

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Newport Shores/Kennydale / 63
Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 195
 Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$435,300	\$361,000	\$796,300	\$896,800	88.8%	12.93%
2008 Value	\$482,700	\$387,800	\$870,500	\$896,800	97.1%	12.85%
Change	+\$47,400	+\$26,800	+\$74,200		+8.3%	-0.08%
% Change	+10.9%	+7.4%	+9.3%		+9.3%	-0.62%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.08 % and -0.62 % 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	\$499,500	\$311,900	\$811,400
2008 Value	\$544,700	\$340,800	\$885,500
Percent Change	+9.0%	+9.3%	+9.1%

Number of one to three unit residences in the Population: 1366

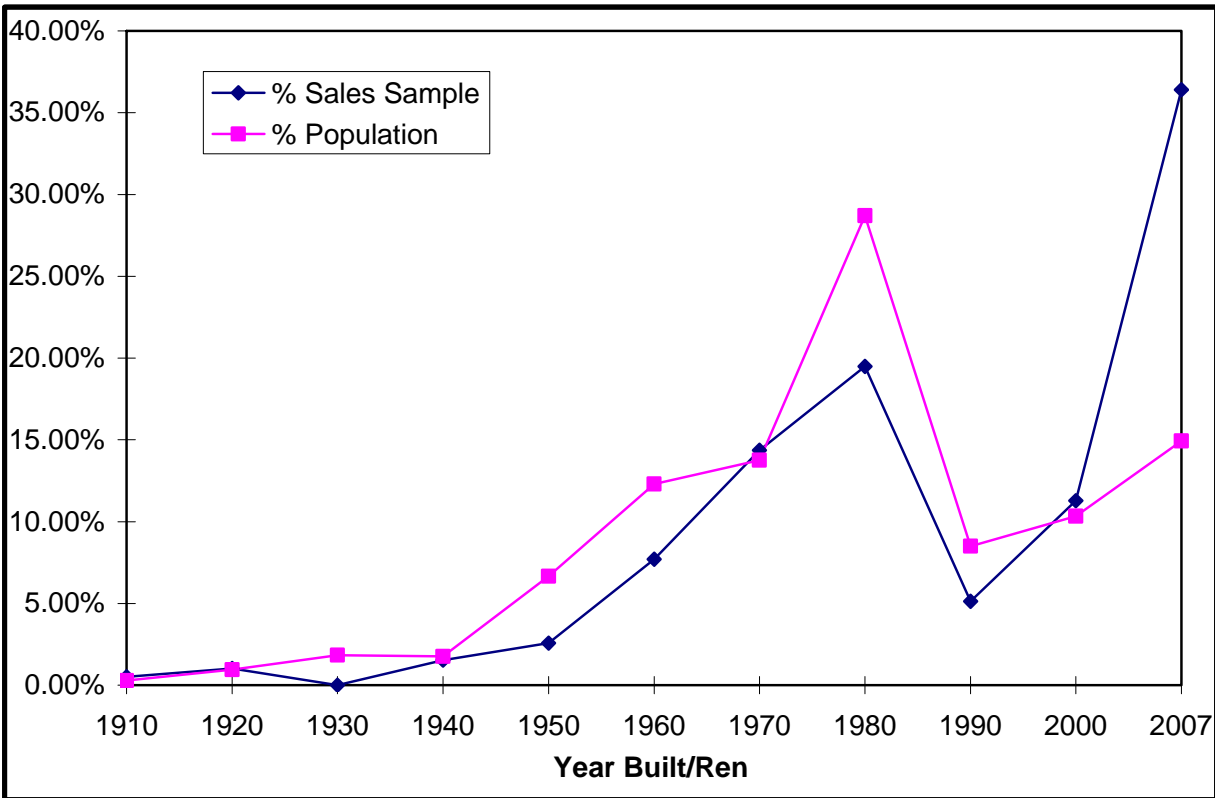
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels. However, there were some categories that were adjusted at a different rate. For instance, waterfront parcels were at a higher average ratio (assessed value/ sale price) in comparison to the rest of the population. Therefore waterfront parcels resulted in a different overall adjustment.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.51%
1920	2	1.03%
1930	0	0.00%
1940	3	1.54%
1950	5	2.56%
1960	15	7.69%
1970	28	14.36%
1980	38	19.49%
1990	10	5.13%
2000	22	11.28%
2007	71	36.41%
	195	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.29%
1920	13	0.95%
1930	25	1.83%
1940	24	1.76%
1950	91	6.66%
1960	168	12.30%
1970	188	13.76%
1980	392	28.70%
1990	116	8.49%
2000	141	10.32%
2007	204	14.93%
	1366	

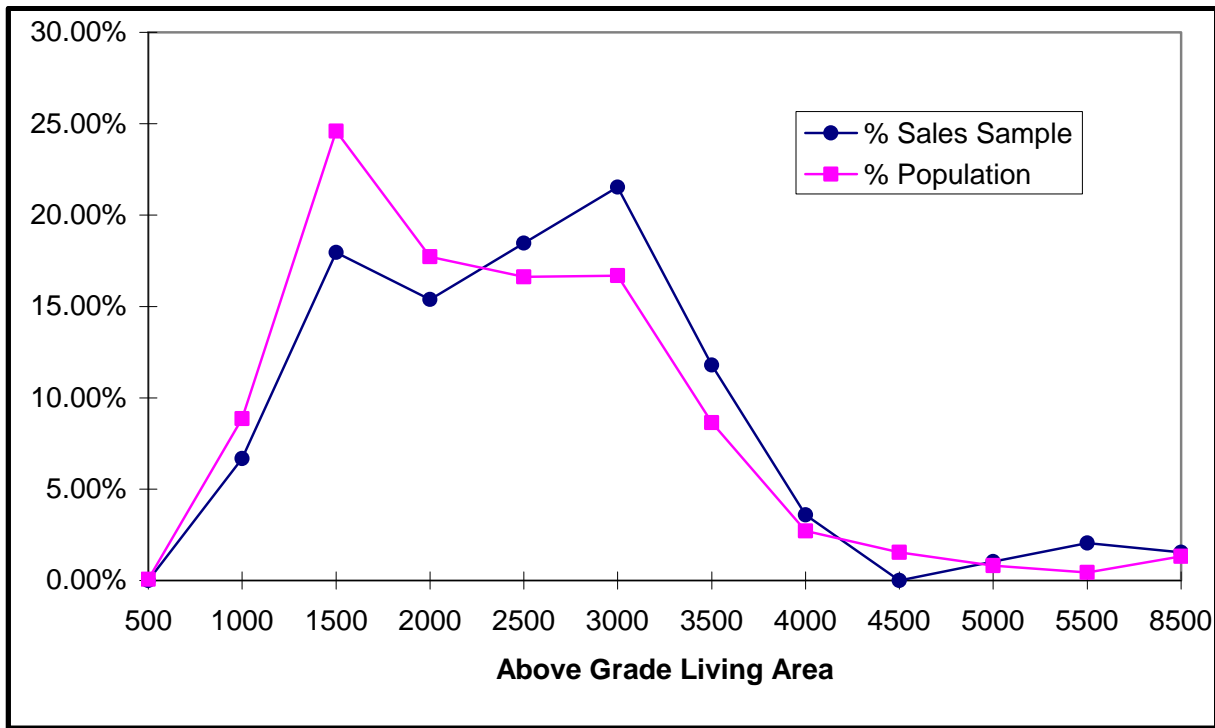


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	13	6.67%
1500	35	17.95%
2000	30	15.38%
2500	36	18.46%
3000	42	21.54%
3500	23	11.79%
4000	7	3.59%
4500	0	0.00%
5000	2	1.03%
5500	4	2.05%
8500	3	1.54%
	195	

Population		
AGLA	Frequency	% Population
500	1	0.07%
1000	121	8.86%
1500	336	24.60%
2000	242	17.72%
2500	227	16.62%
3000	228	16.69%
3500	118	8.64%
4000	37	2.71%
4500	21	1.54%
5000	11	0.81%
5500	6	0.44%
8500	18	1.32%
	1366	

