955	N	N	28121 MAPLE RIDGE WAY SE
007	510452	0500	5/23/07	\$450,000	2480	0	8	2004	3	5100	N	N	28067 MAPLE RIDGE WAY SE
007	510452	0530	5/18/07	\$455,000	2510	0	8	2004	3	5100	N	N	28091 MAPLE RIDGE WAY SE
007	510452	0010	11/30/06	\$462,000	2510	0	8	2003	3	6008	N	N	27815 MAPLE RIDGE WAY SE
007	510452	0080	5/8/06	\$446,000	2510	0	8	2003	3	7266	N	N	27925 MAPLE RIDGE WAY SE
007	510452	0510	1/11/07	\$430,000	2510	0	8	2004	3	5100	N	N	28075 MAPLE RIDGE WAY SE
007	510452	0430	2/24/06	\$444,950	2510	0	8	2003	3	5100	N	N	28011 MAPLE RIDGE WAY SE
007	510452	0060	9/20/07	\$435,000	2510	0	8	2003	3	5720	N	N	27909 MAPLE RIDGE WAY SE
007	510452	0120	8/10/05	\$429,000	2510	0	8	2003	3	6407	N	N	27957 MAPLE RIDGE WAY SE
007	510452	0410	4/14/06	\$435,000	2510	0	8	2003	3	5100	N	N	27997 MAPLE RIDGE WAY SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	0630	3/3/07	\$480,000	2550	0	8	2007	3	4590	Y	N	25541 SE 277TH ST
007	510453	0610	2/21/07	\$472,938	2550	0	8	2007	3	4590	Y	N	25525 SE 277TH ST
007	510453	0200	5/3/06	\$460,427	2550	0	8	2006	3	4095	N	N	27856 257TH AVE SE
007	510453	0450	2/7/07	\$469,225	2550	0	8	2006	3	7363	Y	N	27606 256TH PL SE
007	510453	0380	10/19/06	\$447,655	2550	0	8	2006	3	6485	N	N	27700 257TH AVE SE
007	510453	0440	12/20/06	\$445,808	2550	0	8	2006	3	4606	Y	N	27610 256TH PL SE
007	510453	0350	9/14/06	\$433,002	2550	0	8	2006	3	4455	N	N	27722 257TH AVE SE
007	510453	0710	9/7/06	\$428,995	2550	0	8	2006	3	5404	N	N	27771 257TH AVE SE
007	510453	0370	11/14/06	\$428,012	2550	0	8	2006	3	5017	N	N	27706 257TH AVE SE
007	510453	0910	7/26/07	\$428,000	2550	0	8	2005	3	4486	N	N	27874 256TH CT SE
007	510453	0880	10/31/05	\$427,183	2550	0	8	2005	3	4520	N	N	27850 256TH CT SE
007	510453	0910	1/13/06	\$426,928	2550	0	8	2005	3	4486	N	N	27874 256TH CT SE
007	510453	0510	12/11/06	\$424,771	2550	0	8	2006	3	4547	N	N	27629 256TH PL SE
007	510453	0120	2/18/06	\$422,492	2550	0	8	2005	3	4095	N	N	25381 SE 279TH ST
007	510453	0960	3/7/06	\$425,642	2550	0	8	2005	3	4999	Y	N	27867 256TH CT SE
007	510453	0520	1/10/07	\$420,446	2550	0	8	2006	3	6046	N	N	27637 256TH PL SE
007	510453	0490	2/9/07	\$418,352	2550	0	8	2006	3	4758	N	N	27617 256TH PL SE
007	510453	0210	8/21/06	\$417,535	2550	0	8	2006	3	4095	N	N	27848 257TH AVE SE
007	510453	0740	7/25/06	\$420,995	2550	0	8	2006	3	5037	N	N	27821 257TH AVE SE
007	510453	0990	5/25/06	\$411,881	2550	0	8	2005	3	3645	N	N	25386 SE 279TH PL
007	510453	0300	7/31/06	\$410,841	2550	0	8	2006	3	4792	N	N	27758 257TH AVE SE
007	510453	0330	10/10/06	\$405,110	2550	0	8	2006	3	4455	N	N	27738 257TH AVE SE
007	510453	0920	2/1/06	\$403,484	2550	0	8	2005	3	6279	N	N	27882 256TH CT SE
007	510453	0050	10/27/05	\$400,969	2550	0	8	2005	3	4095	N	N	25339 SE 279TH ST
007	510453	0760	6/5/06	\$399,257	2550	0	8	2006	3	4472	N	N	27847 257TH AVE SE
007	510453	1050	3/13/07	\$397,000	2550	0	8	2005	3	4403	N	N	25350 SE 279TH PL
007	510453	1040	12/13/05	\$396,753	2550	0	8	2005	3	4914	N	N	25356 SE 279TH PL
007	510453	0420	1/19/07	\$401,670	2550	0	8	2006	3	6009	Y	N	27660 256TH PL SE
007	510453	0070	11/9/05	\$392,656	2550	0	8	2005	3	4095	N	N	25351 SE 279TH ST
007	510453	0810	9/12/05	\$390,422	2550	0	8	2005	3	4770	N	N	27811 256TH CT SE
007	510453	1010	3/24/06	\$389,900	2550	0	8	2005	3	3645	N	N	25374 SE 279TH PL

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	0550	2/19/07	\$379,990	2550	0	8	2006	3	3810	N	N	27661 256TH PL SE
007	510453	1050	12/27/05	\$374,942	2550	0	8	2005	3	4403	N	N	25350 SE 279TH PL
007	510453	0690	12/27/06	\$373,490	2550	0	8	2006	3	5065	N	N	27751 257TH AVE SE
007	510453	0850	6/23/05	\$356,878	2550	0	8	2005	3	6820	Y	N	27826 256TH CT SE
007	302207	9025	5/11/07	\$645,000	2690	0	8	1975	4	287060	N	N	25916 LANDSBURG RD SE
007	510451	1180	6/3/05	\$370,314	2690	0	8	2005	3	6327	N	N	27560 247TH CT SE
007	252206	9134	4/22/05	\$389,900	2720	0	8	2004	3	19950	N	N	26903 LANDSBURG RD SE
007	362206	9131	5/21/07	\$549,950	2800	0	8	2006	3	27878	N	N	27713 268TH AVE SE
007	510452	0220	4/3/06	\$497,000	2800	0	8	2004	3	7860	N	N	24924 SE 279TH ST
007	510451	1450	6/5/07	\$506,000	2800	0	8	2003	3	7356	N	N	24822 SE 278TH ST
007	510451	1480	6/13/06	\$503,400	2800	0	8	2003	3	7212	N	N	24838 SE 278TH ST
007	510451	1340	6/14/07	\$500,000	2800	0	8	2003	3	9768	N	N	24846 SE 278TH ST
007	510451	1980	8/10/06	\$499,000	2800	0	8	2003	3	8115	N	N	27702 245TH AVE SE
007	510451	1360	5/17/06	\$489,950	2800	0	8	2003	3	9593	N	N	24853 SE 278TH ST
007	510451	1840	9/18/06	\$484,950	2800	0	8	2003	3	6977	N	N	27630 246TH AVE SE
007	510451	1270	6/6/05	\$479,950	2800	0	8	2003	3	7618	N	N	24776 SE 276TH PL
007	510451	1120	3/14/05	\$468,990	2800	0	8	2002	3	9652	N	N	27534 247TH CT SE
007	510451	1630	5/11/06	\$459,950	2800	0	8	2002	3	7198	N	N	27651 MAPLE RIDGE WAY SE
007	510451	1430	7/25/05	\$437,900	2800	0	8	2003	3	10209	N	N	24806 SE 278TH ST
007	510452	0200	2/8/05	\$400,990	2800	0	8	2004	3	7198	N	N	27832 MAPLE RIDGE WAY SE
007	289140	0435	12/27/06	\$680,000	3210	0	8	1999	3	92347	N	N	25240 SE 356TH ST
007	510451	1110	6/8/05	\$398,000	3520	0	8	2005	3	10127	N	N	27530 247TH CT SE
007	510451	1390	9/18/07	\$590,000	3610	0	8	2003	3	8169	N	N	24831 SE 278TH ST
007	510451	1510	2/27/07	\$584,500	3610	0	8	2003	3	9242	N	N	27738 MAPLE RIDGE WAY SE
007	510451	1970	10/19/06	\$570,000	3610	0	8	2003	3	8541	N	N	27710 245TH AVE SE
007	510451	1620	5/5/06	\$539,500	3610	0	8	2002	3	8179	N	N	27643 MAPLE RIDGE WAY SE
007	510451	1100	3/18/05	\$509,990	3610	0	8	2002	3	8817	N	N	27535 247TH CT SE
