

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Lake Youngs / 60

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 534

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$161,200	\$264,600	\$425,800	\$474,200	89.8%	13.64%
2008 Value	\$173,600	\$290,900	\$464,500	\$474,200	98.0%	13.37%
Change	+\$12,400	+\$26,300	+\$38,700		+8.2%	-0.27%
% Change	+7.7%	+9.9%	+9.1%		+9.1%	-1.98%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -1.98% 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	\$175,400	\$253,000	\$428,400
2008 Value	\$189,000	\$277,900	\$466,900
Percent Change	+7.8%	+9.8%	+9.0%

Number of one to three unit residences in the Population: 3,280

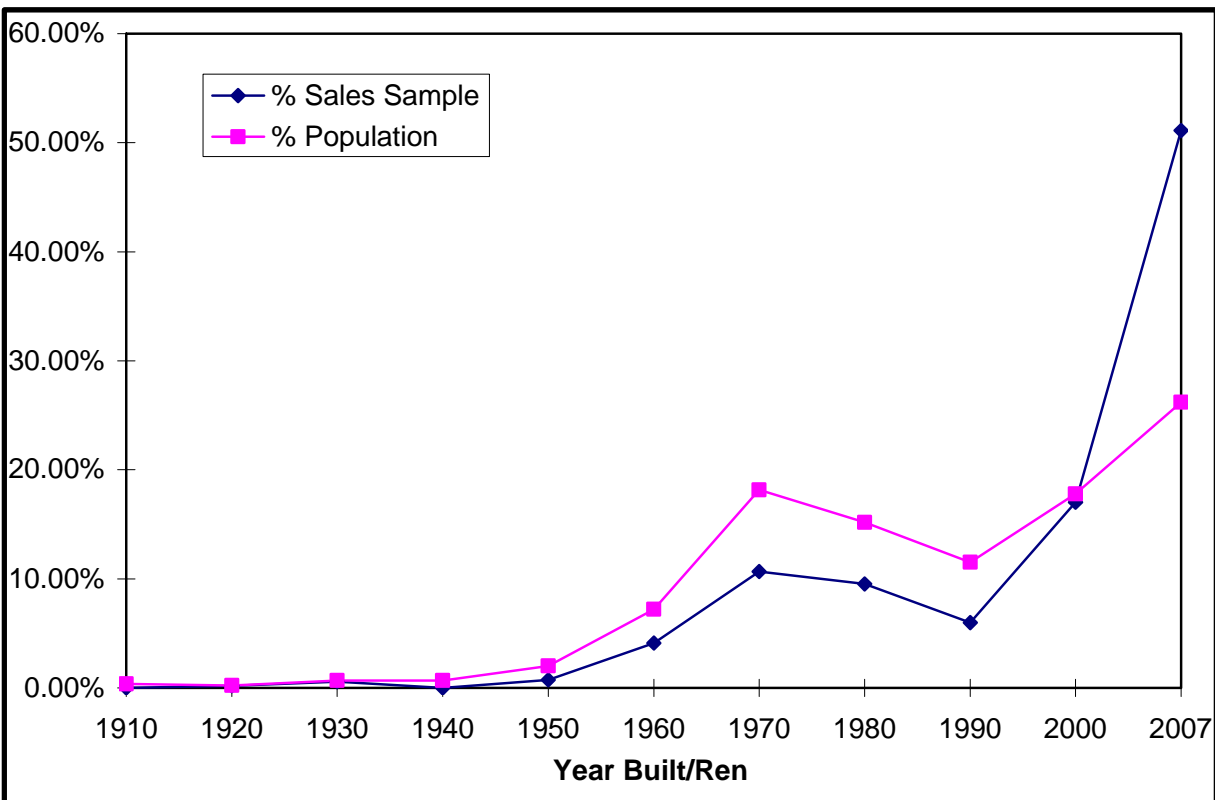
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, lakefront homes had a lower assessed value ratio (assessed value/sale price) than the rest of the population, therefore received a higher upward adjustment than the rest of the population. Homes situated in the plat of Woodside in McGarvey Park (Majors 955800-955805) also had a lower assessed value ratio than the rest of the population and received a higher upward adjustment. Homes situated in the plat of Spring Lake Park Estates (Major 793790) had a lower assessed value ratio than the rest of the population and received a downward 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	0	0.00%
1920	1	0.19%
1930	3	0.56%
1940	0	0.00%
1950	4	0.75%
1960	22	4.12%
1970	57	10.67%
1980	51	9.55%
1990	32	5.99%
2000	91	17.04%
2007	273	51.12%
	534	

Population		
Year Built/Ren	Frequency	% Population
1910	12	0.37%
1920	7	0.21%
1930	22	0.67%
1940	22	0.67%
1950	66	2.01%
1960	236	7.20%
1970	596	18.17%
1980	498	15.18%
1990	378	11.52%
2000	584	17.80%
2007	859	26.19%
	3280	

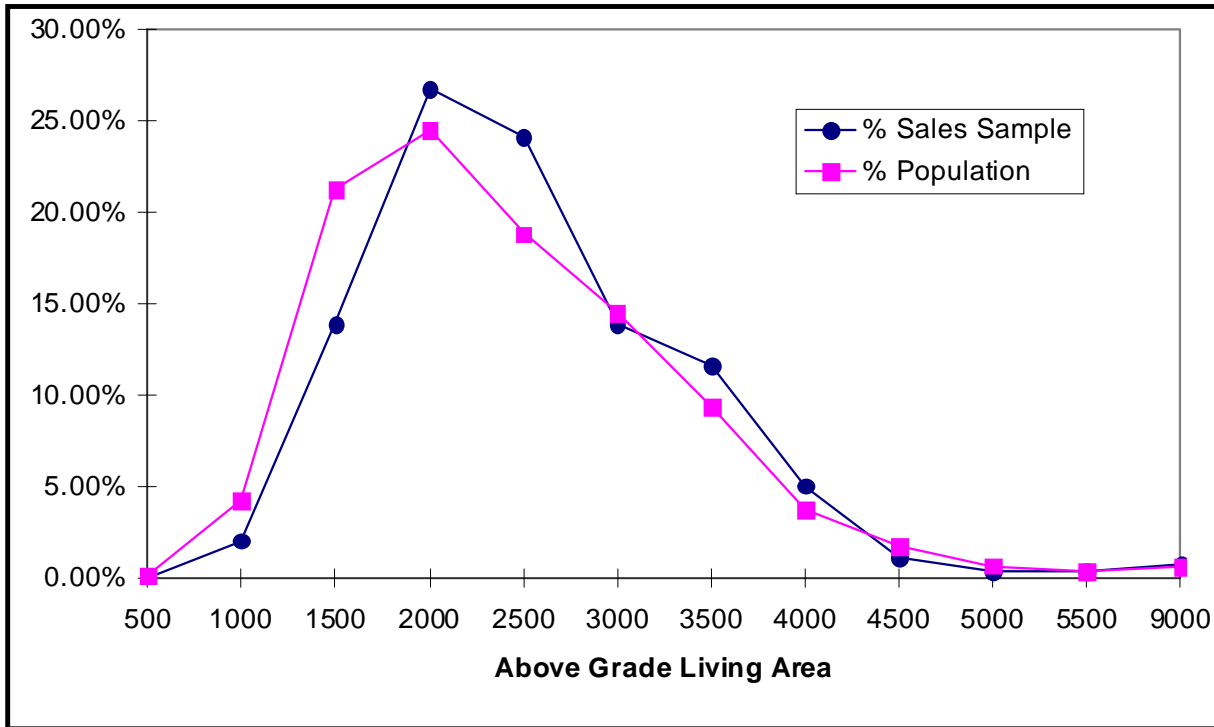


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	2.06%
1500	74	13.86%
2000	143	26.78%
2500	129	24.16%
3000	74	13.86%
3500	62	11.61%
4000	27	5.06%
4500	6	1.12%
5000	2	0.37%
5500	2	0.37%
9000	4	0.75%
	534	

Population		
AGLA	Frequency	% Population
500	4	0.12%
1000	139	4.24%
1500	698	21.28%
2000	803	24.48%
2500	618	18.84%
3000	475	14.48%
3500	307	9.36%
4000	123	3.75%
4500	58	1.77%
5000	22	0.67%
5500	12	0.37%
9000	21	0.64%
	3280	

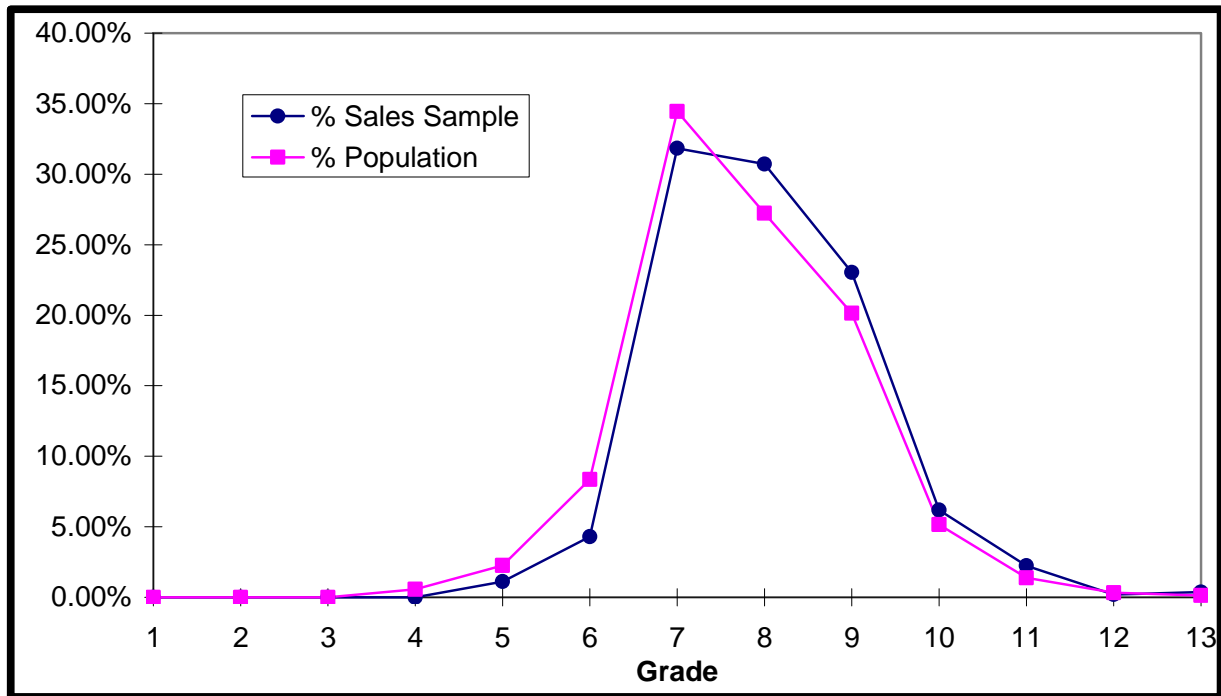


The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

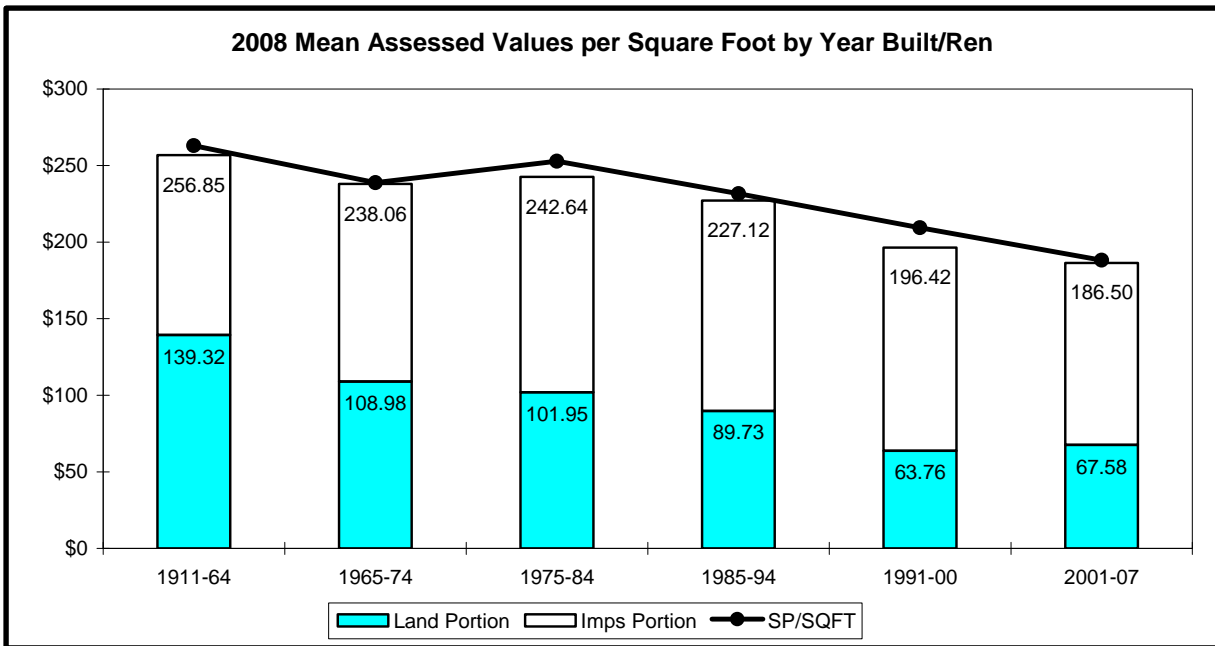
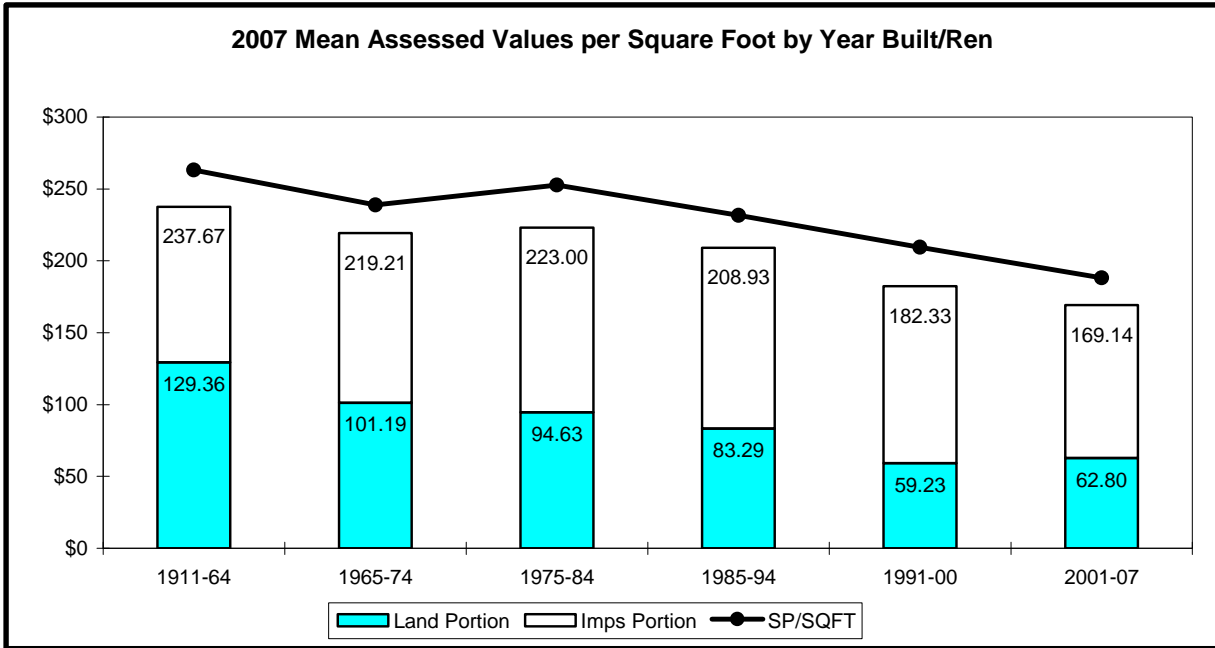
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.12%
6	23	4.31%
7	170	31.84%
8	164	30.71%
9	123	23.03%
10	33	6.18%
11	12	2.25%
12	1	0.19%
13	2	0.37%
	534	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	19	0.58%
5	74	2.26%
6	274	8.35%
7	1130	34.45%
8	893	27.23%
9	661	20.15%
10	169	5.15%
11	45	1.37%
12	11	0.34%
13	4	0.12%
	3280	



