

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: East West Seattle- Georgetown-South Park / 18

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 436

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$120,000	\$208,600	\$328,600			
2009 Value	\$111,800	\$152,800	\$264,600	\$315,600	83.8%	11.24%
Change	-\$8,200	-\$55,800	-\$64,000			
% Change	-6.8%	-26.7%	-19.5%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

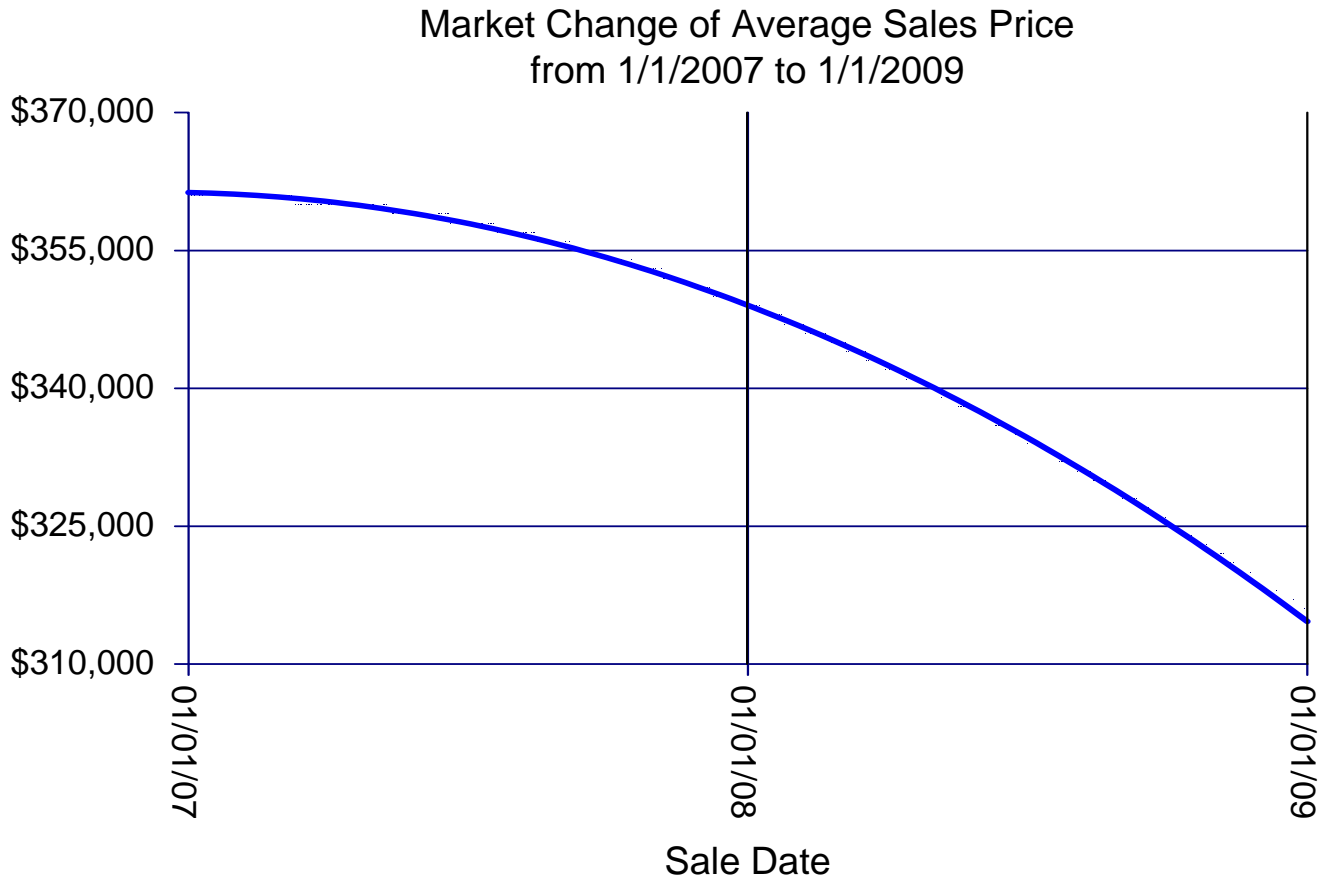
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$138,500	\$183,900	\$322,400
2009 Value	\$129,100	\$132,100	\$261,200
Percent Change	-6.8%	-28.2%	-19.0%

Number of one to three unit residences in the Population: 4431

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

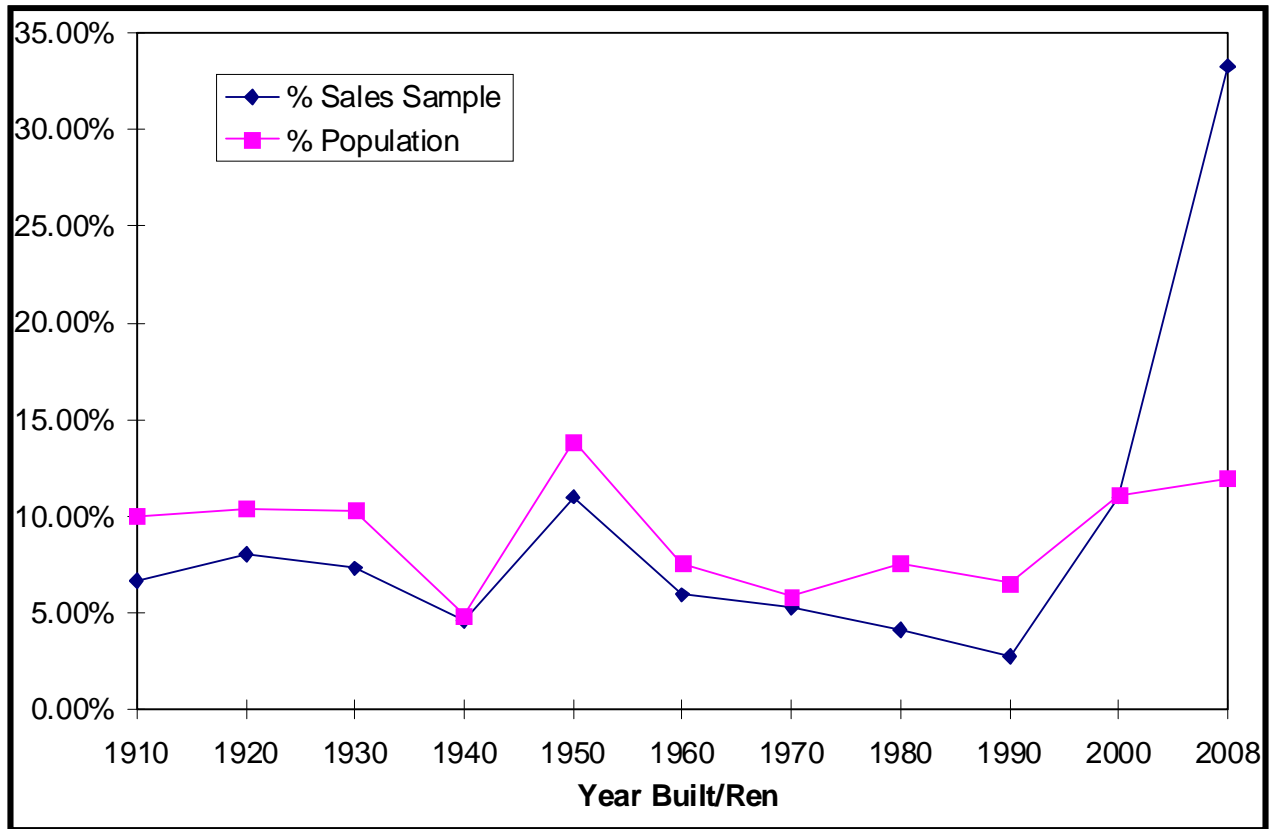
**Market Change of Average Sale Price in Area 18
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	29	6.65%
1920	35	8.03%
1930	32	7.34%
1940	20	4.59%
1950	48	11.01%
1960	26	5.96%
1970	23	5.28%
1980	18	4.13%
1990	12	2.75%
2000	48	11.01%
2008	145	33.26%
	436	

Year Built/Ren	Frequency	% Population
1910	442	9.98%
1920	460	10.38%
1930	456	10.29%
1940	216	4.87%
1950	615	13.88%
1960	336	7.58%
1970	259	5.85%
1980	336	7.58%
1990	289	6.52%
2000	491	11.08%
2008	531	11.98%
	4431	

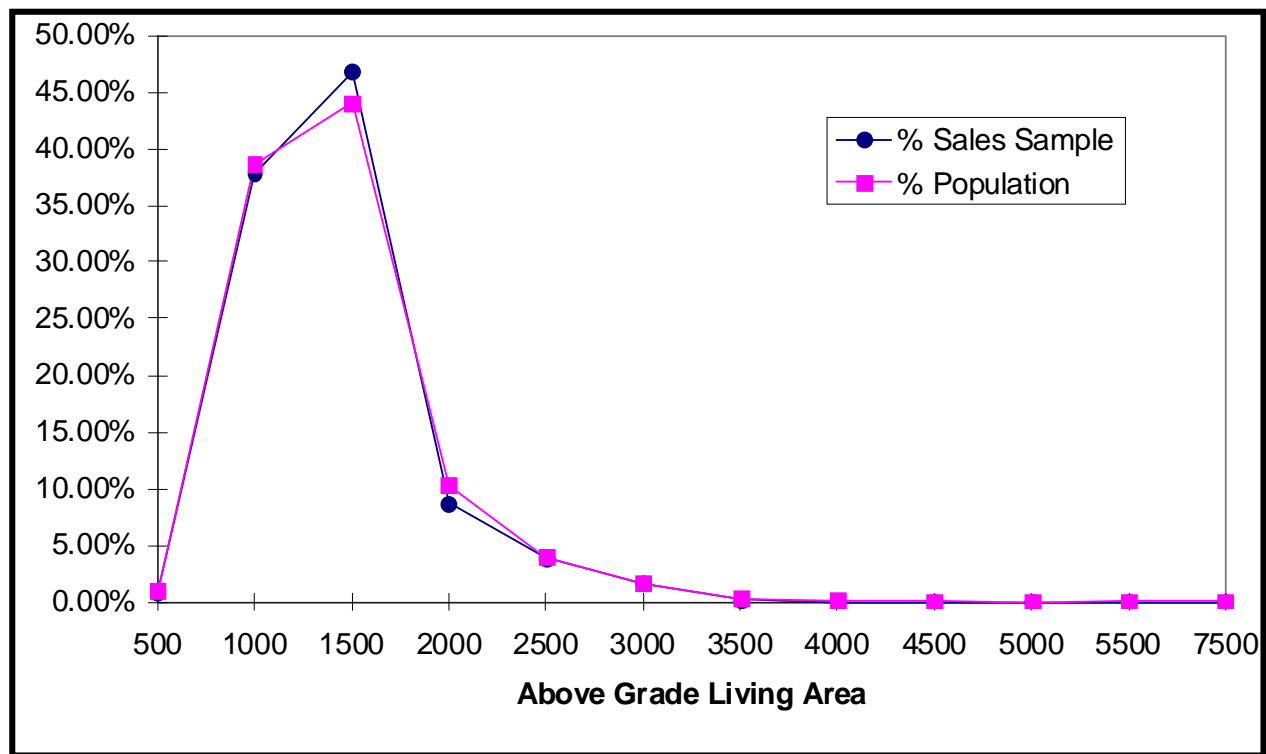


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	4	0.92%
1000	165	37.84%
1500	204	46.79%
2000	38	8.72%
2500	17	3.90%
3000	7	1.61%
3500	1	0.23%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	436	

Population		
AGLA	Frequency	% Population
500	41	0.93%
1000	1712	38.64%
1500	1953	44.08%
2000	457	10.31%
2500	174	3.93%
3000	72	1.62%
3500	15	0.34%
4000	4	0.09%
4500	1	0.02%
5000	0	0.00%
5500	1	0.02%
7500	1	0.02%
	4431	