007	510451	1410	5/24/05	\$485,000	3610	0	8	2003	3	7355	N	N	24815 SE 278TH ST
007	510451	1880	2/24/05	\$469,900	3610	0	8	2003	3	7000	N	N	27707 246TH AVE SE
007	510451	2180	7/5/07	\$606,000	3640	0	8	2004	3	6930	N	N	24701 SE 278TH ST
007	510452	0250	9/4/07	\$612,500	3740	0	8	2004	3	10710	N	N	24948 SE 279TH ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	1260	10/18/06	\$619,500	3740	0	8	2003	3	10837	N	N	24768 SE 276TH PL
007	510451	1260	8/22/07	\$600,000	3740	0	8	2003	3	10837	N	N	24768 SE 276TH PL
007	510451	1420	11/27/07	\$599,000	3740	0	8	2003	3	8164	N	N	24807 SE 278TH ST
007	510452	0290	6/15/06	\$558,000	3740	0	8	2004	3	10325	N	N	24980 SE 279TH ST
007	510451	1640	6/20/06	\$590,000	3740	0	8	2002	3	7196	N	N	27705 MAPLE RIDGE WAY SE
007	510451	1870	8/1/06	\$590,000	3740	0	8	2003	3	7322	N	N	27649 246TH AVE SE
007	510451	1800	12/20/06	\$580,000	3740	0	8	2003	3	6934	N	N	27708 246TH AVE SE
007	510451	1570	8/1/05	\$545,000	3740	0	8	2002	3	8419	N	N	27648 MAPLE RIDGE WAY SE
007	510451	1960	9/1/05	\$504,900	3740	0	8	2003	3	9194	N	N	27718 245TH AVE SE
007	510451	1730	7/18/07	\$549,950	3780	0	8	2004	3	6800	N	N	24626 SE 278TH ST
007	510451	1740	12/5/06	\$549,900	3780	0	8	2004	3	6800	N	N	24618 SE 278TH ST
007	510452	0160	2/14/07	\$562,000	3780	0	8	2004	3	6347	N	N	24913 SE 279TH ST
007	510451	2190	9/7/05	\$528,000	3780	0	8	2004	3	6931	N	N	24709 SE 278TH ST
007	510452	0230	7/8/05	\$497,500	3780	0	8	2004	3	9261	N	N	24932 SE 279TH ST
007	289140	0060	7/26/05	\$456,000	2050	0	9	1999	3	75794	Y	N	25255 SE 356TH ST
007	302207	9042	6/27/05	\$599,950	2440	0	9	2001	3	221720	Y	N	28615 SE 262ND ST
007	252206	9013	11/21/06	\$599,950	2500	0	9	1988	3	206910	N	N	27524 SE 268TH ST
007	510453	1540	12/7/06	\$518,256	2510	0	9	2006	3	5672	N	N	25454 SE 276TH CT
007	510453	1700	12/8/06	\$489,990	2510	0	9	2006	3	6853	Y	N	25417 SE 275TH PL
007	510454	0410	4/13/06	\$510,000	2630	0	9	2006	3	7180	N	N	27530 254TH WAY SE
007	510454	0140	5/25/06	\$515,135	2780	0	9	2006	3	5732	N	N	27440 254TH CT SE
007	510454	0680	1/12/06	\$492,000	2780	0	9	2005	3	5552	N	N	25499 SE 274TH PL
007	510453	2020	9/14/05	\$478,883	2780	0	9	2005	3	5222	N	N	25532 SE 274TH PL
007	510453	1960	10/27/05	\$466,625	2780	0	9	2005	3	8227	N	N	25529 SE 274TH PL
007	510453	1570	2/16/07	\$451,750	2780	0	9	2006	3	6291	N	N	25478 SE 276TH CT
007	510453	1360	12/27/06	\$566,000	2790	0	9	2006	3	8078	N	N	25469 SE 277TH ST
007	510454	0440	10/4/06	\$541,000	2790	0	9	2006	3	6321	N	N	27502 254TH WAY SE
007	510453	1770	11/17/06	\$479,990	2800	0	9	2006	3	5281	N	N	25456 SE 275TH PL
007	510454	0610	4/10/06	\$477,574	2800	0	9	2006	3	6567	N	N	25443 SE 274TH PL
007	510453	2040	11/29/05	\$456,631	2800	0	9	2005	3	5222	N	N	25516 SE 274TH PL
007	510453	1970	10/20/05	\$449,818	2800	0	9	2005	3	5682	N	N	25537 SE 274TH PL

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	1530	3/3/07	\$449,580	2800	0	9	2006	3	6116	Y	N	25446 SE 276TH CT
007	510453	1370	4/11/07	\$554,000	2810	0	9	2006	3	6796	N	N	25461 SE 277TH ST
007	510454	0420	11/27/06	\$516,000	2810	0	9	2006	3	7180	N	N	27518 254TH WAY SE
007	510454	0450	12/1/06	\$567,000	2820	0	9	2006	3	6535	N	N	27484 254TH WAY SE
007	510453	1220	4/25/06	\$553,000	2820	0	9	2005	3	6347	N	N	27704 254TH WAY SE
007	292207	9022	3/15/05	\$545,500	2830	0	9	1990	3	108900	Y	N	29227 SE 256TH ST
007	510453	1520	2/22/07	\$604,108	2910	0	9	2006	3	7883	Y	N	25479 SE 276TH CT
007	510453	1740	9/8/06	\$581,478	2910	0	9	2006	3	5527	N	N	25432 SE 275TH PL
007	510454	0130	4/21/06	\$573,104	2910	0	9	2006	3	9604	N	N	27444 254TH CT SE
007	510454	0150	5/4/06	\$564,433	2910	0	9	2006	3	7399	N	N	27436 254TH CT SE
007	510454	0200	6/2/06	\$562,653	2910	0	9	2006	3	7310	N	N	27406 254TH CT SE
007	510453	1820	6/12/06	\$560,296	2910	0	9	2006	3	7631	Y	N	25496 SE 275TH PL
007	510453	1840	1/15/07	\$639,900	2910	0	9	2005	3	5513	Y	N	25515 SE 275TH PL
007	510453	1710	10/11/06	\$549,686	2910	0	9	2006	3	8035	Y	N	25408 SE 275TH PL
007	510453	1790	8/25/06	\$538,243	2910	0	9	2006	3	5281	N	N	25472 SE 275TH PL
007	510453	1930	2/20/07	\$508,540	2910	0	9	2006	3	8552	N	N	25510 SE 275TH PL
007	510453	2060	10/25/05	\$508,686	2910	0	9	2005	3	5222	N	N	25500 SE 274TH PL
007	510454	0660	1/24/06	\$507,223	2910	0	9	2005	3	5489	N	N	25483 SE 274TH PL
007	510453	1940	11/18/05	\$474,977	2910	0	9	2005	3	7111	N	N	25513 SE 274TH PL
007	510453	2000	7/26/05	\$452,158	2910	0	9	2005	3	6160	N	N	25548 SE 274TH PL
007	510453	1980	9/29/05	\$450,000	2910	0	9	2005	3	5611	N	N	25545 SE 274TH PL
007	510453	1140	9/26/07	\$690,000	2940	0	9	2006	3	7050	Y	N	27757 254TH WAY SE
007	510453	1180	1/30/07	\$663,000	2940	0	9	2006	3	7544	Y	N	27725 254TH WAY SE
007	510454	0380	7/12/06	\$592,170	2940	0	9	2006	3	6342	N	N	27554 254TH WAY SE
007	510453	1480	1/2/07	\$583,000	2940	0	9	2006	3	6786	N	N	25484 SE 277TH ST
007	362206	9106	9/19/07	\$679,950	2960	0	9	2004	3	36590	N	N	26724 SE 276TH ST
007	510453	1450	3/12/07	\$598,000	3030	0	9	2006	3	6347	N	N	25452 SE 277TH ST
007	510453	1190	5/22/07	\$648,000	3060	0	9	2006	3	7327	Y	N	27717 254TH WAY SE
007	510453	1230	5/19/06	\$568,000	3060	0	9	2006	3	6399	N	N	27712 254TH WAY SE
007	510453	1490	1/2/07	\$578,000	3060	0	9	2006	3	7023	Y	N	25492 SE 277TH ST
007	362206	9119	5/4/06	\$720,000	3120	0	9	2003	3	37026	N	N	27557 SE 265TH CT

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	1850	1/19/07	\$759,000	3190	0	9	2005	3	8276	Y	N	25527 SE 275TH PL
007	510454	0010	8/14/07	\$587,000	3190	0	9	2005	3	5100	N	N	25498 SE 274TH PL