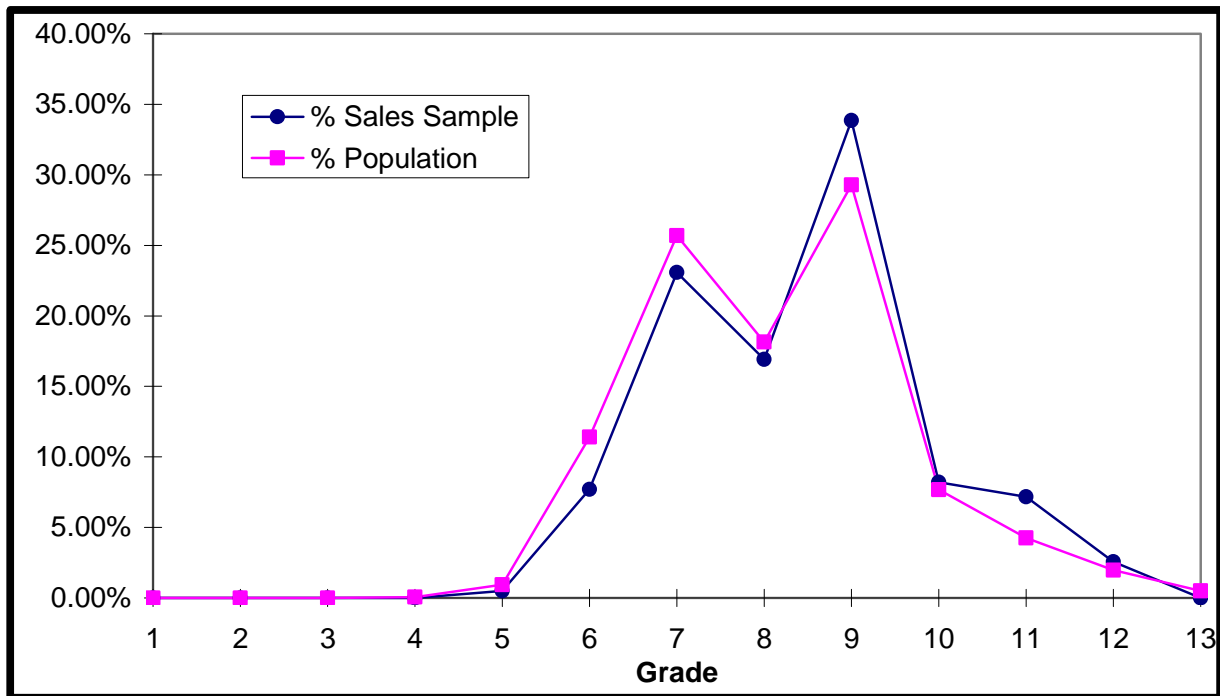


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

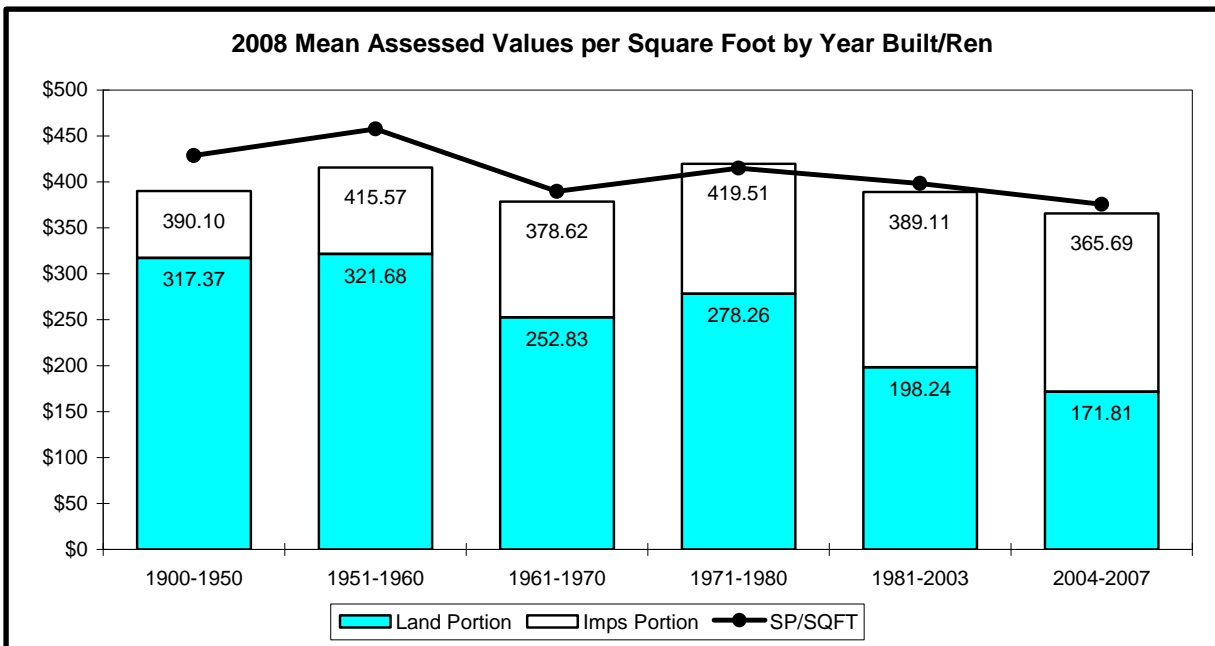
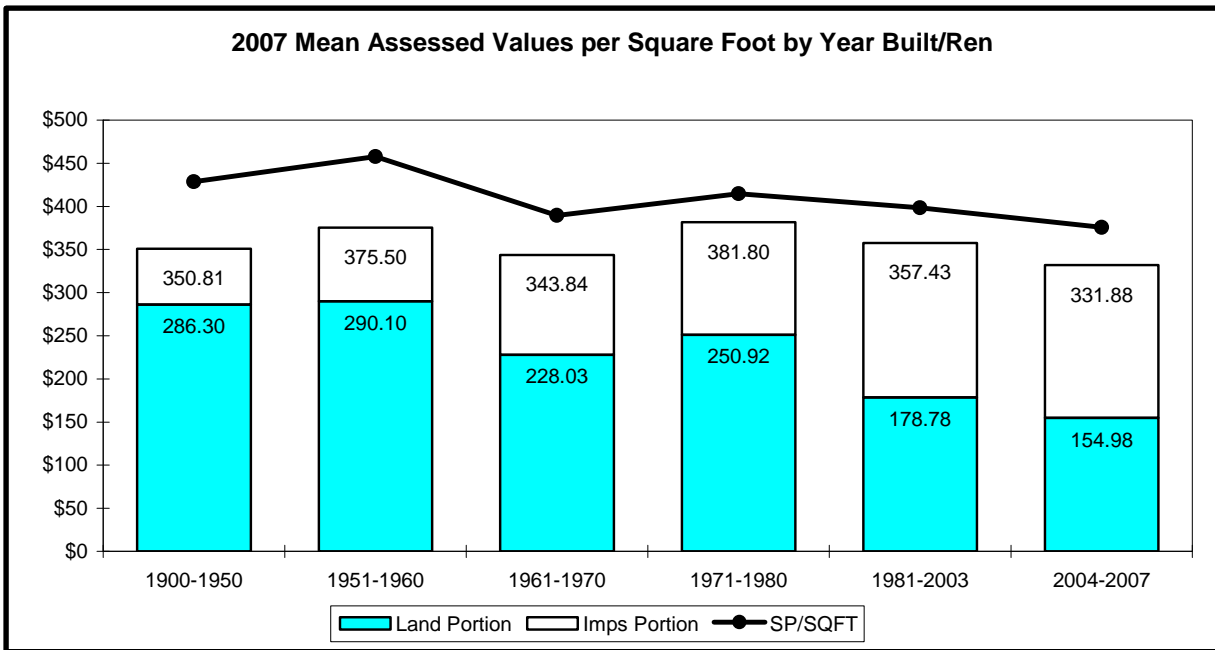
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.51%
6	15	7.69%
7	45	23.08%
8	33	16.92%
9	66	33.85%
10	16	8.21%
11	14	7.18%
12	5	2.56%
13	0	0.00%
	195	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.07%
5	13	0.95%
6	156	11.42%
7	351	25.70%
8	248	18.16%
9	400	29.28%
10	105	7.69%
11	58	4.25%
12	27	1.98%
13	7	0.51%
	1366	