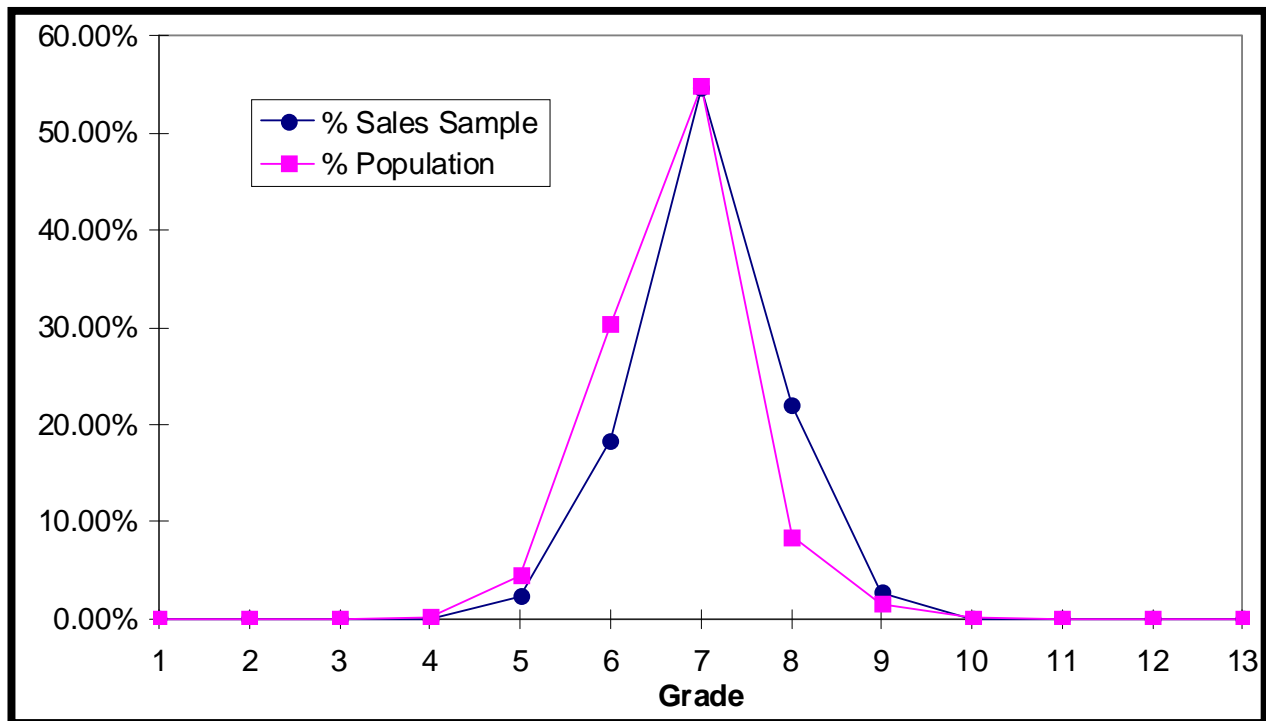


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

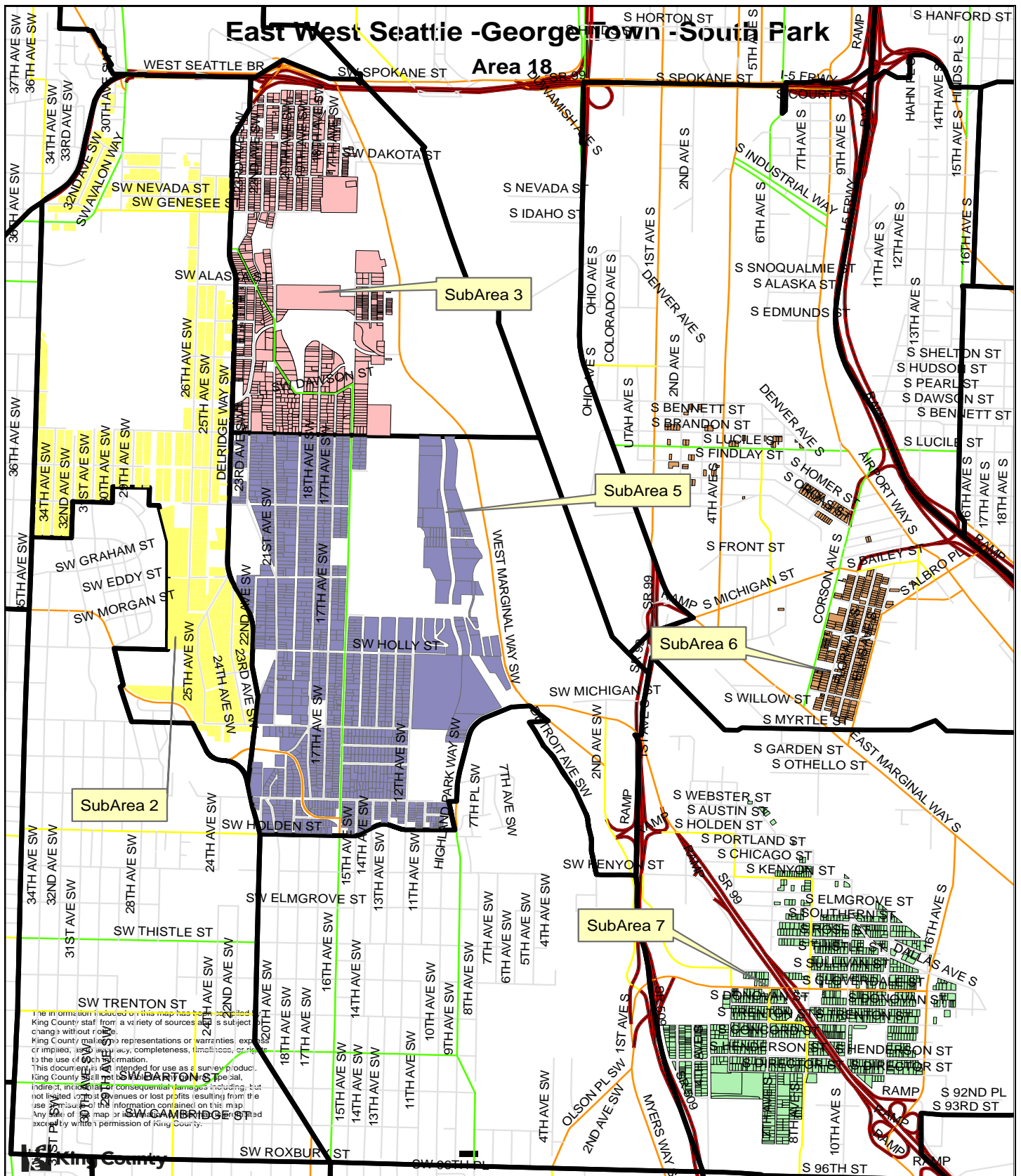
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	2.29%
6	80	18.35%
7	238	54.59%
8	96	22.02%
9	12	2.75%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
436		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.20%
5	200	4.51%
6	1343	30.31%
7	2430	54.84%
8	376	8.49%
9	70	1.58%
10	3	0.07%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4431		



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



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 12, 2009
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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

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

Land Update

Based on the 17 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -6.5% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.935, 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. 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 436 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.053604

Then total value is factored by 0.85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -19.5 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) *0.805.
- *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 -19.5 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.805.
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile home sales in this area. There are 2 mobile homes in this area.

Total value of mobile homes would be:

(New Land Value + Previous Improvement Value *0.733),

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

Model Validation

The resulting assessment level is 83.8%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -19%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 18 Annual Update Model Adjustments

2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

Standard Area Adjustment

-19.32%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 18 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.875	-12.5%
2/1/2007	0.875	-12.5%
3/1/2007	0.875	-12.5%
4/1/2007	0.876	-12.4%
5/1/2007	0.877	-12.3%
6/1/2007	0.879	-12.1%
7/1/2007	0.881	-11.9%
8/1/2007	0.884	-11.6%
9/1/2007	0.887	-11.3%
10/1/2007	0.890	-11.0%
11/1/2007	0.894	-10.6%
12/1/2007	0.899	-10.1%
1/1/2008	0.904	-9.6%
2/1/2008	0.909	-9.1%
3/1/2008	0.915	-8.5%
4/1/2008	0.922	-7.8%
5/1/2008	0.928	-7.2%
6/1/2008	0.936	-6.4%
7/1/2008	0.943	-5.7%
8/1/2008	0.952	-4.8%
9/1/2008	0.961	-3.9%
10/1/2008	0.970	-3.0%
11/1/2008	0.979	-2.1%
12/1/2008	0.989	-1.1%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.876	\$459,000
Sale 2	\$475,000	10/1/2008	0.970	\$460,000
Sale 3	\$515,000	7/1/2008	0.943	\$485,000

* The adjusted sale price has been rounded to the nearest \$1000.

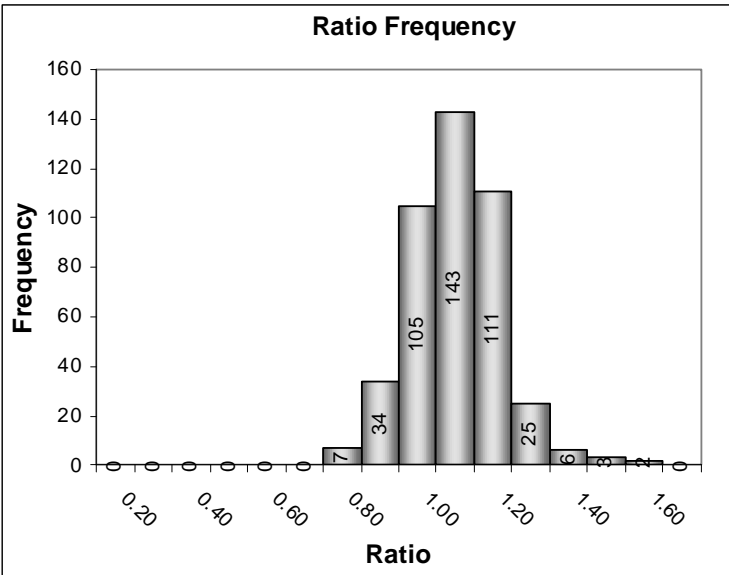
The time adjustment formula for Area 18 is $(1.053604 + 3.730542E-04 * \text{SaleDay} + 2.637758E-07 * \text{SaleDaySq}) / 1.053604$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC /Team 1	Appr. Date: 01/01/2008	Date of Report: 05/12/2009	Sales Dates: 1/2007 - 12/2008
Area 18	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	436		
Mean Assessed Value	328,600		
Mean Adj. Sales Price	315,600		
Standard Deviation AV	71,075		
Standard Deviation SP	77,875		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.054		
Median Ratio	1.050		
Weighted Mean Ratio	1.041		
UNIFORMITY			
Lowest ratio	0.747		
Highest ratio:	1.574		
Coefficient of Dispersion	8.67%		
Standard Deviation	0.118		
Coefficient of Variation	11.24%		
Price Related Differential (PRD)	1.012		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 18. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	1.042		
Upper limit	1.060		
95% Confidence: Mean			
Lower limit	1.042		
Upper limit	1.065		
SAMPLE SIZE EVALUATION			
N (population size)	4431		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.118		
Recommended minimum:	22		
Actual sample size:	436		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	229		
# ratios above mean:	207		
z:	1.054		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

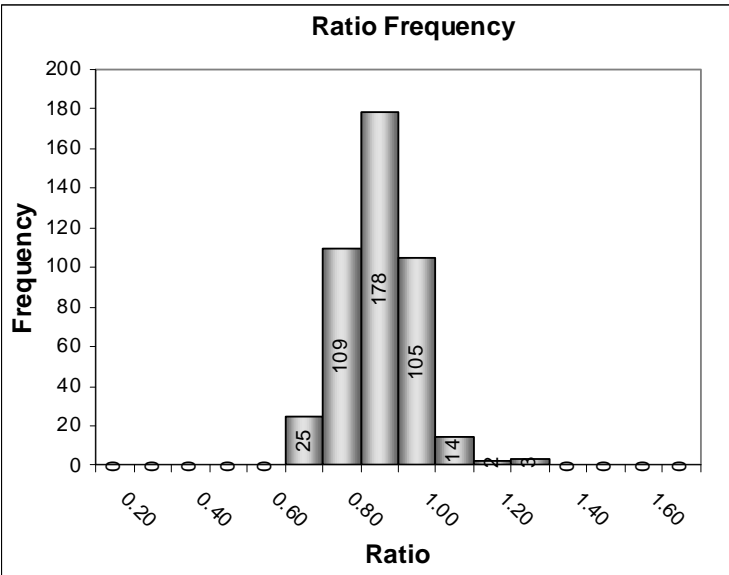
COMMENTS:

1 to 3 Unit Residences throughout area 18.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC /Team 1	Appr. Date: 01/01/2009	Date of Report: 05/12/2009	Sales Dates: 1/2007 - 12/2008																								
Area 18	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																								
SAMPLE STATISTICS		 <p>Ratio Frequency</p> <p>The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in area 18. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 200). The distribution is unimodal and slightly right-skewed, with a peak frequency of 178 at a ratio of 0.80. Other notable frequencies include 109 at 0.70, 105 at 0.90, and 25 at 0.60.</p> <table><caption>Histogram Data</caption><tr><th>Ratio</th><th>Frequency</th></tr><tr><td>0.60</td><td>25</td></tr><tr><td>0.70</td><td>109</td></tr><tr><td>0.80</td><td>178</td></tr><tr><td>0.90</td><td>105</td></tr><tr><td>1.00</td><td>14</td></tr><tr><td>1.10</td><td>2</td></tr><tr><td>1.20</td><td>1</td></tr><tr><td>1.30</td><td>1</td></tr><tr><td>1.40</td><td>0</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></table>		Ratio	Frequency	0.60	25	0.70	109	0.80	178	0.90	105	1.00	14	1.10	2	1.20	1	1.30	1	1.40	0	1.50	0	1.60	0
Ratio	Frequency																										
0.60	25																										
0.70	109																										
0.80	178																										
0.90	105																										
1.00	14																										
1.10	2																										
1.20	1																										
1.30	1																										
1.40	0																										
1.50	0																										
1.60	0																										
Sample size (n)	436																										
Mean Assessed Value	264,600																										
Mean Sales Price	315,600																										
Standard Deviation AV	57,337																										
Standard Deviation SP	77,875																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.848																										
Median Ratio	0.845																										
Weighted Mean Ratio	0.838																										
UNIFORMITY																											
Lowest ratio	0.601																										
Highest ratio:	1.264																										
Coefficient of Dispersion	8.67%																										
Standard Deviation	0.095																										
Coefficient of Variation	11.24%																										
Price Related Differential (PRD)	1.012																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.837																										
Upper limit	0.853																										
95% Confidence: Mean																											
Lower limit	0.839																										
Upper limit	0.857																										
SAMPLE SIZE EVALUATION																											
N (population size)	4431																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.095																										
Recommended minimum:	15																										
Actual sample size:	436																										
Conclusion:	OK																										
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# ratios below mean:	229																										
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z:	1.054																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout area 18.