007	510454	0120	4/21/06	\$560,540	3190	0	9	2006	3	7762	N	N	25410 SE 274TH PL
007	510454	0670	1/12/06	\$562,011	3190	0	9	2005	3	5196	N	N	29491 SE 274TH PL
007	510453	1760	8/30/06	\$558,315	3190	0	9	2006	3	5725	N	N	25448 SE 275TH PL
007	510453	1910	1/5/07	\$561,831	3190	0	9	2006	3	5540	N	N	25526 SE 275TH PL
007	510453	1890	2/2/07	\$554,009	3190	0	9	2006	3	5682	N	N	25542 SE 275TH PL
007	510453	1650	8/16/06	\$549,351	3190	0	9	2006	3	6021	N	N	25457 SE 275TH PL
007	510453	1800	8/22/06	\$549,245	3190	0	9	2006	3	5719	N	N	25480 SE 275TH PL
007	510453	1600	7/12/06	\$536,952	3190	0	9	2006	3	6654	Y	N	25497 SE 275TH PL
007	510453	2050	11/14/05	\$543,171	3190	0	9	2005	3	5222	N	N	25508 SE 274TH PL
007	510454	0010	12/7/05	\$528,425	3190	0	9	2005	3	5100	N	N	25498 SE 274TH PL
007	510454	0640	3/3/06	\$534,170	3190	0	9	2005	3	6686	N	N	25467 SE 274TH PL
007	510454	0100	4/6/06	\$527,917	3190	0	9	2006	3	5800	N	N	25426 SE 274TH PL
007	510454	0050	2/9/06	\$532,421	3190	0	9	2005	3	5700	N	N	25466 SE 274TH PL
007	510454	0030	12/20/05	\$517,820	3190	0	9	2005	3	6106	N	N	25482 SE 274TH PL
007	510453	2010	8/4/05	\$473,866	3190	0	9	2005	3	5186	N	N	25540 SE 274TH PL
007	510453	1990	7/14/05	\$468,175	3190	0	9	2005	3	8608	N	N	25553 SE 274TH PL
007	510453	1510	2/19/07	\$622,867	3200	0	9	2006	3	6224	Y	N	25487 SE 276TH CT
007	510454	0630	2/22/07	\$565,000	3200	0	9	2006	3	7378	N	N	25459 SE 274TH PL
007	510453	1580	11/9/06	\$541,176	3200	0	9	2006	3	6420	N	N	25486 SE 276TH CT
007	510453	1810	6/20/06	\$526,223	3200	0	9	2006	3	6739	N	N	25488 SE 275TH PL
007	510454	0210	6/5/06	\$528,096	3200	0	9	2006	3	9538	N	N	27437 254TH CT SE
007	510454	0630	3/9/06	\$513,871	3200	0	9	2006	3	7378	N	N	25459 SE 274TH PL
007	510454	0600	3/15/06	\$509,853	3200	0	9	2006	3	7639	N	N	25435 SE 274TH PL
007	510454	0400	8/15/06	\$598,000	3230	0	9	2006	3	7180	N	N	27538 254TH WAY SE
007	510453	1330	8/24/07	\$715,000	3240	0	9	2006	3	7326	Y	N	25493 SE 277TH ST
007	510454	0430	11/10/06	\$607,000	3250	0	9	2006	3	7307	N	N	27510 254TH WAY SE
007	362206	9117	3/14/07	\$739,950	3360	0	9	2003	3	38333	N	N	27541 265TH CT SE
007	362206	9109	6/6/06	\$700,000	3360	0	9	2004	3	34412	N	N	26608 SE 276TH ST
007	716700	0050	7/14/05	\$749,950	3360	0	9	2004	3	188052	N	N	26713 SE 271ST ST

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362206	9079	5/19/06	\$721,500	3370	0	9	2003	3	45302	N	N	26707 SE 272ND ST
007	362206	9077	9/20/06	\$700,000	3370	0	9	2003	3	40946	N	N	26741 SE 272ND ST
007	362206	9077	3/16/06	\$682,000	3370	0	9	2003	3	40946	N	N	26741 SE 272ND ST
007	362206	9077	9/23/05	\$675,000	3370	0	9	2003	3	40946	N	N	26741 SE 272ND ST
007	362206	9076	1/7/05	\$625,000	3370	0	9	2003	3	47045	N	N	26732 SE 273RD PL
007	510453	1660	9/6/06	\$648,683	3400	0	9	2006	3	7253	N	N	25449 SE 275TH PL
007	510453	1620	7/26/06	\$638,583	3400	0	9	2006	3	5500	N	N	25481 SE 275TH PL
007	510453	1500	2/8/07	\$646,604	3400	0	9	2006	3	5889	Y	N	25495 SE 276TH CT
007	510454	0160	5/9/06	\$624,128	3400	0	9	2006	3	6125	N	N	27430 254TH CT SE
007	510454	0190	5/9/07	\$625,000	3400	0	9	2006	3	5501	N	N	27412 254TH CT SE
007	510453	1670	9/20/06	\$617,584	3400	0	9	2006	3	6965	N	N	25441 SE 275TH PL
007	510453	1610	7/13/06	\$609,570	3400	0	9	2006	3	5645	N	N	25489 SE 275TH PL
007	510453	1640	8/15/06	\$603,365	3400	0	9	2006	3	5100	N	N	25465 SE 275TH PL
007	510453	1830	2/9/07	\$695,000	3400	0	9	2005	3	6312	Y	N	25507 SE 275TH PL
007	510453	1920	12/28/06	\$616,605	3400	0	9	2006	3	6799	N	N	25518 SE 275TH PL
007	510453	1590	11/1/06	\$606,123	3400	0	9	2006	3	6934	Y	N	25494 SE 276TH CT
007	510453	1550	12/1/06	\$598,848	3400	0	9	2006	3	6258	N	N	25462 SE 276TH CT
007	510453	1560	2/1/07	\$597,326	3400	0	9	2006	3	6488	N	N	25470 SE 276TH CT
007	510453	1690	11/2/06	\$592,570	3400	0	9	2006	3	6803	Y	N	25425 SE 275TH PL
007	510453	1720	10/4/06	\$590,937	3400	0	9	2006	3	7607	Y	N	25416 SE 275TH PL
007	510453	1900	2/6/07	\$594,687	3400	0	9	2006	3	5153	N	N	25534 SE 275TH PL
007	510453	1750	8/21/06	\$590,548	3400	0	9	2006	3	5904	N	N	25440 SE 275TH PL
007	510453	1730	9/27/06	\$591,632	3400	0	9	2006	3	5512	N	N	25424 SE 275TH PL
007	510453	1630	8/21/06	\$575,889	3400	0	9	2006	3	5100	N	N	25473 SE 275TH PL
007	510453	1680	9/27/06	\$579,743	3400	0	9	2006	3	6844	Y	N	25433 SE 275TH PL
007	510454	0590	3/17/06	\$575,484	3400	0	9	2006	3	8078	N	N	25427 SE 274TH PL
007	510454	0170	5/12/06	\$576,510	3400	0	9	2006	3	5554	N	N	27424 254TH CT SE
007	510454	0090	3/27/06	\$570,629	3400	0	9	2006	3	5900	N	N	25434 SE 274TH PL
007	510454	0190	7/17/06	\$566,830	3400	0	9	2006	3	5501	N	N	27412 254TH CT SE
007	510454	0180	5/24/06	\$566,771	3400	0	9	2006	3	5659	N	N	27418 254TH CT SE
007	510453	1780	9/7/06	\$558,806	3400	0	9	2006	3	5281	N	N	25464 SE 275TH PL

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510453	1880	3/3/07	\$555,000	3400	0	9	2006	3	8799	N	N	25550 SE 275TH PL
007	510454	0620	3/10/06	\$550,842	3400	0	9	2006	3	8045	N	N	25451 SE 274TH PL
007	510454	0060	2/14/06	\$542,189	3400	0	9	2005	3	5700	N	N	25458 SE 274TH PL
007	510454	0040	1/21/06	\$549,596	3400	0	9	2005	3	5700	N	N	25474 SE 274TH PL
007	510454	0110	6/28/06	\$531,524	3400	0	9	2006	3	5800	N	N	25418 SE 274TH PL
007	510454	0080	2/24/06	\$537,736	3400	0	9	2005	3	5800	N	N	25442 SE 274TH PL
007	510454	0020	12/13/05	\$533,914	3400	0	9	2005	3	5326	N	N	25490 SE 274TH PL
007	510454	0650	1/21/06	\$531,138	3400	0	9	2005	3	6403	N	N	25475 SE 274TH PL