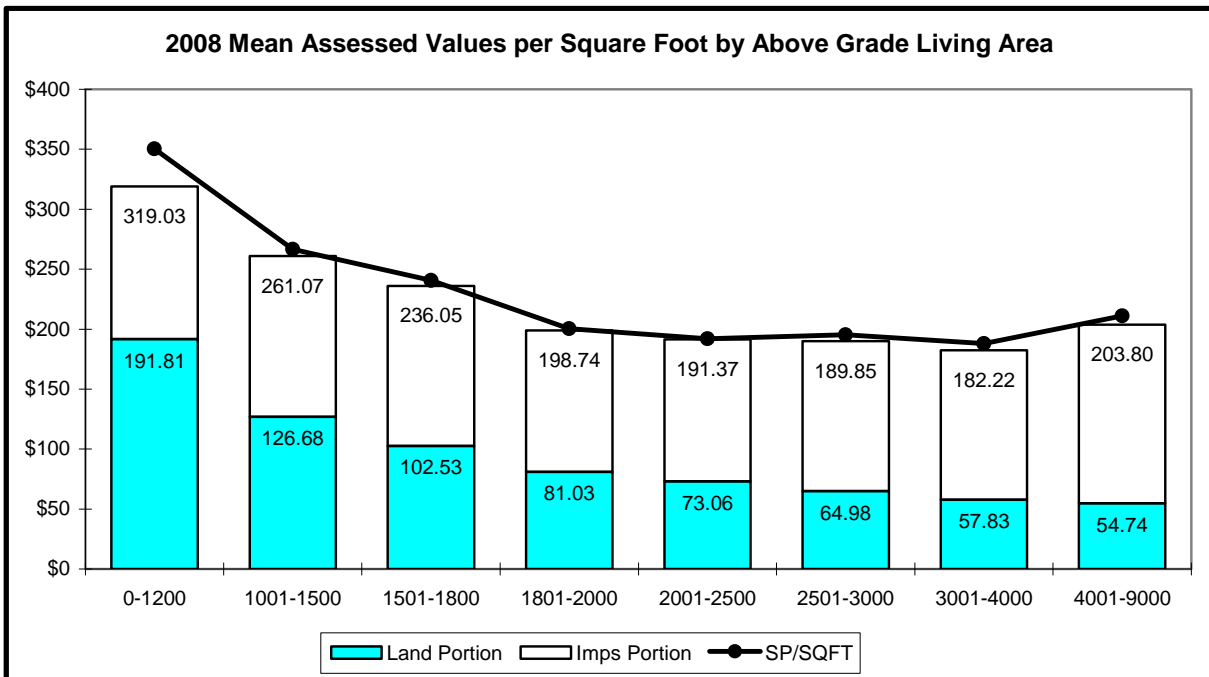
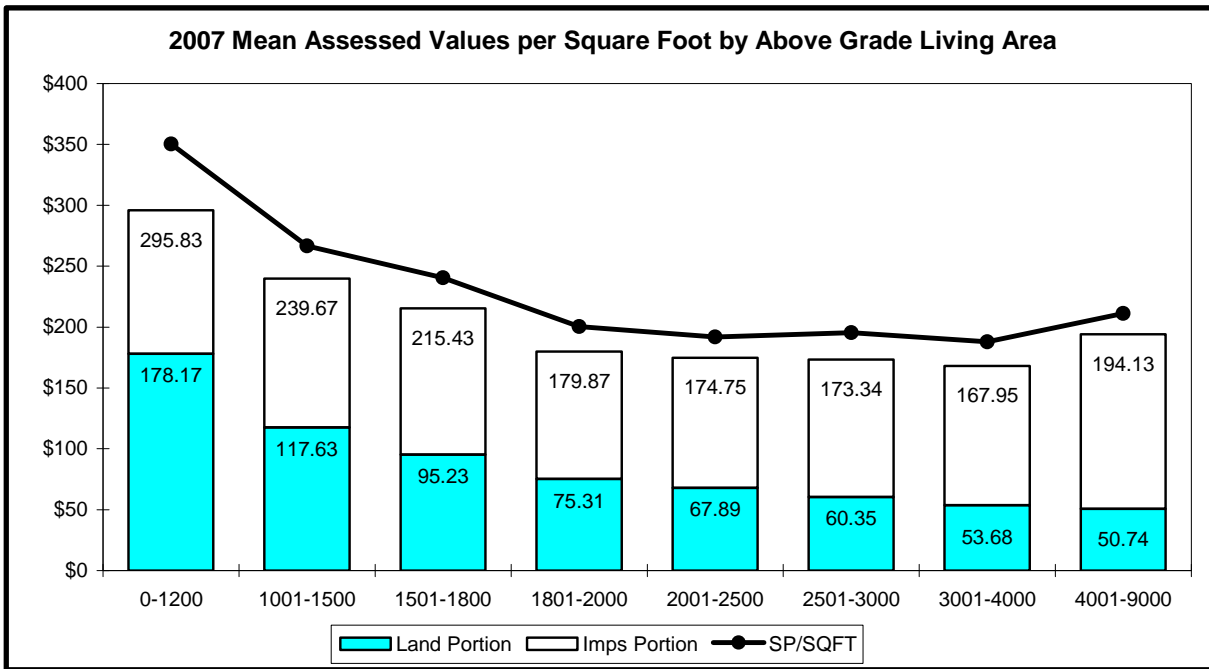
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



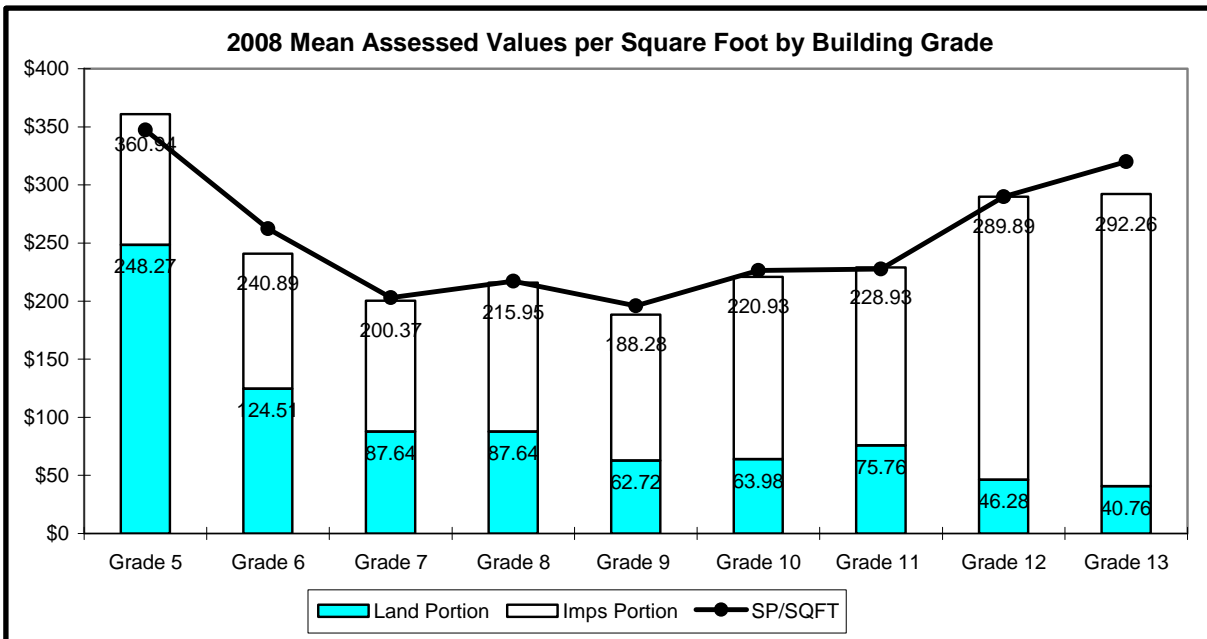
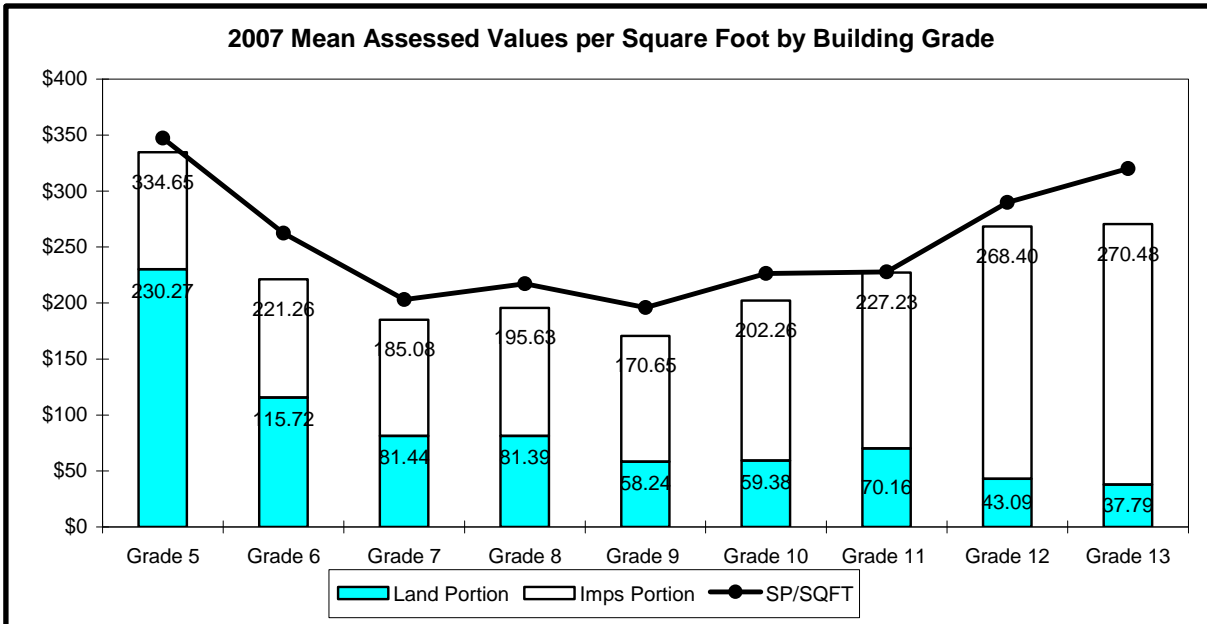
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



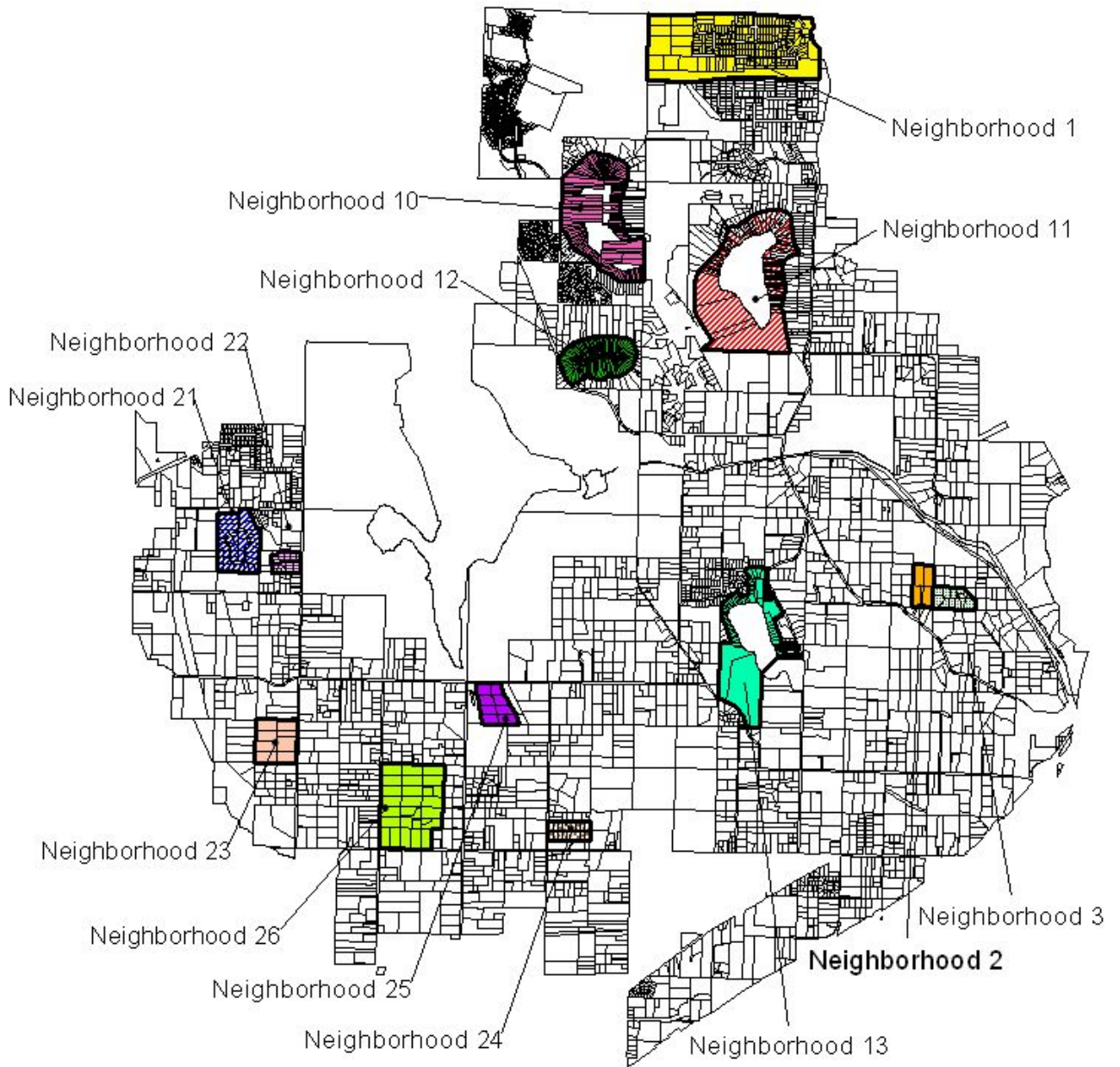
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.

Neighborhoods



Annual Update Process

Personnel & Participation

The Annual Update report and analysis were produced by Carolyn Liepelt, SE Appraiser II. The process and results were reviewed by Sheila Frawley, SE District Senior Appraiser. The results were also reviewed by Debra Prins, Residential Division Director.

Data Utilized

Available sales closed from 1/1/2004 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. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2007
6. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

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

Land update

Based on the 534 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.7% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.08, 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 534 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, lakefront homes had a lower assessed value ratio (assessed value/sale price) than the rest of the population, therefore received a higher upward adjustment than the rest of the population. Homes situated in the plat of Woodside in McGarvey Park (Majors 955800-955805) also had a lower assessed value ratio than the rest of the population and received a higher upward adjustment. Homes situated in the plat of Spring Lake Park Estates (Major 793790) had a lower assessed value ratio than the rest of the population and received a downward adjustment. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2008 \text{ Total Value} = 2007 \text{ Total Value} / .9254072 + .09070126 * \text{Major } 793790 - .03305374 * \text{Major } 955800-955805 - .06571867 * \text{Is Waterfront}$$

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

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

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principal 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”, parcels will be valued using the new land value + previous improvement value * 1.06. (2008 Land Value + Previous Improvement Value * 1.06).
 - *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 Real Property.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were 27 mobile home sales. Mobile home parcels will be valued using the new land value + previous improvement value * 1.06 as indicated by the sales. The resulting total value is calculated as follows:

$$2008 \text{ Total Value} = 2008 \text{ Land Value} + \text{Previous Improvement Value} * 1.06, \text{ with results rounded down to the next } \$1,000$$

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 60 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)

8.06%

Waterfront	Yes
% Adjustment	2.78%
Spring Lake Park Estates	Yes
Major 793790	
% Adjustment	-9.65%
Woodside at McGarvey Park Majors 955800-955805	Yes
% Adjustment	4.00%

Comments

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

For instance, a waterfront parcel would *approximately* receive a 10.84% upward adjustment (8.06% + 2.78%). 200 parcels in the improved population would receive this adjustment. There were 16 sales.

For instance, a parcel in Major 793790 would approximately receive a 1.59% downward adjustment (8.06% - 9.65%). 22 parcels in the improved population would receive this adjustment. There were 9 sales.

For instance, a parcel in Majors 955800-955805 would approximately receive a 12.06% upward adjustment (8.06% + 4.00%). 474 parcels in the improved population would receive this adjustment. There were 164 sales.

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

Generally Waterfront parcels were at a lower assessment level than the rest of the population. Homes in the plat of Woodside at McGarvey Park (Majors 955800-955805) were also at a lower assessment level than the average. Homes in the plat of Spring Lake Park Estates were at a higher assessment level than the average. This model corrects for these strata differences.

78.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 60 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
955800 thru 955805	Woodside at McGarvey Park	164	474	34.6%	NW & SW 25-23-5	1	8-10	2001 thru 2005	SE Petrovitsky Rd & Parkside Way SE
793790	Spring Lake Park Estates	9	22	40.9%	NW 6-22-6	3	10-11	2000 thru 2006	SE Petrovitsky Rd & 184 th Avenue SE

Area 60 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.

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	6	0.974	1.050	7.9%	0.864	1.237
6	23	0.854	0.930	8.9%	0.874	0.987
7	170	0.924	1.000	8.2%	0.977	1.022
8	164	0.894	0.986	10.3%	0.964	1.007
9	123	0.872	0.962	10.3%	0.944	0.980
10	33	0.890	0.971	9.1%	0.929	1.013
11	12	0.993	1.003	1.0%	0.937	1.070
12	1	0.926	1.000	8.0%	N/A	N/A
13	2	0.830	0.897	8.1%	-1.477	3.270
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1911-1950	8	0.921	0.994	7.9%	0.853	1.136
1951-1970	79	0.911	0.986	8.2%	0.952	1.021
1971-1990	83	0.898	0.979	8.9%	0.949	1.008
1991-2000	91	0.895	0.964	7.7%	0.936	0.991
>2000	273	0.896	0.985	9.9%	0.970	1.000
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	422	0.892	0.974	9.2%	0.962	0.986
Good	99	0.923	1.005	8.8%	0.975	1.034
Very Good	13	0.935	1.009	7.9%	0.902	1.117
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	151	0.898	0.976	8.7%	0.953	0.999
1.5	16	0.928	1.014	9.3%	0.942	1.086
2	364	0.898	0.981	9.2%	0.968	0.994
2.5	2	0.768	0.830	8.0%	-1.670	3.329
3	1	1.041	1.125	8.1%	N/A	N/A

Area 60 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.

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.
<1000	11	0.852	0.919	7.9%	0.810	1.027
1001-1500	74	0.899	0.980	9.0%	0.944	1.016
1501-2000	143	0.896	0.987	10.1%	0.966	1.008
2001-2500	129	0.911	0.998	9.5%	0.973	1.022
2501-3000	74	0.886	0.970	9.5%	0.942	0.999
3001-4000	89	0.895	0.970	8.3%	0.948	0.992
>4000	14	0.906	0.956	5.5%	0.860	1.051
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	495	0.901	0.979	8.8%	0.968	0.991
Y	39	0.875	0.980	12.0%	0.946	1.014
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	518	0.900	0.979	8.8%	0.967	0.990
Y	16	0.858	0.998	16.2%	0.950	1.046
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	332	0.894	0.987	10.3%	0.974	1.000
2	92	0.890	0.960	7.9%	0.927	0.992
3	110	0.913	0.975	6.8%	0.948	1.002
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<5000	115	0.892	0.996	11.6%	0.973	1.018
5000-8000	132	0.915	1.004	9.8%	0.984	1.025
8001-12000	43	0.892	0.973	9.1%	0.932	1.014
12001-16000	22	0.883	0.975	10.4%	0.923	1.027
16001-20000	27	0.879	0.963	9.5%	0.905	1.020
20001-30000	35	0.887	0.972	9.5%	0.930	1.013
30001-43559	32	0.923	0.974	5.4%	0.929	1.018
1AC-5AC	109	0.881	0.947	7.5%	0.916	0.978
>5AC	19	0.941	1.016	8.0%	0.957	1.075

Area 60 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.

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

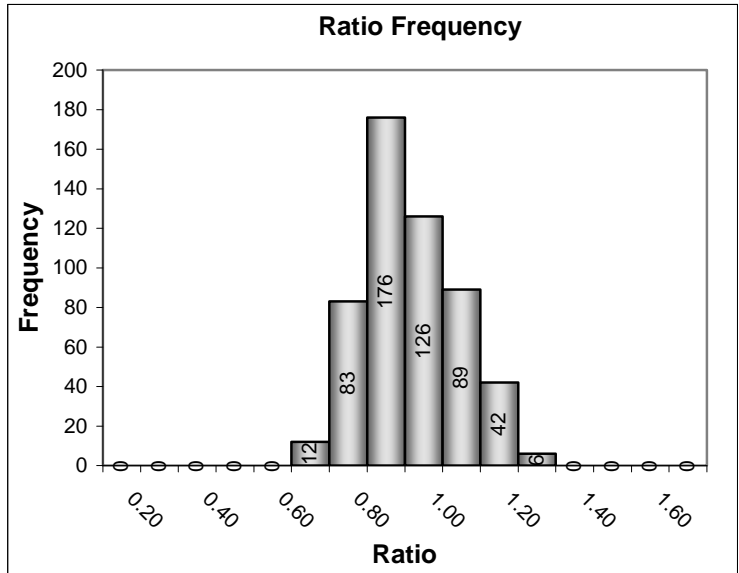
It is difficult to draw valid conclusions when the sales count is low.

Major 793790 Spring Lake Park Estates	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	525	0.894	0.979	9.5%	0.967	0.990
Y	9	1.013	0.996	-1.6%	0.946	1.047
Major 955800- 955805 Woodside at McGarvey Park	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	167	0.880	0.985	11.9%	0.968	1.001
Y	367	0.906	0.977	7.9%	0.962	0.992

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SE / Team - 2	Lien Date: 01/01/2007	Date of Report: 08/14/2008	Sales Dates: 1/2005 - 12/2007
Area Area 60 - Lake Youngs	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	534		
Mean Assessed Value	425,800		
Mean Sales Price	474,200		
Standard Deviation AV	184,523		
Standard Deviation SP	219,999		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.914		
Median Ratio	0.898		
Weighted Mean Ratio	0.898		
UNIFORMITY			
Lowest ratio	0.612		
Highest ratio:	1.268		
Coefficient of Dispersion	11.34%		
Standard Deviation	0.125		
Coefficient of Variation	13.64%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.882		
Upper limit	0.915		
95% Confidence: Mean			
Lower limit	0.904		
Upper limit	0.925		
SAMPLE SIZE EVALUATION			
N (population size)	3280		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	534		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	290		
# ratios above mean:	244		
z:	1.991		
Conclusion:	Non-normal		



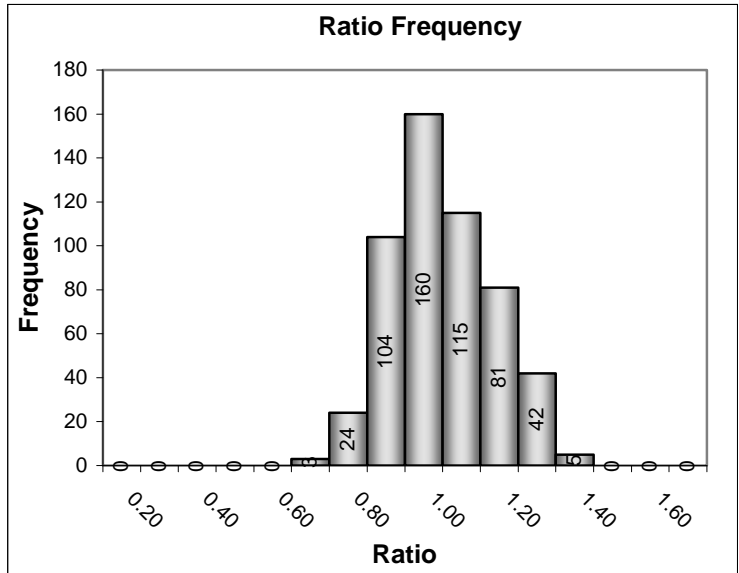
COMMENTS:

1 to 3 Unit Residences throughout area 60

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team:	Lien Date:	Date of Report:	Sales Dates:
SE / Team - 2	01/01/2008	08/14/2008	1/2005 - 12/2007
Area	Appr ID:	Property Type:	Adjusted for time?:
Area 60 - Lake Youngs	CLIE	1 to 3 Unit Residences	No
SAMPLE STATISTICS			
Sample size (n)	534		
Mean Assessed Value	464,500		
Mean Sales Price	474,200		
Standard Deviation AV	196,779		
Standard Deviation SP	219,999		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.985		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.662		
Highest ratio:	1.370		
Coefficient of Dispersion	11.04%		
Standard Deviation	0.133		
Coefficient of Variation	13.37%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.969		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.987		
Upper limit	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	3280		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.133		
Recommended minimum:	28		
Actual sample size:	534		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	289		
# ratios above mean:	245		
z:	1.904		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 60

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 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	302306	9137	5/10/06	\$312,000	1040	0	5	1955	3	84,942	N	N	16610 194TH AVE SE
001	511280	0130	5/22/06	\$285,000	710	0	6	1957	5	19,159	N	N	19015 SE 170TH ST
001	511290	0370	10/25/06	\$275,000	780	0	6	1968	4	21,000	N	N	18631 SE 168TH ST
001	511300	0290	12/8/05	\$212,250	860	0	6	1959	3	17,688	N	N	19205 SE 163RD ST
001	511290	0600	9/19/05	\$207,500	860	0	6	1963	3	21,000	N	N	16805 186TH AVE SE
001	511280	0380	8/11/06	\$285,000	1010	0	6	1956	4	35,250	N	N	19430 SE 170TH ST
001	400840	0015	5/15/06	\$495,950	1110	890	6	1981	3	52,272	Y	Y	18020 W LAKE DESIRE DR SE
001	511320	0090	2/10/05	\$227,000	1150	0	6	1967	4	7,752	N	N	16314 186TH AVE SE
001	400840	0158	11/15/05	\$270,000	1210	0	6	1971	4	10,067	N	N	18248 172ND AVE SE
001	511290	0120	7/5/06	\$286,800	1380	0	6	1967	4	29,800	N	N	16614 188TH AVE SE
001	770260	0800	1/23/07	\$565,000	1470	0	6	2004	3	22,952	Y	Y	17408 SE 196TH DR
001	252305	9035	9/26/05	\$260,999	1600	0	6	1972	4	13,260	N	N	17455 W LAKE DESIRE DR SE
001	511320	0290	11/15/06	\$340,000	1060	460	7	1996	3	11,760	N	N	18649 SE 162ND ST
001	511300	0420	4/8/05	\$270,000	1110	580	7	1961	3	20,000	N	N	19014 SE 164TH ST
001	012205	9030	6/17/05	\$227,500	1120	0	7	1970	4	11,325	N	N	17720 SE PETROVITSKY RD
001	511290	0660	9/26/05	\$227,250	1150	0	7	1969	3	20,000	N	N	16642 184TH AVE SE
001	511280	0401	10/29/05	\$321,000	1200	1150	7	1977	3	12,600	N	N	16848 194TH AVE SE
001	511280	0400	9/6/05	\$314,000	1200	1150	7	1977	3	13,350	N	N	16842 194TH AVE SE
001	145100	0080	5/11/05	\$265,000	1200	530	7	1968	4	10,200	N	N	17201 194TH AVE SE
001	252305	9036	1/27/05	\$250,000	1250	0	7	1969	4	39,558	N	N	17247 174TH AVE SE
001	511290	0620	8/14/07	\$305,000	1260	0	7	1964	4	30,400	N	N	16831 186TH AVE SE
001	401080	0045	4/20/06	\$565,000	1290	1290	7	1965	4	14,300	Y	Y	18528 W LAKE DESIRE DR SE
001	770260	0100	10/10/07	\$380,000	1340	0	7	1955	4	87,555	N	N	17648 SE 192ND DR
001	511325	0240	11/17/06	\$300,000	1350	0	7	1971	3	42,426	N	N	18428 SE 162ND ST
001	511320	0280	5/18/07	\$347,500	1360	1230	7	1967	4	11,562	N	N	18643 SE 162ND ST
001	292306	9048	7/20/06	\$445,000	1380	0	7	1957	3	341,946	N	N	16655 196TH AVE SE
001	292306	9048	11/29/05	\$353,000	1380	0	7	1957	3	341,946	N	N	16655 196TH AVE SE
001	302306	9186	11/1/05	\$310,000	1390	0	7	1991	3	14,810	N	N	19417 SE 174TH ST
001	511300	0080	9/13/05	\$240,000	1390	0	7	1961	4	16,340	Y	N	16222 193RD AVE SE
001	770260	0941	5/12/05	\$265,000	1450	0	7	1959	3	16,585	N	N	17859 SE 196TH DR

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	869151	0300	6/15/07	\$360,000	1580	0	7	2004	3	4,863	N	N	18206 168TH WAY SE
001	511310	0200	7/26/06	\$370,000	1680	0	7	1978	3	19,350	N	N	18814 SE 163RD ST
001	511325	0100	3/29/05	\$285,000	1680	0	7	2004	3	21,760	N	N	18420 SE 164TH ST
001	511290	0590	7/7/06	\$385,000	1710	0	7	1990	3	20,000	N	N	16659 186TH AVE SE
001	770260	0370	11/28/05	\$525,000	1750	0	7	1994	3	15,064	Y	Y	17617 SE 192ND DR
001	869151	0110	2/7/07	\$410,000	1900	0	7	2004	3	5,194	N	N	18103 168TH WAY SE
001	869150	0910	10/10/06	\$376,000	1900	0	7	2004	3	5,842	N	N	18013 171ST AVE SE
001	869150	0180	1/24/06	\$365,000	1900	0	7	2003	3	5,767	N	N	17010 SE 180TH PL
001	869150	0040	5/11/06	\$349,000	1900	0	7	2003	3	5,668	N	N	17112 SE 181ST PL
001	869150	0470	6/15/05	\$311,500	1900	0	7	2003	3	6,206	N	N	16940 SE 183RD PL
001	145100	0040	8/14/06	\$320,000	1910	0	7	1968	3	17,000	N	N	17228 194TH AVE SE
001	302306	9154	10/5/06	\$350,000	1930	0	7	1958	4	13,068	N	N	19205 SE 164TH ST
001	252305	9041	10/2/07	\$450,000	2090	1260	7	1964	5	24,140	N	N	17214 174TH AVE SE
001	869151	0350	12/2/05	\$330,900	2100	0	7	2004	3	4,950	N	N	18112 168TH WAY SE
001	869151	0610	5/6/05	\$327,750	2100	0	7	2004	3	6,741	N	N	18066 169TH AVE SE
001	869151	0610	1/26/05	\$290,430	2100	0	7	2004	3	6,741	N	N	18066 169TH AVE SE
001	511325	0030	5/13/05	\$349,950	2110	580	7	1968	4	21,930	N	N	16223 186TH AVE SE
001	869151	0560	5/1/06	\$385,000	2170	0	7	2004	3	6,401	N	N	16910 SE 182ND PL
001	869151	0500	2/3/05	\$290,222	2170	0	7	2005	3	5,963	N	N	16920 SE 183RD ST
001	869150	0530	9/25/07	\$422,000	2230	0	7	2005	3	7,921	N	N	16957 SE 183RD PL
001	869150	0870	4/23/07	\$409,950	2230	0	7	2004	3	5,809	N	N	18107 171ST AVE SE
001	869150	0010	8/22/07	\$412,500	2230	0	7	2003	3	7,632	N	N	17130 SE 181ST PL
001	869151	0140	8/21/06	\$372,733	2230	0	7	2004	3	5,194	N	N	18127 168TH WAY SE
001	869150	0190	3/19/07	\$361,860	2230	0	7	2004	3	6,301	N	N	17004 SE 180TH PL
001	869150	0320	9/18/06	\$375,000	2230	0	7	2004	3	8,240	N	N	18121 170TH PL SE
001	869150	0460	6/7/05	\$331,700	2230	0	7	2003	3	6,516	N	N	18141 169TH AVE SE
001	869151	0290	2/14/05	\$313,637	2230	0	7	2004	3	8,296	N	N	18218 168TH WAY SE
001	869150	0530	4/4/05	\$311,278	2230	0	7	2005	3	7,921	N	N	16957 SE 183RD PL
001	869150	0510	3/14/05	\$300,062	2230	0	7	2005	3	5,877	N	N	16945 SE 183RD PL
001	869150	0360	1/7/05	\$299,270	2230	0	7	2004	3	7,600	N	N	16922 SE 182ND PL
001	869151	0210	2/2/05	\$274,930	2230	0	7	2005	3	5,307	N	N	18237 168TH WAY SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	869150	0440	5/24/05	\$330,910	2290	0	7	2003	3	6,296	N	N	17008 SE 183RD PL
001	869150	0220	3/23/05	\$304,135	2290	0	7	2005	3	6,423	N	N	16918 SE 180TH PL
001	869150	0140	10/31/07	\$406,000	2330	0	7	2003	3	5,568	N	N	17116 SE 180TH CT
001	869150	0760	8/8/05	\$346,950	2330	0	7	2003	3	6,559	N	N	18134 171ST AVE SE
001	869150	0480	3/11/05	\$308,487	2330	0	7	2005	3	6,074	N	N	16932 SE 183RD PL
001	869151	0480	1/13/05	\$295,868	2330	0	7	2004	3	6,544	N	N	18219 169TH AVE SE
001	869151	0510	3/25/05	\$310,695	2360	0	7	2005	3	5,833	N	N	16926 SE 183RD PL
001	869150	0090	9/1/06	\$439,950	2480	0	7	2004	3	6,973	N	N	17109 SE 180TH CT
001	869150	0700	8/23/06	\$427,000	2480	0	7	2004	3	6,029	N	N	18216 171ST CT SE
001	869150	0430	5/26/05	\$390,000	2480	0	7	2003	3	6,296	N	N	17014 SE 183RD PL
001	869151	0670	1/24/05	\$342,343	2480	0	7	2004	3	5,777	N	N	16913 SE 180TH PL
001	869151	0490	1/11/05	\$324,755	2480	0	7	2004	3	7,727	N	N	18227 169TH AVE SE
001	869150	0500	3/1/05	\$322,783	2480	0	7	2004	3	5,349	N	N	16939 SE 183RD PL
001	869151	0470	1/21/05	\$321,341	2480	0	7	2004	3	5,940	N	N	18211 169TH AVE SE
001	869151	0260	2/24/05	\$319,495	2480	0	7	2005	3	5,827	N	N	16915 SE 183RD PL
001	869151	0630	1/6/05	\$316,925	2480	0	7	2004	3	6,441	N	N	18050 169TH AVE SE
001	869151	0240	2/15/05	\$317,888	2480	0	7	2005	3	7,423	N	N	18261 168TH WAY SE
001	869151	0230	2/24/05	\$317,167	2480	0	7	2005	3	6,316	N	N	18253 168TH WAY SE
001	869150	0520	3/1/05	\$309,834	2480	0	7	2004	3	5,775	N	N	16951 SE 183RD PL
001	869151	0220	1/27/05	\$303,550	2480	0	7	2005	3	5,776	N	N	18245 168TH WAY SE
001	869151	0250	2/1/05	\$301,838	2480	0	7	2005	3	6,684	N	N	16909 SE 183RD PL
001	869151	0200	1/24/05	\$300,223	2480	0	7	2005	3	4,823	N	N	18229 168TH WAY SE
001	869150	0160	6/1/07	\$489,900	2690	0	7	2003	3	8,095	N	N	17022 SE 180TH PL
001	869150	0300	9/19/06	\$442,000	2690	0	7	2004	3	6,927	N	N	18105 171ST PL SE
001	869150	0240	4/1/06	\$423,000	2690	0	7	2004	3	6,176	N	N	18003 170TH PL SE
001	869150	0450	5/20/05	\$370,915	2820	0	7	2003	3	6,603	N	N	16956 SE 183RD PL
001	302306	9059	9/22/05	\$342,500	2900	1100	7	1961	4	25,700	N	N	19019 SE 164TH ST
001	869150	0210	8/17/05	\$426,000	3220	0	7	2005	3	6,245	N	N	16924 SE 180TH PL
001	869150	0420	6/7/05	\$395,000	3220	0	7	2003	3	6,842	N	N	17020 SE 183RD PL
001	869150	0210	4/28/05	\$366,309	3220	0	7	2005	3	6,245	N	N	16924 SE 180TH PL
001	869151	0590	2/10/05	\$359,041	3220	0	7	2004	3	7,777	N	N	18114 169TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	869151	0460	7/24/06	\$585,000	3930	0	7	2004	3	5,940	N	N	18141 169TH AVE SE
001	869150	0670	9/13/06	\$549,950	3930	0	7	2003	3	6,616	N	N	18234 171ST CT SE
001	869150	0660	12/13/06	\$520,000	3930	0	7	2003	3	6,241	N	N	18240 171ST CT SE
001	869150	0350	6/6/05	\$449,000	3930	0	7	2004	3	7,926	N	N	16934 SE 182ND PL
001	869150	0540	1/24/05	\$448,000	3930	0	7	2003	3	6,300	N	N	17011 SE 183RD PL
001	869151	0010	3/30/05	\$438,880	3930	0	7	2004	3	7,170	N	N	16912 SE 180TH PL
001	869151	0280	3/11/05	\$431,590	3930	0	7	2005	3	6,410	N	N	16927 SE 183RD PL
001	869151	0640	1/13/05	\$414,329	3930	0	7	2004	3	7,643	N	N	18042 169TH AVE SE
001	869150	0490	3/21/05	\$421,723	4190	0	7	2004	3	6,337	N	N	16933 SE 183RD PL
001	869151	0270	3/24/05	\$424,611	4420	0	7	2004	3	6,979	N	N	16921 SE 183RD PL
001	400840	0075	4/26/05	\$485,000	1410	310	8	1988	4	17,556	Y	Y	18300 W LAKE DESIRE DR SE
001	400840	0365	10/5/06	\$550,000	1420	580	8	1979	4	28,500	Y	Y	17433 E LAKE DESIRE DR SE
001	400840	0365	1/19/06	\$500,000	1420	580	8	1979	4	28,500	Y	Y	17433 E LAKE DESIRE DR SE
001	511310	0130	11/14/07	\$320,000	1580	0	8	1979	3	20,425	N	N	16109 190TH AVE SE
001	955800	0720	6/25/07	\$408,500	1620	0	8	2004	3	3,864	N	N	16934 WOODSIDE DR SE
001	955802	0910	4/24/07	\$399,000	1620	0	8	2003	3	3,048	N	N	17076 165TH AVE SE
001	955800	0750	7/9/07	\$400,000	1620	0	8	2004	3	4,048	N	N	16955 166TH PL SE
001	955805	0760	6/26/07	\$399,950	1620	0	8	2004	3	3,200	N	N	16121 167TH AVE SE
001	955801	0240	6/6/07	\$399,950	1620	0	8	2004	3	4,227	N	N	16624 SE 169TH ST
001	955802	0630	6/16/06	\$385,000	1620	0	8	2002	3	3,510	N	N	17217 WOODSIDE DR SE
001	955805	0700	10/18/06	\$375,000	1620	0	8	2004	3	3,200	N	N	16157 167TH AVE SE
001	955804	1040	4/10/06	\$359,000	1620	0	8	2003	3	3,836	N	N	16745 WOODSIDE DR SE
001	955803	0060	10/24/05	\$349,950	1620	0	8	2002	3	3,579	N	N	16941 WOODSIDE DR SE
001	955804	1020	1/26/06	\$349,950	1620	0	8	2003	3	3,897	N	N	16761 WOODSIDE DR SE
001	955802	0910	2/23/05	\$320,000	1620	0	8	2003	3	3,048	N	N	17076 165TH AVE SE
001	955804	1040	9/26/05	\$321,500	1620	0	8	2003	3	3,836	N	N	16745 WOODSIDE DR SE
001	955803	0060	4/18/05	\$314,995	1620	0	8	2002	3	3,579	N	N	16941 WOODSIDE DR SE
001	955800	0720	4/26/05	\$315,000	1620	0	8	2004	3	3,864	N	N	16934 WOODSIDE DR SE
001	955805	0800	3/2/05	\$311,592	1620	0	8	2004	3	3,337	N	N	16104 166TH AVE SE
001	955802	0890	1/31/05	\$298,000	1620	0	8	2002	3	2,930	N	N	17060 165TH AVE SE
001	955800	0890	2/23/05	\$293,000	1620	0	8	2004	3	4,141	N	N	17050 166TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	955803	0090	2/9/05	\$288,000	1620	0	8	2003	3	4,872	N	N	16943 165TH PL SE
001	955805	0820	2/4/05	\$282,950	1620	0	8	2004	3	3,200	N	N	16118 166TH AVE SE
001	362305	9070	4/21/06	\$535,000	1650	1240	8	1978	4	121,968	N	N	17706 E LAKE DESIRE DR SE
001	955802	1130	7/27/06	\$395,000	1720	0	8	2004	3	4,375	N	N	16730 166TH PL SE
001	955802	0980	9/27/07	\$417,000	1820	0	8	2002	3	2,943	N	N	17023 WOODSIDE DR SE
001	955802	0980	9/9/05	\$356,000	1820	0	8	2002	3	2,943	N	N	17023 WOODSIDE DR SE
001	955800	0690	6/22/07	\$435,000	1870	0	8	2004	3	4,235	N	N	16958 WOODSIDE DR SE
001	955801	0280	8/16/06	\$420,000	1870	0	8	2003	3	4,135	N	N	16931 166TH PL SE
001	955804	0980	6/20/06	\$412,000	1870	0	8	2003	3	3,614	N	N	16732 WOODSIDE DR SE
001	955800	0230	8/14/06	\$405,000	1870	0	8	2004	3	3,896	N	N	17053 PARKSIDE WAY SE
001	955805	0570	8/13/07	\$399,950	1870	0	8	2004	3	6,447	N	N	16108 167TH AVE SE
001	955805	0840	10/2/07	\$395,000	1870	0	8	2004	3	3,200	N	N	16128 166TH AVE SE
001	955805	0560	5/10/06	\$381,000	1870	0	8	2004	3	3,189	N	N	16131 PARKSIDE WAY SE
001	955801	0310	12/15/05	\$370,000	1870	0	8	2003	3	3,862	N	N	16910 WOODSIDE DR SE
001	955805	0900	12/8/05	\$360,000	1870	0	8	2004	3	3,200	N	N	16164 166TH AVE SE
001	955800	0920	10/20/05	\$355,000	1870	0	8	2004	3	3,636	N	N	17026 166TH PL SE
001	955805	0840	8/2/05	\$349,950	1870	0	8	2004	3	3,200	N	N	16128 166TH AVE SE
001	955802	0830	4/17/05	\$335,000	1870	0	8	2003	3	3,089	N	N	17012 165TH AVE SE
001	955805	0840	1/24/05	\$311,450	1870	0	8	2004	3	3,200	N	N	16128 166TH AVE SE
001	955805	0850	8/4/06	\$430,000	1900	0	8	2004	3	3,200	N	N	16134 166TH AVE SE
001	955804	0990	4/27/07	\$419,950	1900	0	8	2003	3	3,840	N	N	16740 WOODSIDE DR SE
001	955800	0950	3/23/07	\$419,950	1900	0	8	2004	3	3,832	N	N	17002 166TH PL SE
001	955805	0890	5/10/07	\$419,900	1900	0	8	2004	3	3,200	N	N	16158 166TH AVE SE
001	955805	0710	4/17/07	\$419,000	1900	0	8	2004	3	3,200	N	N	16151 167TH AVE SE
001	955805	0580	7/25/07	\$414,000	1900	0	8	2004	3	3,826	N	N	16114 167TH AVE SE
001	955804	1050	9/21/06	\$410,000	1900	0	8	2003	3	3,920	N	N	16737 WOODSIDE DR SE
001	955805	0690	10/11/07	\$410,000	1900	0	8	2004	3	3,200	N	N	16163 167TH AVE SE
001	955804	1120	6/9/06	\$399,950	1900	0	8	2003	3	3,510	N	N	16850 164TH WAY SE
001	955802	0740	7/18/06	\$385,000	1900	0	8	2002	3	8,010	N	N	16503 SE 171ST PL
001	955802	0900	10/5/06	\$381,200	1900	0	8	2002	3	2,957	N	N	17068 165TH AVE SE
001	955805	0790	2/24/05	\$352,087	1900	0	8	2004	3	3,492	N	N	16101 167TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	955800	0700	10/27/05	\$348,000	1900	0	8	2004	3	3,864	N	N	16950 WOODSIDE DR SE
001	955802	0820	3/10/05	\$334,950	1900	0	8	2003	3	3,890	N	N	17021 165TH AVE SE
001	955802	0940	2/15/05	\$329,950	1900	0	8	2002	3	2,943	N	N	17055 WOODSIDE DR SE
001	955802	0690	6/6/05	\$329,550	1900	0	8	2002	3	3,482	N	N	17105 WOODSIDE DR SE
001	955802	0920	5/24/05	\$325,000	1900	0	8	2002	3	3,691	N	N	17071 WOODSIDE DR SE
001	955805	0770	1/19/05	\$320,753	1900	0	8	2004	3	3,200	N	N	16117 167TH AVE SE
001	955805	0810	2/16/05	\$313,390	1900	0	8	2004	3	3,200	N	N	16110 166TH AVE SE
001	955802	0860	2/9/05	\$303,000	1900	0	8	2002	3	2,927	N	N	17036 165TH AVE SE
001	955805	0850	1/16/05	\$303,003	1900	0	8	2004	3	3,200	N	N	16134 166TH AVE SE
001	955801	0150	11/15/07	\$414,950	1920	0	8	2003	3	5,920	N	N	17000 PARKSIDE WAY SE
001	955800	0980	9/5/06	\$405,000	1920	0	8	2002	3	4,615	N	N	16948 166TH PL SE
001	955800	0980	6/17/05	\$350,000	1920	0	8	2002	3	4,615	N	N	16948 166TH PL SE
001	955802	1060	12/27/07	\$428,500	1920	0	8	2003	3	4,821	Y	N	16719 166TH PL SE
001	955800	0160	5/9/06	\$436,000	1940	0	8	2004	3	3,971	N	N	17038 PARKSIDE WAY SE
001	955801	0260	5/22/06	\$410,500	1940	0	8	2003	3	4,135	N	N	16915 166TH PL SE
001	955805	0500	3/20/07	\$410,000	1940	0	8	2004	3	3,502	N	N	16165 PARKSIDE WAY SE
001	955800	0240	11/16/06	\$405,000	1940	0	8	2004	3	3,906	N	N	17061 PARKSIDE WAY SE
001	955800	0730	6/25/06	\$399,950	1940	0	8	2004	3	4,135	N	N	16939 166TH PL SE
001	955805	0630	4/7/06	\$388,160	1940	0	8	2004	3	3,200	N	N	16144 167TH AVE SE
001	955804	1140	12/19/05	\$383,000	1940	0	8	2003	3	5,855	N	N	16834 164TH WAY SE
001	955804	0950	10/3/05	\$380,000	1940	0	8	2003	3	6,353	N	N	16708 WOODSIDE DR SE
001	955801	0230	12/13/05	\$367,500	1940	0	8	2003	3	3,784	N	N	16628 SE 169TH ST
001	955804	1100	7/14/05	\$362,000	1940	0	8	2003	3	4,345	N	N	16866 164TH WAY SE
001	955800	0710	5/17/05	\$329,950	1940	0	8	2004	3	3,864	N	N	16942 WOODSIDE DR SE
001	955805	0830	2/7/05	\$329,950	1940	0	8	2004	3	3,200	N	N	16122 166TH AVE SE
001	955805	0780	1/19/05	\$313,933	1940	0	8	2004	3	3,200	N	N	16107 167TH AVE SE
001	955800	0710	11/27/07	\$410,000	1940	0	8	2004	3	3,864	N	N	16942 WOODSIDE DR SE
001	400840	0110	6/13/06	\$730,000	2020	140	8	1951	4	13,496	Y	Y	18342 W LAKE DESIRE DR SE
001	955801	0190	8/17/07	\$437,000	2030	0	8	2003	3	4,499	N	N	16908 166TH PL SE
001	955802	0970	10/24/07	\$409,000	2070	0	8	2003	3	2,943	N	N	17031 WOODSIDE DR SE
001	955803	0080	10/23/07	\$390,000	2070	0	8	2003	3	4,853	N	N	16951 165TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	955802	0760	8/17/05	\$350,000	2070	0	8	2002	3	5,143	N	N	17071 165TH AVE SE
001	955802	0950	5/16/05	\$336,950	2070	0	8	2002	3	2,943	N	N	17047 WOODSIDE DR SE
001	955802	0800	5/9/05	\$329,900	2070	0	8	2003	3	4,608	N	N	17037 165TH AVE SE
001	955801	0200	4/20/06	\$434,950	2130	0	8	2003	3	4,971	N	N	16900 166TH PL SE
001	955802	1010	10/24/05	\$410,000	2130	0	8	2003	3	6,003	N	N	16803 166TH PL SE
001	955800	0990	3/9/07	\$465,000	2160	0	8	2002	3	4,602	N	N	16940 166TH PL SE
001	955800	0990	11/3/05	\$425,000	2160	0	8	2002	3	4,602	N	N	16940 166TH PL SE
001	955801	0180	5/20/06	\$445,000	2170	0	8	2003	3	4,596	N	N	16916 166TH PL SE
001	955801	0030	3/28/07	\$454,900	2190	0	8	2003	3	4,501	N	N	16827 SE 171ST PL
001	770260	0190	4/10/06	\$750,000	2220	0	8	2000	3	15,675	Y	Y	17251 SE 192ND DR
001	955800	0200	10/3/05	\$437,000	2410	0	8	2002	3	3,917	N	N	17029 PARKSIDE WAY SE
001	955800	0840	5/19/05	\$400,000	2410	0	8	2003	3	3,959	N	N	17059 166TH PL SE
001	955800	0680	8/4/06	\$563,500	2470	0	8	2001	3	4,238	N	N	17008 WOODSIDE DR SE
001	955800	0850	8/27/07	\$450,000	2470	0	8	2003	3	4,412	N	N	17067 166TH PL SE
001	955800	0640	7/12/05	\$415,000	2470	0	8	2001	3	3,834	N	N	17040 WOODSIDE DR SE
001	955800	0120	1/19/05	\$376,000	2640	0	8	2001	3	4,150	N	N	17070 PARKSIDE WAY SE
001	362305	9071	3/30/06	\$470,000	2720	0	8	1997	3	22,603	N	N	18008 E LAKE DESIRE DR SE
001	302306	9040	10/25/07	\$783,000	2920	0	8	1998	3	118,918	N	N	17021 196TH AVE SE
001	400840	0055	4/17/06	\$815,000	2940	1500	8	1999	3	30,683	Y	Y	18220 W LAKE DESIRE DR SE
001	770260	0930	5/26/05	\$424,950	1860	0	9	2002	3	14,334	N	N	17862 SE 192ND DR
001	955802	0190	11/8/05	\$499,950	1970	1160	9	2005	3	5,500	N	N	17025 164TH WAY SE
001	955802	0150	3/15/05	\$452,850	1970	1080	9	2004	3	8,582	N	N	17057 164TH WAY SE
001	770260	0580	9/13/06	\$949,000	2080	2050	9	2001	3	21,150	Y	Y	17818 SE 196TH DR
001	955800	0430	4/29/06	\$435,500	2140	0	9	2003	3	4,500	N	N	17228 WOODSIDE DR SE
001	131044	0820	9/19/06	\$518,000	2270	0	9	1997	3	8,443	N	N	17309 SE 186TH WAY
001	955800	0510	3/7/06	\$445,000	2310	0	9	2002	3	4,687	N	N	16637 SE 171ST PL
001	955800	0090	5/7/07	\$485,500	2320	0	9	2001	3	4,770	N	N	17116 PARKSIDE WAY SE
001	955800	0420	4/9/07	\$485,000	2320	0	9	2003	3	5,047	N	N	17302 WOODSIDE DR SE
001	955800	0290	4/12/05	\$450,000	2390	0	9	2001	3	4,905	N	N	17123 PARKSIDE WAY SE
001	955800	0290	2/17/05	\$361,950	2390	0	9	2001	3	4,905	N	N	17123 PARKSIDE WAY SE
001	955800	0330	4/10/06	\$477,000	2430	0	9	2001	3	5,074	N	N	16752 SE 173RD ST

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	131044	0460	6/23/06	\$479,000	2430	0	9	1997	3	7,500	N	N	17568 SE 186TH WAY
001	955800	0330	2/14/05	\$375,500	2430	0	9	2001	3	5,074	N	N	16752 SE 173RD ST
001	955802	0500	6/7/07	\$515,000	2460	0	9	2002	3	4,750	N	N	17030 164TH WAY SE
001	955804	0600	6/2/06	\$485,000	2460	0	9	2004	3	4,275	N	N	16409 SE 166TH TER
001	955802	0060	3/17/06	\$478,500	2460	0	9	2002	3	5,508	N	N	17213 164TH WAY SE
001	955800	0450	8/26/06	\$476,000	2460	0	9	2003	3	4,500	N	N	17212 WOODSIDE DR SE
001	955802	0600	3/14/06	\$457,000	2460	0	9	2003	3	5,440	N	N	17152 164TH WAY SE
001	955804	0580	5/18/06	\$460,000	2460	0	9	2004	3	4,867	N	N	16402 SE 166TH TER
001	955804	0650	2/3/05	\$438,000	2460	0	9	2003	3	7,232	N	N	16433 SE 166TH TER
001	955802	0350	3/22/05	\$429,950	2460	0	9	2002	3	5,089	N	N	16874 164TH WAY SE
001	955802	0060	12/13/07	\$446,000	2460	0	9	2002	3	5,508	N	N	17213 164TH WAY SE
001	955800	0560	10/27/05	\$439,000	2470	0	9	2002	3	4,674	N	N	16633 WOODSIDE DR SE
001	955801	0090	2/23/06	\$525,000	2480	310	9	2004	3	8,111	N	N	17072 168TH CT SE
001	955800	0590	9/27/05	\$430,000	2480	0	9	2003	3	5,574	N	N	17106 WOODSIDE DR SE
001	955804	0590	6/21/06	\$490,000	2490	0	9	2003	3	4,703	N	N	16401 SE 166TH TER
001	955804	0570	6/10/05	\$429,500	2490	0	9	2004	3	4,500	N	N	16410 SE 166TH TER
001	955802	0470	5/26/05	\$399,500	2490	0	9	2002	3	5,091	N	N	17006 164TH WAY SE
001	955800	0070	1/8/07	\$515,000	2530	0	9	2001	3	4,770	N	N	17132 PARKSIDE WAY SE
001	955800	0310	12/5/05	\$480,000	2530	0	9	2001	3	4,905	N	N	17139 PARKSIDE DR E
001	955800	0040	12/19/05	\$469,950	2530	0	9	2001	3	5,692	N	N	17156 PARKSIDE WAY SE
001	955802	0160	3/7/05	\$512,336	2530	960	9	2004	3	5,618	N	N	17049 164TH WAY SE
001	955802	0180	3/9/05	\$483,496	2530	960	9	2004	3	5,500	N	N	17033 164TH WAY SE
001	362305	9031	1/9/07	\$749,950	2540	980	9	1986	4	11,189	Y	Y	18404 W LAKE DESIRE DR SE
001	955800	0340	10/4/05	\$459,000	2550	0	9	2001	3	4,904	N	N	16757 SE 173RD ST
001	770193	0330	4/4/07	\$715,000	2580	0	9	1997	3	29,338	N	N	17533 187TH PL SE
001	131044	0350	2/22/07	\$524,950	2580	0	9	1997	3	6,379	N	N	17506 SE 186TH WAY
001	955802	0530	7/1/05	\$449,950	2580	0	9	2003	3	5,242	N	N	17054 164TH WAY SE
001	131044	0350	4/12/05	\$415,000	2580	0	9	1997	3	6,379	N	N	17506 SE 186TH WAY
001	955802	0170	4/14/05	\$523,932	2610	1260	9	2004	3	5,500	N	N	17041 164TH WAY SE
001	955804	0380	6/5/06	\$528,000	2620	0	9	2004	3	6,928	N	N	16540 164TH PL SE
001	955805	0300	9/1/06	\$490,950	2650	0	9	2004	3	5,856	N	N	16129 166TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	955805	0140	4/26/05	\$465,000	2650	0	9	2004	3	5,889	N	N	16102 PARKSIDE WAY SE
001	955805	0300	5/31/05	\$464,990	2650	0	9	2004	3	5,856	N	N	16129 166TH AVE SE
001	131044	0140	4/14/05	\$405,000	2660	0	9	1998	3	7,014	N	N	18637 172ND PL SE
001	131044	0840	4/21/06	\$475,000	2710	0	9	1997	3	7,870	N	N	17310 SE 187TH ST
001	131044	0860	7/7/05	\$461,000	2710	0	9	1997	3	7,635	N	N	17332 SE 187TH ST
001	955802	0120	3/21/07	\$573,000	2740	830	9	2002	3	6,442	N	N	17119 164TH WAY SE
001	131044	0470	3/9/06	\$480,000	2740	0	9	1998	3	7,923	N	N	17602 SE 186TH WAY
001	131044	0440	3/15/06	\$463,000	2740	0	9	1997	3	7,500	N	N	17556 SE 186TH WAY
001	131044	0900	2/3/05	\$419,950	2740	0	9	1998	3	8,574	N	N	17360 SE 187TH ST
001	955804	0550	1/5/07	\$560,000	2770	0	9	2004	3	4,320	N	N	16442 SE 166TH ST
001	131044	0420	7/20/07	\$537,000	2780	0	9	1997	3	7,541	N	N	17544 SE 186TH WAY
001	131044	0560	7/17/07	\$510,000	2780	0	9	1997	3	7,282	N	N	17567 SE 186TH WAY
001	770193	0030	9/6/05	\$519,000	2780	0	9	1994	3	22,488	N	N	17227 190TH AVE SE
001	955805	0420	5/12/05	\$455,000	2780	0	9	2004	3	6,000	N	N	16583 SE 162ND ST
001	131044	0550	3/25/05	\$429,950	2780	0	9	1997	3	10,441	N	N	18607 176TH PL SE
001	131044	0560	1/20/06	\$410,000	2780	0	9	1997	3	7,282	N	N	17567 SE 186TH WAY
001	131044	0800	11/2/05	\$450,000	2810	0	9	1997	3	8,534	N	N	17325 SE 187TH ST
001	955804	0680	2/20/07	\$590,000	2840	0	9	2004	3	6,480	N	N	16457 SE 166TH ST
001	955802	0550	9/7/06	\$531,000	2840	0	9	2003	3	4,750	N	N	17112 164TH WAY SE
001	955804	0410	9/26/05	\$545,000	2890	0	9	2004	3	8,332	N	N	16516 164TH PL SE
001	131043	0460	7/28/06	\$555,000	2900	0	9	2000	3	6,467	N	N	17270 SE 185TH ST
001	770193	0040	8/3/07	\$590,000	2920	0	9	1996	3	20,348	N	N	17235 190TH AVE SE
001	770193	0040	12/27/05	\$539,000	2920	0	9	1996	3	20,348	N	N	17235 190TH AVE SE
001	955802	0400	9/25/06	\$568,888	2980	0	9	2003	3	4,750	N	N	16912 164TH WAY SE
001	955804	0630	11/2/06	\$583,000	2990	0	9	2003	3	8,096	N	N	16634 164TH AVE SE
001	955802	0110	7/14/05	\$565,000	3030	850	9	2003	3	5,639	N	N	17127 164TH WAY SE
001	955804	0430	5/26/05	\$490,000	3050	0	9	2004	3	7,184	N	N	16537 164TH PL SE
001	131043	0300	7/1/05	\$547,000	3060	0	9	2000	3	6,551	N	N	17306 SE 185TH ST
001	955804	0090	4/2/07	\$648,000	3080	0	9	2003	3	6,309	Y	N	16621 168TH TER SE
001	955804	0760	12/26/06	\$619,950	3080	0	9	2003	3	6,075	N	N	16715 SE 165TH WAY
001	131043	0170	7/21/06	\$600,000	3080	0	9	2000	3	7,924	N	N	17337 SE 185TH PL