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

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 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928480	1525	9/24/08	\$224,000	\$217,000	490	5	1926	3	4830	N	N	5642 32ND AVE SW
002	177310	1500	1/26/07	\$241,550	\$211,000	560	5	1927	3	4800	N	N	5410 25TH AVE SW
002	177260	0140	9/10/08	\$254,000	\$245,000	640	5	1928	3	5480	N	N	5043 26TH AVE SW
002	731290	0005	4/2/07	\$306,000	\$268,000	730	5	1944	3	7502	Y	N	5404 35TH AVE SW
002	177310	0215	12/12/07	\$299,950	\$270,000	740	5	1920	3	4800	N	N	4708 25TH AVE SW
002	177310	1482	8/24/07	\$270,000	\$239,000	830	5	1932	3	4800	N	N	5420 25TH AVE SW
002	177260	0570	8/3/07	\$339,000	\$300,000	990	5	1918	5	4800	N	N	4712 26TH AVE SW
002	177260	0660	5/22/07	\$265,000	\$233,000	460	6	1918	2	5400	N	N	4501 26TH AVE SW
002	731240	0430	2/23/07	\$290,000	\$254,000	590	6	1942	3	5324	Y	N	5657 34TH AVE SW
002	357430	0110	8/28/07	\$265,000	\$235,000	620	6	1910	3	3500	N	N	4137 25TH AVE SW
002	928480	1040	3/26/07	\$260,000	\$228,000	640	6	1938	3	5750	Y	N	5441 30TH AVE SW
002	929730	0975	6/19/07	\$345,000	\$304,000	640	6	1941	3	4800	N	N	4144 32ND AVE SW
002	343850	2430	7/12/07	\$310,000	\$273,000	660	6	1948	4	3411	N	N	7027 DELRIDGE WAY SW
002	177310	0470	6/4/07	\$277,000	\$243,000	670	6	1942	3	4800	N	N	4844 25TH AVE SW
002	929730	1115	5/14/08	\$349,950	\$326,000	670	6	1947	3	4000	Y	N	4015 32ND AVE SW
002	928480	0115	6/14/07	\$305,000	\$268,000	700	6	1945	3	5750	N	N	5459 26TH AVE SW
002	343850	2067	4/18/08	\$237,500	\$220,000	710	6	1954	3	11054	N	N	6309 DELRIDGE WAY SW
002	177310	0837	8/8/07	\$324,450	\$287,000	720	6	1988	3	6000	N	N	5024 25TH AVE SW
002	177260	0275	11/5/08	\$210,000	\$206,000	740	6	1918	3	4800	N	N	5004 26TH AVE SW
002	177310	1060	7/6/07	\$260,000	\$229,000	750	6	1928	3	2765	N	N	5211 DELRIDGE WAY SW
002	177310	1060	5/19/08	\$274,000	\$256,000	750	6	1928	3	2765	N	N	5211 DELRIDGE WAY SW
002	177310	1865	4/23/07	\$325,000	\$285,000	750	6	1947	3	4800	N	N	5618 25TH AVE SW
002	929780	0115	12/18/07	\$339,200	\$306,000	790	6	1932	3	4840	N	N	5030 35TH AVE SW
002	731240	0345	3/5/07	\$299,000	\$262,000	890	6	1918	3	4840	N	N	5648 35TH AVE SW
002	731240	0435	7/8/08	\$310,000	\$293,000	900	6	1911	3	4839	Y	N	5606 34TH AVE SW
002	357430	0065	1/25/08	\$363,000	\$330,000	960	6	1907	3	3400	N	N	4159 25TH AVE SW
002	928480	2045	7/28/08	\$325,000	\$309,000	970	6	1932	3	5750	Y	N	5601 29TH AVE SW
002	177260	0710	4/8/08	\$270,000	\$249,000	990	6	1950	3	5360	N	N	4421 26TH AVE SW
002	177260	0635	6/25/08	\$306,340	\$288,000	1010	6	1992	3	5440	N	N	4521 26TH AVE SW
002	343850	2385	2/21/08	\$275,000	\$251,000	1020	6	1927	3	10000	N	N	6951 23RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	731240	0170	6/5/08	\$314,000	\$294,000	1060	6	1916	3	4840	N	N	5454 35TH AVE SW
002	935800	1685	11/6/07	\$440,000	\$394,000	1470	6	1905	4	2550	N	N	2820 SW NEVADA ST
002	177260	0585	3/7/08	\$295,000	\$270,000	660	7	1918	5	4800	N	N	4700 26TH AVE SW
002	789160	0165	4/13/07	\$340,000	\$298,000	700	7	1907	4	5000	N	N	4108 25TH AVE SW
002	357430	0070	8/8/07	\$491,500	\$435,000	770	7	1994	3	4100	N	N	4155 25TH AVE SW
002	343850	2301	6/4/07	\$329,000	\$289,000	780	7	1942	4	18176	N	N	6929 25TH AVE SW
002	731290	0075	12/6/07	\$330,000	\$297,000	780	7	1918	5	3782	N	N	5402 34TH AVE SW
002	177310	1480	8/28/07	\$299,500	\$265,000	790	7	1926	3	4800	N	N	5424 25TH AVE SW
002	177310	1660	1/31/07	\$250,000	\$219,000	830	7	1954	3	9600	N	N	5655 25TH AVE SW
002	177310	1111	5/20/08	\$235,000	\$219,000	830	7	2007	3	1275	N	N	5234 A 25TH AVE SW
002	177310	1112	3/18/08	\$246,500	\$226,000	830	7	2007	3	1576	N	N	5234 B 25TH AVE SW
002	343850	2436	9/17/08	\$248,500	\$240,000	860	7	2005	3	1318	N	N	6968 23RD AVE SW
002	929730	1175	5/30/07	\$420,000	\$369,000	870	7	1953	3	4000	Y	N	4107 32ND AVE SW
002	343850	2293	5/9/07	\$327,000	\$287,000	880	7	1968	4	5500	N	N	6903 25TH AVE SW
002	177310	1470	7/2/07	\$347,000	\$306,000	880	7	1953	5	4800	N	N	5434 25TH AVE SW
002	731240	0495	8/27/07	\$435,000	\$386,000	880	7	1954	5	4840	Y	N	5650 34TH AVE SW
002	357430	0195	3/21/07	\$340,000	\$298,000	900	7	1915	3	5000	N	N	4151 DELRIDGE WAY SW
002	343850	2040	5/5/08	\$310,000	\$288,000	920	7	1997	3	5824	N	N	6545 DELRIDGE WAY SW
002	935800	0650	5/12/08	\$340,000	\$316,000	930	7	1916	4	2856	N	N	2840 SW DAKOTA ST
002	789160	0245	4/18/07	\$395,000	\$346,000	930	7	1950	3	7500	N	N	4111 DELRIDGE WAY SW
002	929780	0025	5/23/07	\$364,500	\$320,000	940	7	1928	3	4840	N	N	5238 35TH AVE SW
002	343850	2291	5/24/07	\$300,000	\$264,000	970	7	1972	3	5000	N	N	6917 25TH AVE SW
002	929730	0645	8/12/08	\$247,600	\$236,000	990	7	1931	3	1741	N	N	3004 SW ANDOVER ST
002	177310	0815	8/24/07	\$392,500	\$348,000	1010	7	1941	4	7650	N	N	5044 25TH AVE SW
002	177310	0440	3/29/07	\$306,000	\$268,000	1020	7	2006	3	1184	N	N	4849 A DELRIDGE WAY SW
002	177310	1360	2/12/07	\$332,000	\$290,000	1040	7	1956	3	4400	N	N	2519 SW BRANDON ST
002	177310	0795	7/17/07	\$379,000	\$334,000	1040	7	1918	3	4800	N	N	5060 25TH AVE SW
002	928480	1795	5/7/08	\$419,000	\$390,000	1040	7	1965	4	5750	N	N	5656 31ST AVE SW
002	928480	0010	2/22/07	\$324,950	\$284,000	1050	7	2005	3	1175	N	N	2607 SW BRANDON ST
002	928480	1600	10/2/07	\$365,000	\$325,000	1060	7	1981	3	5750	Y	N	5633 31ST AVE SW
002	928480	1435	10/11/07	\$465,500	\$415,000	1070	7	1962	5	5750	Y	N	5456 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	343850	2071	1/30/07	\$375,000	\$328,000	1080	7	1996	3	5000	N	N	6346 24TH AVE SW
002	343850	2079	8/21/07	\$377,950	\$335,000	1080	7	1996	3	5064	N	N	6350 24TH AVE SW
002	789160	0065	3/20/07	\$321,000	\$281,000	1090	7	1908	3	2500	N	N	4216 26TH AVE SW
002	731240	0195	2/27/08	\$449,950	\$411,000	1090	7	1964	3	4840	Y	N	5445 34TH AVE SW
002	789160	0015	9/17/08	\$299,950	\$290,000	1100	7	1910	4	2811	N	N	4108 26TH AVE SW
002	343850	2114	6/18/07	\$515,000	\$453,000	1100	7	1999	3	6775	N	N	6375 23RD AVE SW
002	731290	0065	7/24/07	\$365,000	\$322,000	1120	7	1910	4	6222	N	N	3409 SW BRANDON ST
002	762870	0309	5/15/07	\$415,000	\$364,000	1130	7	1910	4	4120	Y	N	3034 SW CHARLESTOWN ST
002	343850	1997	5/21/07	\$339,950	\$299,000	1140	7	1991	3	5000	N	N	6340 23RD AVE SW
002	343850	2073	2/19/08	\$373,000	\$341,000	1140	7	1996	3	5000	N	N	6352 24TH AVE SW
002	177310	0416	12/4/07	\$321,500	\$289,000	1180	7	2007	3	1325	N	N	4833 C DELRIDGE WAY SW
002	177310	0414	2/21/08	\$316,950	\$289,000	1180	7	2007	3	1020	N	N	4833B DELRIDGE WAY SW
002	177260	0630	3/12/08	\$402,000	\$369,000	1190	7	1930	4	5440	N	N	4525 26TH AVE SW
002	731240	0415	5/8/07	\$415,000	\$364,000	1200	7	1980	3	4840	Y	N	5645 34TH AVE SW
002	789160	0190	3/22/07	\$423,500	\$371,000	1200	7	1997	3	4000	N	N	4120 25TH AVE SW
002	177310	0412	11/30/07	\$320,000	\$288,000	1220	7	2007	3	1325	N	N	4833A DELRIDGE WAY SW
002	815060	0170	5/14/08	\$360,000	\$335,000	1230	7	1927	3	4840	Y	N	5914 34TH AVE SW
002	929730	2005	8/14/07	\$560,000	\$496,000	1230	7	1929	3	4800	N	N	3253 SW AVALON WAY
002	343850	2353	4/24/07	\$380,500	\$334,000	1240	7	1962	3	10880	N	N	2420 SW MYRTLE ST
002	928480	0965	5/25/07	\$292,494	\$257,000	1250	7	1977	3	5750	N	N	5403 30TH AVE SW
002	928480	0976	3/9/07	\$325,000	\$284,000	1250	7	1978	3	5750	N	N	5411 30TH AVE SW
002	929730	1020	9/24/08	\$330,000	\$319,000	1310	7	1927	3	4800	Y	N	4110 32ND AVE SW
002	789160	0135	1/10/07	\$363,000	\$318,000	1340	7	1970	3	2500	N	N	2501 SW DAKOTA ST
002	177310	0422	4/28/08	\$294,000	\$273,000	1360	7	2007	3	945	N	N	4835 B DELRIDGE WAY SW
002	177310	0418	12/20/07	\$318,400	\$287,000	1360	7	2007	3	1261	N	N	4835C DELRIDGE WAY SW
002	357430	0217	3/15/07	\$354,000	\$310,000	1390	7	2002	3	2250	N	N	4141 DELRIDGE WAY SW
002	935800	1295	3/6/08	\$374,950	\$343,000	1420	7	1910	5	2753	N	N	2827 SW DAKOTA ST
002	929730	1785	10/2/08	\$389,000	\$377,000	1430	7	1928	3	4800	N	N	3227 SW GENESEE ST
002	177260	0450	10/27/08	\$440,000	\$430,000	1440	7	2008	3	5480	N	N	4745 26TH AVE SW
002	928480	0105	3/20/08	\$385,000	\$354,000	1460	7	1949	3	5750	N	N	5453 26TH AVE SW
002	935800	0715	10/24/07	\$390,000	\$348,000	1510	7	1978	3	5200	N	N	4061 28TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928480	1925	10/1/07	\$585,000	\$521,000	1510	7	1948	4	9750	Y	N	2919 SW FINDLAY ST
002	177310	0420	2/20/08	\$324,000	\$296,000	1560	7	2007	3	1576	N	N	4835 A DELRIDGE WAY SW
002	928480	1035	4/4/07	\$349,950	\$307,000	1570	7	2006	3	2875	N	N	5437 30TH AVE SW
002	177260	0350	1/17/07	\$440,000	\$385,000	1680	7	1929	3	5480	N	N	4801 26TH AVE SW
002	343850	2026	1/22/08	\$342,000	\$310,000	1730	7	1952	3	10222	N	N	6533 DELRIDGE WAY SW
002	731240	0175	1/31/07	\$456,760	\$400,000	1840	7	1919	5	4840	N	N	5456 35TH AVE SW
002	357430	0125	10/22/08	\$295,000	\$288,000	760	8	2004	3	2360	N	N	4132 25TH AVE SW
002	357430	0126	5/19/08	\$292,000	\$272,000	830	8	2004	3	1324	N	N	4132 A 25TH AVE SW
002	177310	0436	3/12/07	\$290,000	\$254,000	920	8	2006	3	902	N	N	4841 B DELRIDGE WAY SW
002	929730	1106	5/13/08	\$663,000	\$617,000	960	8	1940	5	6500	Y	N	4009 32ND AVE SW
002	177310	0152	8/1/07	\$324,950	\$287,000	980	8	2007	3	1295	N	N	4761 DELRIDGE WAY SW
002	177310	0154	7/18/07	\$329,950	\$291,000	980	8	2007	3	1190	N	N	2406 SW EDMUNDS ST
002	177310	0150	7/26/07	\$329,950	\$291,000	980	8	2007	3	1190	N	N	2408 SW EDMUNDS ST
002	177310	1119	5/15/08	\$305,000	\$284,000	1120	8	2007	3	1338	N	N	5230 B 25TH AVE SW
002	177310	1117	3/5/08	\$317,500	\$291,000	1120	8	2007	3	1238	N	N	5230 A 25TH AVE SW
002	935800	1536	1/23/08	\$359,950	\$327,000	1140	8	2007	3	1071	N	N	2823 B SW ADAMS ST
002	343850	2437	2/8/07	\$339,990	\$297,000	1160	8	2006	3	1068	N	N	6990 23RD AVE SW
002	935800	1309	12/21/07	\$381,000	\$344,000	1160	8	2007	3	1452	N	N	2831 A SW DAKOTA ST
002	935800	1307	1/9/08	\$389,000	\$352,000	1160	8	2007	3	1460	N	N	2831 B SW DAKOTA ST
002	929730	1080	3/20/08	\$585,000	\$538,000	1160	8	1990	3	4800	Y	N	4014 32ND AVE SW
002	343850	2446	3/14/07	\$323,990	\$284,000	1180	8	2006	3	1056	N	N	7043 DELRIDGE WAY SW
002	935800	1538	1/30/08	\$367,500	\$334,000	1200	8	2007	3	1482	N	N	2823 C SW ADAMS ST
002	789160	0017	1/3/08	\$386,000	\$349,000	1200	8	2007	3	1899	N	N	4106 26th Ave SW
002	789160	0013	10/10/07	\$405,000	\$361,000	1200	8	2007	3	1801	N	N	4104 26TH AVE SW
002	935800	0627	9/10/07	\$412,000	\$366,000	1200	8	2005	3	1398	N	N	2854A SW DAKOTA ST
002	935800	2045	4/10/07	\$434,900	\$381,000	1210	8	2006	3	1738	N	N	2633 SW NEVADA ST
002	935800	2047	12/30/08	\$385,800	\$386,000	1210	8	2006	3	2086	N	N	2635 SW NEVADA ST
002	789160	0019	10/10/07	\$349,500	\$312,000	1220	8	2007	3	2088	N	N	4110 26TH AVE SW
002	935800	1249	5/27/07	\$394,950	\$347,000	1220	8	2006	3	1425	N	N	2805 SW DAKOTA ST
002	929780	0020	11/14/07	\$380,000	\$341,000	1240	8	1928	3	4840	N	N	5242 35TH AVE SW
002	935800	2252	4/4/08	\$370,000	\$341,000	1260	8	2004	3	1943	N	N	2817 A SW NEVADA ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	815060	0030	5/14/08	\$397,000	\$370,000	1270	8	1930	4	4840	N	N	5922 35TH AVE SW
002	177260	0385	5/2/07	\$442,100	\$388,000	1270	8	2004	3	4800	N	N	4838 26TH AVE SW
002	935800	1444	1/26/07	\$399,950	\$350,000	1280	8	2006	3	1612	N	N	2816 B SW ADAMS ST
002	343850	2435	1/18/07	\$354,990	\$311,000	1300	8	2006	3	1505	N	N	6988 23RD AVE SW
002	935800	1247	4/7/07	\$414,950	\$364,000	1300	8	2006	3	2250	N	N	2803 SW DAKOTA ST
002	935800	2232	2/16/07	\$382,000	\$334,000	1310	8	2003	3	1656	N	N	2807 A SW NEVADA ST
002	177310	1107	3/17/08	\$405,950	\$373,000	1350	8	2007	3	2013	N	N	2414 SW BRANDON ST
002	177310	1105	5/27/08	\$399,950	\$374,000	1350	8	2007	3	1947	N	N	5236 25TH AVE SW
002	343850	2443	3/7/07	\$365,990	\$320,000	1380	8	2006	3	1528	N	N	2208 SW MYRTLE ST
002	935800	1730	7/22/08	\$360,000	\$342,000	1380	8	1999	3	2285	N	N	2601 SW ADAMS ST
002	935800	1732	7/29/08	\$353,450	\$336,000	1390	8	1999	3	2815	N	N	2601 SW ADAMS ST
002	343850	2444	4/26/07	\$384,990	\$338,000	1460	8	2006	3	1483	N	N	6984 23RD AVE SW
002	343850	2433	7/12/07	\$389,990	\$344,000	1460	8	2006	3	1743	N	N	6980 23RD AVE SW
002	935800	1530	2/7/08	\$420,000	\$382,000	1480	8	2007	3	1817	N	N	2825 SW ADAMS ST
002	935800	1532	10/8/07	\$459,000	\$409,000	1480	8	2007	3	1819	N	N	2821 SW ADAMS ST
002	935800	1305	12/21/07	\$436,000	\$393,000	1530	8	2007	3	2185	N	N	2833 SW DAKOTA ST
002	343850	2440	2/16/07	\$365,990	\$320,000	1600	8	2006	3	1651	N	N	7041 DELRIDGE WAY SW
002	343850	2448	2/16/07	\$370,990	\$325,000	1600	8	2006	3	1557	N	N	7045 DELRIDGE WAY SW
002	177310	1495	11/26/07	\$470,000	\$422,000	1660	8	1932	3	4800	N	N	5414 25TH AVE SW
002	935800	2410	9/7/07	\$775,000	\$688,000	1710	8	1979	5	5100	N	N	2822 SW GENESEE ST
002	177310	1115	3/12/08	\$444,500	\$408,000	1740	8	2007	3	2468	N	N	5228 25TH AVE SW
002	929730	2030	11/27/07	\$460,000	\$413,000	1790	8	1928	3	4800	N	N	3275 SW AVALON WAY
002	929730	0851	7/18/08	\$404,950	\$384,000	940	9	2008	3	1037	Y	N	3026 A SW AVALON WAY
002	929730	0853	9/2/08	\$399,950	\$384,000	1000	9	2008	3	1109	N	N	3026 B SW AVALON WAY
002	815060	0075	7/27/07	\$800,000	\$707,000	1780	9	1928	5	4840	N	N	5958 35TH AVE SW
002	929730	1063	10/29/07	\$789,000	\$705,000	2600	9	1999	4	4800	Y	N	4026 32ND AVE SW
003	244460	0315	7/25/08	\$250,000	\$237,000	540	6	1918	3	5000	N	N	4049 23RD AVE SW
003	177360	0620	4/9/07	\$347,500	\$304,000	620	6	1927	3	5400	Y	N	4742 22ND AVE SW
003	934990	0055	2/11/08	\$306,000	\$279,000	720	6	1906	3	5000	N	N	3723 20TH AVE SW
003	315760	0595	3/2/07	\$292,000	\$256,000	790	6	1953	3	7750	N	N	4144 19TH AVE SW
003	244460	0545	4/11/07	\$338,000	\$296,000	800	6	1912	4	4600	N	N	4057 21ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	343850	0186	5/30/07	\$344,000	\$302,000	840	6	1940	4	8255	N	N	5233 18TH AVE SW
003	788150	0550	3/10/08	\$264,000	\$242,000	920	6	1911	3	5000	Y	N	4022 22ND AVE SW
003	315760	0015	5/8/07	\$250,000	\$219,000	960	6	1922	1	5000	N	N	4108 21ST AVE SW
003	343850	0161	10/20/08	\$295,000	\$288,000	990	6	1940	3	7350	N	N	1701 SW DAWSON ST
003	788150	0540	4/14/08	\$300,000	\$277,000	1060	6	1916	3	5000	Y	N	4016 22ND AVE SW
003	754730	0230	11/15/07	\$354,000	\$317,000	1170	6	1945	3	5000	N	N	1901 SW ANDOVER ST
003	315760	0515	7/11/07	\$315,000	\$278,000	1220	6	1953	4	8830	N	N	4110 19TH AVE SW
003	177360	0460	7/28/08	\$274,000	\$260,000	1250	6	1948	3	5683	N	N	4758 23RD AVE SW
003	754730	0635	8/25/07	\$247,000	\$219,000	1380	6	1913	3	1875	N	N	4009 16TH AVE SW
003	754780	0095	11/14/07	\$335,000	\$300,000	680	7	1916	5	5200	N	N	4037 20TH AVE SW
003	177310	1165	2/15/07	\$262,950	\$230,000	700	7	2006	3	2224	N	N	5204 E DELRIDGE WAY SW
003	788150	0580	9/17/07	\$355,450	\$316,000	770	7	1918	4	5000	Y	N	4023 21ST AVE SW
003	315760	0475	3/12/07	\$341,000	\$298,000	780	7	1999	3	5000	N	N	4107 19TH AVE SW
003	343850	0334	9/23/08	\$295,000	\$285,000	800	7	2008	3	1892	N	N	2306 SW BRANDON ST
003	788150	0590	9/10/07	\$339,500	\$301,000	810	7	1917	3	4900	Y	N	4017 21ST AVE SW