007	510454	0070	2/22/06	\$530,723	3400	0	9	2005	3	5900	N	N	25450 SE 274TH PL
007	510453	2030	11/16/05	\$509,862	3400	0	9	2005	3	5222	N	N	25524 SE 274TH PL
007	510453	1950	10/28/05	\$505,002	3400	0	9	2005	3	6782	N	N	25521 SE 274TH PL
007	302207	9088	11/1/07	\$760,000	3400	0	9	2001	3	217800	N	N	27708 SE 268TH ST
007	362206	9095	11/22/06	\$785,000	3420	0	9	2004	3	49223	N	N	26371 SE 276TH ST
007	302207	9093	5/24/05	\$620,000	3580	0	9	2000	3	223898	N	N	26607 292ND AVE SE
007	362206	9103	5/24/07	\$869,950	3600	0	9	2004	3	155509	N	N	26627 SE 276TH ST
007	362206	9083	11/6/06	\$825,000	3600	0	9	2004	3	33106	N	N	27230 264TH AVE SE
007	362206	9101	3/3/05	\$729,950	3600	0	9	2004	3	33106	N	N	26521 SE 276TH ST
007	362206	9103	2/1/05	\$759,950	3600	0	9	2004	3	155509	N	N	26627 SE 276TH ST
007	362206	9091	7/5/05	\$830,896	3660	0	9	2005	3	216058	N	N	26220 SE 276TH ST
007	362206	9090	3/21/06	\$748,500	3710	0	9	2005	3	218236	N	N	26226 SE 276TH ST
007	362206	9107	2/22/05	\$622,000	3710	0	9	2004	3	32670	N	N	26712 SE 276TH ST
007	362206	9122	3/14/07	\$828,000	3770	0	9	2003	3	47480	N	N	27500 264TH AVE SE
007	362206	9099	1/14/05	\$690,982	3770	0	9	2004	3	32670	N	N	26435 SE 276TH ST
007	362206	9126	4/19/06	\$725,000	3770	0	9	2003	3	52708	N	N	26721 273RD PL SE
007	362206	9092	12/27/05	\$836,816	3790	0	9	2005	3	90169	N	N	26214 SE 276TH ST
007	302207	9086	9/2/05	\$899,950	4060	0	9	2002	3	360677	N	N	27924 SE 268TH ST
007	510453	1430	10/15/07	\$610,000	3120	0	10	2005	3	7756	N	N	25436 SE 277TH ST
007	510454	0390	5/2/07	\$612,000	3120	0	10	2006	3	6649	N	N	27546 254TH WAY SE
007	510453	1430	11/20/07	\$590,000	3120	0	10	2005	3	7756	N	N	25436 SE 277TH ST
007	510453	1430	1/31/06	\$589,000	3120	0	10	2005	3	7756	N	N	25436 SE 277TH ST
007	510454	0320	6/19/07	\$659,992	3190	0	10	2006	3	7236	N	N	27523 254TH WAY SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510454	0220	8/29/07	\$652,950	3190	0	10	2006	3	7826	N	N	27840 257TH AVE SE
007	510454	0500	4/19/07	\$647,250	3190	0	10	2006	3	8195	N	N	27463 254TH PL SE
007	510454	0240	8/9/06	\$616,782	3190	0	10	2006	3	7399	N	N	27465 254TH WAY SE
007	510453	1290	12/2/05	\$599,050	3190	0	10	2005	3	7941	N	N	27760 254TH WAY SE
007	510453	1240	8/23/06	\$600,360	3190	0	10	2006	3	6856	N	N	27720 254TH WAY SE
007	510453	1260	5/30/06	\$594,384	3190	0	10	2005	3	7832	N	N	27736 254TH WAY SE
007	510453	1130	10/25/06	\$771,260	3200	0	10	2005	3	8445	Y	N	27765 254TH WAY SE
007	510453	1160	1/12/07	\$770,000	3200	0	10	2006	3	6931	Y	N	27741 254TH WAY SE
007	510453	1200	7/3/07	\$731,000	3200	0	10	2006	3	7040	N	N	27709 254TH WAY SE
007	510454	0340	10/2/06	\$639,015	3310	0	10	2006	3	7235	N	N	27535 254TH WAY SE
007	510453	1310	12/13/05	\$649,950	3310	0	10	2005	3	7927	Y	N	27776 254TH WAY SE
007	510454	0480	12/20/06	\$633,870	3310	0	10	2006	3	7374	N	N	27458 254TH WAY SE
007	510453	1250	7/5/06	\$615,000	3310	0	10	2006	3	6619	N	N	27728 254TH WAY SE
007	510453	1270	12/4/06	\$512,000	3310	0	10	2006	3	7510	N	N	27744 254TH WAY SE
007	716700	0040	5/14/07	\$829,950	3350	0	10	2004	3	199253	N	N	26719 SE 271ST ST
007	510454	0360	10/25/06	\$706,210	3440	0	10	2006	3	6915	N	N	27547 254TH WAY SE
007	510453	1420	9/26/07	\$713,000	3480	0	10	2006	3	8214	Y	N	25421 SE 277TH ST
007	510454	0460	10/19/06	\$660,649	3480	0	10	2006	3	7358	N	N	27476 254TH WAY SE
007	510453	1460	5/18/06	\$613,000	3480	0	10	2006	3	9622	N	N	25460 SE 277TH ST
007	362206	9088	6/19/07	\$970,000	3530	1410	10	2006	3	189922	N	N	26258 SE 276TH ST
007	289140	0310	12/5/05	\$715,000	3550	0	10	2005	3	178596	Y	Y	35709 252ND AVE SE
007	510454	0270	10/3/07	\$716,980	3570	0	10	2007	3	7268	N	N	27483 254TH WAY SE
007	510454	0300	6/23/06	\$671,615	3570	0	10	2006	3	7353	N	N	27511 254TH WAY SE
007	510454	0580	2/5/07	\$791,750	3680	0	10	2006	3	7751	Y	N	27492 254TH PL SE
007	510454	0310	7/27/07	\$734,620	3680	0	10	2006	3	7235	N	N	27517 254TH WAY SE
007	510454	0330	6/25/07	\$722,360	3680	0	10	2006	3	7236	N	N	27529 254TH WAY SE
007	510454	0370	12/1/06	\$742,368	3680	0	10	2006	3	6830	N	N	27555 254TH WAY SE
007	510454	0350	1/23/07	\$726,745	3680	0	10	2006	3	7235	N	N	27543 254TH WAY SE
007	510454	0530	11/30/06	\$703,026	3680	0	10	2006	3	7710	Y	N	27481 254TH PL SE
007	510453	1320	8/15/06	\$709,950	3680	0	10	2005	3	7793	Y	N	27784 254TH WAY SE
007	510454	0290	10/31/07	\$679,950	3680	0	10	2007	3	7122	N	N	27505 254TH WAY SE

**Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510454	0550	3/14/06	\$707,920	3680	0	10	2005	3	8690	Y	N	27493 254TH PL SE
007	510453	1300	4/18/06	\$688,278	3680	0	10	2005	3	7945	Y	N	27768 254TH WAY SE
007	510454	0230	2/22/07	\$669,950	3680	0	10	2006	3	7180	N	N	27459 254TH WAY SE
007	510454	0250	11/16/06	\$667,095	3680	0	10	2006	3	7323	N	N	27471 254TH WAY SE
007	510454	0490	8/17/07	\$665,950	3680	0	10	2006	3	8074	N	N	27457 254TH PL SE
007	510453	1280	2/3/06	\$639,950	3680	0	10	2005	3	7227	N	N	27752 254TH WAY SE
007	510453	1280	11/19/07	\$615,000	3680	0	10	2005	3	7227	N	N	27752 254TH WAY SE
007	510453	1120	12/5/05	\$811,592	3750	0	10	2005	3	12077	Y	N	27773 254TH WAY SE
007	510453	1470	6/14/06	\$650,440	3790	0	10	2006	3	7581	N	N	25476 SE 277TH ST
007	510453	1440	1/26/06	\$645,000	3790	0	10	2005	3	8701	N	N	25444 SE 277TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012206	9078	10/12/06	\$45,850	QUIT CLAIM DEED; STATEMENT TO DOR
001	012206	9083	4/19/07	\$675,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	012206	9105	5/3/06	\$435,000	SAS DIAGNOSTIC OUTLIER