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	955804	0090	3/2/05	\$580,000	3080	0	9	2003	3	6,309	Y	N	16621 168TH TER SE
001	955802	0240	4/16/05	\$532,500	3080	0	9	2002	3	6,600	N	N	16953 164TH WAY SE
001	131043	0590	5/4/05	\$449,500	3080	0	9	2000	3	7,171	N	N	18518 172ND LN SE
001	955805	0320	3/17/05	\$579,500	3100	0	9	2004	3	5,739	N	N	16143 166TH AVE SE
001	955805	0030	5/18/05	\$481,500	3100	0	9	2004	3	5,384	N	N	16200 PARKSIDE WAY SE
001	955805	0290	4/10/07	\$592,000	3150	0	9	2004	3	6,410	N	N	16123 166TH AVE SE
001	955805	0330	4/22/05	\$505,000	3150	0	9	2004	3	7,171	N	N	16149 166TH AVE SE
001	955805	0290	2/23/05	\$502,990	3150	0	9	2004	3	6,410	N	N	16123 166TH AVE SE
001	955805	0020	1/25/05	\$463,990	3150	0	9	2004	3	5,757	N	N	16208 PARKSIDE WAY SE
001	955804	0130	8/7/07	\$615,000	3190	0	9	2004	3	6,335	N	N	16538 PARKSIDE WAY SE
001	955802	0480	7/17/06	\$582,000	3190	0	9	2003	3	4,750	N	N	17014 164TH WAY SE
001	955802	0440	8/28/06	\$580,000	3190	0	9	2003	3	4,750	N	N	16944 164TH WAY SE
001	955805	0280	1/13/05	\$547,257	3190	0	9	2004	3	7,258	N	N	16113 166TH AVE SE
001	955805	0490	3/22/05	\$501,990	3190	0	9	2004	3	6,638	N	N	16729 SE 162ND ST
001	955805	0010	3/22/05	\$464,990	3190	0	9	2004	3	6,520	N	N	16214 PARKSIDE WAY SE
001	955805	0340	1/10/05	\$459,950	3190	0	9	2004	3	6,406	N	N	16580 SE 162ND ST
001	955802	0300	3/27/07	\$607,000	3260	0	9	2002	3	7,421	N	N	16891 164TH WAY SE
001	131044	0760	11/1/06	\$599,000	3260	0	9	1998	3	9,522	N	N	18603 175TH AVE SE
001	131044	0910	6/27/07	\$585,000	3260	0	9	1998	3	7,597	N	N	17364 SE 187TH ST
001	131044	0930	5/18/05	\$524,550	3260	0	9	1997	3	7,666	N	N	17359 SE 187TH ST
001	131043	0320	10/12/07	\$572,500	3290	0	9	2000	3	8,006	N	N	18427 172ND CT SE
001	131043	0160	11/15/05	\$589,950	3390	0	9	2000	3	8,306	N	N	17331 SE 185TH PL
001	131043	0070	12/6/06	\$577,150	3390	0	9	1999	3	7,903	N	N	18553 174TH PL SE
001	770260	0950	10/20/05	\$571,000	3410	0	9	2005	3	7,332	N	N	17835 SE 196TH DR
001	131043	0030	7/20/06	\$604,001	3480	0	9	1999	3	8,502	N	N	18532 174TH PL SE
001	770260	0720	4/19/07	\$970,000	3520	0	9	2006	3	19,152	Y	Y	17450 SE 196TH DR
001	131043	0580	6/12/07	\$559,900	3650	0	9	2000	3	8,014	N	N	18522 172ND LN SE
001	955805	0160	1/18/05	\$629,900	2260	1480	10	2005	3	6,939	N	N	16712 SE 161ST ST
001	770193	0130	8/27/07	\$675,000	2490	1120	10	1992	3	26,537	N	N	17305 187TH PL SE
001	955805	0200	5/24/05	\$649,950	2490	780	10	2004	3	6,333	N	N	16620 SE 161ST ST
001	770193	0130	3/30/05	\$505,000	2490	1120	10	1992	3	26,537	N	N	17305 187TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	770193	0360	6/3/05	\$520,000	2550	690	10	1991	3	33,088	Y	N	17534 187TH PL SE
001	770193	0180	5/23/05	\$640,000	2710	1590	10	1992	3	70,407	Y	N	17343 187TH PL SE
001	955805	0270	1/25/05	\$629,950	2750	700	10	2004	3	8,751	N	N	16572 SE 161ST ST
001	770193	0190	11/8/07	\$575,000	2820	0	10	1991	3	20,442	Y	N	17349 187TH PL SE
001	955805	0210	4/7/05	\$685,000	2830	830	10	2004	3	7,648	N	N	16606 SE 161ST ST
001	955804	0800	12/1/05	\$647,000	2890	0	10	2003	3	7,150	N	N	16646 SE 167TH ST
001	770193	0300	9/12/06	\$680,000	3060	0	10	1991	3	43,116	N	N	17509 187TH PL SE
001	955805	0180	4/12/05	\$679,961	3060	840	10	2004	3	8,606	N	N	16636 SE 161ST ST
001	955805	0190	4/27/05	\$680,000	3060	840	10	2004	3	6,931	N	N	16628 SE 161ST ST
001	955804	0860	6/6/06	\$699,888	3080	920	10	2003	3	5,874	Y	N	16600 SE 167TH ST
001	770193	0410	4/6/07	\$670,000	3210	0	10	1992	3	20,981	Y	N	18717 SE 174TH WAY
001	955804	0060	7/21/06	\$700,000	3210	0	10	2003	3	7,006	Y	N	16701 168TH TER SE
001	955805	0260	4/12/05	\$650,000	3260	690	10	2005	3	5,777	N	N	16578 SE 161ST ST
001	511280	0070	7/26/06	\$700,000	3270	0	10	2006	3	94,525	N	N	19129 SE 170TH ST
001	511280	0080	6/22/06	\$695,000	3270	0	10	2006	3	94,089	N	N	19115 SE 170TH ST
001	770193	0290	10/24/06	\$715,000	3290	0	10	1991	3	50,516	Y	N	18623 SE 175TH CT
001	770193	0500	11/6/07	\$520,000	3300	0	10	1992	3	21,002	N	N	17505 190TH AVE SE
001	302306	9201	7/18/07	\$900,000	3460	1310	10	2000	3	159,070	Y	N	19426 SW 174TH ST
001	770260	0951	7/10/07	\$800,836	3520	0	10	2007	3	8,818	N	N	17841 SE 196TH DR
001	770193	0250	6/7/06	\$695,000	3520	0	10	1991	3	22,058	Y	N	17407 187TH PL SE
001	302306	9197	7/5/05	\$899,000	3620	1360	10	1997	3	219,106	N	N	18418 SE 174TH WAY
001	302306	9015	11/14/07	\$799,000	5530	420	10	2003	3	183,070	N	N	19420 SE 174TH ST
001	302306	9166	8/25/06	\$975,000	5650	0	11	1992	3	217,800	N	N	19100 SE 174TH ST
002	132205	9104	12/18/06	\$255,000	620	0	5	1948	3	42,075	N	N	22861 172ND AVE SE
002	142205	9187	4/4/05	\$332,000	930	0	5	1926	5	197,762	N	N	23214 148TH AVE SE
002	072206	9027	4/12/05	\$289,950	1010	0	5	1928	5	87,120	N	N	21855 PETER GRUBB RD SE
002	032205	9070	7/13/05	\$370,000	1320	0	5	1944	5	125,888	N	N	20625 147TH AVE SE
002	032205	9237	6/13/06	\$238,000	980	0	6	1970	3	13,770	N	N	20512 147TH AVE SE
002	032205	9264	9/27/05	\$228,500	1020	0	6	1958	4	47,044	N	N	20225 140TH AVE SE
002	232205	9012	7/23/07	\$600,000	1120	0	6	1949	4	236,560	N	N	25007 156TH AVE SE
002	242205	9021	3/30/05	\$273,000	1230	0	6	1969	4	42,688	N	N	17730 SE 245TH ST

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	132205	9061	3/16/05	\$190,000	1350	0	6	1963	4	10,500	N	N	23851 178TH PL SE
002	032205	9094	5/16/07	\$314,500	1390	0	6	1960	4	13,500	N	N	14045 SE 200TH ST
002	261830	0490	12/8/06	\$292,000	1780	0	6	1957	4	8,393	N	N	14313 SE 200TH ST
002	232205	9120	12/21/06	\$355,440	1900	0	6	1944	4	98,881	Y	N	24201 164TH AVE SE
002	072206	9017	9/6/06	\$453,000	1090	0	7	1956	4	284,011	N	N	21645 PETER GRUBB RD SE
002	032205	9115	9/15/06	\$278,500	1100	0	7	1959	3	11,832	N	N	20223 143RD PL SE
002	242205	9111	2/1/07	\$356,000	1140	720	7	1967	3	60,984	N	N	24815 180TH AVE SE
002	261830	0080	3/27/07	\$325,000	1200	0	7	1965	4	9,720	N	N	14026 SE 201ST ST
002	261830	0240	7/12/05	\$238,000	1200	0	7	1967	4	10,286	N	N	14034 SE 202ND ST
002	182206	9072	5/10/05	\$275,000	1220	0	7	1969	4	56,192	N	N	19014 SE 240TH ST
002	261830	0130	7/27/07	\$313,500	1230	0	7	1977	4	12,159	N	N	14003 SE 201ST ST
002	142205	9098	11/19/07	\$364,380	1230	1150	7	1972	3	21,220	N	N	15421 SE 234TH PL
002	182206	9086	10/10/06	\$490,000	1290	0	7	2006	3	47,480	N	N	19420 SE 240TH ST
002	032205	9145	11/22/05	\$279,500	1290	0	7	1962	4	11,700	N	N	20242 143RD PL SE
002	032205	9145	1/13/05	\$240,000	1290	0	7	1962	4	11,700	N	N	20242 143RD PL SE
002	072206	9223	2/26/07	\$399,950	1330	480	7	1969	4	29,620	N	N	18324 SE 224TH ST
002	142205	9079	11/29/06	\$545,000	1390	1390	7	2006	3	59,296	N	N	15220 SE 240TH ST
002	142205	9105	8/23/07	\$312,450	1400	0	7	1966	4	34,807	N	N	15323 SE 232ND PL
002	102205	9084	8/22/05	\$314,950	1430	530	7	1966	4	13,530	N	N	14405 SE 208TH ST
002	032205	9307	6/9/05	\$287,000	1440	830	7	1978	3	11,559	N	N	20212 140TH PL SE
002	232205	9046	9/23/05	\$225,650	1450	0	7	1960	3	31,837	Y	N	15611 SE 240TH ST
002	370500	0040	11/9/07	\$299,950	1550	530	7	2003	3	2,275	N	N	20430 137TH AVE SE
002	370500	0100	2/7/07	\$304,500	1550	530	7	2003	3	2,050	N	N	20460 137TH AVE SE
002	370500	0010	10/4/05	\$277,500	1550	530	7	2003	3	3,207	N	N	20410 137TH AVE SE
002	370500	0030	10/27/05	\$276,000	1550	530	7	2003	3	2,275	N	N	20424 137TH AVE SE
002	370500	0060	6/30/05	\$249,950	1550	530	7	2003	3	4,252	N	N	20442 137TH AVE SE
002	370500	0120	9/26/05	\$245,600	1550	530	7	2003	3	2,050	N	N	20472 137TH AVE SE
002	370500	0130	3/23/05	\$239,500	1550	530	7	2003	3	2,050	N	N	20478 137TH AVE SE
002	032205	9121	8/8/07	\$315,000	1560	0	7	1968	4	13,681	N	N	20209 143RD PL SE
002	261830	0200	8/11/06	\$429,500	1620	1510	7	1977	4	11,354	N	N	14053 SE 201ST ST
002	112205	9056	1/12/05	\$370,000	1620	0	7	1978	4	108,900	N	N	22202 159TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	142205	9025	1/27/05	\$264,950	1750	0	7	1980	3	19,643	N	N	15235 SE 224TH ST
002	238000	0160	11/6/07	\$398,450	1760	0	7	1969	4	35,139	N	N	16408 SE 235TH ST
002	102205	9082	6/7/05	\$279,000	1890	0	7	1966	4	13,860	N	N	14415 SE 208TH ST
002	182206	9155	3/19/07	\$439,000	1900	0	7	2006	3	19,256	N	N	19006 SE 227TH PL
002	142205	9095	1/6/06	\$321,500	2090	0	7	1977	3	22,415	N	N	23065 156TH AVE SE
002	182206	9160	10/6/05	\$435,000	2130	0	7	1996	3	31,832	N	N	22701 PETER GRUBB RD SE
002	238000	0220	11/23/05	\$399,500	2200	0	7	1973	3	38,760	N	N	16441 SE 235TH ST
002	232205	9060	10/17/05	\$403,000	2280	0	7	1967	4	215,186	N	N	24059 156TH AVE SE
002	182206	9097	12/6/05	\$402,500	2330	540	7	1985	3	206,474	N	N	18415 SE 224TH ST
002	132205	9005	1/18/07	\$560,000	2380	1480	7	1958	4	108,900	N	N	17605 SE 228TH ST
002	072206	9219	3/28/05	\$436,000	2670	0	7	1997	3	28,500	N	N	18009 SE 216TH ST
002	242205	9134	5/17/06	\$480,000	2720	0	7	1977	3	196,891	N	N	24639 180TH AVE SE
002	182206	9105	7/25/05	\$405,950	2830	0	7	1977	5	98,010	N	N	19305 SE 232ND ST
002	112205	9061	4/4/06	\$550,000	3270	800	7	1984	3	189,000	N	N	21604 148TH AVE SE
002	261830	0370	6/22/06	\$275,000	1030	0	8	1963	4	10,875	N	N	14218 SE 201ST ST
002	261830	0360	7/15/05	\$220,000	1030	0	8	1963	4	10,875	N	N	14226 SE 201ST ST
002	261830	0470	9/27/05	\$244,000	1060	0	8	1964	4	11,689	N	N	14212 SE 202ND ST
002	032205	9140	9/22/05	\$239,950	1100	0	8	1959	3	11,760	N	N	14204 SE 202ND ST
002	261830	0350	5/16/05	\$235,000	1390	0	8	1964	4	12,145	N	N	14234 SE 201ST ST
002	112205	9040	6/17/05	\$680,000	1580	1300	8	1968	4	208,216	N	N	15014 SE 218TH ST
002	182206	9109	12/22/05	\$435,000	1600	720	8	1976	4	51,836	N	N	19009 SE 237TH PL
002	701660	0010	3/21/06	\$409,000	1620	700	8	1987	3	39,333	N	N	17206 SE 238TH ST
002	142205	9124	12/14/06	\$523,000	1660	1200	8	2006	3	43,497	N	N	15227 SE 234TH ST
002	344490	0090	5/16/07	\$562,000	1840	800	8	1966	3	48,787	N	N	21049 142ND AVE SE
002	182206	9166	9/28/05	\$419,950	1920	0	8	2001	3	18,448	N	N	22638 186TH AVE SE
002	242205	9170	6/22/05	\$429,000	1970	0	8	1982	3	43,995	N	N	17451 SE 243RD ST
002	142205	9049	11/28/05	\$429,950	2060	670	8	1965	4	129,323	N	N	15101 SE 235TH ST
002	132205	9053	7/16/07	\$706,000	2180	0	8	1965	4	321,908	N	N	17455 SE 224TH ST
002	122205	9057	9/22/05	\$440,000	2210	290	8	1973	3	108,900	N	N	22216 177TH AVE SE
002	344491	0020	4/4/07	\$625,000	2360	840	8	1978	3	35,782	N	N	21213 142ND AVE SE
002	102205	9142	5/1/06	\$475,000	2410	0	8	1973	3	90,169	N	N	13823 SE 216TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	102205	9071	4/14/05	\$689,000	2420	0	8	1992	3	219,106	N	N	22111 144TH AVE SE
002	032205	9015	6/17/05	\$450,000	2520	0	8	1991	3	33,569	N	N	20612 140TH AVE SE
002	072206	9052	8/23/06	\$599,000	2960	0	8	1976	5	48,351	N	N	21533 PETER GRUBB RD SE
002	142205	9192	7/14/06	\$731,000	2990	0	8	1986	3	206,854	N	N	16303 SE 232ND ST
002	132205	9014	6/17/05	\$783,000	3030	0	8	1993	3	870,328	N	N	17540 SE 236TH PL
002	142205	9163	1/23/07	\$460,000	3080	0	8	1974	4	95,602	N	N	15520 SE 229TH PL
002	256995	0080	9/25/07	\$750,000	3180	0	8	1999	3	74,053	N	N	14635 SE 213TH ST
002	142205	9172	1/4/06	\$564,950	2250	0	9	1990	3	216,963	N	N	16026 SE 229TH PL
002	142205	9172	12/5/07	\$650,000	2250	0	9	1990	3	216,963	N	N	16026 SE 229TH PL
002	142205	9196	10/3/05	\$925,000	2490	2460	9	1983	3	207,318	Y	N	23516 156TH AVE SE
002	182206	9118	9/9/05	\$749,950	2560	1450	9	1997	3	55,321	Y	N	23329 194TH AVE SE
002	370500	0160	8/24/06	\$494,950	2670	0	9	2006	3	9,393	N	N	20490 137TH AVE SE
002	182206	9162	9/13/05	\$475,000	2740	0	9	1998	3	25,264	N	N	22632 186TH AVE SE
002	182206	9117	8/18/06	\$640,000	2850	0	9	1991	3	87,555	Y	N	19229 SE 234TH PL
002	182206	9084	1/5/06	\$525,000	3270	0	9	1985	3	41,760	N	N	22650 186TH AVE SE
002	344490	0130	7/20/06	\$685,000	3490	0	9	1968	5	32,400	N	N	21036 142ND AVE SE
002	132205	9019	11/10/06	\$890,950	3760	0	9	2003	3	138,085	N	N	23123 172ND AVE SE
002	132205	9151	6/9/05	\$851,000	2910	0	10	2004	3	152,377	N	N	16741 SE 225TH ST
002	132205	9153	8/16/07	\$1,298,200	4280	0	10	2000	3	174,336	N	N	16488 SE 225TH ST
002	122205	9015	11/6/06	\$1,125,000	3850	0	11	1994	3	449,539	N	N	17206 SE 224TH ST
002	152205	9174	8/26/05	\$1,260,000	5250	0	11	2001	3	87,120	N	N	22607 141ST AVE SE
002	142205	9048	6/15/06	\$2,050,000	7400	0	13	2003	3	329,856	N	N	23007 156TH AVE SE
003	062206	9028	9/27/05	\$439,000	980	0	5	1915	4	280,526	N	N	18834 SE LAKE YOUNGS RD
003	062206	9032	3/29/07	\$275,000	1400	0	6	1958	4	45,302	N	N	19842 196TH AVE SE
003	052206	9071	7/12/05	\$305,200	1470	700	6	1999	3	54,014	N	N	20509 198TH AVE SE
003	172206	9126	6/27/07	\$545,000	1610	0	6	1974	3	404,672	N	N	22646 204TH AVE SE
003	072206	9160	6/20/06	\$515,000	2560	0	6	1925	5	93,224	N	N	22050 PETER GRUBB RD SE
003	793760	0834	9/9/05	\$245,000	890	0	7	1971	4	29,750	N	N	17915 WEST SPRING LAKE DR SE
003	745770	0100	8/4/06	\$259,950	910	0	7	1968	4	9,570	N	N	18105 SE 254TH ST
003	052206	9017	11/22/06	\$555,000	940	750	7	1983	4	217,800	N	N	21121 SE 206TH ST
003	770170	0660	8/17/05	\$230,000	1010	0	7	1968	4	18,009	N	N	21306 188TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	202206	9074	4/19/07	\$290,000	1020	0	7	1961	4	18,518	N	N	24208 197TH PL SE
003	052206	9013	10/30/06	\$322,000	1060	640	7	1964	3	102,366	N	N	20247 SE 206TH ST
003	052206	9030	7/24/07	\$454,000	1200	0	7	1952	4	284,447	N	N	20250 SE 206TH ST
003	770160	0110	10/3/07	\$282,000	1270	0	7	1969	4	12,869	N	N	18822 SE 214TH ST
003	770160	0130	11/16/05	\$275,000	1280	0	7	1968	5	11,666	N	N	18825 SE 214TH ST
003	770170	0300	8/6/07	\$335,000	1300	0	7	1975	4	21,000	N	N	18514 SE 215TH ST
003	092206	9135	9/7/05	\$405,000	1330	620	7	1972	5	108,908	N	N	21625 215TH PL SE
003	793760	0300	4/11/05	\$336,000	1380	700	7	1963	4	48,787	N	N	18410 EAST SPRING LAKE DR SE
003	511328	0050	1/10/05	\$376,501	1400	1400	7	1992	3	158,122	N	N	22610 209TH AVE SE
003	793760	0155	7/24/07	\$495,000	1440	0	7	1958	4	80,000	N	N	18605 196TH AVE SE
003	770180	0050	7/8/05	\$484,000	1500	700	7	1973	4	19,986	Y	Y	21604 188TH AVE SE
003	770170	0040	6/22/06	\$315,000	1510	0	7	1976	3	30,199	N	N	18836 SE 213TH ST
003	052206	9066	8/3/07	\$493,000	1520	0	7	1959	5	215,186	Y	N	19650 208TH AVE SE
003	072206	9167	5/24/06	\$673,500	1570	1570	7	1973	4	46,609	Y	Y	21445 192ND AVE SE
003	745770	0150	3/10/06	\$256,950	1580	0	7	1968	4	10,800	N	N	25318 182ND AVE SE
003	092206	9102	4/13/05	\$405,950	1610	670	7	1980	4	142,876	N	N	21823 215TH AVE SE
003	092206	9165	6/25/07	\$465,600	1620	590	7	1987	3	100,188	N	N	21721 SE 222ND PL
003	052206	9096	4/27/06	\$656,500	1700	1590	7	1985	4	212,572	N	N	20005 208TH AVE SE
003	202206	9085	7/24/07	\$355,000	1820	0	7	1992	3	14,850	N	N	24218 197TH AVE SE
003	092206	9145	5/1/06	\$470,950	1820	620	7	1981	4	54,014	N	N	21831 SE 221ST ST
003	770170	0480	4/26/05	\$320,000	1820	0	7	1962	4	20,331	N	N	18514 SE 216TH ST
003	202206	9085	4/22/05	\$265,500	1820	0	7	1992	3	14,850	N	N	24218 197TH AVE SE
003	780190	0030	8/3/05	\$407,000	1860	1200	7	1975	4	63,162	N	N	20427 SE 192ND ST
003	172206	9069	4/25/05	\$397,675	1860	1350	7	1966	4	125,017	N	N	23630 196TH AVE SE
003	052206	9067	4/25/05	\$550,000	1970	1970	7	1972	4	215,186	Y	N	19724 208TH AVE SE
003	172206	9021	9/20/06	\$549,000	2000	860	7	1994	3	218,235	N	N	20132 SE 236TH ST
003	322306	9114	4/27/06	\$395,000	2040	0	7	1970	4	16,500	Y	N	19717 SE 185TH PL
003	770170	0190	7/19/05	\$389,950	2080	0	7	1966	4	29,989	N	N	18647 SE 213TH ST
003	052206	9049	11/17/06	\$490,000	2150	0	7	1977	4	87,120	N	N	20032 208TH AVE SE
003	172206	9005	8/7/06	\$465,000	2240	0	7	1994	4	217,800	N	N	20304 SE 228TH ST
003	062206	9103	4/16/07	\$462,000	2260	0	7	1977	5	42,850	N	N	18230 SE LAKE YOUNGS RD

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	082206	9062	8/1/07	\$574,000	2410	0	7	1989	3	44,866	N	N	22214 SWEENEY RD SE
003	062206	9013	10/5/05	\$590,000	2480	0	7	1977	4	137,214	N	N	18622 SE LAKE YOUNGS RD
003	072206	9170	3/15/06	\$359,950	2540	0	7	1994	3	36,116	N	N	18840 SE 216TH ST
003	072206	9266	3/23/06	\$569,950	3210	0	7	1989	3	220,849	N	N	20908 188TH AVE SE
003	172206	9050	5/20/05	\$432,000	1380	1100	8	1962	4	171,190	N	N	22615 212TH AVE SE
003	793760	0839	11/8/05	\$336,000	1420	340	8	1974	4	38,213	N	N	17929 WEST SPRING LAKE DR SE
003	793810	0050	2/17/06	\$370,000	1460	780	8	1963	4	13,860	N	N	18017 187TH AVE SE
003	793760	0550	8/27/07	\$479,000	1520	1520	8	1980	3	21,650	N	N	19332 SE 178TH PL
003	950880	0070	1/2/07	\$650,000	1540	1050	8	1984	4	222,591	N	N	21410 197TH AVE SE
003	092206	9183	4/5/06	\$469,500	1550	0	8	1994	3	284,882	Y	N	21820 220TH AVE SE
003	885779	0160	8/24/07	\$350,000	1560	0	8	1994	3	15,053	N	N	24222 199TH PL SE
003	322306	9134	5/25/05	\$390,000	1610	1090	8	1979	3	191,664	N	N	20102 SE 192ND ST
003	172206	9092	7/25/05	\$459,500	1880	500	8	1972	3	102,299	N	N	22459 212TH AVE SE
003	885779	0110	11/14/06	\$420,000	1920	0	8	1993	3	16,152	N	N	19913 SE 243RD PL
003	092206	9155	10/24/05	\$498,000	1930	1210	8	1982	4	77,972	N	N	22229 SWEENEY RD SE
003	162206	9105	10/20/05	\$420,000	1970	0	8	1989	3	115,434	N	N	23710 212TH AVE SE
003	885779	0130	3/2/07	\$407,500	1990	0	8	1993	3	17,909	N	N	19925 SE 243RD PL
003	172206	9131	6/14/07	\$620,000	2000	0	8	1991	3	38,667	N	N	23902 205TH AVE SE
003	052206	9119	8/17/05	\$655,000	2040	680	8	1985	3	60,657	N	N	20025 SE 206TH ST
003	885779	0170	3/23/06	\$400,000	2050	0	8	1994	3	16,471	N	N	24214 199TH PL SE
003	192206	9103	1/10/06	\$325,400	2110	0	8	1967	4	19,800	N	N	25450 180TH AVE SE
003	885779	0090	12/7/06	\$430,500	2180	0	8	1994	3	17,460	N	N	19905 SE 243RD PL
003	172206	9130	8/9/05	\$450,000	2180	0	8	1988	4	42,525	N	N	23915 205TH AVE SE
003	322306	9021	8/24/06	\$390,000	2250	0	8	1979	4	56,628	N	N	19826 SE 192ND ST
003	172206	9105	9/26/06	\$659,950	2290	0	8	1977	3	155,509	N	N	20014 SE 240TH ST
003	202206	9195	10/16/06	\$509,900	2290	0	8	1990	3	44,469	N	N	24608 197TH AVE SE
003	052206	9079	11/26/05	\$365,000	2330	0	8	1985	3	117,612	N	N	20233 SE 192ND ST
003	192206	9051	5/24/05	\$440,000	2360	0	8	2000	3	42,250	N	N	19435 SE WAX RD
003	062206	9070	1/5/07	\$520,000	2400	0	8	1988	3	114,998	N	N	18511 SE 207TH ST
003	052206	9093	3/21/06	\$547,000	2410	0	8	1994	3	141,570	N	N	20919 SE 202ND ST
003	062206	9010	5/22/06	\$549,950	2430	0	8	2005	3	18,017	N	N	18506 SE PETROVITSKY RD

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092206	9188	6/20/06	\$549,000	2430	0	8	2005	3	69,260	N	N	21140 212TH AVE SE
003	259270	0180	11/2/07	\$520,000	2440	0	8	1973	4	26,981	N	N	23901 202ND AVE SE
003	092206	9126	3/9/07	\$560,000	2610	0	8	1979	4	143,414	N	N	21617 215TH PL SE
003	052206	9111	8/28/06	\$650,000	2620	0	8	1992	3	214,750	N	N	20417 SE 198TH ST
003	793760	0813	10/5/05	\$367,000	2630	0	8	1978	4	16,552	N	N	18109 WEST SPRING LAKE DR SE
003	092206	9130	12/28/05	\$563,000	2810	0	8	1972	4	204,732	Y	N	21618 215TH PL SE
003	162206	9150	9/28/05	\$742,500	2990	0	8	1997	3	89,564	N	N	22550 212TH AVE SE
003	072206	9254	4/7/06	\$522,500	3090	0	8	1978	3	81,021	N	N	19417 SE 209TH PL
003	072206	9255	7/5/05	\$565,000	3140	0	8	1979	4	79,279	N	N	21013 196TH AVE SE
003	172206	9127	7/25/06	\$680,000	3180	0	8	1994	3	215,410	N	N	22500 204TH AVE SE
003	511328	0080	12/12/05	\$749,000	3920	0	8	2001	3	188,179	N	N	22725 209TH AVE SE
003	052206	9133	3/27/07	\$685,000	1512	1260	9	1997	3	171,626	N	N	20515 208TH AVE SE
003	793760	0833	8/28/05	\$465,000	2060	0	9	1982	4	18,751	N	N	17921 WEST SPRING LAKE DR SE
003	082206	9109	7/16/07	\$664,950	2180	0	9	1988	3	189,050	N	N	22200 SWEENEY RD SE
003	162206	9127	3/7/06	\$875,000	2690	1270	9	1989	4	321,908	N	N	22401 SWEENEY RD SE
003	885779	0010	10/18/05	\$455,000	2810	0	9	2006	3	16,996	N	N	19934 SE 242ND PL
003	082206	9019	11/3/05	\$639,900	3070	0	9	1995	3	117,970	N	N	21115 SE 213TH ST
003	092206	9162	7/3/06	\$725,000	3210	400	9	1985	4	99,316	N	N	22111 217TH AVE SE
003	793760	0725	10/19/06	\$775,000	3220	0	9	1985	3	22,875	Y	Y	18220 WEST SPRING LAKE DR SE
003	052206	9130	5/20/05	\$534,000	3450	0	9	1994	3	95,832	N	N	21035 SE 202ND ST
003	172206	9047	5/4/06	\$646,631	3480	0	9	2006	3	98,881	N	N	20316 SE 240TH ST
003	172206	9143	11/1/05	\$699,900	3650	0	9	2005	3	108,900	N	N	20322 SE 240TH ST
003	202206	9199	7/18/05	\$625,000	3670	0	9	1992	3	49,385	N	N	20208 SE 245TH ST
003	202206	9198	11/9/06	\$815,000	3560	0	10	2006	3	53,857	N	N	20213 SE 245TH ST
003	708999	0020	6/15/06	\$799,950	3560	0	10	2006	3	163,350	N	N	19904 SE 240TH ST
003	062206	9121	4/24/07	\$887,500	3750	0	10	2003	3	74,783	N	N	19912 184TH AVE SE
003	092206	9186	8/1/05	\$859,950	4360	0	10	2000	3	81,022	N	N	21410 SE 215TH ST
003	322306	9010	7/25/05	\$1,232,500	5200	1340	10	2000	3	305,355	N	N	19630 SE 184TH ST
003	793790	0030	6/7/07	\$859,000	3590	0	11	2006	3	31,635	N	N	19807 183RD WAY SE
003	793790	0280	3/22/07	\$860,000	3620	0	11	2006	3	35,429	N	N	19735 183RD WAY SE
003	793790	0040	3/8/06	\$910,000	3630	0	11	2000	3	30,570	N	N	19906 183RD WAY SE

**Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	793790	0180	6/12/06	\$920,000	3780	0	11	2005	3	39,971	N	N	19442 185TH AVE SE
003	793790	0100	10/18/05	\$928,900	3990	0	11	2005	3	49,747	N	N	19534 183RD WAY SE
003	793790	0010	5/9/05	\$825,500	4120	0	11	2000	3	48,226	N	N	19929 183RD WAY SE
003	793790	0020	9/23/05	\$900,000	4340	0	11	2000	3	34,828	N	N	19821 183RD WAY SE
003	793790	0090	7/8/05	\$874,000	4550	0	11	2005	3	70,676	N	N	19541 183RD WAY SE
003	793790	0140	8/28/05	\$1,080,000	4820	0	11	2004	3	43,585	N	N	18408 SE 195TH PL
003	092206	9177	12/1/05	\$1,090,000	3760	0	12	2000	3	54,450	N	N	21308 SE 215TH ST
003	052206	9051	4/19/06	\$3,231,000	8905	0	13	2004	3	216,057	N	N	20133 SE 206TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	117300	0020	10/7/05	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	145100	0040	8/14/06	\$297,874	BUILDER OR DEVELOPER SALES
001	302306	9020	5/18/05	\$222,500	UNFINISHED AREA
001	302306	9020	5/18/05	\$222,500	UNFINISHED AREA
001	400840	0365	8/2/05	\$363,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	400840	0375	9/7/05	\$467,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	511280	0195	5/9/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	511280	0291	1/26/06	\$145,000	DOR RATIO
001	511280	0291	6/22/05	\$165,000	DOR RATIO;SEGREGATION AND/OR MERGER
001	511280	0340	7/6/05	\$100,000	DOR RATIO
001	511280	0410	5/11/06	\$241,802	QUIT CLAIM DEED
001	511290	0660	10/27/06	\$112,716	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	511300	0430	9/28/05	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	511300	0430	3/7/06	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	511300	0550	7/26/07	\$379,000	CURRENT CHAR. DO NOT MATCH SALE CHARACTERISTICS
001	511300	0550	2/15/06	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	511300	0550	3/19/07	\$269,304	EXEMPT FROM EXCISE TAX
001	511320	0070	4/28/05	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	511325	0200	2/22/06	\$100,750	DOR RATIO;QUIT CLAIM DEED
001	511325	0220	9/15/05	\$130,000	DOR RATIO;NON-REPRESENTATIVE SALE
001	770193	0250	4/4/06	\$695,000	RELOCATION - SALE TO SERVICE
001	770260	0011	9/22/06	\$775,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
001	770260	0021	8/3/05	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	770260	0080	3/15/06	\$290,000	SEGREGATION AND/OR MERGER; ET.AL.
001	770260	0100	10/5/05	\$330,000	NO MARKET EXPOSURE; ET.AL.
001	770260	0510	6/12/06	\$235,000	DOR RATIO;QUIT CLAIM DEED
001	770260	0530	8/1/07	\$600,000	CURRENT CHAR. DO NOT MATCH SALE CHARACTERISTICS
001	770260	0530	3/9/07	\$558,000	CURRENT CHAR. DO NOT MATCH SALE CHARACTERISTICS
001	770260	0850	4/21/05	\$185,000	PREVIMP<=25K
001	770260	0952	9/24/06	\$275,000	NON-REPRESENTATIVE SALE
001	869150	0200	5/20/05	\$110,000	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	869151	0190	1/1/07	\$136,804	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	955800	0140	1/24/07	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	955801	0090	1/18/06	\$525,000	RELOCATION - SALE TO SERVICE
001	955801	0180	5/20/06	\$445,000	RELOCATION - SALE TO SERVICE
001	955801	0230	12/13/05	\$379,950	RELOCATION - SALE TO SERVICE
001	955801	0300	11/7/06	\$320,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	955802	0110	6/27/05	\$565,000	RELOCATION - SALE TO SERVICE
001	955802	0860	2/3/05	\$303,000	RELOCATION - SALE TO SERVICE
001	955804	1000	10/24/05	\$144,503	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	955804	1070	1/12/07	\$119,060	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	955805	0840	10/1/07	\$414,500	RELOCATION - SALE TO SERVICE
001	955805	0890	10/14/05	\$152,500	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	032205	9204	7/6/07	\$635,000	CURRENT CHAR. DO NOT MATCH SALE CHARACTERISTICS
002	032205	9204	3/14/06	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032205	9296	4/13/05	\$98,000	DOR RATIO
002	072206	9032	2/24/05	\$185,000	DOR RATIO
002	102205	9013	3/24/05	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	102205	9071	6/4/07	\$634,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	102205	9190	1/25/05	\$330,000	NON-REPRESENTATIVE SALE
002	112205	9039	8/9/06	\$325,000	% COMPLETE
002	112205	9039	2/28/06	\$160,000	% COMPLETE
002	112205	9043	9/5/06	\$590,000	NO MARKET EXPOSURE
002	112205	9044	8/24/07	\$275,000	ONLY GRADE 4 SALE
002	122205	9041	6/17/05	\$415,000	DIAGNOSTIC OUTLIER
002	132205	9005	6/23/05	\$333,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	132205	9019	11/8/06	\$3,850	DOR RATIO;NO MARKET EXPOSURE
002	132205	9021	11/27/06	\$820,000	IMP COUNT
002	132205	9035	8/26/05	\$763,000	OPEN SPACE
002	132205	9060	3/29/06	\$549,000	OPEN SPACE
002	132205	9060	9/5/07	\$595,000	OPEN SPACE
002	132205	9081	8/3/06	\$625,000	IMP COUNT
002	132205	9134	1/5/07	\$167,321	QUIT CLAIM DEED
002	142205	9035	6/29/07	\$460,000	CURRENT CHAR. DO NOT MATCH SALE CHARACTERISTICS
002	142205	9046	2/8/06	\$77,877	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	142205	9132	2/22/06	\$72,413	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
002	142205	9205	9/13/06	\$825,000	IMP COUNT
002	152205	9118	10/18/05	\$324,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	152205	9146	4/7/06	\$370,000	%COMPLETE
002	152205	9146	3/8/06	\$201,000	%COMPLETE
002	182206	9020	2/28/05	\$239,500	DOR RATIO
002	182206	9050	8/25/06	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	182206	9056	4/7/06	\$78,000	DOR RATIO;QUIT CLAIM DEED
002	242205	9084	10/9/06	\$585,000	IMP COUNT
002	261830	0550	10/20/05	\$85,363	%COMPLETE
003	042206	9088	5/3/06	\$503,000	NON-REPRESENTATIVE SALE
003	052206	9006	6/25/07	\$575,000	OBSOLESCENCE; PREVIMP<=25K
003	052206	9032	1/18/07	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	052206	9033	3/9/07	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052206	9056	10/19/06	\$170,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	052206	9066	5/16/06	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	052206	9073	9/29/05	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
003	052206	9085	5/11/07	\$480,000	RELATED PARTY, FRIEND OR NEIGHBOR
003	052206	9085	1/22/07	\$74,500	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	052206	9113	2/9/06	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	062206	9019	8/7/06	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	062206	9087	8/11/05	\$550,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	062206	9137	5/31/05	\$318,000	%COMPLETE
003	072206	9251	12/6/05	\$275,000	DOR RATIO
003	082206	9003	11/28/05	\$370,000	%COMPLETE

**Improved Sales Removed from this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	082206	9060	5/12/06	\$824,500	OBSOLESCENCE
003	082206	9107	10/11/05	\$370,000	%COMPLETE
003	082206	9121	1/14/05	\$122,000	%COMPLETE
003	092206	9144	5/3/05	\$339,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	172206	9003	1/17/06	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	172206	9021	9/20/06	\$549,000	NO MARKET EXPOSURE
003	172206	9047	7/26/05	\$195,000	DOR RATIO
003	172206	9078	8/17/05	\$90,000	DOR RATIO;UNFIN AREA
003	172206	9086	11/9/05	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	192206	9103	9/11/06	\$2,800	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
003	192206	9107	2/26/07	\$2,800	DOR RATIO
003	192206	9120	8/25/06	\$2,600	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
003	202206	9198	9/12/05	\$125,000	DOR RATIO
003	202206	9199	7/25/05	\$625,000	CORRECTION DEED
003	302206	9033	9/22/06	\$1,800	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
003	302206	9041	9/5/06	\$2,200	PREVIMP<=25K;NO MARKET EXPOSURE; ET.AL.
003	302206	9051	9/22/06	\$4,100	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
003	302206	9079	9/5/06	\$2,000	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
003	302206	9080	9/1/06	\$2,000	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
003	322306	9014	3/7/05	\$551,750	IMP COUNT
003	322306	9043	5/19/05	\$350,000	NO MARKET EXPOSURE; REL. PARTY, FRIEND, OR NEIGH.
003	362305	9103	11/17/05	\$375,000	TEAR DOWN; MOBILE HOME
003	511328	0010	9/27/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	708999	0020	7/27/05	\$280,000	DOR RATIO
003	745770	0050	10/27/06	\$2,250	EASEMENT OR RIGHT-OF-WAY
003	745770	0050	3/23/06	\$156,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	745770	0060	10/17/06	\$2,250	EASEMENT OR RIGHT-OF-WAY
003	770170	0060	6/27/06	\$175,884	NO MARKET EXPOSURE; AND OTHER WARNINGS
003	770170	0363	7/12/06	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	770170	0490	1/14/05	\$160,000	NON-REPRESENTATIVE SALE
003	770170	0660	1/21/05	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	793760	0010	7/29/06	\$133,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	793760	0275	3/9/05	\$377,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	793760	0385	3/17/06	\$715,000	OPEN SPACE
003	793760	0575	3/23/06	\$300,120	Q C DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	793790	0200	10/25/05	\$1,100,000	DIAGNOSTIC OUTLIER
003	950880	0010	9/26/05	\$508,000	OPEN SPACE

**Vacant Sales Used in this Annual Update Analysis
Area 60**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	302306	9170	12/04/2006	\$145,000	13,939	N	N
001	362305	9018	07/20/2006	\$40,000	44,431	N	N
001	362305	9025	01/21/2007	\$225,000	23,522	Y	Y
001	362305	9118	06/11/2007	\$200,000	26,835	N	N
001	400840	0020	12/21/2006	\$255,000	47,044	Y	Y
001	400840	0025	03/23/2006	\$199,990	41,748	Y	Y
001	400840	0080	10/15/2007	\$183,200	16,400	Y	Y
001	400840	0154	09/29/2006	\$219,000	34,112	N	N
001	400840	0370	06/01/2006	\$158,000	24,952	Y	Y
001	400840	0470	01/20/2006	\$56,200	20,935	Y	Y
001	511280	0292	10/23/2006	\$190,000	47,480	N	N
001	511325	0210	10/27/2005	\$66,000	21,566	N	N
002	072206	9029	08/29/2005	\$160,000	41,845	N	N
002	102205	9158	12/01/2005	\$255,000	247,387	N	N
002	132205	9138	02/16/2007	\$525,000	921,729	N	N
002	152205	9131	05/22/2007	\$175,000	75,794	N	N
002	152205	9143	03/31/2006	\$194,000	207,781	N	N
002	182206	9083	10/23/2006	\$199,000	275,734	N	N
002	182206	9167	03/24/2006	\$200,000	106,286	N	N
002	344490	0060	09/07/2006	\$360,000	40,600	Y	N
003	052206	9053	01/03/2007	\$185,000	102,366	N	N
003	052206	9122	03/20/2007	\$175,000	54,014	N	N
003	062206	9054	01/27/2005	\$300,000	431,679	N	N
003	062206	9064	03/21/2007	\$300,000	427,759	N	N
003	062206	9136	09/26/2005	\$295,000	390,619	N	N
003	072206	9110	05/24/2005	\$150,000	71,874	N	N
003	072206	9126	07/12/2007	\$226,000	191,510	N	N
003	072206	9199	09/28/2007	\$38,000	25,854	Y	Y
003	072206	9205	09/28/2007	\$60,000	27,435	Y	Y
003	162206	9149	02/08/2005	\$185,000	90,978	N	N
003	192206	9194	12/05/2005	\$41,000	30,113	N	N
003	202206	9124	10/27/2006	\$220,000	199,984	N	N
003	202206	9148	05/08/2007	\$300,000	108,900	N	N
003	202206	9207	09/13/2007	\$155,500	37,552	N	N
003	312306	9019	04/26/2007	\$387,000	75,373	N	N
003	312306	9022	12/05/2006	\$345,000	69,093	N	N
003	322306	9049	05/10/2007	\$155,000	215,622	N	N
003	770161	0010	09/27/2005	\$45,000	18,558	Y	Y
003	770161	0040	07/02/2007	\$45,000	16,491	Y	Y
003	770161	0090	05/16/2007	\$40,000	12,765	Y	Y
003	793760	0848	07/23/2007	\$92,000	42,026	N	N
003	793790	0160	04/27/2007	\$395,000	53,501	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	302306	9191	08/25/2006	\$52,500	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
001	362305	9081	08/15/2005	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	400840	0080	05/27/2005	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	400840	0310	10/04/2007	\$7,500	DOR RATIO
001	401080	0101	02/26/2007	\$205,000	SEGREGATION AND/OR MERGER
001	511290	0670	03/20/2006	\$4,000	NON-REPRESENTATIVE SALE
001	511290	0680	12/20/2006	\$10,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
001	511320	0100	10/31/2006	\$15,000	NO MARKET EXPOSURE
001	511325	0120	07/26/2006	\$144,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
001	770260	0090	03/10/2006	\$505,620	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
001	770260	0949	10/16/2007	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	142205	9109	11/08/2005	\$115,000	NON-REPRESENTATIVE SALE
002	152205	9082	10/22/2007	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	242205	9126	02/15/2007	\$14,294	QUIT CLAIM DEED
003	062206	9037	12/19/2006	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	062206	9037	05/22/2006	\$150,000	NON-REPRESENTATIVE SALE;
003	062206	9111	02/07/2006	\$89,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	072206	9015	01/31/2005	\$250,000	GOVERNMENT AGENCY
003	072206	9015	06/30/2005	\$134,000	GOVERNMENT AGENCY
003	182206	9002	10/18/2006	\$565,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	182206	9002	08/15/2005	\$1,062,000	GOVERNMENT AGENCY; ET.AL.
003	182206	9038	08/15/2005	\$560,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	192206	9039	05/18/2005	\$380,000	NO MARKET EXPOSURE; CHANGE OF USE
003	192206	9039	05/18/2005	\$850,000	BUILDER OR DEVELOPER SALES
003	202206	9025	02/18/2005	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	202206	9078	04/18/2005	\$7,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	202206	9099	08/10/2007	\$166,250	RELATED PARTY, FRIEND, OR NEIGHBOR
003	302206	9073	10/27/2006	\$3,200	EASEMENT OR RIGHT-OF-WAY
003	322306	9049	06/15/2007	\$250,000	NON-REPRESENTATIVE SALE
003	793760	0355	10/03/2005	\$1,000	NON-REPRESENTATIVE SALE
003	869150	1050	11/22/2006	\$70,000	NO MARKET EXPOSURE