003	177310	0257	2/6/07	\$249,900	\$219,000	820	7	2006	3	1020	N	N	4736 A DELRIDGE WAY SW
003	177310	0253	2/12/07	\$256,900	\$225,000	820	7	2006	3	1020	N	N	4736 B DELRIDGE WAY SW
003	177360	0030	9/25/08	\$310,000	\$300,000	820	7	1946	5	4250	N	N	2201 SW GENESEE ST
003	177310	0597	12/12/07	\$239,500	\$216,000	830	7	2007	3	1127	N	N	4802 B COTTAGE PL SW
003	177310	0599	10/17/07	\$244,000	\$218,000	830	7	2007	3	1157	N	N	4802 A COTTAGE PL SW
003	177310	0274	11/8/07	\$257,500	\$231,000	830	7	2006	3	1020	N	N	4724 B DELRIDGE WAY SW
003	315760	0030	7/10/07	\$310,000	\$273,000	850	7	1962	5	5000	N	N	4116 21ST AVE SW
003	315760	0073	7/24/08	\$384,000	\$365,000	850	7	2008	3	3214	N	N	4136 21ST AVE SW
003	177310	0587	11/14/08	\$255,000	\$251,000	860	7	2008	3	1117	N	N	4816 A DELRIDGE WAY SW
003	177310	0589	7/24/08	\$279,500	\$265,000	860	7	2008	3	1243	N	N	4816B DELRIDGE WAY SW
003	343850	0123	8/25/08	\$314,950	\$302,000	890	7	1982	3	5014	N	N	5266 17TH AVE SW
003	754730	0860	12/10/07	\$275,000	\$248,000	910	7	1918	4	5000	Y	N	3855 17TH AVE SW
003	343850	0122	1/8/07	\$345,000	\$302,000	930	7	1982	3	5014	N	N	5258 17TH AVE SW
003	788150	0435	4/24/07	\$361,000	\$317,000	930	7	1908	4	5000	Y	N	4028 23RD AVE SW
003	788150	0330	1/24/07	\$347,000	\$304,000	950	7	1925	4	5000	Y	N	4021 23RD AVE SW
003	788150	0510	8/22/08	\$345,000	\$330,000	970	7	1970	3	5000	Y	N	2115 SW ANDOVER ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	754730	1550	4/11/07	\$350,000	\$307,000	980	7	1945	3	5000	N	N	2008 SW ANDOVER ST
003	343850	0224	8/24/07	\$299,000	\$265,000	1010	7	1980	4	6420	N	N	5225 19TH AVE SW
003	343850	0223	3/16/07	\$346,500	\$303,000	1010	7	1980	5	6420	N	N	5225 A 19TH AVE SW
003	343850	0243	5/15/07	\$295,000	\$259,000	1040	7	1978	3	6050	N	N	5255 19TH AVE SW
003	343850	0238	6/11/08	\$304,950	\$286,000	1040	7	1978	3	5940	N	N	5245 19TH AVE SW
003	343850	0284	5/28/08	\$336,000	\$314,000	1040	7	1977	3	6630	Y	N	5038 PUGET BLVD SW
003	754730	0120	6/11/08	\$330,000	\$310,000	1080	7	1954	3	5000	N	N	4003 20TH AVE SW
003	177310	0242	8/20/08	\$281,500	\$269,000	1100	7	2008	3	1200	N	N	4748B DELRIDGE WAY SW
003	177310	0246	6/18/08	\$289,500	\$272,000	1100	7	2008	3	1200	N	N	4749A COTTAGE PL SW
003	177310	0240	10/1/08	\$288,500	\$280,000	1100	7	2008	3	1200	N	N	4748A DELRIDGE WAY SW
003	177310	0244	6/20/08	\$302,800	\$285,000	1100	7	2008	3	1200	N	N	4749B COTTAGE PL SW
003	315760	0435	7/25/07	\$435,000	\$384,000	1100	7	1929	3	5000	N	N	4125 19TH AVE SW
003	177310	0955	7/25/08	\$305,000	\$290,000	1120	7	2007	3	1058	N	N	5036 B DELRIDGE WAY SW
003	343850	0159	5/8/07	\$384,950	\$338,000	1140	7	1984	3	5884	N	N	5259 17TH AVE SW
003	177310	0959	12/23/08	\$284,100	\$283,000	1160	7	2007	3	1286	N	N	5034 C DELRIDGE WAY SW
003	177310	0963	9/10/08	\$299,000	\$288,000	1160	7	2007	3	1286	N	N	5034 A DELRIDGE WAY SW
003	315760	0325	4/25/08	\$400,000	\$371,000	1160	7	1910	3	3750	N	N	4146 20TH AVE SW
003	021200	0065	3/15/07	\$469,000	\$411,000	1180	7	1959	5	10400	Y	N	4603 15TH AVE SW
003	244460	0380	9/2/08	\$409,000	\$393,000	1250	7	2004	3	2500	Y	N	4040 23RD AVE SW
003	343850	0212	7/19/07	\$380,000	\$335,000	1280	7	1963	3	8479	N	N	5216 21ST AVE SW
003	343850	0236	2/23/07	\$309,000	\$270,000	1340	7	1978	3	6050	N	N	5322 21ST AVE SW
003	343850	0248	6/5/08	\$315,000	\$295,000	1340	7	1978	4	6325	N	N	1902 SW BRANDON ST
003	284870	0205	2/8/07	\$412,000	\$360,000	1360	7	1914	5	5000	N	N	3842 23RD AVE SW
003	177360	0675	6/20/07	\$425,000	\$374,000	1700	7	2001	3	4800	Y	N	4521 21ST AVE SW
003	315760	0385	1/24/07	\$440,000	\$385,000	1900	7	1996	3	5000	N	N	4149 19TH AVE SW
003	343850	0185	4/27/08	\$305,600	\$283,000	2750	7	1991	3	6350	N	N	5223 18TH AVE SW
003	242403	9037	7/10/07	\$314,950	\$278,000	1020	8	2007	3	1337	N	N	5220 A DELRIDGE WAY SW
003	242403	9035	8/1/07	\$314,950	\$278,000	1020	8	2007	3	857	N	N	5220 C DELRIDGE WAY SW
003	242403	9034	6/19/07	\$320,000	\$282,000	1020	8	2007	3	1062	N	N	5220 D DELRIDGE WAY SW
003	754730	0300	4/6/07	\$485,000	\$425,000	1040	8	2000	3	4000	N	N	4020 19TH AVE SW
003	242403	9039	7/16/07	\$318,000	\$281,000	1080	8	2007	3	1056	N	N	5218 B DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	242403	9040	7/16/07	\$319,950	\$282,000	1080	8	2007	3	1965	N	N	5218 A PUGET BLVD SW
003	242403	9029	7/3/07	\$323,500	\$285,000	1080	8	2007	3	1198	N	N	5218 D DELRIDGE WAY SW
003	242403	9038	7/16/07	\$325,950	\$288,000	1080	8	2007	3	988	N	N	5218 C DELRIDGE WAY SW
003	177310	0602	11/7/07	\$386,950	\$346,000	1150	8	2007	3	1533	N	N	2317 SW EDMUNDS ST
003	177310	0604	2/11/08	\$385,000	\$351,000	1150	8	2007	3	1442	N	N	2315 SW EDMUNDS ST
003	343850	0286	9/28/07	\$459,950	\$409,000	1250	8	2007	3	8002	N	N	5070 23RD AVE SW
003	343850	0320	9/4/07	\$459,450	\$408,000	1260	8	2007	3	8003	N	N	5062 23RD AVE SW
003	343850	0251	5/29/07	\$405,000	\$356,000	1280	8	2001	3	6660	N	N	5304 A 21ST AVE SW
003	343850	0037	6/6/08	\$499,000	\$468,000	1370	8	2008	3	7268	N	N	4844 18TH AVE SW
003	343850	0036	7/8/08	\$500,000	\$473,000	1430	8	2008	3	7268	N	N	4840 18TH AVE SW
003	284870	0105	11/15/07	\$486,000	\$436,000	1500	8	1993	3	5000	N	N	3853 23RD AVE SW
003	177360	0425	5/18/07	\$555,000	\$487,000	1680	8	2004	3	5320	Y	N	4749 22ND AVE SW
003	343850	0301	3/15/07	\$414,000	\$362,000	1960	8	2004	3	6816	N	N	5220 23RD AVE SW
003	177360	0490	7/25/07	\$449,950	\$397,000	2090	8	2000	3	4360	Y	N	4738 23RD AVE SW
003	754730	1438	11/28/07	\$491,150	\$441,000	2090	8	1990	3	5000	N	N	3810 21ST AVE SW
003	177360	0692	10/1/08	\$699,000	\$678,000	2240	9	2008	3	6082	Y	N	4539 21ST AVE SW
005	343850	1154	4/24/07	\$286,000	\$251,000	720	6	1941	3	6960	N	N	6005 21ST AVE SW
005	343850	3192	1/5/07	\$249,950	\$219,000	730	6	1949	3	4600	N	N	1618 SW WEBSTER ST
005	343850	0880	5/30/07	\$287,950	\$253,000	810	6	1944	3	6827	N	N	5920 18TH AVE SW
005	343850	1652	2/14/07	\$327,000	\$286,000	830	6	1942	3	14025	N	N	6326 21ST AVE SW
005	343850	2763	4/29/08	\$160,000	\$148,000	860	6	1941	2	6500	N	N	7016 17TH AVE SW
005	343850	2763	9/8/08	\$263,000	\$253,000	860	6	1941	2	6500	N	N	7016 17TH AVE SW
005	343850	3181	6/21/07	\$245,000	\$216,000	870	6	1942	3	5082	N	N	7331 16TH AVE SW
005	343850	2651	2/22/07	\$305,000	\$267,000	900	6	1941	4	5238	N	N	6712 18TH AVE SW
005	343850	0875	8/10/07	\$302,000	\$267,000	936	6	1944	3	7800	N	N	5924 18TH AVE SW
005	343850	0582	6/13/07	\$224,000	\$197,000	1010	6	1929	2	7280	N	N	5403 18TH AVE SW
005	343850	0467	11/20/08	\$349,100	\$344,000	1010	6	1962	3	10400	N	N	5645 21ST AVE SW
005	343850	0625	12/15/08	\$265,000	\$263,000	1080	6	1942	3	21043	N	N	5615 18TH AVE SW
005	783180	0175	8/14/07	\$352,500	\$312,000	1150	6	1950	3	10260	N	N	1719 SW WEBSTER ST
005	211270	0915	6/21/07	\$334,950	\$295,000	710	7	1919	4	4000	N	N	7512 14TH AVE SW
005	211430	0030	6/15/07	\$298,950	\$263,000	750	7	1996	3	6000	N	N	7169 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	343850	2932	3/20/08	\$415,000	\$381,000	800	7	1987	3	7200	N	N	7019 14TH AVE SW
005	343850	2492	3/2/07	\$362,000	\$317,000	830	7	1959	3	9342	N	N	1911 SW HOLLY ST
005	643740	0101	3/5/07	\$308,900	\$270,000	860	7	1918	3	7204	Y	N	7339 12TH AVE SW
005	343850	3435	2/11/08	\$279,975	\$255,000	880	7	1953	3	5488	N	N	7325 19TH AVE SW
005	211270	1115	11/12/07	\$315,000	\$282,000	890	7	1926	3	4000	N	N	7537 15TH AVE SW
005	213520	0161	5/24/07	\$358,000	\$314,000	940	7	1956	3	7173	N	N	5428 16TH AVE SW
005	343850	3360	6/21/07	\$345,000	\$304,000	960	7	2005	3	6313	N	N	1818 SW ORCHARD ST
005	343850	3033	6/25/07	\$401,500	\$354,000	960	7	1931	3	5220	N	N	1302 SW MYRTLE ST
005	343850	1810	6/13/07	\$320,000	\$281,000	970	7	1980	5	5244	N	N	6319 17TH AVE SW
005	343850	0710	2/28/07	\$369,950	\$324,000	980	7	1980	3	6156	N	N	5635 17TH AVE SW
005	760441	0030	5/13/08	\$360,000	\$335,000	980	7	1981	3	5240	N	N	5431 17TH AVE SW
005	211270	0975	4/29/08	\$405,000	\$376,000	980	7	1959	4	6000	N	N	7531 14TH AVE SW
005	343850	3200	6/4/07	\$395,000	\$347,000	990	7	1966	3	10082	N	N	7120 18TH AVE SW
005	643740	0122	6/26/08	\$257,500	\$243,000	1010	7	1918	3	9238	N	N	1226 SW WEBSTER ST
005	343850	2990	4/17/07	\$399,950	\$351,000	1010	7	1968	4	6552	N	N	6756 14TH AVE SW
005	643740	0172	12/7/07	\$335,000	\$301,000	1030	7	1966	3	7200	N	N	1500 SW WEBSTER ST
005	783180	0256	3/14/08	\$300,000	\$275,000	1040	7	1959	3	6675	N	N	7528 DUMAR WAY SW
005	863850	0021	9/7/07	\$314,500	\$279,000	1050	7	1963	3	8505	N	N	1405 SW MYRTLE ST
005	211430	0040	10/21/08	\$370,000	\$361,000	1050	7	1966	3	6136	N	N	7153 18TH AVE SW
005	343850	0804	9/13/07	\$387,500	\$344,000	1060	7	1978	4	6144	N	N	5920 17TH AVE SW
005	343850	3020	7/10/08	\$360,000	\$340,000	1070	7	1941	4	7254	N	N	7046 14TH AVE SW
005	242820	0201	8/13/07	\$270,000	\$239,000	1080	7	1946	3	7615	N	N	6558 16TH AVE SW
005	343850	3058	8/11/08	\$295,000	\$282,000	1090	7	1964	3	6960	N	N	6726 13TH AVE SW
005	343850	1585	5/13/08	\$402,100	\$374,000	1100	7	2007	3	7500	N	N	6345 21ST AVE SW
005	211270	0910	8/25/08	\$330,000	\$316,000	1120	7	1996	3	4000	N	N	7516 14TH AVE SW
005	863850	0190	5/24/07	\$413,000	\$363,000	1120	7	1919	3	8442	N	N	1227 SW ORCHARD ST
005	343850	1806	6/14/07	\$380,000	\$334,000	1130	7	1991	3	5130	N	N	6311 17TH AVE SW
005	643740	0033	8/20/07	\$410,000	\$363,000	1150	7	1995	3	9340	N	N	1279 SW OTHELLO ST
005	343850	0948	9/30/08	\$340,000	\$330,000	1160	7	1994	3	6460	N	N	6041 17TH AVE SW
005	343850	0940	10/13/08	\$340,000	\$331,000	1160	7	1994	3	6753	N	N	6053 17TH AVE SW
005	343850	2653	10/3/07	\$390,000	\$347,000	1160	7	1991	3	5000	N	N	1707 SW HOLLY ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	948400	0100	8/27/08	\$250,000	\$240,000	1170	7	1968	3	5440	N	N	7322 20TH AVE SW
005	948400	0100	3/28/07	\$329,950	\$289,000	1170	7	1968	3	5440	N	N	7322 20TH AVE SW
005	343850	2962	9/18/07	\$317,000	\$282,000	1180	7	1959	3	7254	N	N	6709 13TH AVE SW
005	211430	0260	5/23/07	\$455,000	\$400,000	1180	7	2000	3	7620	N	N	7327 DUMAR WAY SW
005	343850	2740	8/15/08	\$250,000	\$239,000	1200	7	1940	3	6763	N	N	6759 16TH AVE SW
005	343850	0946	6/6/08	\$354,500	\$332,000	1220	7	1994	3	6461	N	N	6047 17TH AVE SW
005	643740	0073	4/17/07	\$391,500	\$343,000	1250	7	1964	3	9450	Y	N	1227 SW OTHELLO ST
005	211270	1090	4/10/07	\$339,950	\$298,000	1260	7	1998	3	4000	N	N	7521 15TH AVE SW
005	643740	0021	8/9/07	\$374,900	\$332,000	1270	7	1960	3	7965	N	N	1283 SW OTHELLO ST
005	343850	0930	4/28/08	\$310,000	\$288,000	1280	7	1945	4	8102	N	N	6022 18TH AVE SW
005	760440	0130	3/9/07	\$330,000	\$289,000	1280	7	1983	3	5244	N	N	5608 18TH AVE SW
005	343850	0727	1/7/08	\$350,000	\$317,000	1280	7	1980	3	5244	N	N	5416 17TH AVE SW
005	783180	0060	3/8/07	\$370,000	\$324,000	1300	7	1938	4	6100	N	N	1627 SW AUSTIN ST
005	760440	0160	7/11/08	\$335,000	\$317,000	1320	7	1992	3	5244	N	N	5616 18TH AVE SW
005	343850	0740	3/31/08	\$399,950	\$368,000	1320	7	1932	4	10488	Y	N	5425 16TH AVE SW
005	213520	0141	8/29/07	\$325,000	\$288,000	1350	7	1954	3	7800	N	N	5402 SW BRANDON ST
005	343850	3011	9/23/08	\$319,000	\$309,000	1350	7	1954	3	7137	N	N	7018 14TH AVE SW
005	343850	2715	3/19/08	\$377,000	\$346,000	1350	7	1994	3	5102	N	N	6700 17TH AVE SW
005	168390	0010	3/19/08	\$330,000	\$303,000	1410	7	1995	3	5238	N	N	6320 17TH AVE SW
005	863850	0246	11/2/07	\$379,000	\$339,000	1470	7	1950	5	10665	N	N	1284 SW ORCHARD ST
005	343850	0620	1/30/07	\$360,000	\$315,000	1490	7	1992	3	5029	N	N	5601 18TH AVE SW
005	343850	3062	8/14/08	\$364,000	\$348,000	1510	7	1962	5	7540	N	N	6733 12TH AVE SW
005	343850	1946	8/22/07	\$380,000	\$337,000	1530	7	1992	3	5118	N	N	6310 17TH AVE SW
005	783180	0261	6/14/07	\$357,500	\$315,000	1560	7	2000	3	5280	N	N	7515 DUMAR WAY SW
005	343850	1781	6/14/08	\$377,000	\$354,000	1660	7	1996	3	6985	N	N	6541 18TH AVE SW
005	343850	0394	2/26/07	\$380,000	\$333,000	1790	7	2005	3	10960	N	N	5422 23RD AVE SW
005	863850	0131	8/15/07	\$319,950	\$283,000	1800	7	1960	3	8100	N	N	1252 SW OTHELLO ST
005	343850	0650	5/2/07	\$445,000	\$390,000	1830	7	2002	3	12056	N	N	5651 18TH AVE SW
005	343850	3147	3/15/08	\$370,000	\$340,000	2050	7	2003	3	6064	N	N	7138 17TH AVE SW
005	343850	0641	11/1/07	\$375,000	\$335,000	2070	7	1957	3	22860	N	N	5637 18TH AVE SW
005	211270	0835	4/6/07	\$323,000	\$283,000	850	8	1930	4	4000	Y	N	7508 13TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	211470	0340	8/23/07	\$345,000	\$306,000	1010	8	1965	5	4000	N	N	7600 11TH AVE SW
005	211470	0376	7/21/08	\$314,950	\$299,000	1140	8	2008	3	1110	N	N	926 B SW HOLDEN ST
005	211470	0368	7/30/08	\$295,000	\$281,000	1160	8	2008	3	1262	N	N	930 SW HOLDEN ST
005	211470	0370	6/24/08	\$303,950	\$286,000	1160	8	2008	3	1248	N	N	928 S HOLDEN ST
005	211470	0372	10/3/08	\$309,950	\$301,000	1160	8	2008	3	1524	N	N	924 SW HOLDEN ST
005	343850	1100	5/15/07	\$403,500	\$354,000	1240	8	2000	3	4000	N	N	1920 SW GRAHAM ST
005	211470	0374	4/27/08	\$349,950	\$325,000	1440	8	2008	3	1442	N	N	926 A SW HOLDEN ST
005	211470	0378	4/28/08	\$349,950	\$325,000	1440	8	2008	3	1426	N	N	926 C SW HOLDEN ST
005	343850	2720	8/14/08	\$392,000	\$374,000	1630	8	1954	3	6596	N	N	6727 16TH AVE SW
005	343850	1583	1/25/08	\$437,000	\$397,000	1700	8	2007	3	5090	N	N	6353 21ST AVE SW
005	343850	1587	3/12/08	\$439,000	\$403,000	1710	8	2007	3	5001	N	N	6357 21ST AVE SW
005	343850	0448	5/1/07	\$599,950	\$526,000	2200	8	2007	3	5324	Y	N	5617 21ST AVE SW
005	343850	0442	5/8/07	\$604,750	\$531,000	2200	8	2007	3	5033	Y	N	5615 21ST AVE SW
005	343850	3026	4/25/07	\$502,000	\$440,000	2210	8	2007	3	7050	N	N	7036 14TH AVE SW
005	343850	3226	7/31/07	\$515,000	\$455,000	2390	8	2007	3	5320	N	N	7156 18TH AVE SW
005	783180	0365	7/24/07	\$475,000	\$419,000	2420	8	2005	3	6578	N	N	1908 SW HOLDEN ST
005	343850	3152	5/25/07	\$520,000	\$457,000	2430	8	2003	3	6064	N	N	7211 16TH AVE SW
005	343850	3021	5/14/07	\$525,000	\$461,000	2430	8	2007	3	7049	N	N	7039 13TH AVE SW
005	343850	0446	4/4/07	\$543,000	\$476,000	2520	8	2007	3	6147	Y	N	5619 21ST AVE SW
005	343850	3084	11/14/07	\$432,500	\$388,000	2550	8	1924	3	12240	N	N	6759 12TH AVE SW
005	343850	0444	3/20/07	\$570,488	\$499,000	2690	8	2007	3	5278	Y	N	5613 21ST AVE SW
005	343850	3362	2/12/08	\$459,000	\$418,000	2780	8	2005	3	7405	N	N	1816 SW ORCHARD ST
005	643740	0157	9/19/08	\$626,000	\$605,000	2650	9	2004	3	7515	N	N	1306 SW WEBSTER ST
005	643740	0055	1/15/08	\$629,000	\$570,000	3110	9	2007	3	11472	N	N	1255 SW OTHELLO ST
006	346880	0355	3/18/08	\$319,000	\$293,000	620	6	1992	3	4000	N	N	6934 FLORA AVE S
006	346880	0005	6/25/08	\$327,000	\$308,000	670	6	1943	3	4000	N	N	6600 FLORA AVE S
006	172280	0835	2/11/08	\$259,000	\$236,000	770	6	1937	3	2191	N	N	735 S HOMER ST
006	273410	1185	4/18/08	\$374,900	\$347,000	770	6	1901	4	4000	N	N	6309 ELLIS AVE S
006	273410	1090	7/23/08	\$285,000	\$271,000	780	6	1907	4	3500	N	N	6444 FLORA AVE S
006	346880	0220	5/15/07	\$322,000	\$283,000	790	6	1941	3	4000	N	N	6654 FLORA AVE S
006	346880	0250	6/12/08	\$359,500	\$337,000	880	6	1951	3	5300	N	N	6628 FLORA AVE S