001	052207	9044	8/3/05	\$311,000	NON-REPRESENTATIVE SALE
001	062207	9035	1/9/06	\$390,000	%COMPL
001	062207	9059	7/1/05	\$111,000	DOR RATIO
001	062207	9125	6/7/05	\$1,890,000	SAS DIAGNOSTIC OUTLIER
001	072207	9020	5/2/05	\$3,754	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
001	072207	9045	11/15/05	\$251,548	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
001	072207	9086	3/15/07	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	072207	9089	12/6/06	\$242,479	FORECLOSURE
001	072207	9119	1/19/06	\$659,000	SAS DIAGNOSTIC OUTLIER
001	072207	9147	5/17/05	\$175,000	NO MARKET EXPOSURE
001	112206	9102	12/12/06	\$443,000	GOVERNMENT AGENCY;NO MARKET EXPOSURE
001	112206	9128	8/15/05	\$200,000	%COMPL
001	112206	9151	2/10/07	\$1,365,000	SAS DIAGNOSTIC OUTLIER
001	112206	9151	2/21/07	\$1,365,000	RELOCATION - SALE TO SERVICE
001	112206	9160	6/6/05	\$449,000	RELATED PARTIES
001	112206	9160	2/3/05	\$435,000	RELATED PARTIES
001	112206	9171	3/15/05	\$30,000	DOR RATIO
001	112206	9198	3/11/05	\$290,500	SEGREGATION AND/OR MERGER
001	122206	9018	5/3/06	\$725,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	122206	9129	7/10/07	\$1,350,000	SAS DIAGNOSTIC OUTLIER
001	122206	9160	1/25/07	\$163,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
001	122206	9195	4/19/05	\$313,000	IMP CHAR CHANGED SINCE SALE
001	132206	9040	1/25/05	\$270,000	%NETCOND;PREVIMP<=25K
001	132206	9059	2/15/06	\$340,000	DOR RATIO/OPEN SPACE
001	132206	9068	6/7/06	\$610,000	RELOCATION - SALE TO SERVICE
001	132206	9083	6/26/07	\$800,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	142206	9005	4/3/06	\$446,152	%COMPL
001	142206	9042	2/1/07	\$400,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	142206	9047	3/29/06	\$155,000	DOR RATIO;%COMPL
001	142206	9116	12/12/07	\$1,152,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	142206	9116	2/15/06	\$300,000	DOR RATIO;%COMPL
001	142206	9120	4/29/05	\$215,000	DOR RATIO
001	142206	9122	3/29/05	\$280,000	DOR RATIO;%COMPL
001	142206	9123	3/25/05	\$278,000	DOR RATIO
001	156092	0450	2/2/07	\$870,000	FORCED SALE:FORECLOSURE
001	156093	0070	9/26/07	\$850,000	SAS DIAGNOSTIC OUTLIER
001	182207	9009	4/19/07	\$403,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	182207	9051	1/23/07	\$490,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	182207	9069	9/7/05	\$235,000	DOR RATIO
001	242206	9081	1/12/05	\$425,000	FORCED SALE:FORECLOSURE
001	312308	9031	7/19/07	\$329,000	OPEN SPACE/TIMBER AND FOREST LAND
001	326056	0020	11/15/07	\$922,912	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	362307	9018	8/2/07	\$825,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	362307	9020	4/28/05	\$499,950	IMP COUNT
001	362307	9028	4/12/07	\$500,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	362307	9044	3/20/07	\$580,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
001	511330	0050	10/5/06	\$2,000	QUIT CLAIM DEED; RELATED PARTY
001	511330	0050	3/23/05	\$1,310	QUIT CLAIM DEED; RELATED PARTY
001	803400	0140	11/20/06	\$240,000	%COMPL
002	042206	9041	10/19/07	\$70,000	DOR RATIO
002	042206	9066	5/22/07	\$370,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	092206	9032	7/15/05	\$26,631	DOR RATIO;QUIT CLAIM DEED
002	092206	9035	2/17/06	\$480,000	IMP COUNT;GOVERNMENT AGENCY
002	092206	9063	4/18/07	\$350,000	IMP COUNT;STATEMENT TO DOR
002	102206	9159	3/11/06	\$5,000	DOR RATIO;OPEN SPACE/
002	113400	0130	7/30/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	146140	0095	2/8/06	\$165,000	DOR RATIO;BANKRUPTCY
002	147157	0030	12/1/05	\$529,000	RELOCATION - SALE TO SERVICE
002	152206	9062	3/7/06	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	152206	9114	4/17/06	\$660,000	RELOCATION - SALE TO SERVICE
002	152206	9122	6/13/05	\$120,000	DOR RATIO;RELATED PARTY
002	162206	9070	7/21/06	\$477,800	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	208520	0095	1/17/07	\$410,000	ACTIVE PERMIT BEFORE SALE>25K
002	208520	0350	4/18/06	\$325,000	IMP COUNT
002	208520	0585	8/10/07	\$146,223	DOR RATIO;QUIT CLAIM DEED
002	208520	0620	1/20/05	\$100,000	DOR RATIO;NO MARKET EXPOSURE
002	208520	0910	6/2/05	\$202,923	BANKRUPTCY - RECEIVER OR TRUSTEE
002	208520	0945	9/21/07	\$332,800	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	222305	9047	5/26/05	\$167,850	SAS DIAGNOSTIC OUTLIER
002	222305	9064	5/31/05	\$41,184	DOR RATIO;QUIT CLAIM DEED
002	222305	9118	12/14/07	\$210,000	UNFIN AREA
002	231430	0300	11/16/06	\$81,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
002	231430	0350	11/30/06	\$140,454	DOR RATIO;RELATED PARTY
002	232206	9100	8/14/07	\$549,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	232206	9132	9/6/06	\$290,000	DOR RATIO
002	232206	9132	9/6/06	\$290,000	DOR RATIO;CORRECTION DEED
002	232206	9170	6/7/05	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	232305	9014	7/28/05	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	232305	9078	9/4/07	\$900,000	DOR RATIO-TEAR DOWN SALE
002	242305	9021	11/21/06	\$576,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	322306	9080	11/14/06	\$215,000	IMP CHAR CHANGED SINCE SALE
002	510445	0410	6/15/06	\$559,950	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	510445	0470	12/21/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	510446	0170	5/23/06	\$546,950	RELOCATION - SALE TO SERVICE
002	510840	0013	2/2/07	\$675,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	511140	0020	10/19/07	\$156,250	RELATED PARTY, FRIEND, OR NEIGHBOR
002	511140	0065	11/15/06	\$1,050,000	OBSOL;QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	511140	0086	12/6/06	\$3,000	DOR RATIO;QUIT CLAIM DEED
002	511240	0030	7/17/06	\$568,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	511240	0065	6/21/07	\$385,000	GOVERNMENT AGENCY
002	512640	0045	3/26/07	\$110,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
002	512690	0045	8/15/05	\$155,000	NO MARKET EXPOSURE
002	512690	0065	10/18/06	\$163,825	CORPORATE AFFILIATES;NO MARKET EXPOSURE
002	512690	0450	4/20/06	\$100,000	DOR RATIO;RELATED PARTY
002	512800	0105	8/11/06	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	639960	0115	3/9/05	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	639960	0115	8/3/05	\$357,700	PRESENT CHAR DOES NOT MATCH SALE CHAR
002	680610	0370	1/13/06	\$345,950	RELATED PARTY, FRIEND, OR NEIGHBOR
002	712040	0015	12/13/06	\$255,000	PREVIMP<=25K
002	712040	0020	12/13/06	\$288,000	IMP COUNT;PREVIMP<=25K
002	712040	0035	12/5/06	\$813,750	GOVERNMENT AGENCY
002	712040	0050	5/22/07	\$414,500	GOVERNMENT AGENCY
002	712040	0055	9/26/06	\$367,500	GOVERNMENT AGENCY
002	733030	0010	7/2/07	\$869,000	SAS DIAGNOSTIC OUTLIER
002	733030	0020	7/30/07	\$878,886	SAS DIAGNOSTIC OUTLIER
002	733030	0070	5/2/07	\$828,275	SAS DIAGNOSTIC OUTLIER
002	733030	0070	7/24/06	\$119,182	DOR RATIO
002	733030	0090	10/2/07	\$700,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	733030	0100	6/7/07	\$749,950	SAS DIAGNOSTIC OUTLIER
002	733030	0190	5/4/07	\$790,000	SAS DIAGNOSTIC OUTLIER
002	733030	0280	3/29/07	\$690,950	SAS DIAGNOSTIC OUTLIER
002	891410	0130	5/27/05	\$205,000	DOR RATIO
002	891410	0160	4/29/05	\$542,400	RELOCATION - SALE TO SERVICE
006	042106	9023	7/7/05	\$400,000	PREVIMP<=25K
006	042106	9031	8/25/05	\$470,000	IMP COUNT
006	042106	9046	3/19/07	\$332,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
006	042106	9054	1/26/07	\$265,000	DOR RATIO;%NETCOND;PREVIMP<=25K
006	092106	9055	1/31/06	\$25,000	DOR RATIO;QUIT CLAIM DEED
006	102106	9097	12/1/06	\$150,000	DOR RATIO
006	153100	0080	6/6/06	\$820,000	RELOCATION - SALE TO SERVICE
006	162106	9043	6/27/05	\$205,000	DOR RATIO
006	253880	0190	6/28/06	\$188,000	SAS DIAGNOSTIC OUTLIER
006	278125	0270	6/19/05	\$389,700	RELOCATION - SALE TO SERVICE
006	278125	0520	5/18/07	\$251,000	SAS DIAGNOSTIC OUTLIER
006	278125	1180	5/6/06	\$339,000	RELOCATION - SALE TO SERVICE
006	278127	0350	10/6/06	\$260,888	SAS DIAGNOSTIC OUTLIER
006	278127	0500	3/2/05	\$197,170	CORPORATE AFFILIATES
006	289631	0230	3/8/05	\$443,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	342206	9092	3/21/07	\$735,000	CORPORATE AFFILIATES:TEAR DOWN SALE
006	406760	0065	3/8/06	\$136,677	DOR RATIO;QUIT CLAIM DEED;RELATED PARTY
006	406760	0095	5/25/05	\$438,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	406760	0120	6/14/07	\$838,000	PRESENT CHAR DOES NOT MATCH SALE CHAR

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	406820	0015	3/23/06	\$450,000	CORPORATE AFFILIATES
006	406830	0310	2/16/06	\$235,000	SAS DIAGNOSTIC OUTLIER
006	541630	0140	9/18/07	\$1,099,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	541630	0210	10/4/06	\$300,000	%COMPL
006	541630	0220	10/5/06	\$300,000	ACTIVE PERMIT BEFORE SALE>25K
006	615180	0568	6/4/07	\$178,033	QUIT CLAIM DEED; RELATED PARTY
006	615180	0574	10/5/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	679140	0760	9/27/07	\$299,990	SAS DIAGNOSTIC OUTLIER
006	679140	0890	5/15/06	\$269,950	RELOCATION - SALE TO SERVICE
006	681795	0260	8/15/05	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	729980	0220	8/30/06	\$340,000	DOR RATIO
006	729980	0230	3/23/07	\$1,195,000	IMP COUNT
006	729981	0020	2/26/07	\$1,495,000	SAS DIAGNOSTIC OUTLIER
006	928380	0190	3/6/06	\$170,000	DOR RATIO
006	928380	0295	5/11/05	\$395,000	DOR RATIO;%COMPL;FORCED SALE; DIVORCE
007	072107	9001	2/6/07	\$25,000	DOR RATIO;STATEMENT TO DOR
007	084400	0011	6/22/05	\$190,000	DOR RATIO
007	084400	0150	6/8/07	\$325,000	IMP COUNT
007	084400	0150	4/26/06	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	084400	0335	10/25/05	\$122,000	UNF AREA;NET CONDITION
007	084400	1120	9/12/07	\$299,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	084400	1140	7/28/05	\$80,000	DOR RATIO;RELATED PARTY
007	084400	1155	3/2/07	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	084400	1205	12/4/07	\$55,978	DOR RATIO
007	084400	1270	1/6/06	\$71,219	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	122106	9036	11/13/07	\$335,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	132106	9024	7/14/06	\$575,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	132106	9036	2/21/06	\$595,413	NO MARKET EXPOSURE
007	142106	9033	6/6/05	\$105,000	PREVIMP<=25K
007	142106	9058	9/12/07	\$199,000	NO MARKET EXPOSURE
007	142106	9076	10/11/07	\$412,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	142106	9084	7/20/05	\$139,950	IMP CHANGED SINCE SALE-TEAR DOWN
007	142106	9107	5/9/07	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	202550	0044	12/28/06	\$115,000	ACTIVE PERMIT BEFORE SALE>25K
007	202550	0060	8/31/05	\$170,000	SAS DIAGNOSTIC OUTLIER
007	202560	0210	7/29/05	\$231,171	BANKRUPTCY - RECEIVER OR TRUSTEE
007	202560	0210	10/29/05	\$279,900	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
007	214095	0030	11/19/07	\$431,500	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
007	214095	0050	12/7/07	\$434,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
007	214095	0060	11/5/07	\$435,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0090	9/28/07	\$463,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0280	12/20/07	\$469,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0300	12/18/07	\$518,544	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0320	10/10/07	\$457,632	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0330	10/16/07	\$457,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	214095	0360	11/20/07	\$454,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0390	12/6/07	\$442,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	214095	0400	11/1/07	\$457,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	252206	9099	5/17/05	\$225,000	MULTI-PARCEL SALE
007	252206	9108	3/14/07	\$445,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	289140	0085	5/6/05	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	289140	0180	1/13/06	\$185,000	QUIT CLAIM DEED; PARTIAL INTEREST
007	289140	0250	7/31/06	\$146,000	PREVIMP<=25K
007	289140	0400	8/17/05	\$225,000	IMP COUNT
007	289140	0438	4/6/06	\$309,999	IMP CHAR CHANGED SINCE SALE
007	289140	0438	6/1/06	\$600,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	302207	9019	3/13/06	\$195,000	DOR RATIO;%COMPL
007	302207	9019	6/10/05	\$125,000	DOR RATIO;%COMPL
007	302207	9041	6/1/05	\$165,000	DOR RATIO;%COMPL
007	302207	9094	11/21/06	\$201,990	DOR RATIO
007	346340	0110	10/26/06	\$429,950	IMP CHAR CHANGED SINCE SALE
007	362206	9025	5/17/05	\$150,000	SAS DIAGNOSTIC OUTLIER
007	362206	9048	9/15/05	\$132,000	IMP CHAR CHANGED SINCE SALE
007	362206	9048	8/28/07	\$319,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	362206	9055	6/20/07	\$249,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	362206	9093	10/14/05	\$327,200	PREVIMP<=25K
007	362206	9093	1/21/05	\$260,000	PREVIMP<=25K
007	362206	9094	6/21/06	\$870,000	SAS DIAGNOSTIC OUTLIER
007	362206	9094	1/21/05	\$265,000	DOR RATIO
007	362206	9125	10/4/05	\$690,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	362206	9131	8/4/05	\$120,000	DOR RATIO
007	408080	0065	9/27/06	\$370,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
007	408080	0080	5/8/07	\$160,000	%COMPL;PREVIMP<=25K
007	510451	0280	4/26/06	\$310,375	RELATED PARTY, FRIEND, OR NEIGHBOR
007	510451	0490	6/14/05	\$294,950	RELOCATION - SALE TO SERVICE
007	510451	1040	3/6/07	\$408,500	RELOCATION - SALE TO SERVICE
007	510451	1410	5/24/05	\$485,000	RELOCATION - SALE TO SERVICE
007	510451	1510	2/27/07	\$584,500	RELOCATION - SALE TO SERVICE
007	510451	1870	8/1/06	\$590,000	RELOCATION - SALE TO SERVICE
007	510451	1910	5/9/06	\$216,779	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	510452	0390	12/5/05	\$387,000	RELOCATION - SALE TO SERVICE
007	510452	0550	12/22/05	\$188,231	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
007	510452	0630	11/29/05	\$390,000	RELOCATION - SALE TO SERVICE
007	510453	0540	4/27/06	\$683,343	MULTI-PARCEL SALE
007	510453	0660	1/23/07	\$360,990	NON-REPRESENTATIVE SALE
007	510453	0900	12/6/05	\$365,950	NON-REPRESENTATIVE SALE
007	510454	0090	3/9/07	\$18,300	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
007	563601	0470	6/28/07	\$422,450	RELOCATION - SALE TO SERVICE
007	564360	0060	6/28/07	\$390,000	IMP COUNT
007	564360	0095	7/27/05	\$220,000	BARGAIN AND SALES DEED;FORCED SALE

**Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	564360	0150	9/15/06	\$81,038	DOR RATIO;QUIT CLAIM DEED
007	564360	0215	6/29/06	\$224,000	NON-REPRESENTATIVE SALE
007	716700	0060	6/10/05	\$715,000	SAS DIAGNOSTIC OUTLIER
007	729950	0070	3/29/07	\$170,000	SAS DIAGNOSTIC OUTLIER
007	729950	0100	5/1/07	\$65,528	DOR RATIO;QUIT CLAIM DEED
007	884740	0105	8/22/06	\$790,000	SAS DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	062207	9065	09/08	\$320,000	395089	N	N
001	072207	9006	05/05	\$230,000	74923	N	N
001	072207	9036	05/05	\$230,000	67953	N	N
001	072207	9055	04/05	\$155,000	208652	N	N
001	082207	9038	04/06	\$342,500	351093	N	N
001	102206	9166	05/07	\$375,000	304921	N	N
001	112206	9200	11/06	\$212,500	233046	N	N
001	122206	9035	01/07	\$185,000	214315	N	N
001	122206	9176	09/06	\$250,000	119790	N	N
001	142206	9045	06/07	\$374,950	294465	N	N
001	142206	9071	03/06	\$290,000	256568	N	N
001	142206	9102	03/06	\$360,000	215186	N	N
001	142206	9112	05/06	\$340,000	71003	N	N
001	142206	9113	07/07	\$415,000	85378	N	N
001	142206	9115	04/05	\$265,000	148975	N	N
001	142206	9115	03/07	\$450,000	148975	N	N
001	142206	9118	06/06	\$349,900	136778	N	N
001	242206	9062	04/06	\$210,000	205603	N	Y
001	326056	0050	01/07	\$300,000	119277	N	N
002	146740	0080	07/05	\$53,000	25480	Y	N
002	192306	9017	06/05	\$247,000	558439	Y	N
002	222305	9158	11/06	\$300,000	12217	Y	N
002	242206	9047	03/06	\$561,000	1214888	N	Y
002	322306	9140	12/05	\$167,000	74487	N	N
002	445900	0100	05/06	\$60,000	10350	N	N
006	541630	0030	08/06	\$261,139	69347	N	N
006	541630	0160	04/07	\$350,000	81870	N	N
006	541630	0170	05/07	\$350,000	62522	N	N
006	541630	0170	08/06	\$279,139	62522	N	N
006	541630	0180	05/07	\$330,000	59445	N	N
006	541630	0230	11/07	\$395,000	77832	N	N
006	541630	0240	04/07	\$360,000	84267	N	N
006	541630	0250	05/07	\$345,000	111324	N	N
006	541630	0260	08/07	\$390,000	97668	N	N
006	541630	0270	08/07	\$360,000	118598	N	N
006	541630	0280	10/06	\$300,000	168566	N	N
006	541630	0290	05/07	\$350,000	58490	N	N
006	541630	0300	10/06	\$300,000	146251	N	N
006	541630	0310	06/07	\$365,000	36809	N	N
006	679140	0110	06/07	\$120,000	15860	N	N
006	729980	0170	02/05	\$233,408	84738	N	N
006	729981	0010	11/05	\$275,000	72807	N	N
006	729981	0020	02/06	\$360,000	89146	N	N
006	729981	0030	12/05	\$360,000	88195	N	N
006	729981	0040	11/05	\$320,000	69848	Y	N

**Vacant Sales Used in this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	729981	0050	11/05	\$285,000	162471	N	N
006	729981	0060	01/06	\$295,000	125619	N	N
006	729981	0070	12/05	\$325,000	119220	N	N
006	729981	0080	02/06	\$330,000	133742	N	N
006	729981	0110	07/05	\$325,000	105411	N	N
006	729981	0120	05/06	\$395,000	149177	N	N
006	729981	0130	11/05	\$305,000	124006	N	N
006	729981	0140	11/05	\$295,000	114335	N	N
006	729981	0150	04/06	\$395,000	126857	N	N
006	729981	0160	09/05	\$320,000	78971	N	N
006	729981	0170	08/06	\$395,000	83310	N	N
006	729981	0180	08/06	\$415,000	84147	N	N
006	729981	0180	05/06	\$335,000	84147	N	N
006	729981	0190	05/06	\$340,000	108873	N	N
006	729981	0200	05/06	\$395,000	92194	N	N
006	729981	0210	08/06	\$395,000	79923	N	N
006	729981	0220	02/06	\$295,000	93908	N	N
007	072107	9044	11/06	\$254,000	871200	Y	N
007	072107	9046	07/07	\$175,000	312325	N	N
007	142106	9021	10/07	\$175,000	148539	N	N
007	142106	9182	05/05	\$107,800	32060	Y	N
007	242106	9036	01/06	\$219,360	217800	N	N
007	242106	9037	07/06	\$236,000	274428	N	N
007	242106	9037	06/05	\$202,000	274428	N	N
007	289400	0010	03/07	\$300,000	220309	N	N
007	289400	0060	03/07	\$300,000	119870	N	N
007	302207	9090	03/05	\$105,000	270072	N	N
007	408080	0035	11/05	\$55,000	12000	Y	N
007	510454	0560	09/05	\$195,000	10703	Y	N
007	884740	0060	05/06	\$150,000	214315	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012206	9021	10/06	\$4,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
001	122206	9006	02/06	\$18,500	DOR RATIO
001	122206	9047	08/06	\$45,000	DOR RATIO
001	122206	9177	07/06	\$45,000	DOR RATIO
001	122206	9177	11/06	\$115,500	CORPORATE AFFILIATES;TENANT
001	142206	9007	01/05	\$71,029	DOR RATIO;QUIT CLAIM DEED
001	142206	9115	03/07	\$450,000	QUIT CLAIM DEED
001	242206	9110	02/05	\$295,000	RELATED PARTIES
002	042206	9064	05/05	\$17,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
002	042206	9071	04/07	\$280,000	SEG/MERGE
002	092206	9054	04/07	\$29,500	DOR RATIO;PREVIMP<=25K
002	092206	9112	06/07	\$20,000	EASEMENT:RIGHT OF WAY
002	102206	9180	05/06	\$30,000	DOR RATIO;PREVIMP<=25K
002	146940	0030	04/06	\$37,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
002	152206	9003	06/05	\$50,558	BANKRUPTCY - RECEIVER OR TRUSTEE
002	152206	9026	06/06	\$200,000	GOVERNMENT AGENCY;EASEMENT
002	152206	9052	03/07	\$60,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
002	152206	9058	07/06	\$5,107	DOR RATIO
002	152206	9058	06/07	\$65,000	GOVERNMENT AGENCY;EASEMENT
002	152206	9061	02/06	\$53,000	GOVERNMENT AGENCY;EASEMENT
002	152206	9110	06/06	\$118,500	NO MARKET EXPOSURE
002	152206	9111	04/07	\$55,000	DOR RATIO;PREVIMP<=25K
002	232206	9054	06/05	\$230,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	232206	9085	02/05	\$25,000	DOR RATIO
002	232206	9085	03/07	\$60,000	NO MARKET EXPOSURE
002	232206	9124	10/06	\$80,000	NO MARKET EXPOSURE
002	242305	9027	05/05	\$3,105	GOVERNMENT AGENCY;EASEMENT
002	242305	9081	03/06	\$220,000	GOVERNMENT AGENCY;EASEMENT
002	242305	9109	10/05	\$135,000	GOVERNMENT AGENCY
002	292306	9070	08/06	\$52,500	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
002	322306	9006	12/07	\$8,100	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	322306	9020	06/06	\$317,500	SALE CHAR DOESN'T MATCH CURRENT CHAR
002	322306	9020	05/05	\$160,000	GOVERNMENT AGENCY;EASEMENT
002	322306	9031	05/05	\$250,000	SEG/MERGE AFTER SALE
002	322306	9103	03/05	\$178,500	STATEMENT TO DOR;TENANCY PARTITION
002	322306	9103	01/05	\$82,500	GOVERNMENT AGENCY;EASEMENT
002	332306	9010	01/05	\$112,000	ESTATE ADMINISTRATOR:NO MARKET EXPOSURE
002	510540	0155	07/05	\$20,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
006	032106	9007	04/05	\$2,558	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
007	022106	9019	12/06	\$673,460	DOR RATIO; MULTI-PARCEL SALE
007	072107	9038	07/07	\$175,000	CORPORATE AFFILIATES
007	072107	9043	12/06	\$349,281	DIVORCE SETTLEMENT
007	072107	9047	05/05	\$43,008	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
007	072107	9048	07/07	\$175,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
007	084400	0505	08/05	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	132106	9023	06/07	\$250,000	CORPORATE AFFILIATES

**Vacant Sales Removed from this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	142106	9063	07/06	\$124,845	CORPORATE AFFILIATES
007	142106	9090	09/07	\$180,050	ESTATE ADMINISTRATOR:QUESTIONABLE SALE
007	142106	9107	05/06	\$75,000	PARTIAL INTEREST
007	142106	9161	10/05	\$14,000	DOR RATIO
007	142106	9177	03/06	\$1,800,000	GOVERNMENT AGENCY;EASEMENT
007	142106	9205	04/06	\$226,100	GOVERNMENT AGENCY;EASEMENT
007	152106	9088	11/07	\$370,000	CORPORATE AFFILIATES;SEG/MERGE
007	222106	9022	04/05	\$38,800	DOR RATIO
007	232106	9033	09/06	\$90,000	DOR RATIO
007	232106	9042	09/06	\$90,000	DOR RATIO;PREVIMP<=25K
007	272106	9038	03/06	\$52,200	GOVERNMENT AGENCY;MULTI-PARCEL SALE
007	362206	9001	08/06	\$208,000	GOVERNMENT AGENCY;EASEMENT
007	884740	0035	12/05	\$80,000	DOR RATIO;PREVIMP<=25K;STATEMENT TO DOR
007	884740	0055	05/05	\$95,000	NO MARKET EXPOSURE
007	884740	0077	12/07	\$75,000	FORCED SALE