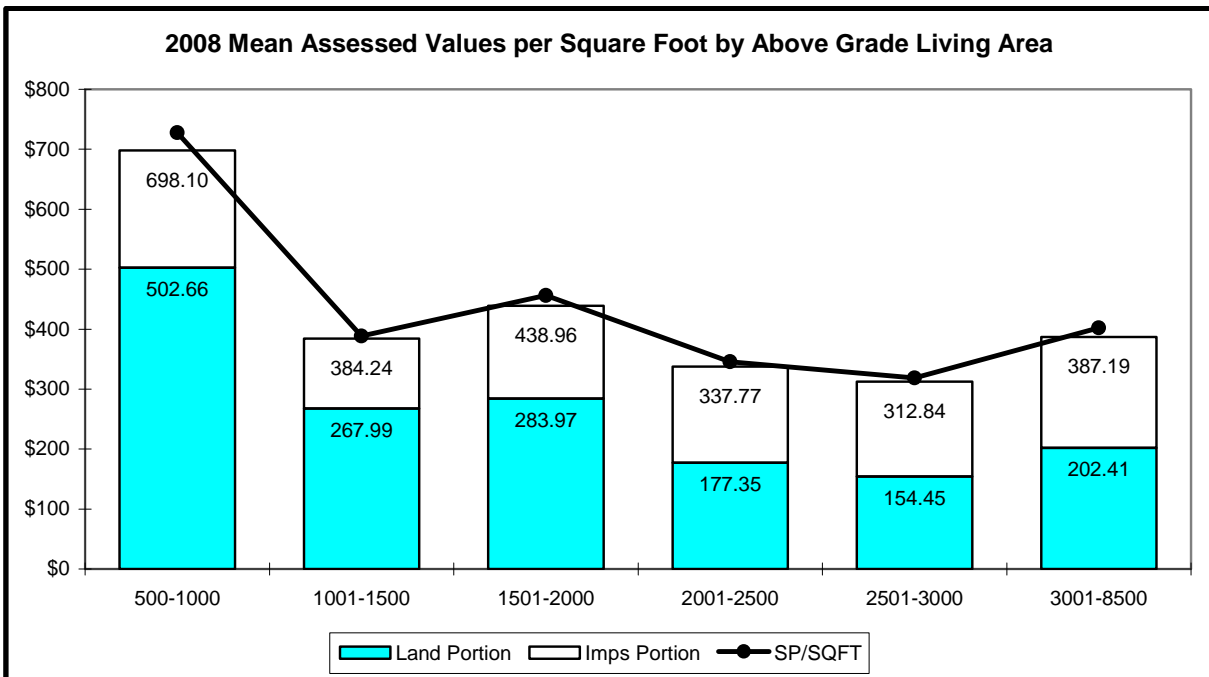
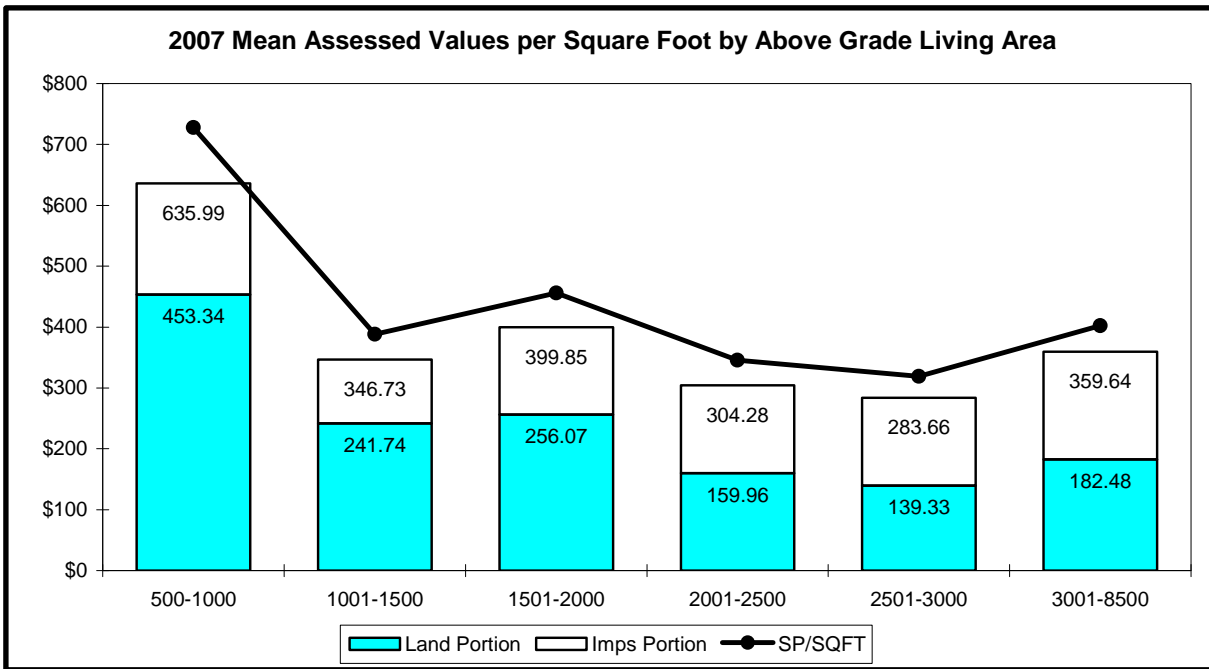
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



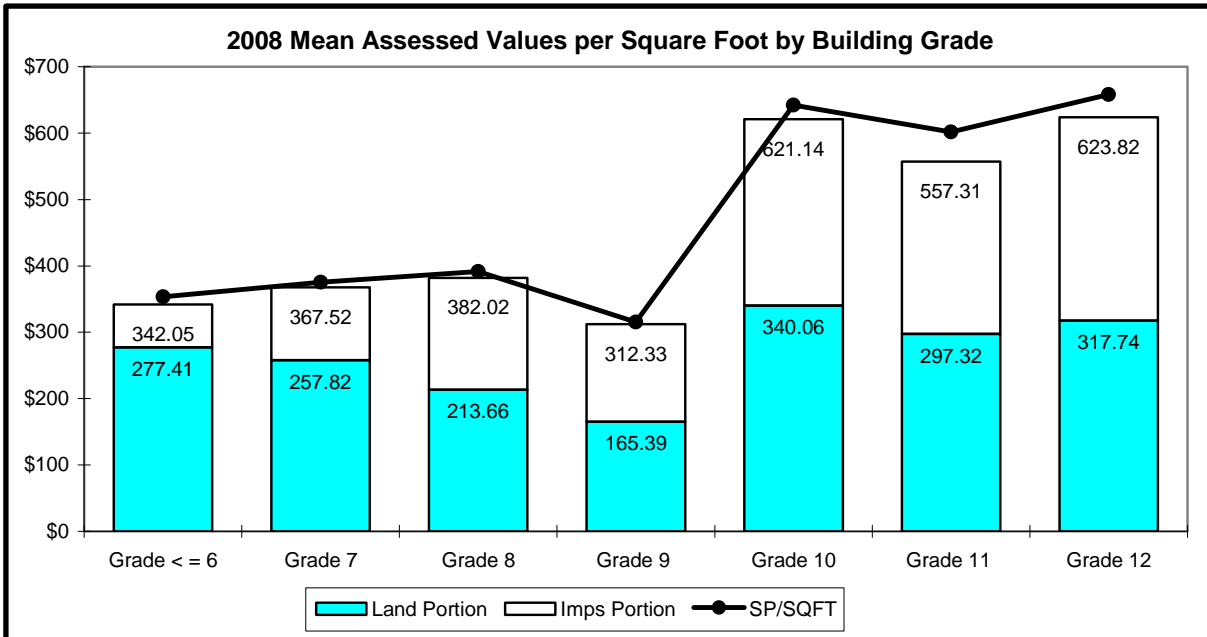
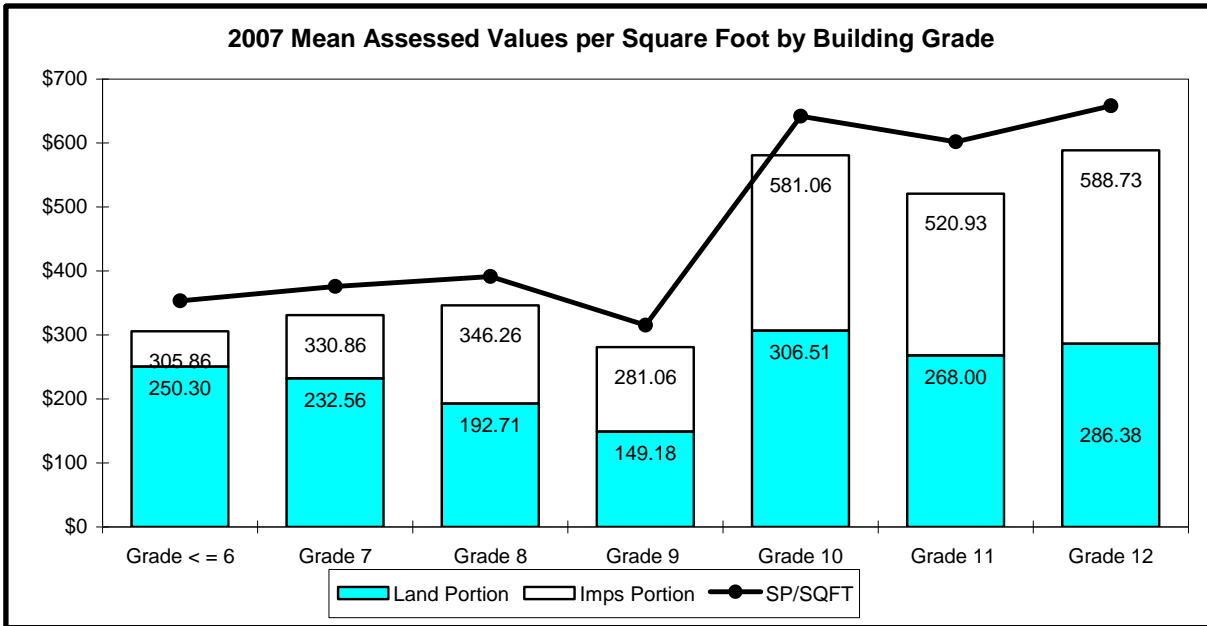
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



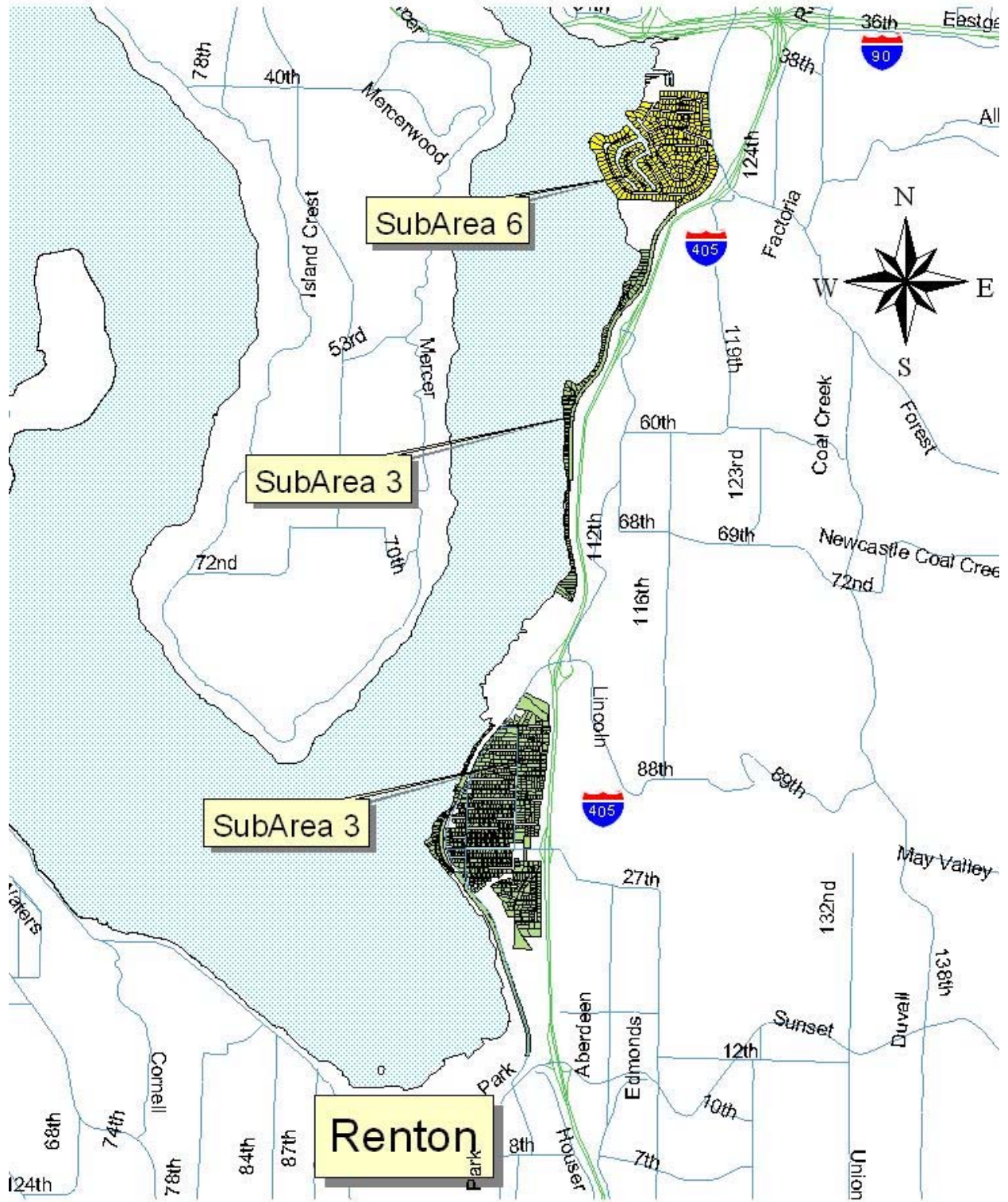
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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 Map



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July 21, 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 8 usable land sales in the area and their 2007 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 9% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

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

Sub 3 Waterfront 2008 Land Value = 2007 Land Value x **1.08**, with the result rounded down to the next \$1,000.

Sub 6 Waterfront 2008 Land Value = 2007 Land Value x **1.04**, with the result rounded down to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 195 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach with the waterfront parcels adjusted at a different rate, as later described in the adjustment page summary. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * **1.12**

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other: * If multiple houses exist on a parcel, apply the total value formula based on the characteristics of the principal improvement.
- *If a house and mobile home exist, the formula derived from the 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. $(2008 \text{ Land Value} + \text{Previous Improvement Value} * 1.074)$.
 - *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. $(\text{Previous Land value} * 1.00 \text{ Or } \text{Previous Improvement value} * 1.00)$
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There are no mobile homes in this area.

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 63 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

12%

Sub 3 - Waterfront Yes

% Adjustment -4%

Sub 6 - Waterfront Yes

% Adjustment -8%

Comments

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

For instance, non waterfront parcels will receive a 12% adjustment.

On the other hand waterfront parcels in sub 3 will receive an 8% (12% - 4%=8%) over all adjustment. There were 21 sales with 186 parcels in the population.

Similar to sub 3, sub 6 waterfront parcels will also receive less over all adjustment. This sub will only receive a net 4% (12% - 8%= 4%) over all adjustment. There were 15 sales with 105 parcels in the population.

This model corrects for these strata differences thus improving assessment level.

78.6% % of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 63 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 **97.1**

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.
< = 6	16	0.884	0.989	11.8%	0.908	1.069
7	45	0.880	0.978	11.1%	0.932	1.024
8	33	0.880	0.976	10.9%	0.932	1.020
9	66	0.894	0.994	11.2%	0.966	1.021
10	16	0.922	0.984	6.7%	0.921	1.048
11	14	0.862	0.920	6.7%	0.857	0.984
12	5	0.885	0.939	6.1%	0.759	1.118
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1950	11	0.816	0.904	10.9%	0.825	0.984
1951-1960	15	0.811	0.900	10.9%	0.802	0.998
1961-1970	28	0.877	0.962	9.7%	0.899	1.026
1971-1980	38	0.910	0.995	9.4%	0.971	1.039
1981-2003	58	0.899	0.973	8.2%	0.940	1.006
2004-2007	45	0.884	0.978	10.6%	0.936	0.998
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	113	0.891	0.974	9.3%	0.952	0.995
Good	46	0.901	0.988	9.7%	0.948	1.028
VeryGood	36	0.864	0.941	9.0%	0.890	0.992
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	82	0.892	0.976	9.5%	0.946	1.007
1.5	5	0.834	0.933	11.9%	0.704	1.161
2 - 3.5	108	0.887	0.969	9.2%	0.946	0.992
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	13	0.874	0.961	9.9%	0.892	1.029
1001-1500	35	0.893	0.989	10.7%	0.938	1.040
1501-2000	30	0.877	0.963	9.7%	0.904	1.022
2001-2500	36	0.880	0.977	11.0%	0.936	1.017
2501-3000	42	0.890	0.983	10.3%	0.952	1.014
3001-8500	39	0.895	0.960	7.3%	0.918	1.002

Area 63 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 **97.1**

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

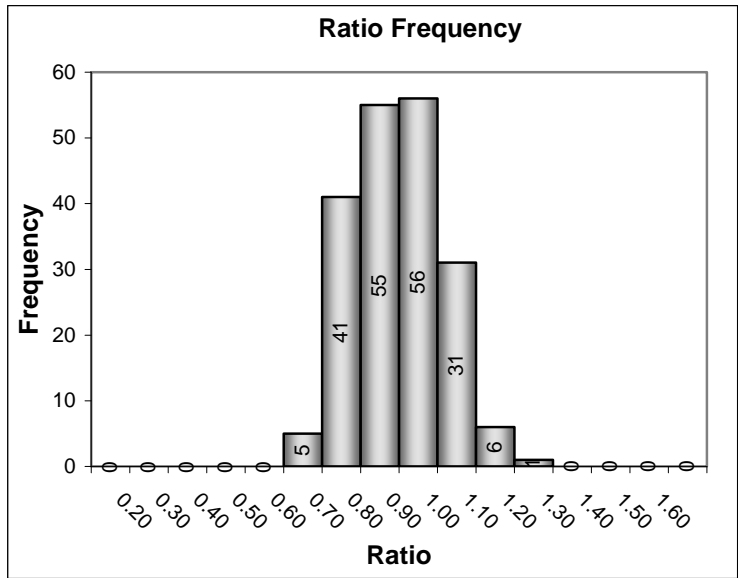
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	84	0.899	0.978	8.8%	0.943	0.995
N	111	0.870	0.973	11.9%	0.948	0.999
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	36	0.908	0.962	5.9%	0.917	0.996
N	159	0.877	0.981	11.9%	0.961	1.002
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	155	0.883	0.977	10.6%	0.956	0.997
6	40	0.898	0.978	8.9%	0.922	0.998
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2500-5000	19	0.899	0.982	9.3%	0.933	1.032
5001-7000	73	0.876	0.975	11.4%	0.946	1.005
7001-12000	54	0.879	0.969	10.3%	0.930	1.009
12001-17000	26	0.896	0.995	11.1%	0.946	1.044
17001-22000	15	0.898	0.952	6.0%	0.877	1.027
22001-31000	8	0.905	0.947	4.7%	0.853	1.042
Sub 3 - WF	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	21	0.899	0.970	8.0%	0.896	1.004
N	174	0.890	0.976	9.7%	0.957	0.996
Sub 6 - WF	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	15	0.937	0.974	4.0%	0.898	1.028
N	180	0.878	0.973	10.9%	0.954	0.992

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SE District / Team - 1	Lien Date: 01/01/2007	Date of Report: 7/21/2008	Sales Dates: 1/2005 - 12/2007
Area 63-Newportshores / Kennydale	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	195		
Mean Assessed Value	796,300		
Mean Sales Price	896,800		
Standard Deviation AV	592,055		
Standard Deviation SP	663,687		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.898		
Median Ratio	0.898		
Weighted Mean Ratio	0.888		
UNIFORMITY			
Lowest ratio	0.633		
Highest ratio:	1.240		
Coefficient of Dispersion	10.65%		
Standard Deviation	0.116		
Coefficient of Variation	12.93%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.872		
Upper limit	0.926		
95% Confidence: Mean			
Lower limit	0.882		
Upper limit	0.914		
SAMPLE SIZE EVALUATION			
N (population size)	1366		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	22		
Actual sample size:	195		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	98		
# ratios above mean:	97		
z:	0.072		
Conclusion:	Normal		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 63

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SE District / Team - 1	Lien Date: 01/01/2008	Date of Report: 7/21/2008	Sales Dates: 1/2005 - 12/2007
Area 63-Newportshores / Kennydale	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	195
Mean Assessed Value	870,500
Mean Sales Price	896,800
Standard Deviation AV	615,476
Standard Deviation SP	663,687

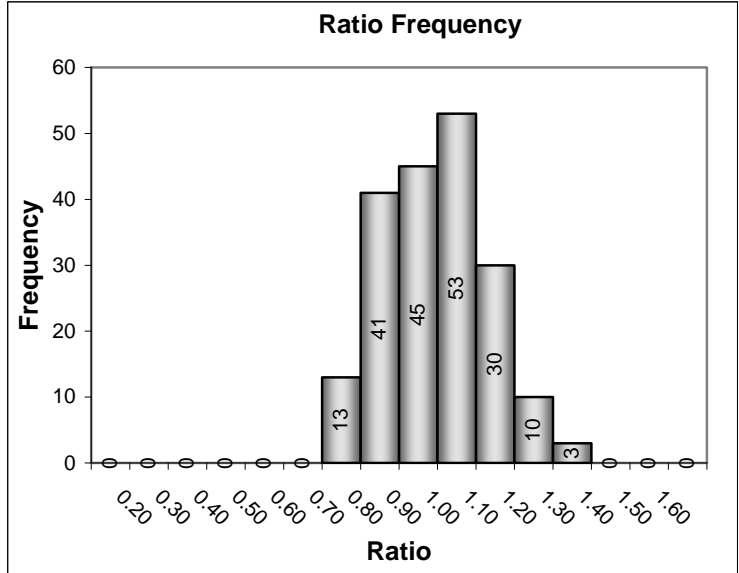
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.995
Median Ratio	0.996
Weighted Mean Ratio	0.971

UNIFORMITY	
Lowest ratio	0.707
Highest ratio:	1.320
Coefficient of Dispersion	10.67%
Standard Deviation	0.129
Coefficient of Variation	12.85%
Price Related Differential (PRD)	1.026

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.965
<i>Upper limit</i>	1.022
95% Confidence: Mean	
<i>Lower limit</i>	0.977
<i>Upper limit</i>	1.014

SAMPLE SIZE EVALUATION	
N (population size)	1366
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.129
Recommended minimum:	26
Actual sample size:	195
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	96
# ratios above mean:	99
z:	0.215
Conclusion:	Normal
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 63

Assessment level 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 63
(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
003	334210	3280	6/22/07	\$350,000	680	0	5	1946	4	5600	N	N	2814 PARK AVE N
003	334210	0065	4/27/07	\$450,000	640	0	6	1946	3	5100	Y	N	3309 BURNETT AVE N
003	334210	1015	10/9/07	\$385,950	760	0	6	1951	4	5400	N	N	917 N 30TH ST
003	334210	1596	11/23/07	\$339,950	810	0	6	1918	5	5100	N	N	1125 N 32ND ST
003	334210	3222	6/6/05	\$295,000	820	0	6	1963	3	12161	N	N	1427 N 32ND ST
003	334270	0620	3/30/06	\$301,950	860	200	6	1904	5	7167	N	N	3704 MEADOW AVE N
003	334210	1280	1/6/06	\$300,000	900	0	6	1918	5	5400	N	N	1003 N 31ST ST
003	334210	2300	10/18/06	\$389,000	950	0	6	1959	3	5400	Y	N	1011 N 34TH ST
003	334210	3283	9/13/06	\$398,000	1070	600	6	1946	4	10270	N	N	2808 PARK AVE N
003	334210	1062	10/19/05	\$324,950	1120	0	6	1949	5	8100	N	N	1105 N 30TH ST
003	334210	0910	3/23/06	\$318,000	1220	0	6	1977	4	5100	N	N	1106 N 28TH PL
003	334210	0805	3/22/05	\$284,950	1270	0	6	1977	4	5100	N	N	1021 N 29TH ST
003	334210	3299	5/3/05	\$272,000	1440	0	6	1968	4	10450	N	N	1436 N 28TH ST
003	334270	0476	6/21/05	\$336,650	1480	1010	6	1946	5	7000	N	N	3619 MEADOW AVE N
003	334210	2570	4/12/06	\$420,000	1600	0	6	1961	4	5400	N	N	1101 N 35TH ST
003	334210	3225	6/4/07	\$385,000	1670	0	6	2000	3	12649	N	N	1421 N 32ND ST
003	334330	2460	4/14/05	\$825,000	770	770	7	1957	3	4255	Y	Y	6629 RIPLEY LN SE
003	334210	0015	11/1/06	\$655,000	960	960	7	2006	3	4860	Y	N	3407 BURNETT AVE N
003	334210	2770	2/17/06	\$395,000	980	420	7	1979	4	5400	Y	N	917 N 36TH ST
003	334210	2645	5/31/05	\$376,000	1010	880	7	1973	4	6480	N	N	1200 N 34TH ST
003	334210	2125	8/2/07	\$365,000	1010	0	7	1970	4	5100	N	N	1215 N 33RD PL
003	052305	9060	11/16/06	\$450,000	1030	1030	7	1968	4	12459	N	N	1307 N 28TH ST
003	334210	0735	3/12/07	\$450,000	1080	530	7	1974	3	5100	Y	N	2820 BURNETT AVE N
003	334210	1120	3/1/05	\$370,600	1150	0	7	1969	4	5100	Y	N	2907 PARK AVE N
003	362860	0045	5/24/07	\$540,000	1150	1010	7	1962	3	8957	Y	N	1114 N 37TH ST
003	334210	2180	5/19/05	\$385,000	1160	540	7	1987	4	5100	N	N	1108 N 33RD ST
003	334210	0830	5/24/05	\$433,950	1170	800	7	1972	3	5100	N	N	1113 N 29TH ST
003	334270	0526	6/26/06	\$420,000	1170	0	7	1963	5	8785	N	N	3903 MEADOW AVE N
003	334210	0975	7/5/07	\$549,950	1180	0	7	1951	5	6120	N	N	910 N 28TH PL

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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
003	334210	1290	9/1/06	\$430,181	1190	560	7	1984	4	6750	N	N	1013 N 31ST ST
003	334210	2145	6/16/05	\$395,000	1270	570	7	1987	4	5100	N	N	1208 N 33RD ST
003	229650	0119	4/17/05	\$315,000	1280	630	7	1967	4	7475	N	N	2603 MEADOW AVE N
003	334210	2497	2/22/05	\$417,500	1280	600	7	1977	4	5400	Y	N	3310 BURNETT AVE N
003	334210	3001	6/24/05	\$496,000	1300	0	7	1957	3	8100	Y	N	3502 BURNETT AVE N
003	334330	1870	9/18/06	\$1,295,000	1300	730	7	1957	5	4536	Y	Y	6003 HAZELWOOD LN
003	334210	1051	7/26/05	\$440,000	1310	0	7	2004	3	8100	N	N	1103 N 30TH ST
003	334210	1965	10/3/07	\$465,000	1340	0	7	1936	5	6588	N	N	1008 N 32ND ST
003	229650	0080	2/15/05	\$276,950	1390	0	7	1967	4	8632	N	N	2610 MEADOW AVE N
003	334210	2433	3/17/05	\$335,900	1400	0	7	1960	5	7020	N	N	1106 N 33RD PL
003	334210	0815	8/18/06	\$480,000	1470	880	7	1978	4	5100	N	N	1105 N 29TH ST
003	229650	0123	7/16/07	\$583,100	1470	0	7	1965	4	8690	Y	N	1313 N 26TH ST
003	322405	9045	12/8/05	\$650,000	1490	1000	7	1951	5	11700	Y	N	4005 PARK AVE N
003	334210	3149	2/10/05	\$339,950	1540	0	7	1968	5	8400	N	N	1429 N 36TH ST
003	229650	0081	10/17/06	\$355,000	1540	0	7	1962	4	8993	N	N	2510 MEADOW AVE N
003	334330	2390	10/30/06	\$1,175,000	1560	310	7	1972	3	7564	Y	Y	6615 RIPLEY LN SE
003	334210	2600	4/30/07	\$391,000	1580	0	7	1971	5	5400	N	N	1201 N 35TH ST
003	334210	2750	3/13/06	\$655,500	1580	140	7	2000	3	5400	Y	N	900 N 34TH ST
003	334210	2715	3/24/06	\$550,000	1590	1590	7	1959	3	8100	N	N	1006 N 34TH ST
003	334210	0565	5/3/06	\$850,000	1600	0	7	1956	5	20970	Y	N	2820 LAKE WASHINGTON BLVD N
003	334210	2216	6/10/05	\$385,000	1610	0	7	1963	4	7650	N	N	1010 N 33RD ST
003	229650	0082	5/25/05	\$285,000	1630	0	7	1965	5	8415	N	N	2616 MEADOW AVE N
003	334210	2425	12/20/05	\$476,000	1700	1700	7	1975	4	10800	N	N	1112 N 33RD PL
003	229650	0107	8/30/05	\$275,000	1720	0	7	1959	3	8040	N	N	2715 MEADOW AVE N
003	334210	0280	10/11/05	\$575,000	1770	0	7	1937	5	6642	Y	N	3110 LAKE WASHINGTON BLVD N
003	334270	0310	1/13/05	\$940,000	1780	890	7	1963	4	3703	Y	Y	3611 LAKE WASHINGTON BLVD N
003	334270	0540	4/21/05	\$319,950	1970	0	7	1965	4	12839	N	N	3932 MEADOW AVE N
003	334210	3025	7/26/05	\$587,000	2070	1390	7	1959	5	6750	Y	N	910 N 36TH ST
003	334210	3025	7/2/07	\$687,000	2070	1390	7	1959	5	6750	Y	N	910 N 36TH ST
003	334270	0548	7/22/05	\$367,000	2120	0	7	2000	3	4823	N	N	3920 MEADOW AVE N
003	334210	2215	8/22/07	\$560,000	2130	0	7	1963	5	7650	N	N	1016 N 33RD ST

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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
003	334210	0790	4/23/07	\$667,500	2480	760	7	2006	3	5100	N	N	1015 N 29TH ST
003	334330	2360	11/18/05	\$1,270,000	750	1260	8	2005	3	2870	Y	Y	6607 RIPLEY LN N
003	334330	2360	11/14/07	\$1,510,000	750	1260	8	2005	3	2870	Y	Y	6607 RIPLEY LN N
003	334210	2985	7/6/05	\$355,000	1020	0	8	1954	4	7830	Y	N	908 N 35TH ST
003	362915	0020	12/19/05	\$619,000	1240	1080	8	1977	4	8777	Y	N	3805 PARK AVE N
003	334210	0300	10/27/06	\$599,000	1320	990	8	1978	5	6375	Y	N	716 N 31ST ST
003	334270	0486	2/3/06	\$446,600	1490	730	8	1978	4	9669	N	N	1409 N 37TH ST
003	334210	3136	9/9/05	\$480,000	1500	1500	8	1977	5	12850	Y	N	3508 PARK AVE N
003	334270	0465	7/6/07	\$540,000	1510	1330	8	1951	3	11190	N	N	1402 N 36TH ST
003	413430	0045	7/26/07	\$1,450,000	1740	0	8	1939	5	5850	Y	Y	4865 LAKEHURST LN
003	258850	0030	1/20/05	\$800,000	1830	650	8	1971	5	16200	Y	N	4730 LAKEHURST LN
003	362915	0040	8/10/06	\$683,000	1890	1320	8	1976	4	8667	Y	N	1212 N 38TH ST
003	334330	1930	6/14/06	\$1,300,000	1900	0	8	1968	5	5208	Y	Y	6017 HAZELWOOD LN
003	334210	0995	5/10/05	\$387,000	1980	0	8	1998	3	5400	N	N	905 N 30TH ST
003	362915	0050	10/28/05	\$500,000	2160	0	8	1977	5	9821	Y	N	1208 N 38TH ST
003	334210	3181	10/10/05	\$529,000	2230	580	8	2005	3	4925	N	N	3418 PARK AVE N
003	334210	2130	4/1/05	\$510,000	2250	790	8	1992	3	5100	N	N	1216 N 33RD ST
003	334270	0632	4/24/06	\$539,500	2360	0	8	2001	3	7726	N	N	1416 NE 39TH ST
003	334210	3177	4/20/05	\$519,000	2390	660	8	2004	3	4523	N	N	3410 PARK AVE N
003	334210	3239	5/10/05	\$499,990	2460	0	8	2005	3	5483	N	N	3102 GARDEN AVE N
003	334210	3239	6/18/07	\$625,000	2460	0	8	2005	3	5483	N	N	3102 GARDEN AVE N
003	334270	0481	11/18/05	\$485,000	2550	0	8	2005	3	4600	N	N	3615 MEADOW AVE N
003	334210	3174	6/6/06	\$622,000	2560	0	8	2005	3	5672	Y	N	1300 N 34TH ST
003	334210	3235	9/26/05	\$484,210	2590	0	8	2005	3	5399	N	N	3108 GARDEN AVE N
003	322405	9083	4/22/05	\$503,000	2590	610	8	1996	3	9603	N	N	1328 N 40TH ST
003	322405	9083	3/20/06	\$639,000	2590	610	8	1996	3	9603	N	N	1328 N 40TH ST
003	334210	0780	5/18/05	\$479,000	2600	0	8	1998	3	5100	Y	N	1005 N 29TH ST
003	334210	3155	6/28/06	\$559,000	2620	0	8	2006	3	5992	N	N	3411 MEADOW AVE N
003	334210	3229	4/10/06	\$510,000	2690	0	8	2001	3	7203	N	N	3112 MEADOW PL N
003	334210	0788	7/10/07	\$689,000	2790	760	8	2006	3	5100	N	N	1013 N 29TH ST
003	052305	9077	3/2/05	\$665,000	2800	1100	8	2004	3	5000	Y	N	2409 MEADOW AVE N

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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
003	334210	1930	3/24/06	\$660,000	2860	0	8	2005	3	5400	N	N	1110 N 32ND ST
003	334210	1925	5/24/06	\$659,950	3010	0	8	2005	3	5400	N	N	1108 N 32ND ST
003	334210	1925	5/4/07	\$710,000	3010	0	8	2005	3	5400	N	N	1108 N 32ND ST
003	334210	3156	8/4/06	\$591,000	1980	790	9	2006	3	6278	N	N	3419 MEADOW AVE N
003	334270	0507	5/4/05	\$469,950	2030	720	9	1998	3	6893	N	N	1412 N 38TH ST
003	164450	0450	5/9/05	\$575,000	2130	500	9	2002	3	5175	N	N	1200 N 27TH PL
003	164450	0180	8/10/05	\$599,485	2220	970	9	2005	3	5608	N	N	2704 WILLIAMS AVE N
003	334270	0518	2/12/07	\$589,000	2267	0	9	1998	3	6964	N	N	1426 N 38TH ST
003	164451	0070	5/11/07	\$829,000	2270	630	9	2006	3	9238	N	N	1313 N 27TH CT
003	164450	0170	9/26/05	\$609,990	2300	120	9	2005	3	9293	Y	N	2708 WILLIAMS AVE N
003	334270	0467	10/17/07	\$579,000	2390	0	9	1996	3	10065	N	N	1426 N 36TH ST
003	334270	0500	9/6/05	\$592,500	2430	0	9	2003	3	10760	N	N	1405 N 38TH ST
003	334270	0525	12/30/05	\$515,000	2490	0	9	2004	3	6382	N	N	1405 NE 39TH PL
003	164450	0320	10/24/06	\$780,000	2570	0	9	2004	3	5250	Y	N	1008 N 27TH PL
003	164450	0200	8/19/05	\$790,000	2570	920	9	2004	3	5517	N	N	2626 WILLIAMS AVE N
003	334210	2244	3/20/06	\$638,500	2610	0	9	2001	3	5100	N	N	906 N 33RD ST
003	164451	0060	5/11/07	\$832,494	2670	630	9	2007	3	10240	Y	N	1312 N 27TH CT
003	164450	0140	5/23/05	\$689,000	2680	400	9	2003	3	5213	Y	N	1003 N 27TH PL
003	322405	9062	7/10/07	\$674,900	2700	0	9	2007	3	6599	N	N	1432 N 40TH ST
003	334210	1635	6/16/05	\$600,000	2710	0	9	2002	3	5100	Y	N	1222 N 31ST ST
003	164450	0130	2/3/05	\$585,000	2730	0	9	2001	3	4861	Y	N	1011 N 27TH PL
003	164450	0420	1/4/05	\$585,000	2730	0	9	2001	3	5620	N	N	1128 N 27TH PL
003	164450	0360	10/2/07	\$665,000	2730	0	9	2001	3	5499	Y	N	1032 N 27TH PL
003	164450	0420	1/3/06	\$654,000	2730	0	9	2001	3	5620	N	N	1128 N 27TH PL
003	164450	0290	12/28/05	\$875,000	2800	630	9	2002	3	5509	Y	N	906 N 27TH PL
003	322405	9106	7/6/07	\$689,900	2840	0	9	2007	3	6000	N	N	1438 N 40TH ST
003	164450	0400	6/13/06	\$585,000	2900	0	9	2001	3	5565	Y	N	1116 N 27TH PL
003	164450	0330	6/8/05	\$680,000	2900	0	9	2003	3	5250	Y	N	1014 N 27TH PL
003	164450	0110	4/22/05	\$650,000	2910	0	9	2002	3	4650	Y	N	1023 N 27TH PL
003	164451	0090	7/27/06	\$769,990	2990	0	9	2006	3	7442	N	N	1301 N 27TH CT
003	334270	0521	6/20/05	\$624,900	3000	0	9	2001	3	7248	N	N	1315 N 39TH ST

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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
003	164450	0120	3/29/06	\$713,300	3090	0	9	2001	3	4575	Y	N	1017 N 27TH PL
003	334210	2195	10/2/07	\$724,000	3120	0	9	2003	3	5100	N	N	1028 N 33RD ST
003	164451	0030	2/8/06	\$739,990	3150	0	9	2005	3	8643	N	N	1300 N 27TH PL
003	164451	0040	9/25/06	\$759,990	3150	0	9	2006	3	7277	N	N	1306 N 27TH CT
003	164451	0080	12/11/06	\$760,000	3160	0	9	2006	3	7765	N	N	1307 N 27TH CT
003	164451	0020	2/21/06	\$729,990	3190	0	9	2005	3	7222	N	N	1224 N 27TH PL
003	164451	0010	10/25/05	\$743,000	3260	0	9	2005	3	8285	N	N	1218 N 27TH PL
003	164451	0010	2/19/07	\$945,000	3260	0	9	2005	3	8285	N	N	1218 N 27TH PL
003	334270	0622	7/16/07	\$650,000	3270	0	9	2006	3	6116	N	N	3706 MEADOW AVE N
003	334210	1685	5/1/07	\$870,000	3290	0	9	2006	3	5100	N	N	1106 N 31ST ST
003	164451	0100	11/22/05	\$769,147	3330	0	9	2005	3	7201	Y	N	2637 PARK AVE N
003	334330	2370	6/9/05	\$1,905,000	3860	1050	9	1990	3	8820	Y	Y	6611 RIPLEY LN SE
003	334330	2090	9/18/06	\$2,150,000	1760	1130	10	2001	3	7000	Y	Y	6224 HAZELWOOD LN
003	334330	1890	8/14/07	\$2,000,000	1960	980	10	2005	3	4788	Y	Y	6007 HAZELWOOD LN
003	334330	2650	6/28/06	\$1,750,000	2150	960	10	2003	3	3752	Y	Y	6833 RIPLEY LN SE
003	164450	0230	4/3/06	\$1,180,000	2190	1190	10	2001	3	4884	Y	N	2625 WILLIAMS AVE N
003	334330	1920	1/11/06	\$1,693,000	2690	0	10	1991	4	5040	Y	Y	6015 HAZELWOOD LN
003	164450	0250	5/9/05	\$965,000	2950	960	10	2005	3	5595	Y	N	2711 WILLIAMS AVE N
003	334210	2045	5/1/07	\$900,000	2990	0	10	2007	3	5100	Y	N	1005 N 33RD PL
003	164450	0150	2/22/05	\$777,000	3110	400	10	2002	3	6728	Y	N	2716 WILLIAMS AVE N
003	334210	0495	8/26/05	\$880,000	3170	790	10	2005	3	5100	Y	N	712 N 29TH ST
003	334210	2050	8/30/07	\$845,000	3480	0	10	2006	3	5100	Y	N	1007 N 33RD PL
003	334270	0230	5/10/05	\$1,345,000	2400	970	11	1989	3	3217	Y	Y	3711 LAKE WASHINGTON BLVD N
003	682810	0040	5/9/06	\$1,920,750	2450	1280	11	1991	3	7100	Y	Y	5831 PLEASURE POINT LN
003	334270	0240	6/28/06	\$1,525,000	2460	950	11	1990	3	3240	Y	Y	3713 LAKE WASHINGTON BLVD N
003	164450	0280	10/25/06	\$1,380,000	2760	2010	11	2001	3	12793	Y	N	900 N 27TH PL
003	334270	0385	4/25/05	\$980,000	3290	2430	11	1989	3	15081	Y	N	1101 N 38TH ST
003	334210	3920	6/2/06	\$1,700,000	3610	1600	11	2003	3	7721	Y	N	3011 MOUNTAIN VIEW AVE N
003	334330	2440	11/30/06	\$2,645,000	3910	1770	11	2000	3	7700	Y	Y	6625 RIPLEY LN SE
003	334330	2862	11/14/07	\$3,250,000	5170	0	11	2005	3	10121	Y	Y	5137 RIPLEY LN N
003	334330	2220	2/13/06	\$2,100,000	2960	900	12	1993	3	7980	Y	Y	6421 RIPLEY LN SE

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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
003	334330	2875	1/17/05	\$1,860,000	5350	0	12	2000	3	10961	Y	Y	5031 RIPLEY LN N
003	334330	2875	10/25/07	\$2,550,000	5350	0	12	2000	3	10961	Y	Y	5031 RIPLEY LN N
006	606530	0550	7/21/06	\$1,750,000	1350	1300	9	1973	5	19700	Y	Y	3 CRESCENT KY
006	606530	0570	4/28/05	\$874,000	1680	1540	9	1973	5	15600	N	N	3 SKAGIT KY
006	606530	0250	5/8/07	\$925,000	1790	0	9	1970	5	14400	N	N	50 CASCADE KY
006	606530	0240	2/23/06	\$780,000	1870	0	9	1973	4	14400	N	N	48 CASCADE KY
006	606530	1370	7/8/06	\$839,000	1990	0	9	1970	4	14100	N	N	33 TATOOSH KY
006	606530	1410	3/20/06	\$870,000	2120	0	9	1973	5	14100	N	N	25 VASHON KY
006	606530	0940	10/3/07	\$955,000	2180	0	9	1970	3	17710	N	N	25 SKAGIT KY
006	606531	1120	9/23/05	\$720,000	2240	0	9	1976	4	16370	N	N	12 LOPEZ KY
006	606530	1170	8/24/07	\$1,149,000	2290	0	9	1966	5	15757	N	N	26 SKAGIT KY
006	606530	0080	11/15/05	\$750,000	2370	0	9	1972	3	23700	N	N	16 CASCADE KY
006	606530	1100	7/16/07	\$960,000	2400	0	9	1970	4	13959	N	N	12 SKAGIT KY
006	606530	0970	4/10/07	\$926,000	2430	0	9	1972	4	19008	N	N	19 SKAGIT KY
006	606530	1190	9/15/05	\$768,000	2460	0	9	1972	4	12750	N	N	30 CHELAN KY
006	606530	0200	4/27/06	\$925,000	2480	0	9	1992	3	19600	N	N	40 CASCADE KY
006	606530	1440	3/22/06	\$1,000,000	2500	0	9	1971	5	14400	N	N	17 VASHON KY
006	606530	0810	8/24/07	\$849,000	2520	0	9	1971	3	14250	N	N	19 COLUMBIA KY
006	606531	0090	4/24/07	\$1,120,000	2690	0	9	1974	4	15340	N	N	44 GLACIER KY
006	606530	1270	7/13/05	\$925,000	2700	0	9	1967	5	19100	N	N	46 SKAGIT KY
006	606530	1000	3/2/07	\$865,000	2700	0	9	1972	4	18327	N	N	13 SKAGIT KY
006	606530	0720	8/10/05	\$825,000	2890	0	9	1975	4	15400	N	N	47 CASCADE KY
006	606531	0780	1/14/05	\$900,000	2900	0	9	1974	4	15426	N	N	5 LUMMI KY
006	606530	1320	4/18/05	\$810,000	3070	0	9	1970	4	22958	N	N	49 GLACIER KY
006	606531	0880	4/17/06	\$1,075,000	3070	0	9	1978	4	13834	N	N	12 LUMMI KY
006	606530	0960	10/31/06	\$1,275,000	3620	0	9	1972	5	15014	N	N	21 SKAGIT KY
006	606530	1110	12/14/05	\$897,000	3650	0	9	1973	4	12890	N	N	14 SKAGIT KY
006	606530	0500	2/8/05	\$1,550,161	5140	0	9	1984	3	19030	Y	Y	13 CRESCENT KY
006	607280	0230	5/22/07	\$2,300,000	1780	1720	10	1968	5	21600	Y	Y	67 CASCADE KY
006	606530	0530	10/20/06	\$2,430,000	2540	1460	10	2004	3	17430	Y	Y	7 CRESCENT KY
006	606531	0390	6/22/06	\$2,450,000	3060	0	10	1977	5	30918	Y	Y	71 SKAGIT KY

**Improved Sales Used in this Annual Update Analysis
Area 63
(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	607280	0205	7/25/05	\$2,015,000	3220	0	10	1969	4	20200	Y	Y	79 CASCADE KY
006	606530	0560	2/28/06	\$2,179,082	3480	1710	10	2001	3	24400	Y	Y	1 CRESCENT KY
006	606531	0320	4/3/07	\$2,238,000	6440	0	10	1978	5	13629	Y	Y	57 SKAGIT KY
006	607280	0060	1/24/07	\$3,250,000	3120	0	11	1972	4	28820	Y	Y	76 CASCADE KY
006	607280	0160	7/11/06	\$2,995,000	3510	0	11	1995	3	23100	Y	Y	105 CASCADE KY
006	606531	0280	11/1/07	\$2,600,000	3520	0	11	1997	3	21500	Y	Y	49 SKAGIT KY
006	607280	0225	3/26/07	\$2,500,000	4650	0	11	1991	3	19900	Y	Y	71 CASCADE KY
006	606531	0640	12/3/07	\$1,790,000	4780	0	11	1989	3	19800	N	N	66 SKAGIT KY
006	607280	0246	1/17/07	\$2,750,000	8020	0	11	2001	3	21100	Y	Y	2 CRESCENT KY
006	606530	0390	4/27/07	\$2,850,000	2570	2520	12	1982	4	30400	Y	Y	24 COLUMBIA KY
006	606531	0270	6/27/06	\$3,600,000	5550	0	12	1997	3	24000	Y	Y	47 SKAGIT KY

**Improved Sales Removed from this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	052305	9062	11/2/05	\$267,500	DOR RATIO
003	119050	0015	4/18/07	\$415,000	NO MARKET EXPOSURE
003	164450	0420	12/29/05	\$654,000	RELOCATION - SALE TO SERVICE
003	164450	0450	6/23/06	\$297,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	183150	0070	1/24/06	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	202405	9048	2/14/05	\$851,000	TEAR DOWN
003	202405	9074	7/14/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	322405	9046	11/15/06	\$346,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	334210	0010	6/30/06	\$300,000	OBSOL;PREVIMP<=25K;NO MARKET EXPOSURE
003	334210	0010	8/31/05	\$245,000	PREVIOUS IMP VALUE<\$25K
003	334210	0015	8/31/05	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	0400	11/21/05	\$550,000	NO MARKET EXPOSURE
003	334210	0535	9/13/06	\$377,000	%COMPL
003	334210	0535	11/20/07	\$950,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	334210	0925	10/2/07	\$314,000	PREVIOUS IMP VALUE<\$25K
003	334210	0941	7/25/07	\$375,000	PREVIOUS IMP VALUE<\$25K
003	334210	1070	4/28/05	\$270,000	NO MARKET EXPOSURE
003	334210	1200	2/1/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	1494	6/23/05	\$223,000	NO MARKET EXPOSURE
003	334210	1495	9/13/05	\$352,500	NO MARKET EXPOSURE
003	334210	1530	7/13/06	\$231,800	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
003	334210	1630	3/28/05	\$275,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	334210	1685	9/27/05	\$302,500	DOR RATIO
003	334210	1805	5/24/06	\$325,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	2150	1/3/05	\$255,000	PREVIOUS IMP VALUE<\$25K
003	334210	2220	9/13/05	\$289,900	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	2295	6/28/05	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	2300	8/22/06	\$310,000	NO MARKET EXPOSURE
003	334210	2385	7/24/06	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	2735	10/26/05	\$431,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	2940	5/15/06	\$463,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	334210	3117	6/26/06	\$433,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	3120	9/24/07	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	3162	11/22/06	\$382,000	DOR RATIO;%COMPL
003	334210	3178	11/9/05	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	3185	4/4/06	\$395,000	SEGREGATION AND/OR MERGER
003	334210	3280	5/10/05	\$235,000	PREVIOUS IMP VALUE<\$25K
003	334210	3775	7/12/07	\$2,300,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	334210	4050	6/9/05	\$1,017,800	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334270	0240	2/13/07	\$850,000	QUIT CLAIM DEED
003	334270	0355	8/3/05	\$850,000	DOR RATIO
003	334270	0405	12/19/05	\$60,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
003	334270	0525	12/15/05	\$515,000	RELOCATION - SALE TO SERVICE
003	334270	0533	10/19/07	\$335,000	TEAR DOWN
003	334270	0615	7/28/05	\$320,000	SEGREGATION AND/OR MERGER

**Improved Sales Removed from this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	334270	0617	8/24/06	\$385,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334270	0622	11/22/05	\$159,950	DOR RATIO
003	334330	2030	12/6/07	\$1,500,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	334330	2140	7/20/07	\$1,680,000	ACTIVE PERMIT BEFORE SALE>25K
003	362860	0015	2/24/06	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	362860	0035	12/20/05	\$555,000	NO MARKET EXPOSURE
003	362915	0030	6/14/07	\$800,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	362915	0050	10/22/05	\$500,000	RELOCATION - SALE TO SERVICE
003	413430	0010	5/24/07	\$2,060,000	SEGREGATION AND/OR MERGER
003	682810	0005	7/2/07	\$296,588	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	682810	0030	8/1/07	\$2,369,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
006	162405	9010	11/29/07	\$500,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	606530	0750	10/12/05	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1170	10/15/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1170	10/15/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1350	6/13/05	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606531	0240	5/11/05	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606531	0280	2/24/05	\$2,600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	606531	0430	8/17/05	\$2,350,000	%COMPL
006	606531	0880	4/17/06	\$1,075,000	RELOCATION - SALE TO SERVICE
006	606531	1210	2/2/05	\$849,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	607280	0040	5/23/05	\$2,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	607280	0240	4/26/07	\$1,845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Vacant Sales Used in this Annual Update Analysis
Area 63**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	334270	0613	12/28/06	\$178,000	5030	N	N
003	334210	1845	09/13/05	\$289,000	5400	N	N
003	362860	0008	11/22/06	\$330,000	5577	Y	N
003	334210	2090	02/07/07	\$275,000	5100	N	N
003	334210	0060	12/10/07	\$450,000	5100	Y	N
003	229650	0124	09/21/07	\$300,000	5000	N	N
003	334330	2385	10/30/06	\$670,000	3454	Y	Y
003	334270	0466	07/06/07	\$270,000	10086	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	334210	2175	12/30/05	\$125,000	NO MARKET EXPOSURE
003	334270	0556	09/08/06	\$200,000	NO MARKET EXPOSURE
003	334210	0460	12/01/06	\$400,000	NO MARKET EXPOSURE
003	334270	0481	04/20/05	\$120,000	NO MARKET EXPOSURE
003	229650	0120	12/21/05	\$280,000	TEAR DOWN; SEGREGATION AND/OR MERGER