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	346780	0015	4/4/07	\$315,000	\$276,000	960	6	1928	2	8471	N	N	6272 ELLIS AVE S
006	273410	0465	11/8/07	\$325,000	\$291,000	1140	6	1937	4	4000	N	N	6442 CARLETON AVE S
006	273410	1065	3/26/08	\$326,000	\$300,000	1190	6	1955	3	6000	N	N	6434 FLORA AVE S
006	172280	0836	2/25/08	\$248,000	\$227,000	680	7	2007	3	1066	N	N	737 A S HOMER ST
006	172280	0838	2/14/08	\$250,954	\$229,000	680	7	2007	3	1013	N	N	737 C S HOMER ST
006	172280	0837	3/19/08	\$249,000	\$229,000	680	7	2007	3	731	N	N	737 B S HOMER ST
006	526330	0890	9/11/08	\$315,000	\$303,000	700	7	1927	3	5000	N	N	118 S BRANDON ST
006	346880	0295	4/16/07	\$314,950	\$276,000	840	7	1919	4	4000	N	N	6921 ELLIS AVE S
006	346880	0140	8/17/07	\$300,000	\$266,000	860	7	1919	3	4000	N	N	6731 ELLIS AVE S
006	273410	1005	7/16/08	\$380,000	\$360,000	890	7	1910	3	4000	N	N	6266 FLORA AVE S
006	346880	0155	3/4/08	\$362,950	\$332,000	920	7	1900	3	4000	N	N	6738 FLORA AVE S
006	273410	0486	12/7/07	\$369,000	\$332,000	940	7	1908	4	2589	N	N	6447 FLORA AVE S
006	273410	0495	5/18/08	\$424,000	\$395,000	1090	7	1906	4	4000	N	N	6435 FLORA AVE S
006	273410	0335	6/13/08	\$291,000	\$273,000	1260	7	2002	3	1362	N	N	6620 B CORSON AVE S
006	273410	0336	5/25/07	\$317,000	\$278,000	1260	7	2002	3	1362	N	N	6626 A CORSON AVE S
006	346880	0205	4/23/07	\$482,000	\$423,000	1360	7	1939	5	6000	N	N	6666 FLORA AVE S
006	172280	0860	2/1/07	\$410,000	\$359,000	2220	7	1993	3	5000	N	N	707 S HOMER ST
006	172280	0860	5/10/07	\$440,000	\$386,000	2220	7	1993	3	5000	N	N	707 S HOMER ST
006	815910	0071	10/17/08	\$350,000	\$341,000	660	8	2008	3	919	N	N	6708 A CORSON AVE S
006	815910	0079	9/9/08	\$410,000	\$395,000	740	8	2008	3	1644	N	N	6706 A CORSON AVE S
006	815910	0075	8/7/08	\$325,000	\$310,000	820	8	2008	3	796	N	N	6708 C CORSON AVE S
006	172280	0950	2/8/08	\$452,500	\$412,000	1590	8	1906	5	3500	N	N	817 S ORCAS ST
006	172280	0894	8/7/08	\$465,000	\$443,000	1160	9	2008	3	1478	N	N	812 A S ORCAS ST
007	218500	0685	5/24/07	\$275,000	\$242,000	840	5	1938	3	4200	Y	Y	1240 S ROSE ST
007	788360	8693	6/27/07	\$220,000	\$194,000	900	5	1905	3	3400	N	N	8523 DALLAS AVE S
007	732790	6635	5/29/07	\$239,975	\$211,000	1250	5	1981	3	3800	N	N	531 S RIVERSIDE DR
007	788360	8490	9/18/07	\$278,900	\$248,000	440	6	1943	3	4500	N	N	8816 12TH AVE S
007	788360	3180	2/1/07	\$245,000	\$214,000	480	6	1942	3	6000	N	N	711 S ROSE ST
007	788360	5760	9/10/07	\$250,000	\$222,000	650	6	1931	3	6000	N	N	1024 S DIRECTOR ST
007	788360	1540	8/4/08	\$205,000	\$195,000	660	6	1916	3	6000	N	N	540 S CONCORD ST
007	788360	2995	4/10/07	\$247,500	\$217,000	690	6	1941	3	6000	N	N	737 S SULLIVAN ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	788360	2905	4/11/07	\$252,000	\$221,000	710	6	1947	2	6000	N	N	702 S DONOVAN ST
007	788360	5091	7/10/08	\$130,000	\$123,000	720	6	1943	3	4500	N	N	8908 8TH AVE S
007	788360	2390	2/21/07	\$235,500	\$206,000	770	6	1941	3	4920	N	N	711 S DONOVAN ST
007	788360	7200	11/6/08	\$172,000	\$169,000	780	6	1943	3	4800	N	N	1044 S ROSE ST
007	788360	8696	1/4/08	\$205,000	\$185,000	780	6	1900	4	2200	N	N	8525 DALLAS AVE S
007	788360	6930	7/11/07	\$257,500	\$227,000	780	6	1942	3	5225	N	N	1045 S ROSE ST
007	788360	1940	10/30/07	\$260,000	\$232,000	780	6	1949	5	6000	N	N	539 S HENDERSON ST
007	788360	8521	5/22/08	\$230,000	\$215,000	860	6	1912	3	9000	N	N	1238 S HENDERSON ST
007	788360	7210	3/25/08	\$239,950	\$221,000	920	6	1940	5	5400	N	N	1048 S ROSE ST
007	732790	0010	1/25/08	\$239,000	\$217,000	1030	6	1943	3	7726	N	N	1019 S SOUTHERN ST
007	788360	6715	5/30/07	\$258,000	\$227,000	1260	6	1911	3	6000	N	N	1053 S THISTLE ST
007	322404	9017	2/5/07	\$263,000	\$230,000	1290	6	1991	4	5178	N	N	8820 4TH AVE S
007	788360	1350	4/27/07	\$318,000	\$279,000	1480	6	1908	4	6000	N	N	506 S TRENTON ST
007	001300	2420	6/19/07	\$302,500	\$266,000	640	7	2006	3	3825	N	N	9040 3RD AVE S
007	788360	3260	12/12/08	\$265,000	\$263,000	740	7	2007	3	6000	N	N	8307 8TH AVE S
007	001300	1045	3/4/08	\$304,000	\$278,000	800	7	2002	3	5100	N	N	8805 2ND AVE S
007	788360	2060	5/29/07	\$311,600	\$274,000	820	7	2007	3	3000	N	N	520 S DIRECTOR ST
007	788360	2040	5/18/07	\$315,000	\$277,000	820	7	2007	3	3000	N	N	528 S DIRECTOR ST
007	001300	2424	4/3/07	\$320,000	\$280,000	820	7	2007	3	2550	N	N	9044 3RD AVE S
007	001300	1750	7/8/08	\$239,400	\$226,000	850	7	1995	3	2550	N	N	8834 2ND AVE S
007	001300	1875	4/19/07	\$307,000	\$269,000	850	7	1996	3	2550	N	N	8810 2ND AVE S
007	788360	4710	4/21/07	\$263,200	\$231,000	860	7	1996	3	2250	N	N	8709 10TH AVE S
007	788410	0582	11/12/08	\$263,000	\$259,000	880	7	2008	3	2875	N	N	1442 S DONOVAN ST
007	788360	3395	4/10/07	\$242,500	\$212,000	910	7	1906	3	4290	N	N	8215 8TH AVE S
007	001300	1225	1/18/07	\$279,950	\$245,000	920	7	1954	3	5085	N	N	154 S HENDERSON ST
007	788360	2020	9/9/08	\$160,000	\$154,000	960	7	1979	3	6000	N	N	540 S DIRECTOR ST
007	788360	6695	1/3/07	\$279,900	\$245,000	960	7	1900	4	6000	N	N	1043 S THISTLE ST
007	788360	5345	1/30/07	\$287,500	\$252,000	970	7	1918	5	6000	N	N	809 S HENDERSON ST
007	788360	8497	5/30/07	\$316,000	\$278,000	1020	7	1930	3	18000	N	N	1213 S CONCORD ST
007	788360	7895	9/26/07	\$335,000	\$298,000	1030	7	1999	3	6000	N	N	1242 S DONOVAN ST
007	788510	0175	8/14/07	\$299,950	\$265,000	1060	7	1909	3	6000	N	N	730 S CONCORD ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	788360	2205	7/22/07	\$299,950	\$265,000	1120	7	1912	3	6000	N	N	747 S HENDERSON ST
007	788360	5695	10/30/07	\$327,450	\$293,000	1120	7	1923	3	9000	N	N	1058 S DIRECTOR ST
007	788360	3295	2/15/07	\$269,000	\$235,000	1150	7	1950	3	5000	N	N	708 S ROSE ST
007	788360	8205	3/25/08	\$275,000	\$253,000	1180	7	1965	3	9000	N	N	1220 S TRENTON ST
007	218500	1107	4/3/08	\$400,000	\$369,000	1200	7	1970	3	8190	N	N	8432 DALLAS AVE S
007	788360	5945	11/7/08	\$230,000	\$226,000	1250	7	1992	3	9000	N	N	8715 12TH AVE S
007	001300	1005	3/16/07	\$367,000	\$321,000	1260	7	2003	3	4400	N	N	8815 2ND AVE S
007	788360	2100	9/17/07	\$315,000	\$280,000	1290	7	1995	3	6000	N	N	500 S DIRECTOR ST
007	218500	0785	9/16/08	\$342,000	\$330,000	1290	7	1910	3	5000	N	N	1207 S SOUTHERN ST
007	788360	6098	1/30/08	\$255,000	\$232,000	1312	7	1998	3	3000	N	N	1015 S CLOVERDALE ST
007	243320	0048	7/2/08	\$380,000	\$359,000	1330	7	2007	3	5255	N	N	9321 7TH AVE S
007	243320	0046	10/6/08	\$390,000	\$379,000	1330	7	2007	3	5257	N	N	9319 7TH AVE S
007	788360	6445	5/21/07	\$295,000	\$259,000	1340	7	1900	4	6000	N	N	1045 S SULLIVAN ST
007	243320	0044	2/20/07	\$386,500	\$338,000	1350	7	2006	3	7566	N	N	9317 7TH AVE S
007	732790	0051	10/21/08	\$381,950	\$373,000	1350	7	1900	3	6365	N	N	1005 S SOUTHERN ST
007	322404	9104	4/13/07	\$385,000	\$337,000	1420	7	2004	3	5455	N	N	407 S TRENTON ST
007	788360	7965	5/21/08	\$270,000	\$252,000	1440	7	1930	3	6000	N	N	1208 S DONOVAN ST
007	732790	0225	1/3/08	\$295,000	\$267,000	1470	7	1900	3	8250	N	N	737 S SOUTHERN ST
007	001300	2007	10/11/07	\$298,450	\$266,000	1520	7	2005	3	2550	N	N	8816 3RD AVE S
007	788360	2610	7/17/07	\$415,000	\$366,000	1570	7	1926	3	6000	N	N	712 S TRENTON ST
007	788360	5350	2/26/07	\$341,000	\$298,000	1690	7	2006	3	3000	N	N	813 S HENDERSON ST
007	788360	5340	3/5/07	\$344,000	\$301,000	1690	7	2006	3	3000	N	N	807 S HENDERSON ST
007	788360	2340	8/9/07	\$260,000	\$230,000	1750	7	1981	3	6000	N	N	712 S DIRECTOR ST
007	243320	0001	9/26/07	\$350,000	\$311,000	1850	7	2001	3	5188	N	N	9125 7TH AVE S
007	243320	0095	11/25/08	\$322,500	\$318,000	1890	7	1915	3	14520	N	N	9316 7TH AVE S
007	788360	7136	10/10/07	\$325,000	\$290,000	2030	7	1948	3	6664	N	N	1010 S ROSE ST
007	243320	0131	3/19/07	\$350,000	\$306,000	2210	7	2004	3	6829	N	N	9117 8TH AVE S
007	788360	6370	1/22/07	\$366,000	\$320,000	2240	7	2000	3	4500	N	N	1015 S SULLIVAN ST
007	788360	3835	7/1/08	\$299,950	\$283,000	1100	8	1940	3	6000	N	N	807 S THISTLE ST
007	788360	7695	4/27/07	\$383,950	\$337,000	1300	8	1947	5	6000	N	N	1202 S CLOVERDALE ST
007	788360	4281	3/5/08	\$300,000	\$275,000	730	9	2008	3	1592	N	N	810 S CLOVERDALE ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	788360	4283	5/21/08	\$299,950	\$280,000	730	9	2008	3	1474	N	N	812 S CLOVERDALE ST
007	788360	4275	6/5/08	\$320,000	\$300,000	730	9	2008	3	1085	N	N	816 S CLOVERDALE ST
007	788360	4495	6/24/08	\$475,000	\$447,000	1670	9	2003	3	6000	N	N	838 S DONOVAN ST

Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	177260	0160	6/23/08	\$125,000	DOR RATIO;STATEMENT TO DOR
002	177260	0550	4/26/07	\$280,000	SEGREGATION AND/OR MERGER
002	177310	0120	12/31/08	\$319,950	IMP COUNT
002	177310	0148	8/14/07	\$324,950	NO MARKET EXPOSURE
002	177310	1050	10/10/07	\$287,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	177310	1070	4/11/07	\$327,000	PREVIMP<=25K
002	177310	1220	1/23/07	\$230,000	NO MARKET EXPOSURE
002	177310	1330	6/19/07	\$380,000	NON-REPRESENTATIVE SALE
002	177310	1657	6/7/07	\$175,000	NO MARKET EXPOSURE
002	177310	1657	9/10/07	\$260,000	NO MARKET EXPOSURE
002	177310	1875	7/14/08	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	343850	1480	4/24/08	\$326,000	DIAGNOSTIC OUTLIER
002	343850	2261	4/5/08	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	343850	2445	11/19/08	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	357430	0030	4/11/08	\$330,000	PREVIMP<=25K
002	357430	0170	5/22/07	\$330,000	NO MARKET EXPOSURE
002	417381	0020	2/14/07	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	731240	0175	1/26/07	\$456,760	RELOCATION - SALE TO SERVICE
002	731240	0185	8/18/08	\$284,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	731290	0076	11/26/08	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	762870	0289	2/6/08	\$197,406	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789160	0235	6/26/07	\$255,000	NO MARKET EXPOSURE
002	798540	0450	5/30/07	\$339,900	NO MARKET EXPOSURE
002	928480	0045	10/26/07	\$339,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	928480	0085	4/17/07	\$386,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	928480	0840	11/6/07	\$275,000	NON-REPRESENTATIVE SALE
002	928480	1550	5/22/07	\$130,000	DOR RATIO
002	928480	1765	7/13/07	\$442,500	QUIT CLAIM DEED
002	928480	1805	4/29/08	\$320,200	FORCED SALE
002	928480	1840	5/3/07	\$155,000	DOR RATIO
002	929730	1106	7/19/07	\$445,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	929730	1210	3/9/07	\$353,099	QUIT CLAIM DEED
002	935800	0550	6/25/07	\$380,000	PREVIMP<=25K
002	935800	1565	8/9/07	\$440,000	DOR RATIO
002	935800	1575	8/9/07	\$440,000	TEAR DOWN
002	935800	2005	5/23/08	\$340,000	PREVIMP<=25K
002	935800	2210	7/11/07	\$600,000	IMP COUNT;TEAR DOWN; NO MARKET EXPOSURE
002	935800	2305	5/23/07	\$221,785	QUIT CLAIM DEED
003	177310	0260	11/21/07	\$23,026	QUIT CLAIM DEED
003	177310	0530	7/11/07	\$341,000	PREVIMP<=25K
003	177310	0535	8/10/07	\$310,000	PREVIMP<=25K
003	177310	0560	5/14/07	\$330,000	PREVIMP<=25K
003	177310	0565	3/2/07	\$315,000	PREVIMP<=25K
003	177310	0585	4/26/07	\$394,000	SEGREGATION AND/OR MERGER
003	177310	0587	11/18/08	\$255,000	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	177310	0880	5/15/08	\$231,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	177310	1150	5/30/07	\$510,000	PREVIMP<=25K
003	177360	0030	5/16/08	\$176,528	DOR RATIO
003	177360	0355	1/23/07	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	177360	0490	6/1/07	\$449,950	RELOCATION - SALE TO SERVICE
003	177360	0500	5/16/08	\$75,000	DOR RATIO
003	177360	0500	11/4/08	\$85,126	PREVIMP<=25K
003	177360	0628	4/4/07	\$400,000	NO MARKET EXPOSURE
003	244460	0310	9/6/07	\$179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	244460	0455	8/20/07	\$176,240	QUIT CLAIM DEED
003	284870	0050	1/19/07	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	284870	0095	2/1/08	\$319,500	PREVIMP<=25K
003	343850	0005	3/24/08	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	343850	0112	5/12/08	\$354,950	IMP COUNT
003	343850	0112	9/26/07	\$381,100	IMP COUNT
003	343850	0113	9/17/07	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	343850	0267	6/5/08	\$20,000	DOR RATIO
003	343850	0336	8/27/07	\$650,000	SEGREGATION AND/OR MERGER
003	754730	0510	9/27/07	\$396,730	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	754730	0535	2/5/07	\$234,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	754730	0870	9/11/08	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	754730	1551	4/11/07	\$130,000	PERCENT COMPLETE CODED
003	754780	0240	10/23/08	\$150,000	DOR RATIO
003	788150	0475	3/27/07	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	934990	0055	8/14/07	\$112,231	DOR RATIO
005	211270	1095	6/9/08	\$116,340	QUIT CLAIM DEED
005	211520	0165	4/28/08	\$399,000	ACTIVE PERMIT BEFORE SALE>25K
005	343850	0351	3/7/07	\$194,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	343850	0370	5/1/08	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	0477	7/10/07	\$375,600	EXEMPT FROM EXCISE TAX
005	343850	0735	3/13/07	\$225,000	NO MARKET EXPOSURE
005	343850	0790	4/3/07	\$180,000	QUIT CLAIM DEED
005	343850	0790	4/26/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	0798	4/18/07	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	343850	0857	7/19/07	\$154,035	QUIT CLAIM DEED
005	343850	0860	11/18/08	\$229,500	DIAGNOSTIC OUTLIER
005	343850	0876	11/12/07	\$143,679	QUIT CLAIM DEED
005	343850	1542	3/10/08	\$13,248	QUIT CLAIM DEED
005	343850	1620	10/29/07	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	343850	1810	4/6/07	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	343850	2742	10/18/07	\$109,000	QUIT CLAIM DEED
005	343850	2756	9/27/07	\$360,000	NO MARKET EXPOSURE
005	343850	2949	8/28/08	\$173,940	QUIT CLAIM DEED
005	343850	3140	5/1/07	\$273,460	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	3143	8/7/08	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	343850	3151	11/19/08	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	3177	12/29/08	\$179,831	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	3181	5/12/08	\$118,496	QUIT CLAIM DEED
005	343850	3222	5/31/07	\$250,000	SEGREGATION AND/OR MERGER
005	343850	3244	11/11/08	\$210,000	DIAGNOSTIC OUTLIER
005	343850	3261	2/2/07	\$293,000	DOR RATIO
005	343850	3381	5/14/07	\$141,400	QUIT CLAIM DEED
005	863850	0131	5/25/07	\$174,695	QUIT CLAIM DEED
005	863850	0174	7/31/07	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	863850	0225	7/16/07	\$252,600	RELATED PARTY, FRIEND, OR NEIGHBOR
005	948400	0030	12/3/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	172280	0835	1/26/07	\$460,000	SEGREGATION AND/OR MERGER
006	172280	0895	11/7/07	\$370,000	PERSONAL PROPERTY INCLUDED
006	172280	0895	8/11/08	\$427,850	RELATED PARTY, FRIEND, OR NEIGHBOR
006	273410	0215	8/30/07	\$347,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	273410	0225	6/20/07	\$350,000	PREVIMP<=25K
006	273410	0343	8/27/07	\$359,000	OBSOLESCENCE CODED
006	273410	0347	9/19/07	\$299,000	OBSOLESCENCE CODED
006	273410	0349	9/26/07	\$288,000	OBSOLESCENCE CODED
006	273410	0365	2/1/07	\$83,589	QUIT CLAIM DEED
006	273410	0380	4/7/08	\$190,000	DIAGNOSTIC OUTLIER
006	273410	0484	12/28/07	\$201,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	273410	0865	11/26/07	\$320,000	NO MARKET EXPOSURE; FORCED SALE
006	273410	0890	10/2/08	\$116,180	QUIT CLAIM DEED
006	273410	1145	8/15/07	\$312,000	PERSONAL PROPERTY INCLUDED
006	273410	1150	8/15/07	\$452,400	ACTIVE PERMIT BEFORE SALE>25K
006	346880	0050	4/26/07	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	346880	0443	8/15/08	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	526330	0635	10/13/08	\$500,000	MULTI-PARCEL SALE
006	815910	0095	1/26/07	\$380,000	PREVIMP<=25K
006	815910	0100	8/9/07	\$380,000	PREVIMP<=25K
007	001300	1051	7/18/07	\$147,000	DOR RATIO
007	001300	1215	3/21/07	\$325,000	NO MARKET EXPOSURE
007	001300	2008	6/19/08	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	001300	2480	4/19/07	\$50,000	DOR RATIO
007	243320	0007	3/10/08	\$15,300	DOR RATIO
007	243320	0040	5/19/08	\$118,516	QUIT CLAIM DEED
007	243320	0055	6/27/07	\$102,500	TEAR DOWN
007	243320	0057	6/27/07	\$102,500	TEAR DOWN
007	243320	0086	11/29/07	\$375,000	NO MARKET EXPOSURE
007	243320	0135	3/29/07	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	243320	0159	1/22/07	\$105,900	DOR RATIO
007	243370	0175	2/16/07	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	322404	9055	9/26/07	\$280,000	NO MARKET EXPOSURE
007	788360	0700	11/7/07	\$274,500	IMP COUNT;PREVIMP<=25K

Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	788360	0750	4/4/07	\$265,000	PREVIMP<=25K;1031 TRADE
007	788360	0910	6/14/07	\$160,000	DOR RATIO
007	788360	1665	8/2/07	\$129,500	NO MARKET EXPOSURE
007	788360	2145	2/4/08	\$89,500	QUIT CLAIM DEED
007	788360	2205	5/22/07	\$222,500	NO MARKET EXPOSURE
007	788360	3860	9/25/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	788360	4180	8/27/07	\$26,250	QUIT CLAIM DEED
007	788360	4279	3/3/08	\$420,000	PERCENT NET CONDITION CODED
007	788360	4505	11/3/08	\$199,950	BANKRUPTCY - RECEIVER OR TRUSTEE
007	788360	4700	6/28/07	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	788360	4865	9/25/07	\$299,950	IMP COUNT
007	788360	5625	5/3/07	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	788360	5730	2/16/07	\$387,000	NO MARKET EXPOSURE
007	788360	6098	4/19/07	\$204,862	NO MARKET EXPOSURE
007	788360	6161	6/30/08	\$150,000	PREVIMP<=25K
007	788360	6390	9/26/07	\$250,000	NO MARKET EXPOSURE
007	788360	6485	8/15/07	\$357,500	PREVIMP<=25K
007	788360	6755	2/19/08	\$262,875	BANKRUPTCY - RECEIVER OR TRUSTEE
007	788360	7185	1/18/07	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	788360	7300	9/19/07	\$220,000	NO MARKET EXPOSURE
007	788360	7975	10/25/07	\$234,474	NO MARKET EXPOSURE
007	788360	8503	4/4/07	\$229,900	FORCED SALE
007	788360	8544	9/10/08	\$177,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	8561	11/29/08	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	8681	4/16/07	\$350,000	PREVIMP<=25K
007	788410	0581	8/31/07	\$200,000	SEGREGATION AND/OR MERGER

***Vacant Sales Used in this Annual Update Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
002	928480	1755	03/07/2008	\$ 170,000	5750	N	N
002	928480	1755	05/02/2007	\$ 169,000	5750	N	N
003	177360	0035	03/24/2008	\$ 149,000	5500	Y	N
003	177360	0350	08/22/2008	\$ 120,000	4950	Y	N
003	343850	0039	08/27/2007	\$ 165,000	8259	N	N
003	343850	0136	05/23/2008	\$ 150,000	5000	Y	N
003	343850	0138	08/11/2008	\$ 120,000	6283	N	N
003	343850	0290	06/22/2007	\$ 145,000	5571	N	N
003	754780	0005	01/31/2008	\$ 100,000	2600	N	N
003	789210	0025	04/11/2007	\$ 100,000	5000	N	N
005	211520	0150	10/15/2007	\$ 125,000	3500	N	N
005	343850	0433	12/26/2007	\$ 95,000	10932	N	N
005	343850	1664	05/29/2007	\$ 149,900	8512	N	N
005	343850	1881	03/19/2008	\$ 139,500	5237	N	N
005	343850	1883	03/26/2008	\$ 136,800	5237	N	N
005	343850	2718	08/25/2008	\$ 145,000	7248	N	N
007	788360	5715	11/15/2007	\$ 95,000	3000	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	928480	0011	06/18/2008	\$ 75,000	QUIT CLAIM DEED
002	928480	0013	06/18/2008	\$ 75,000	QUIT CLAIM DEED
003	177360	0250	03/27/2008	\$ 135,000	DIAGNOSTIC OUTLIER
003	315760	0073	02/20/2008	\$ 121,000	DIAGNOSTIC OUTLIER
003	315760	0075	02/20/2008	\$ 120,000	DIAGNOSTIC OUTLIER
005	211520	0155	04/17/2008	\$ 432,500	DIAGNOSTIC OUTLIER
005	211520	0160	04/21/2008	\$ 462,000	DIAGNOSTIC OUTLIER
005	213520	0155	01/18/2007	\$ 170,000	NO MARKET EXPOSURE;
005	343850	0904	03/08/2007	\$ 80,000	QUIT CLAIM DEED;
005	343850	1862	03/05/2007	\$ 140,000	QUIT CLAIM DEED
005	783180	0258	03/02/2007	\$ 57,000	NO MARKET EXPOSURE;
007	243320	0056	06/27/2007	\$ 445,000	SEGREGATION AND/OR MERGER;
007	243320	0058	06/27/2007	\$ 350,000	BUILDER OR DEVELOPER SALES;
007	322404	9021	06/25/2008	\$ 3,100,000	MULTI-PARCEL SALE;
007	788360	4355	12/21/2007	\$ 220,674	NO MARKET EXPOSURE;
007	788360	4945	06/05/2007	\$ 280,000	NO MARKET EXPOSURE;
007	788360	4990	09/06/2007	\$ 365,000	SEGREGATION AND/OR MERGER;
007	788360	5150	11/07/2007	\$ 40,000	DIAGNOSTIC OUTLIER

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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Scott Noble

Assessor

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

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor