

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Burien / 23

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1255

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$87,800	\$162,900	\$250,700	\$282,400	88.8%	17.21%
2008 Value	\$96,500	\$180,000	\$276,500	\$282,400	97.9%	17.22%
Change	\$8,700	\$17,100	\$25,800		+9.1%	+0.01%
% Change	+9.9%	+10.5%	10.3%		+10.2%	+0.06%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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	\$90,100	\$159,700	\$249,800
2008 Value	\$99,000	\$176,500	\$275,500
Percent Change	+9.9%	+10.5%	+10.3%

Number of one to three unit residences in the Population: 7025

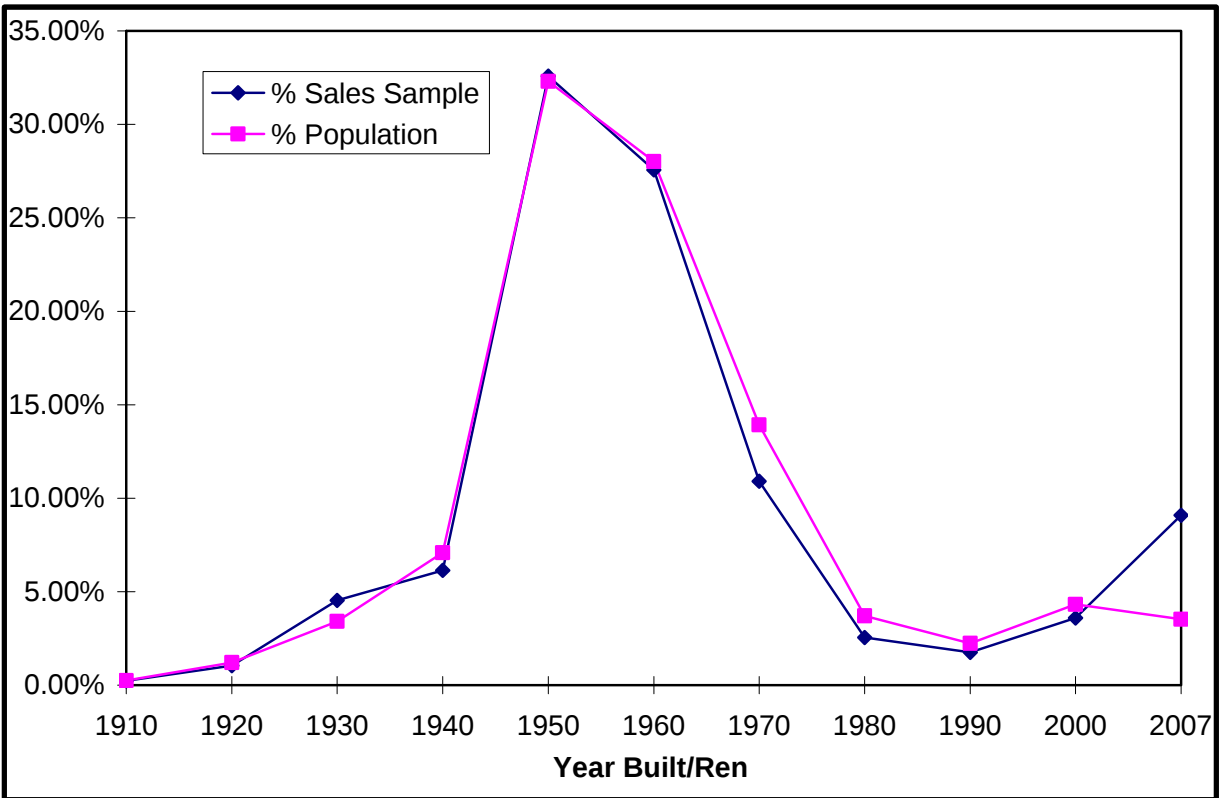
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels..

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.24%
1920	13	1.04%
1930	57	4.54%
1940	77	6.14%
1950	409	32.59%
1960	346	27.57%
1970	137	10.92%
1980	32	2.55%
1990	22	1.75%
2000	45	3.59%
2007	114	9.08%
	1255	

Population		
Year Built/Ren	Frequency	% Population
1910	18	0.26%
1920	85	1.21%
1930	240	3.42%
1940	498	7.09%
1950	2269	32.30%
1960	1968	28.01%
1970	978	13.92%
1980	260	3.70%
1990	157	2.23%
2000	304	4.33%
2007	248	3.53%
	7025	

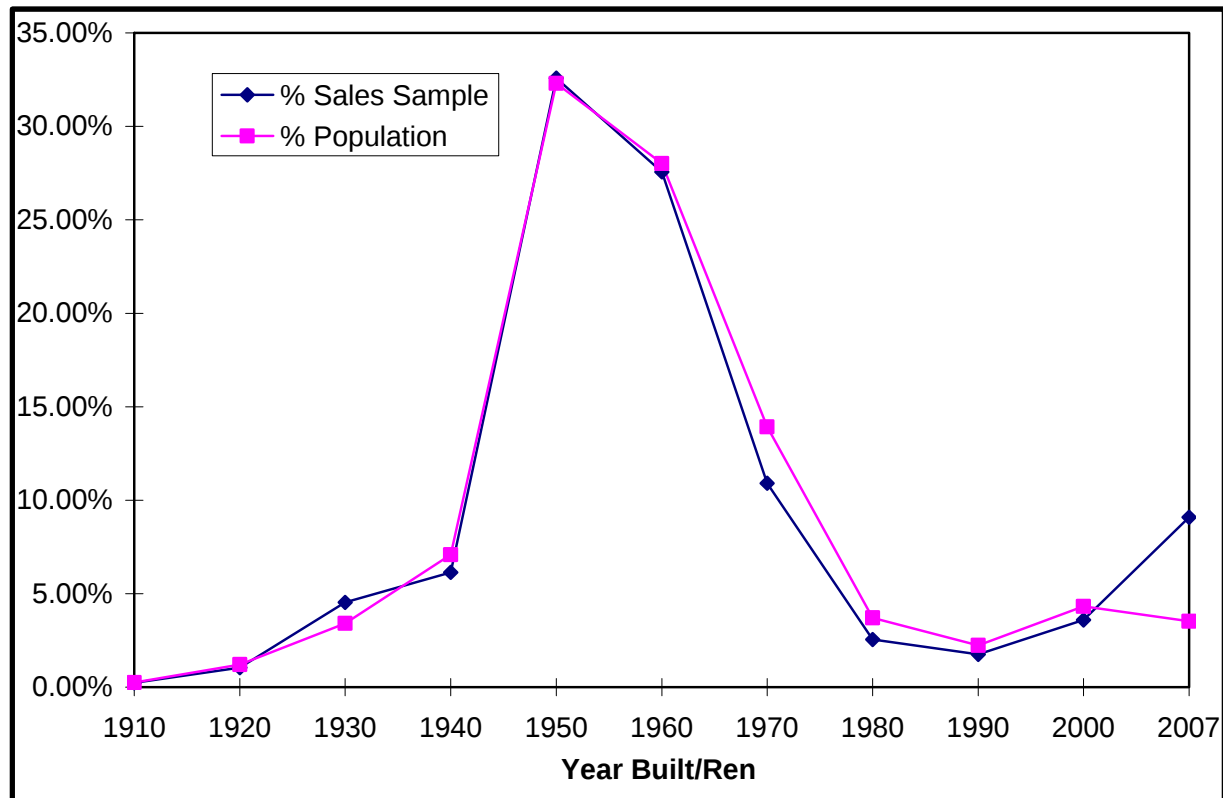


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.24%
1920	13	1.04%
1930	57	4.54%
1940	77	6.14%
1950	409	32.59%
1960	346	27.57%
1970	137	10.92%
1980	32	2.55%
1990	22	1.75%
2000	45	3.59%
2007	114	9.08%
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Population		
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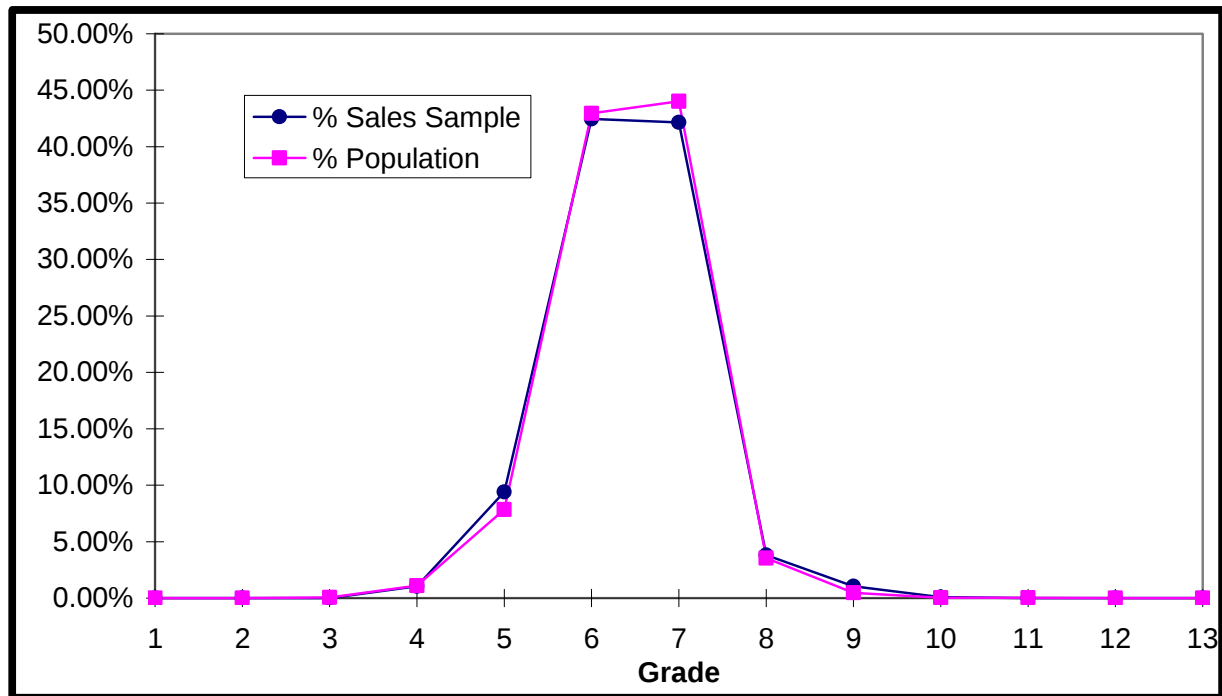


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Grade

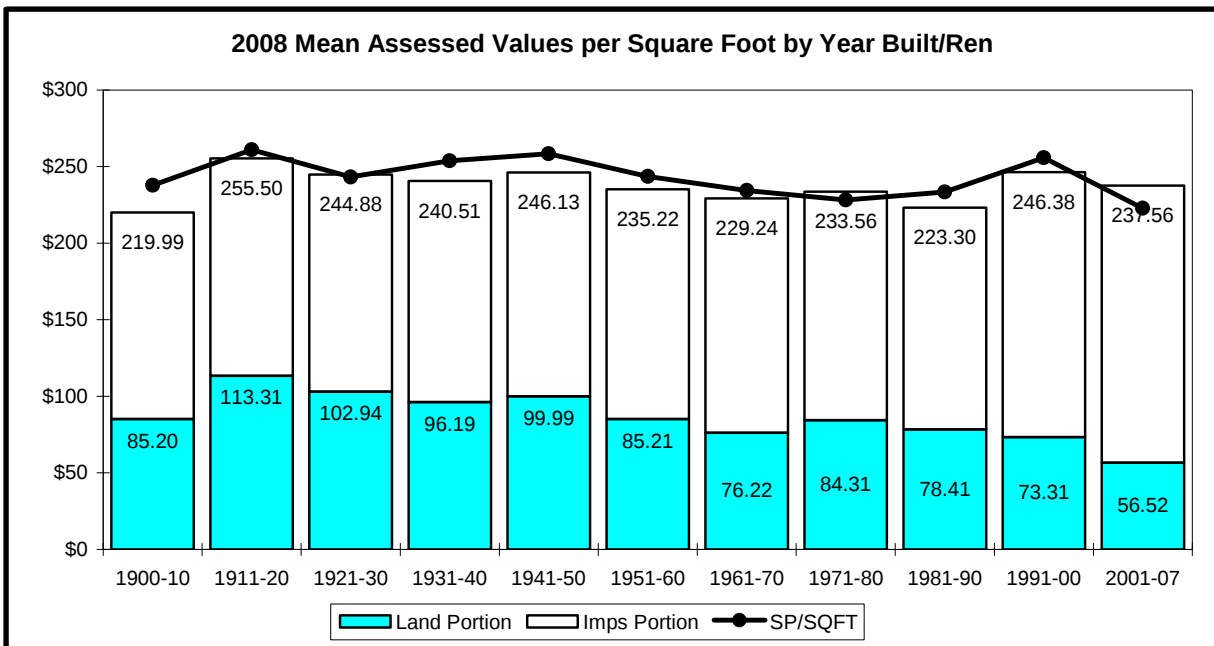
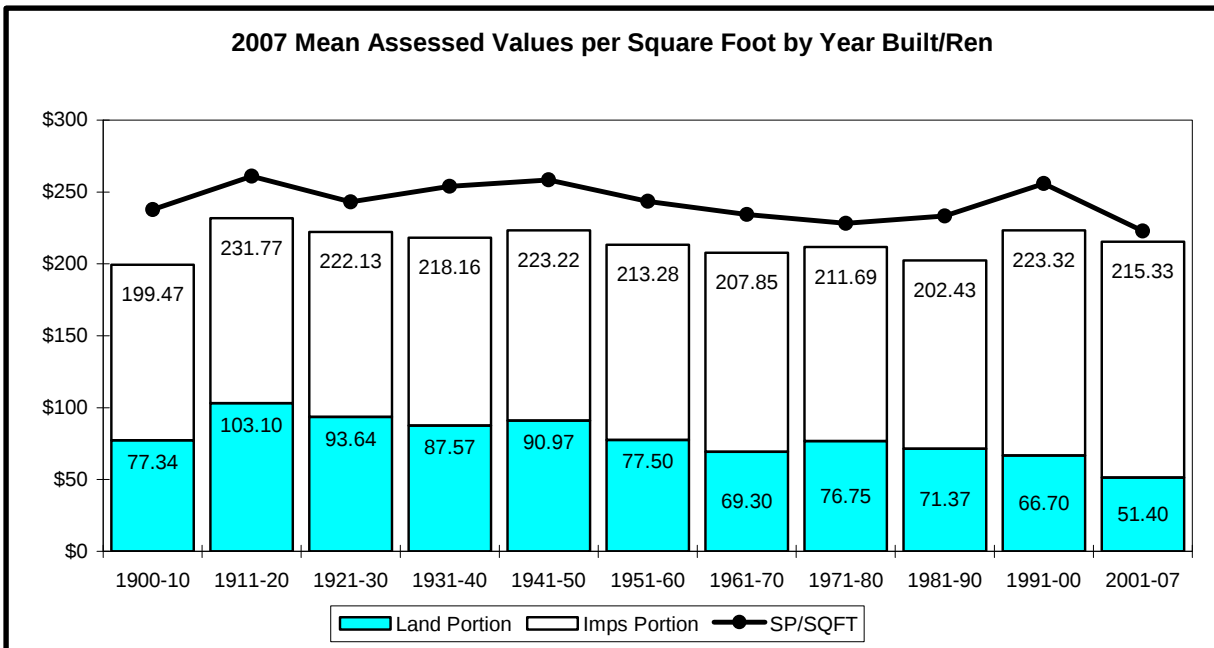
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	13	1.04%
5	118	9.40%
6	533	42.47%
7	529	42.15%
8	48	3.82%
9	13	1.04%
10	1	0.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1255		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.04%
4	78	1.11%
5	552	7.86%
6	3017	42.95%
7	3092	44.01%
8	248	3.53%
9	32	0.46%
10	2	0.03%
11	1	0.01%
12	0	0.00%
13	0	0.00%
7025		



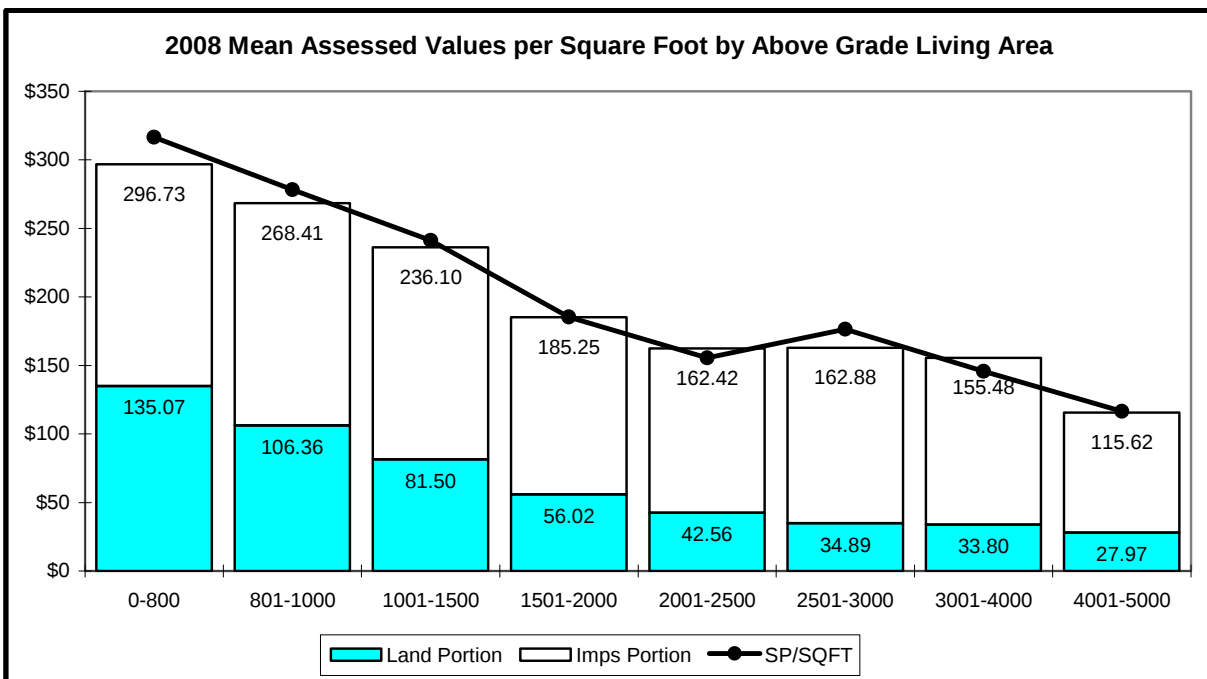
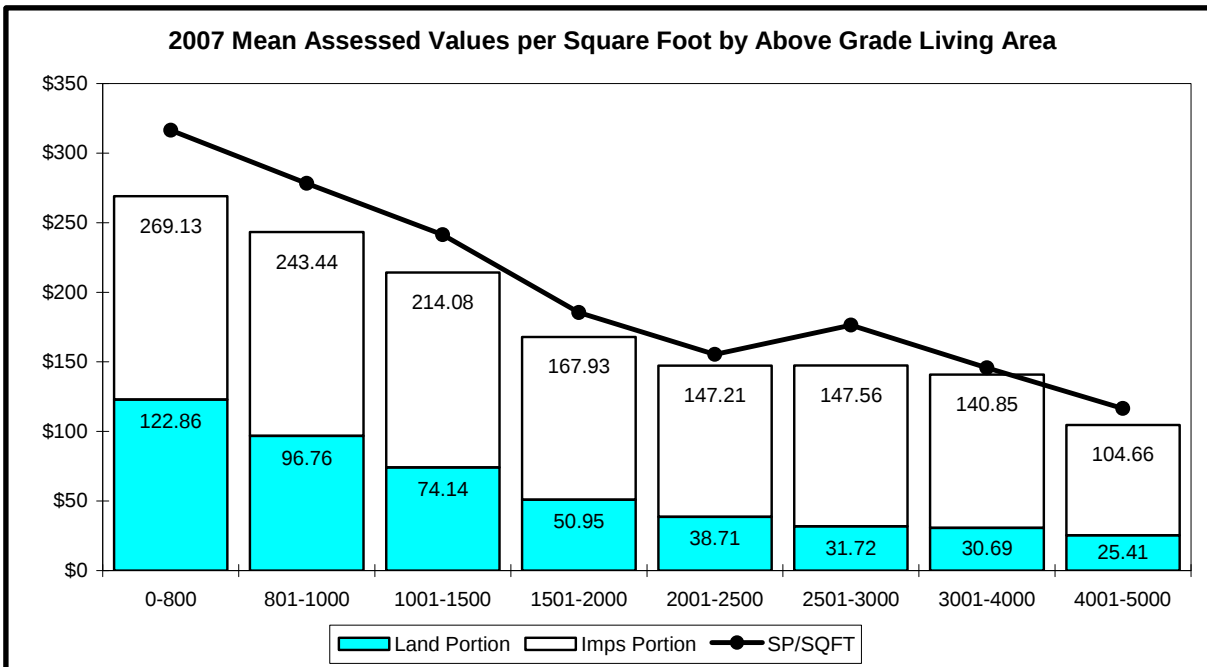
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



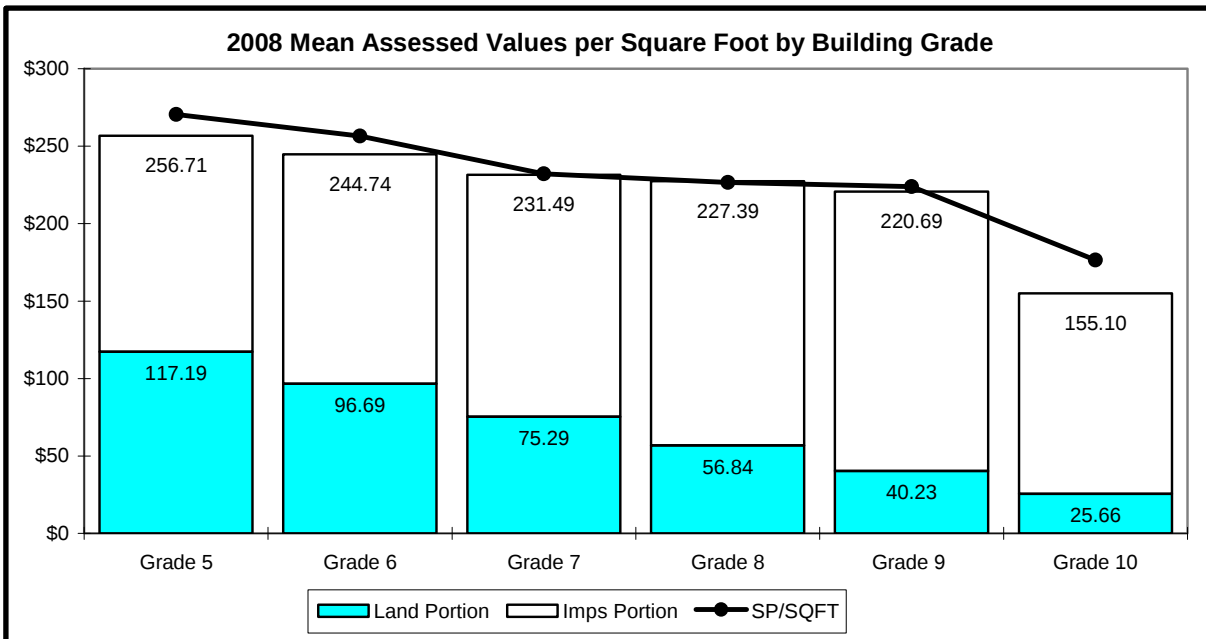
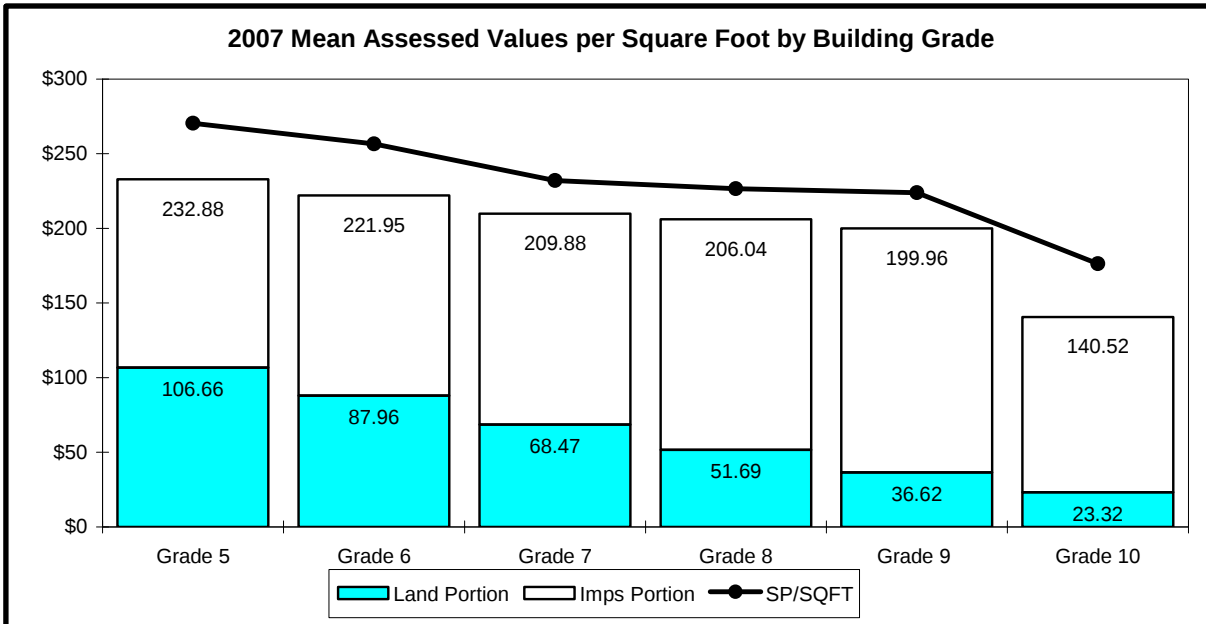
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

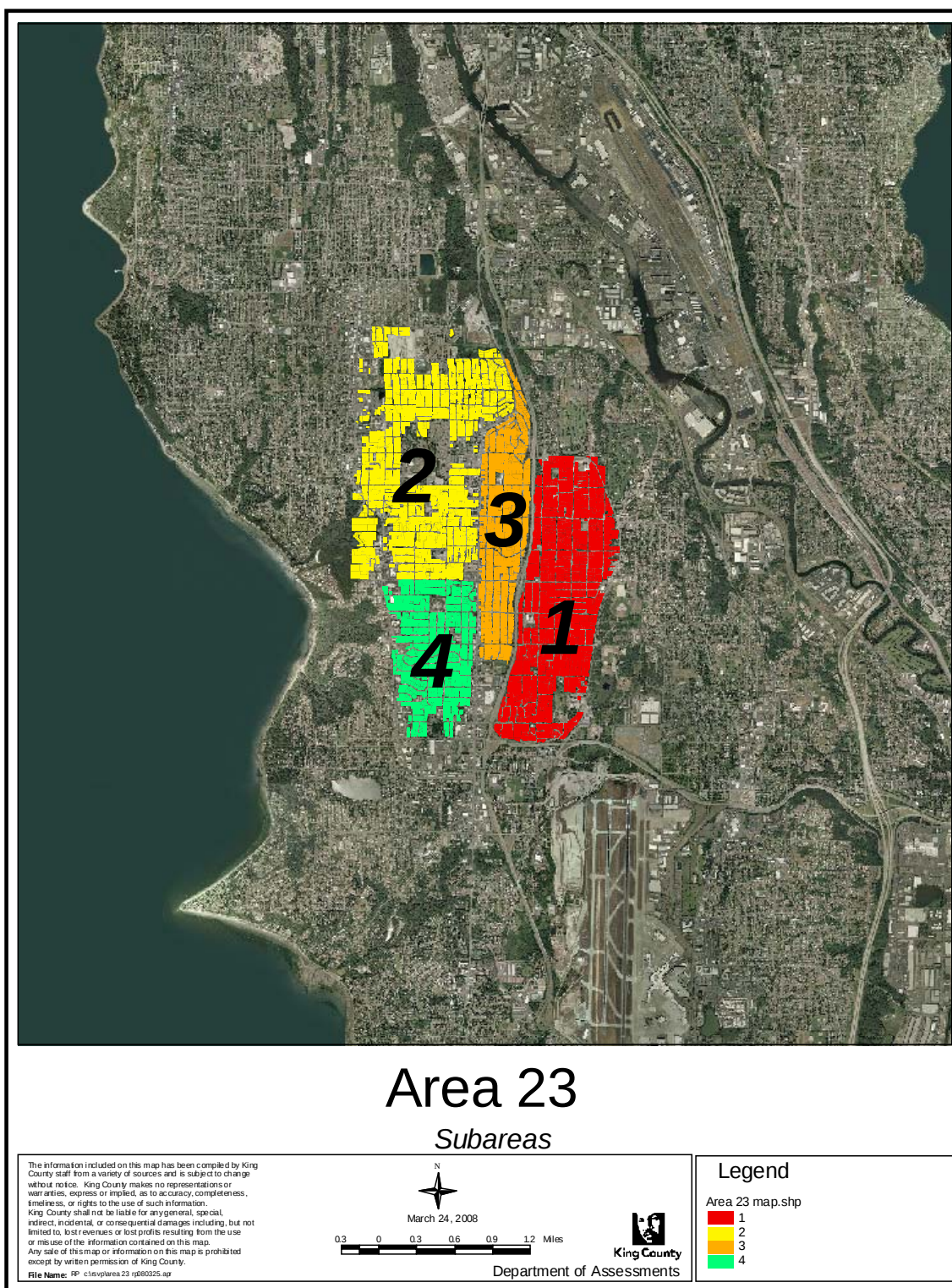


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



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



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 04 Day 01, Year 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 the 18 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.9% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.105, 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 1255 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

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.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.105

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, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.105)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.105).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.105, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 23 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

10.50%

Comments

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

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

Area 23 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 0.979.

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.
4	13	0.915	1.008	10.1%	0.876	1.140
5	118	0.861	0.949	10.2%	0.913	0.986
6	533	0.867	0.956	10.3%	0.941	0.970
7	529	0.909	1.003	10.3%	0.988	1.017
8	48	0.904	0.997	10.4%	0.957	1.038
9	13	0.892	0.985	10.4%	0.891	1.079
10	1	0.797	0.879	10.4%	N/A	N/A
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	3	0.830	0.916	10.3%	0.841	0.991
1911-1920	13	0.909	1.002	10.2%	0.923	1.080
1921-1930	57	0.921	1.015	10.2%	0.964	1.066
1931-1940	77	0.868	0.957	10.3%	0.914	0.999
1941-1950	409	0.867	0.956	10.3%	0.938	0.974
1951-1960	346	0.882	0.973	10.3%	0.956	0.989
1961-1970	137	0.890	0.982	10.3%	0.954	1.009
1971-1980	32	0.926	1.021	10.3%	0.962	1.081
1981-1990	22	0.867	0.957	10.4%	0.890	1.024
1991-2000	45	0.857	0.946	10.3%	0.898	0.993
>2000	114	0.958	1.057	10.3%	1.029	1.085
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	43	0.861	0.949	10.3%	0.884	1.013
Average	703	0.891	0.983	10.3%	0.970	0.996
Good	451	0.881	0.972	10.3%	0.957	0.987
Very Good	58	0.915	1.009	10.3%	0.961	1.056
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	1003	0.878	0.968	10.3%	0.957	0.979
1.5	133	0.908	1.001	10.3%	0.973	1.030
2	118	0.936	1.033	10.4%	1.006	1.060
2.5	1	1.056	1.167	10.5%	N/A	N/A

Area 23 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 0.979.

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	149	0.849	0.936	10.3%	0.907	0.965
0801-1000	281	0.875	0.965	10.3%	0.943	0.987
1001-1500	588	0.889	0.980	10.3%	0.966	0.993
1501-2000	157	0.907	1.001	10.3%	0.975	1.027
2001-2500	63	0.947	1.045	10.3%	1.007	1.084
2501-3000	12	0.837	0.924	10.4%	0.863	0.985
3001-4000	4	0.960	1.059	10.4%	0.760	1.359
4001-5000	1	0.898	0.992	10.5%	N/A	N/A
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1216	0.889	0.980	10.3%	0.971	0.990
Y	39	0.852	0.939	10.3%	0.874	1.005
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1254	0.888	0.979	10.3%	0.970	0.989
Y	1	0.979	1.080	10.3%	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	378	0.898	0.990	10.3%	0.974	1.007
2	455	0.888	0.980	10.3%	0.963	0.997
3	205	0.865	0.954	10.3%	0.932	0.976
4	217	0.890	0.982	10.3%	0.958	1.006

Area 23 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 0.979.

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Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	5	1.011	1.115	10.3%	1.000	1.230
03000-05000	73	0.940	1.036	10.3%	0.991	1.082
05001-08000	480	0.882	0.973	10.3%	0.958	0.988
08001-12000	488	0.884	0.975	10.3%	0.960	0.990
12001-16000	102	0.884	0.975	10.3%	0.938	1.013
16001-20000	52	0.908	1.002	10.3%	0.949	1.054
20001-30000	46	0.887	0.978	10.3%	0.917	1.039
30001-43559	8	0.797	0.880	10.3%	0.783	0.976
1AC-3AC	1	0.991	1.095	10.5%	N/A	N/A

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team 3	Lien Date: 01/01/2007	Date of Report: 3/24/2008	Sales Dates: 1/2005 - 12/2007																				
Area 23 / Burien	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																				
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>77</td></tr><tr><td>0.70</td><td>250</td></tr><tr><td>0.80</td><td>344</td></tr><tr><td>0.90</td><td>274</td></tr><tr><td>1.00</td><td>166</td></tr><tr><td>1.10</td><td>71</td></tr><tr><td>1.20</td><td>39</td></tr><tr><td>1.30</td><td>19</td></tr><tr><td>1.40</td><td>9</td></tr></tbody></table>		Ratio	Frequency	0.60	77	0.70	250	0.80	344	0.90	274	1.00	166	1.10	71	1.20	39	1.30	19	1.40	9
Ratio	Frequency																						
0.60	77																						
0.70	250																						
0.80	344																						
0.90	274																						
1.00	166																						
1.10	71																						
1.20	39																						
1.30	19																						
1.40	9																						
Sample size (n)	1255																						
Mean Assessed Value	250,700																						
Mean Sales Price	282,400																						
Standard Deviation AV	53,079																						
Standard Deviation SP	68,539																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.908																						
Median Ratio	0.885																						
Weighted Mean Ratio	0.888																						
UNIFORMITY																							
Lowest ratio	0.544																						
Highest ratio:	1.497																						
Coefficient of Dispersion	13.71%																						
Standard Deviation	0.156																						
Coefficient of Variation	17.21%																						
Price Related Differential (PRD)	1.022																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.876																						
Upper limit	0.896																						
95% Confidence: Mean																							
Lower limit	0.899																						
Upper limit	0.916																						
SAMPLE SIZE EVALUATION																							
N (population size)	7025																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.156																						
Recommended minimum:	39																						
Actual sample size:	1255																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	699																						
# ratios above mean:	556																						
z:	4.037																						
Conclusion:	Non-normal																						

COMMENTS:

1 to 3 Unit Residences throughout Area 23

COMMENTS:

1 to 3 Unit Residences throughout Area 23

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team 3	Lien Date: 01/01/2008	Date of Report: 4/1/2008	Sales Dates: 1/2005 - 12/2007																						
Area 23 / Burien	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>20</td></tr><tr><td>0.70-0.80</td><td>109</td></tr><tr><td>0.80-0.90</td><td>252</td></tr><tr><td>0.90-1.00</td><td>318</td></tr><tr><td>1.00-1.10</td><td>242</td></tr><tr><td>1.10-1.20</td><td>162</td></tr><tr><td>1.20-1.30</td><td>73</td></tr><tr><td>1.30-1.40</td><td>44</td></tr><tr><td>1.40-1.50</td><td>21</td></tr><tr><td>1.50-1.60</td><td>10</td></tr></tbody></table>		Ratio Bin	Frequency	0.60-0.70	20	0.70-0.80	109	0.80-0.90	252	0.90-1.00	318	1.00-1.10	242	1.10-1.20	162	1.20-1.30	73	1.30-1.40	44	1.40-1.50	21	1.50-1.60	10
Ratio Bin	Frequency																								
0.60-0.70	20																								
0.70-0.80	109																								
0.80-0.90	252																								
0.90-1.00	318																								
1.00-1.10	242																								
1.10-1.20	162																								
1.20-1.30	73																								
1.30-1.40	44																								
1.40-1.50	21																								
1.50-1.60	10																								
Sample size (n)	1255																								
Mean Assessed Value	276,500																								
Mean Sales Price	282,400																								
Standard Deviation AV	58,643																								
Standard Deviation SP	68,539																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	1.001																								
Median Ratio	0.976																								
Weighted Mean Ratio	0.979																								
UNIFORMITY																									
Lowest ratio	0.599																								
Highest ratio:	1.651																								
Coefficient of Dispersion	13.71%																								
Standard Deviation	0.172																								
Coefficient of Variation	17.22%																								
Price Related Differential (PRD)	1.022																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.967																								
Upper limit	0.988																								
95% Confidence: Mean																									
Lower limit	0.991																								
Upper limit	1.011																								
SAMPLE SIZE EVALUATION																									
N (population size)	7025																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.172																								
Recommended minimum:	48																								
Actual sample size:	1255																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	703																								
# ratios above mean:	552																								
z:	4.262																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout Area 23

Assessment level has been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout Area 23

Assessment level has 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 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	302820	0065	7/21/05	\$90,000	520	0	4	1949	3	12750	N	N	1251 S 136TH ST
001	603140	0135	5/25/06	\$198,000	550	0	4	1950	5	10742	N	N	1234 S 130TH ST
001	801860	0533	9/27/05	\$130,000	810	0	4	1925	4	5917	N	N	12403 14TH AVE S
001	801860	0351	5/4/06	\$192,950	550	0	5	1930	3	7250	N	N	12451 16TH AVE S
001	801860	0370	11/10/05	\$180,000	620	590	5	1926	4	10150	N	N	12605 16TH AVE S
001	336140	0825	11/16/05	\$149,950	630	0	5	1948	3	6120	N	N	1020 S 116TH ST
001	336140	1235	9/9/05	\$196,100	670	0	5	1928	4	10812	N	N	1228 S 117TH ST
001	172304	9204	1/26/07	\$335,000	700	0	5	1937	4	22936	N	N	13115 12TH AVE S
001	172304	9204	1/10/05	\$210,000	700	0	5	1937	4	22936	N	N	13115 12TH AVE S
001	172304	9242	6/20/07	\$278,500	710	0	5	1949	3	11868	N	N	13851 DES MOINES MEMORIAL DR
001	172304	9242	4/28/06	\$230,000	710	0	5	1949	3	11868	N	N	13851 DES MOINES MEMORIAL DR
001	011100	0185	5/11/05	\$285,000	740	0	5	1937	4	9825	N	N	13435 10TH AVE S
001	011100	0185	2/12/07	\$258,000	740	0	5	1937	4	9825	N	N	13435 10TH AVE S
001	172304	9042	3/1/05	\$168,000	780	0	5	1948	4	11493	N	N	1257 S 140TH ST
001	144640	3485	4/26/05	\$166,000	810	0	5	1947	3	6600	N	N	13415 7TH AVE S
001	011100	0060	2/1/05	\$230,000	820	0	5	1980	3	22125	N	N	13234 10TH AVE S
001	302820	0122	3/21/06	\$233,500	860	130	5	1955	3	5625	N	N	13612 14TH AVE S
001	172304	9134	7/30/07	\$300,000	880	0	5	1942	4	10664	N	N	13040 10TH AVE S
001	801920	0220	9/14/07	\$257,000	890	0	5	1929	4	14772	N	N	12062 10TH AVE S
001	172304	9520	3/5/07	\$295,950	900	0	5	1966	3	7200	N	N	14224 4TH AVE S
001	336140	0425	12/19/06	\$180,000	900	0	5	1915	3	8960	N	N	11510 14TH AVE S
001	801920	0794	5/11/07	\$266,000	940	0	5	1961	4	7000	N	N	12457 9TH AVE S
001	801920	0794	6/1/06	\$247,500	940	0	5	1961	4	7000	N	N	12457 9TH AVE S
001	801860	0551	6/20/07	\$237,050	950	0	5	1926	3	12000	N	N	12423 14TH AVE S
001	801920	0120	10/10/05	\$226,500	960	0	5	1930	3	8806	N	N	1046 S 124TH ST
001	336140	1155	9/15/06	\$275,000	970	0	5	1908	5	9180	N	N	1237 S 116TH ST
001	172304	9062	1/24/06	\$222,000	1000	0	5	1928	4	15900	N	N	13115 DES MOINES MEMORIAL DR S
001	172304	9062	5/9/05	\$158,000	1000	0	5	1928	4	15900	N	N	13115 DES MOINES MEMORIAL DR S
001	202304	9252	11/6/06	\$290,000	1020	0	5	1947	2	10000	N	N	14605 DES MOINES MEMORIAL DR S
001	202304	9252	7/27/05	\$230,000	1020	0	5	1947	2	10000	N	N	14605 DES MOINES MEMORIAL DR S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	801920	0515	8/29/05	\$247,500	1110	0	5	1939	4	29600	N	N	12602 10TH AVE S
001	011100	0325	4/17/06	\$190,000	1160	0	5	1942	4	22110	N	N	13411 12TH AVE S
001	336140	1860	4/6/06	\$320,000	1200	0	5	1920	5	38400	N	N	11802 12TH AVE S
001	801860	0355	2/8/06	\$263,500	1220	0	5	1994	3	7215	N	N	12461 16TH AVE S
001	801860	0355	7/21/05	\$197,500	1220	0	5	1994	3	7215	N	N	12461 16TH AVE S
001	098500	1025	4/6/06	\$266,500	1280	0	5	1940	4	2960	N	N	1655 S 124TH ST
001	098500	1025	8/12/05	\$216,500	1280	0	5	1940	4	2960	N	N	1655 S 124TH ST
001	336140	0085	8/7/07	\$295,000	1430	0	5	1920	4	23400	N	N	11247 10TH AVE S
001	336140	1855	11/1/05	\$285,000	1500	0	5	2003	3	19200	N	N	11726 12TH AVE S
001	172304	9522	3/1/06	\$264,950	1640	0	5	1940	3	13200	N	N	13033 10TH AVE S
001	801920	0925	10/30/06	\$310,000	1760	90	5	1937	3	14800	N	N	12217 10TH AVE S
001	336140	2041	11/15/05	\$226,000	650	0	6	1942	3	8330	N	N	824 S 120TH ST
001	336140	2041	2/4/05	\$186,000	650	0	6	1942	3	8330	N	N	824 S 120TH ST
001	011100	0086	12/29/06	\$229,950	700	0	6	1942	3	10101	N	N	13203 10TH AVE S
001	336140	0287	6/15/06	\$250,000	710	630	6	1939	4	7540	N	N	11404 12TH AVE S
001	336140	0296	4/19/05	\$227,000	710	0	6	1947	4	9600	N	N	11423 14TH AVE S
001	172304	9417	6/29/05	\$185,700	720	360	6	1941	3	10850	N	N	13104 14TH AVE S
001	172304	9231	2/27/06	\$239,999	740	0	6	1946	3	8775	N	N	12811 10TH AVE S
001	336140	1914	11/23/05	\$243,000	740	0	6	1941	4	17400	N	N	11802 10TH AVE S
001	098500	0797	7/20/06	\$230,950	760	0	6	1953	4	8520	N	N	12032 16TH AVE S
001	144640	3470	10/12/06	\$266,000	770	0	6	1943	3	6580	N	N	13431 7TH AVE S
001	098500	0765	6/12/07	\$325,000	770	190	6	1954	4	16756	Y	N	12002 16TH AVE S
001	098500	0950	4/4/06	\$240,000	770	0	6	1942	3	9715	N	N	1614 S 124TH ST
001	098500	0765	2/26/07	\$300,000	770	190	6	1954	4	16756	Y	N	12002 16TH AVE S
001	098500	0765	6/28/05	\$299,900	770	190	6	1954	4	16756	Y	N	12002 16TH AVE S
001	801860	0310	3/2/07	\$222,000	770	0	6	1948	3	9000	N	N	1411 S 124TH ST
001	801860	0275	6/8/05	\$223,000	780	0	6	1923	3	9888	N	N	1447 S 124TH ST
001	336140	1820	12/7/05	\$228,000	780	100	6	1943	3	10134	N	N	11651 16TH AVE S
001	098500	0820	3/24/05	\$215,000	780	0	6	1945	3	19800	N	N	12045 DES MOINES MEMORIAL DR S
001	603140	0010	1/25/06	\$185,500	780	0	6	1949	3	8056	N	N	1436 S 129TH ST
001	098500	1015	6/8/07	\$270,000	790	0	6	1942	3	13062	N	N	1641 S 124TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	336140	2061	10/23/06	\$280,000	790	0	6	1950	3	17400	N	N	11809 10TH AVE S
001	144640	3890	5/23/06	\$246,000	790	0	6	1944	4	7128	N	N	13040 7TH AVE S
001	801860	0720	6/7/06	\$265,000	790	0	6	1948	5	19045	N	N	12458 12TH AVE S
001	144640	3850	9/14/05	\$231,500	790	0	6	1944	4	7153	N	N	12856 7TH AVE S
001	144640	3825	1/20/06	\$205,000	790	0	6	1944	3	7159	N	N	12830 7TH AVE S
001	144640	4031	2/7/07	\$230,000	800	0	6	1945	2	6732	N	N	723 S 128TH ST
001	144640	3285	2/22/07	\$249,700	810	0	6	1944	2	7128	N	N	12829 7TH AVE S
001	336140	0225	5/3/06	\$314,950	810	250	6	1928	4	38400	N	N	11403 12TH AVE S
001	144640	3885	4/26/05	\$222,000	810	0	6	1944	4	7128	N	N	13034 7TH AVE S
001	144640	3305	5/3/05	\$215,000	810	0	6	1944	4	7158	N	N	12807 7TH AVE S
001	172304	9172	10/11/05	\$220,000	810	0	6	1943	3	23041	N	N	812 S 132ND ST
001	144640	3285	5/16/06	\$135,500	810	0	6	1944	2	7128	N	N	12829 7TH AVE S
001	746000	0055	12/29/06	\$305,000	820	240	6	1950	3	6590	N	N	13020 12TH AVE S
001	172304	9265	11/1/05	\$220,000	820	0	6	1952	3	9000	N	N	14002 8TH AVE S
001	011100	0410	4/21/06	\$250,000	820	0	6	1960	5	7350	N	N	13448 10TH AVE S
001	172304	9436	7/27/05	\$205,000	820	0	6	1957	3	10092	N	N	1238 S 136TH ST
001	801860	0125	4/18/06	\$265,000	840	0	6	1960	3	9947	N	N	1436 S 124TH ST
001	336140	0295	12/6/05	\$385,000	840	0	6	1926	4	19200	N	N	11415 14TH AVE S
001	172304	9519	1/19/06	\$211,000	840	0	6	1943	3	7200	N	N	14222 4TH AVE S
001	801920	0960	1/19/06	\$187,500	840	0	6	1933	3	8590	N	N	922 S 124TH ST
001	172304	9071	1/23/07	\$160,000	840	0	6	1926	3	21780	N	N	13811 DES MOINES MEMORIAL DR S
001	144720	0121	10/11/05	\$249,950	850	0	6	1948	3	15448	N	N	12219 8TH AVE S
001	801860	0685	2/28/05	\$175,000	860	0	6	1937	4	21900	N	N	12622 12TH AVE S
001	336140	1400	4/4/06	\$219,000	870	0	6	1934	3	6120	N	N	1002 S 117TH ST
001	801920	0535	1/6/06	\$280,000	900	0	6	1937	3	26640	N	N	12444 10TH AVE S
001	336140	0375	4/20/06	\$275,000	910	190	6	1938	3	7875	N	N	11238 14TH AVE S
001	920000	0045	10/29/07	\$247,500	910	0	6	1942	3	7397	N	N	11860 12TH AVE S
001	011100	0130	7/11/06	\$233,000	910	0	6	1954	3	22125	N	N	13248 8TH AVE S
001	603140	0041	10/10/06	\$290,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
001	603140	0041	5/2/05	\$229,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
001	172304	9008	10/16/06	\$275,750	930	0	6	1938	4	8665	N	N	13426 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	098500	0965	5/24/05	\$255,950	940	940	6	1939	4	10875	N	N	1605 S 124TH ST
001	144640	3820	7/24/06	\$273,375	950	0	6	1944	4	7128	N	N	12824 7TH AVE S
001	144640	3270	9/21/06	\$258,000	950	0	6	1944	4	7150	N	N	12845 7TH AVE S
001	801920	1058	6/20/06	\$260,000	960	0	6	1955	4	5400	N	N	12056 8TH AVE S
001	336140	1841	6/11/07	\$377,990	960	970	6	2006	3	10583	N	N	11621 16TH AVE S
001	801860	0760	6/10/05	\$245,000	960	0	6	1996	3	10535	N	N	1225 S 124TH ST
001	172304	9085	6/29/05	\$212,500	970	0	6	1930	4	7405	N	N	14061 DES MOINES MEMORIAL DR S
001	936460	0045	3/2/06	\$305,000	990	360	6	1952	3	8835	N	N	14236 6TH AVE S
001	098500	1030	12/28/06	\$254,500	990	0	6	1926	4	6660	N	N	12401 DES MOINES MEMORIAL DR S
001	144720	0026	7/28/06	\$309,000	990	1260	6	1950	4	14450	N	N	12423 8TH AVE S
001	801920	0670	3/24/06	\$260,000	990	0	6	1958	4	10192	N	N	12464 9TH AVE S
001	936460	0045	10/6/05	\$225,000	990	360	6	1952	3	8835	N	N	14236 6TH AVE S
001	144640	3300	6/20/06	\$279,000	1010	0	6	1944	4	7157	N	N	12813 7TH AVE S
001	336140	1868	9/13/06	\$319,000	1010	0	6	1963	4	10581	N	N	1232 S 120TH ST
001	144640	3225	6/10/05	\$245,000	1010	0	6	1944	4	7140	N	N	13031 7TH AVE S
001	603140	0005	5/17/05	\$255,000	1010	690	6	1948	3	9399	N	N	12825 15TH AVE S
001	172304	9404	10/16/07	\$260,000	1020	0	6	1961	3	8599	N	N	13012 15TH AVE S
001	098500	0786	6/29/05	\$298,000	1020	1020	6	1991	4	9230	N	N	12010 16TH AVE S
001	079700	0050	7/11/05	\$229,000	1030	0	6	1942	4	27500	N	N	11703 8TH AVE S
001	801860	0555	10/7/05	\$285,000	1040	0	6	1954	3	22500	N	N	12429 14TH AVE S
001	336140	0446	11/8/05	\$325,000	1040	100	6	1943	4	17600	N	N	11441 GLENDALE WAY S
001	172304	9221	9/19/05	\$280,000	1040	0	6	1936	4	17010	N	N	13127 12TH AVE S
001	801860	0375	4/18/06	\$290,000	1050	0	6	1930	4	7250	N	N	12611 16TH AVE S
001	603140	0141	10/4/06	\$298,000	1060	0	6	1949	4	8459	N	N	1246 S 130TH ST
001	336140	1120	9/25/06	\$201,500	1060	0	6	1927	3	6120	N	N	1217 S 116TH ST
001	098500	0920	8/23/05	\$150,000	1060	0	6	1924	3	12012	N	N	1624 S 124TH ST
001	936460	0050	2/23/05	\$213,200	1070	0	6	1952	4	7320	N	N	14238 6TH AVE S
001	336140	1813	6/27/05	\$245,000	1070	860	6	1943	3	15469	N	N	11657 16TH AVE S
001	144640	3845	9/13/06	\$268,000	1080	0	6	1944	3	7154	N	N	12850 7TH AVE S
001	011100	0020	4/8/05	\$247,500	1080	0	6	1940	3	22125	N	N	13227 12TH AVE S
001	801860	0485	7/5/07	\$240,000	1090	0	6	1946	5	13500	N	N	12456 1/2 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	801920	0742	10/11/06	\$237,500	1090	0	6	1948	4	15375	N	N	812 S 128TH ST
001	011100	0140	3/20/06	\$298,000	1100	0	6	1936	4	22125	N	N	13234 8TH AVE S
001	801920	0695	11/9/06	\$292,900	1100	0	6	1939	4	14850	N	N	12621 10TH AVE S
001	144720	0111	4/26/05	\$244,000	1100	0	6	1937	3	15000	N	N	12055 8TH AVE S
001	336140	0865	11/15/07	\$274,650	1110	0	6	1948	4	6120	N	N	1050 S 116TH ST
001	801860	0585	4/19/05	\$175,000	1120	0	6	1947	4	30000	N	N	12463 14TH AVE S
001	098500	1115	7/3/07	\$230,000	1130	0	6	1925	4	14800	N	N	12606 16TH AVE S
001	336140	1025	9/26/05	\$232,000	1130	0	6	1952	4	8160	N	N	1216 S 116TH ST
001	336140	1736	9/10/07	\$299,990	1140	0	6	1948	4	6600	N	N	11734 14TH AVE S
001	172304	9538	4/14/06	\$244,400	1140	0	6	1947	4	8186	N	N	13428 14TH AVE S
001	336140	1736	2/2/07	\$225,000	1140	0	6	1948	4	6600	N	N	11734 14TH AVE S
001	801860	0525	7/18/05	\$207,500	1140	0	6	1928	3	15000	N	N	12424 14TH AVE S
001	336140	1455	6/21/06	\$280,000	1160	0	6	1953	3	12240	N	N	1038 S 117TH ST
001	746000	0050	7/18/05	\$217,000	1160	0	6	1949	4	7179	N	N	1328 S 130TH PL
001	801920	1055	5/29/07	\$292,000	1180	420	6	1955	5	18000	N	N	12204 8TH AVE S
001	144720	0135	12/20/06	\$365,000	1190	0	6	1937	3	31900	N	N	12245 8TH AVE S
001	011100	0015	4/20/05	\$253,100	1190	0	6	1940	3	22125	N	N	13221 12TH AVE S
001	603140	0166	10/18/06	\$290,000	1200	0	6	1946	3	6700	N	N	1435 S 129TH ST
001	603140	0166	10/18/05	\$231,000	1200	0	6	1946	3	6700	N	N	1435 S 129TH ST
001	801920	0461	9/27/06	\$277,000	1220	0	6	1954	4	6000	N	N	1026 S 128TH ST
001	172304	9225	5/18/06	\$272,000	1220	0	6	1946	4	8690	N	N	13007 DES MOINES MEMORIAL DR S
001	801920	0461	3/20/06	\$230,000	1220	0	6	1954	4	6000	N	N	1026 S 128TH ST
001	336140	0291	9/13/06	\$276,950	1240	0	6	1953	3	6000	N	N	11422 12TH AVE S
001	801920	0757	7/26/06	\$275,000	1270	0	6	1948	3	12797	N	N	12711 9TH AVE S
001	336140	1880	11/29/05	\$276,000	1270	0	6	1969	3	19200	N	N	11825 14TH AVE S
001	603140	0162	4/19/06	\$265,000	1320	0	6	1965	4	6714	N	N	1426 S 130TH ST
001	098500	0724	9/14/05	\$279,000	1320	900	6	1946	4	9900	N	N	11821 GLENDALE WAY S
001	098500	1010	8/18/05	\$250,000	1320	310	6	1938	3	7137	N	N	1631 S 124TH ST
001	801920	0741	9/6/05	\$227,000	1340	0	6	1943	4	12000	N	N	822 S 128TH ST
001	336140	2035	8/19/05	\$267,800	1370	0	6	1948	4	9415	N	N	11852 8TH AVE S
001	336140	0092	10/18/05	\$167,800	1380	0	6	1938	3	17500	N	N	11219 10TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	336140	0665	4/26/05	\$221,000	1390	0	6	1913	5	6120	N	N	1004 S 115TH ST
001	011100	0055	11/27/06	\$340,000	1400	0	6	1942	5	22120	N	N	13240 10TH AVE S
001	336140	0398	10/6/05	\$234,500	1400	0	6	1928	4	10150	N	N	11260 14TH AVE S
001	801860	1030	5/23/05	\$224,000	1420	0	6	1925	4	14709	N	N	12016 12TH AVE S
001	144640	3075	12/22/06	\$325,000	1430	0	6	1947	4	10400	N	N	605 S 128TH ST
001	172304	9350	9/20/07	\$310,000	1430	0	6	1947	4	10800	N	N	1266 S 140TH ST
001	172304	9556	1/12/05	\$230,720	1430	0	6	1960	4	12100	N	N	14019 7TH PL S
001	336140	1872	3/23/07	\$280,000	1470	200	6	1932	4	10924	N	N	11837 14TH AVE S
001	098500	1099	1/5/05	\$232,500	1490	0	6	1947	4	17760	N	N	12462 16TH AVE S
001	172304	9402	9/22/05	\$323,000	1540	660	6	1967	4	10233	N	N	13422 14TH AVE S
001	098500	0955	5/5/05	\$243,000	1560	0	6	1967	3	8800	N	N	12258 16TH AVE S
001	801920	0140	8/24/06	\$290,000	1570	0	6	1938	3	5978	N	N	1030 S 124TH ST
001	801920	0205	7/17/06	\$365,000	1590	0	6	2003	4	11475	N	N	12212 10TH AVE S
001	336140	1395	11/16/06	\$280,000	1640	0	6	1979	3	6120	N	N	1003 S 116TH ST
001	801860	0895	9/21/05	\$289,000	1650	0	6	1942	3	15000	N	N	12247 14TH AVE S
001	098500	1141	1/20/05	\$234,950	1650	0	6	1954	3	10360	N	N	12634 16TH AVE S
001	144640	3990	5/17/07	\$375,000	1780	0	6	1950	4	13200	N	N	12915 8TH AVE S
001	144640	3990	10/27/06	\$269,450	1780	0	6	1950	4	13200	N	N	12915 8TH AVE S
001	336140	0383	7/30/07	\$250,000	1800	0	6	1939	3	10206	N	N	11248 14TH AVE S
001	801860	0770	11/4/05	\$318,000	1820	0	6	1925	4	21384	N	N	1211 S 124TH ST
001	302820	0105	2/21/07	\$372,950	1840	500	6	1942	3	16875	N	N	13635 DES MOINES MEMORIAL DR S
001	098500	0722	6/16/05	\$247,000	1840	360	6	1947	4	7700	N	N	11810 16TH AVE S
001	936460	0075	10/3/07	\$375,000	1860	0	6	1992	3	10000	N	N	641 S 143RD ST
001	172304	9283	7/12/07	\$410,000	1900	0	6	1942	4	28059	N	N	13011 10TH AVE S
001	144720	0080	6/7/07	\$345,000	1930	100	6	1936	4	25200	N	N	12007 8TH AVE S
001	302820	0055	3/6/06	\$290,000	2000	0	6	1936	3	20250	N	N	1243 S 136TH ST
001	172304	9498	2/9/07	\$310,500	830	670	7	1963	4	11229	N	N	13019 10TH AVE S
001	011100	0355	6/4/07	\$255,000	920	0	7	1957	3	11432	N	N	1032 S 136TH ST
001	011100	0350	8/24/05	\$220,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
001	098500	1068	3/24/06	\$274,000	930	0	7	1950	3	21238	N	N	12431 DES MOINES MEMORIAL DR S
001	336140	0625	10/20/06	\$255,000	940	500	7	1954	3	6120	N	N	1024 S 115TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	144640	3145	5/13/05	\$227,000	940	300	7	1950	3	9900	N	N	13020 6TH AVE S
001	336140	0360	5/25/06	\$317,500	960	200	7	1942	4	12230	N	N	11244 GLENDALE WAY S
001	336140	0360	1/20/05	\$195,000	960	200	7	1942	4	12230	N	N	11244 GLENDALE WAY S
001	011100	0233	8/22/06	\$261,800	970	0	7	1963	4	7380	N	N	13456 8TH AVE S
001	011100	0233	4/21/05	\$197,950	970	0	7	1963	4	7380	N	N	13456 8TH AVE S
001	336140	1675	11/1/07	\$360,000	980	500	7	1959	4	6120	N	N	1221 S 117TH ST
001	172304	9396	8/31/06	\$340,000	980	0	7	1956	4	10073	N	N	14025 5TH AVE S
001	336140	1675	5/23/05	\$265,000	980	500	7	1959	4	6120	N	N	1221 S 117TH ST
001	801860	1041	5/16/07	\$210,000	980	0	7	1954	3	6500	N	N	1225 S 120TH ST
001	801920	0680	9/22/06	\$254,000	990	0	7	1961	4	8060	N	N	12607 10TH AVE S
001	336140	0366	8/14/06	\$258,000	990	980	7	1954	3	9888	N	N	11245 GLENDALE WAY S
001	801920	0055	4/19/06	\$297,000	1000	0	7	1952	4	21000	N	N	12049 12TH AVE S
001	302820	0081	5/1/07	\$375,000	1010	0	7	1956	3	16926	N	N	13721 14TH AVE S
001	336140	1978	8/16/06	\$309,726	1010	430	7	1961	3	8260	N	N	829 S 116TH ST
001	603140	0057	1/25/07	\$284,000	1010	0	7	1958	3	7500	N	N	12816 12TH AVE S
001	176060	0035	10/17/05	\$294,000	1010	500	7	1954	3	10400	N	N	402 S 146TH ST
001	302820	0081	6/23/05	\$260,000	1010	0	7	1956	3	16926	N	N	13721 14TH AVE S
001	302820	0081	1/12/07	\$240,000	1010	0	7	1956	3	16926	N	N	13721 14TH AVE S
001	534300	0010	11/28/05	\$308,950	1020	0	7	1959	4	8598	N	N	923 S 138TH ST
001	280320	0045	5/24/05	\$240,000	1020	390	7	1958	3	9636	N	N	921 S 137TH ST
001	176060	0009	4/17/07	\$313,000	1030	0	7	1954	3	7800	N	N	14445 8TH AVE S
001	121500	0010	4/24/06	\$369,950	1040	620	7	1958	3	9274	N	N	554 S 146TH ST
001	121500	0050	11/29/07	\$331,000	1040	590	7	1959	3	8710	N	N	14454 6TH AVE S
001	121500	0010	7/6/05	\$310,000	1040	620	7	1958	3	9274	N	N	554 S 146TH ST
001	801860	0490	6/20/05	\$259,000	1040	520	7	1954	3	13500	N	N	12454 14TH AVE S
001	338811	0240	12/3/07	\$230,000	1040	520	7	1977	3	7315	N	N	11859 12TH AVE S
001	202304	9240	6/15/07	\$294,000	1050	0	7	1962	3	7169	N	N	828 S 147TH ST
001	382140	0130	1/19/07	\$320,000	1050	350	7	1978	3	7300	N	N	614 S 137TH PL
001	172304	9504	2/14/05	\$224,950	1050	0	7	1963	4	9800	N	N	14214 8TH AVE S
001	336140	0440	1/21/05	\$245,000	1050	600	7	1949	4	16280	N	N	1434 S 116TH ST
001	534120	0010	2/26/05	\$229,000	1050	500	7	1955	3	18744	N	N	14411 8TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	382140	0130	5/3/06	\$211,000	1050	350	7	1978	3	7300	N	N	614 S 137TH PL
001	336140	0418	6/15/06	\$310,000	1060	990	7	1962	2	8960	N	N	11414 14TH AVE S
001	336140	2011	9/27/05	\$325,000	1060	600	7	1957	3	19200	N	N	11730 8TH AVE S
001	801860	0426	11/26/07	\$320,000	1060	820	7	2007	3	8500	N	N	12659 14TH PL S
001	202304	9409	3/23/07	\$200,971	1060	0	7	1957	4	8241	N	N	14808 8TH AVE S
001	202304	9292	6/21/07	\$360,000	1070	460	7	1951	3	13500	N	N	835 S 146TH ST
001	936460	0040	2/17/06	\$265,000	1070	340	7	1953	3	7200	N	N	612 S 143RD PL
001	801860	0433	2/3/05	\$256,500	1080	790	7	1961	2	8100	N	N	12651 14TH PL S
001	801920	0070	11/1/05	\$275,000	1080	580	7	1950	3	11850	N	N	12213 12TH AVE S
001	258880	0075	7/12/07	\$340,750	1090	0	7	1959	3	7156	N	N	1308 S 131ST PL
001	121500	0035	3/28/07	\$330,000	1090	620	7	1959	3	9350	N	N	14415 6TH AVE S
001	258880	0085	3/30/06	\$258,450	1090	0	7	1960	3	7156	N	N	1320 S 131ST PL
001	258880	0085	7/30/07	\$250,000	1090	0	7	1960	3	7156	N	N	1320 S 131ST PL
001	258440	0055	12/28/06	\$304,400	1100	0	7	1953	4	9440	N	N	14029 6TH AVE S
001	336140	0365	5/4/05	\$259,950	1100	860	7	1954	3	10260	N	N	11246 GLENDALE WAY S
001	336140	0240	3/1/06	\$360,000	1110	1110	7	1955	3	19200	N	N	11227 12TH AVE S
001	144720	0145	12/9/05	\$273,600	1110	0	7	1951	3	10350	N	N	704 S 124TH ST
001	144720	0145	2/8/05	\$230,000	1110	0	7	1951	3	10350	N	N	704 S 124TH ST
001	258880	0025	12/29/05	\$223,500	1110	0	7	1956	3	7512	N	N	1234 S 132ND ST
001	172304	9435	5/24/06	\$304,800	1120	1120	7	1950	3	12948	N	N	1269 S 140TH ST
001	172304	9218	3/26/07	\$275,000	1120	0	7	1955	3	32130	N	N	13433 14TH AVE S
001	936460	0060	4/16/07	\$286,000	1120	400	7	1953	3	9700	N	N	604 S 143RD PL
001	371250	0010	6/30/05	\$295,000	1120	1080	7	1965	4	10710	N	N	1006 S 130TH PL
001	172304	9080	9/27/05	\$260,000	1120	410	7	1976	3	9860	N	N	1230 S 134TH ST
001	276260	0010	3/3/05	\$200,500	1130	0	7	1957	3	8960	N	N	613 S 140TH ST
001	911900	0030	7/24/07	\$300,000	1140	0	7	1951	4	9690	N	N	834 S 148TH ST
001	336140	0470	2/19/07	\$330,000	1140	300	7	1955	4	16640	N	N	11270 GLENDALE WAY S
001	172304	9568	9/25/06	\$309,000	1140	0	7	1979	4	23291	N	N	14103 9TH PL S
001	172304	9366	6/3/05	\$325,000	1140	720	7	2004	3	10125	N	N	13429 DES MOINES MEMORIAL DR S
001	911900	0030	4/13/05	\$200,000	1140	0	7	1951	4	9690	N	N	834 S 148TH ST
001	205360	0005	11/5/07	\$280,000	1160	0	7	1954	4	8863	N	N	656 S 147TH PL

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	172304	9492	11/27/06	\$280,000	1170	0	7	1966	3	8217	N	N	901 S 137TH ST
001	172304	9483	6/1/06	\$320,000	1170	580	7	1962	3	8800	N	N	709 S 142ND ST
001	098500	0833	4/24/07	\$282,000	1170	0	7	1948	4	6134	N	N	12204 16TH AVE S
001	801860	0060	6/21/05	\$265,000	1170	270	7	1953	4	10965	N	N	12203 16TH AVE S
001	338811	0270	7/27/05	\$295,000	1170	1100	7	1968	4	7175	N	N	11852 11TH AVE S
001	172304	9492	4/5/05	\$209,888	1170	0	7	1966	3	8217	N	N	901 S 137TH ST
001	172304	9599	4/20/05	\$305,000	1174	534	7	2004	3	6605	N	N	13720 11TH PL S
001	172304	9118	3/21/05	\$302,800	1174	534	7	2004	3	7769	N	N	13704 11TH PL S
001	202304	9064	3/27/06	\$265,000	1180	680	7	1952	4	13680	N	N	841 S 146TH ST
001	176060	0004	5/6/05	\$230,000	1180	560	7	1963	3	7350	N	N	14451 8TH AVE S
001	603140	0075	6/27/07	\$319,500	1190	1100	7	1957	3	13428	N	N	1024 S 129TH ST
001	172304	9572	5/23/05	\$235,000	1190	560	7	1982	3	7522	N	N	13013 DES MOINES MEMORIAL DR S
001	338811	0310	4/28/06	\$365,000	1200	1200	7	1967	4	8355	N	N	11826 11TH AVE S
001	172304	9291	2/20/06	\$250,000	1200	0	7	1976	3	7310	N	N	803 S 143RD PL
001	172304	9585	7/21/05	\$265,000	1200	0	7	1994	3	8013	N	N	706 S 138TH PL
001	801860	0595	8/6/07	\$338,000	1210	0	7	1954	3	22500	N	N	12605 14TH AVE S
001	098500	0699	3/9/07	\$349,500	1210	550	7	1997	3	5115	N	N	11639 GLENDALE WAY S
001	098500	0752	7/21/05	\$268,000	1210	0	7	1995	3	11384	N	N	11848 16TH AVE S
001	912400	0030	7/24/06	\$320,000	1220	350	7	1959	3	8100	N	N	835 S 147TH ST
001	336140	0055	7/25/05	\$243,000	1220	560	7	1964	3	7900	N	N	11450 8TH AVE S
001	172304	9102	12/1/05	\$450,000	1230	1230	7	1946	5	7485	N	N	13043 10TH AVE S
001	172304	9102	2/23/07	\$389,950	1230	1230	7	1946	5	7485	N	N	13043 10TH AVE S
001	011100	0235	11/14/06	\$301,000	1230	0	7	1935	4	11070	N	N	13450 8TH AVE S
001	172304	9419	11/6/07	\$312,000	1250	0	7	1959	3	8700	N	N	502 S 144TH ST
001	098500	0796	4/9/07	\$380,000	1250	620	7	2005	3	9230	N	N	12030 16TH AVE S
001	258880	0035	6/9/05	\$233,000	1250	0	7	1955	3	7512	N	N	1246 S 132ND ST
001	172304	9420	8/23/05	\$265,000	1250	0	7	1959	4	8700	N	N	512 S 144TH ST
001	801920	0463	5/12/05	\$268,500	1250	400	7	1960	4	9300	N	N	12656 10TH AVE S
001	098500	0796	3/25/05	\$316,000	1250	620	7	2005	3	9230	N	N	12030 16TH AVE S
001	336140	1979	3/11/05	\$174,000	1250	0	7	1964	3	8125	N	N	817 S 116TH ST
001	417120	0055	11/28/07	\$300,000	1260	0	7	1957	3	7130	N	N	14426 5TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	801920	0180	3/30/07	\$345,000	1270	650	7	1969	3	13464	N	N	12234 10TH AVE S
001	258440	0025	10/27/06	\$330,000	1270	480	7	1954	4	9456	N	N	14046 5TH AVE S
001	801920	0180	8/24/05	\$300,000	1270	650	7	1969	3	13464	N	N	12234 10TH AVE S
001	144640	3675	1/4/07	\$299,950	1280	0	7	1963	2	6600	N	N	13453 8TH AVE S
001	258440	0020	11/5/07	\$300,000	1280	150	7	1954	3	9457	N	N	14042 5TH AVE S
001	382140	0200	8/22/06	\$289,975	1290	0	7	1947	4	9312	N	N	623 S 136TH ST
001	336140	1764	5/22/07	\$295,000	1300	840	7	1962	2	9026	N	N	1414 S 120TH ST
001	911900	0020	9/26/07	\$230,000	1300	0	7	1951	3	8322	N	N	818 S 148TH ST
001	746000	0065	6/8/05	\$264,000	1300	0	7	1949	3	7156	N	N	1215 S 130TH PL
001	801920	0345	5/27/05	\$275,000	1300	0	7	1926	4	17263	N	N	1003 S 124TH ST
001	417120	0005	5/18/07	\$410,000	1310	1310	7	1956	4	9386	N	N	14403 5TH AVE S
001	920000	0005	12/13/05	\$269,950	1320	0	7	1952	4	16500	N	N	11814 12TH AVE S
001	258440	0010	4/20/06	\$335,000	1330	500	7	1954	4	9460	N	N	14028 5TH AVE S
001	202304	9384	10/27/05	\$245,000	1340	0	7	1955	3	11692	N	N	14412 8TH AVE S
001	801860	0570	6/28/06	\$420,000	1350	0	7	2002	3	15008	N	N	12441 14TH AVE S
001	172304	9421	2/14/07	\$342,000	1350	800	7	1959	3	9445	N	N	1249 S 132ND ST
001	801920	0646	6/12/06	\$276,000	1390	0	7	1961	4	7980	N	N	12440 9TH AVE S
001	336140	2039	9/26/06	\$265,000	1400	0	7	1969	4	9280	N	N	816 S 120TH ST
001	242340	0110	8/23/06	\$428,000	1430	1150	7	1965	4	10560	N	N	561 S 144TH ST
001	242340	0090	10/27/05	\$335,000	1430	400	7	1964	3	10950	N	N	512 S 145TH ST
001	172304	9254	8/2/05	\$200,000	1430	0	7	1947	4	13805	N	N	14050 4TH AVE S
001	172304	9287	7/2/07	\$320,000	1450	0	7	1948	4	10400	N	N	13621 8TH AVE S
001	172304	9432	5/15/07	\$320,000	1470	1200	7	1947	3	12634	N	N	13404 12TH AVE S
001	172304	9115	12/13/07	\$388,500	1480	0	7	1937	3	22392	N	N	1220 S 136TH ST
001	202304	9350	6/27/06	\$315,000	1480	0	7	1962	3	9086	N	N	818 S 147TH ST
001	202304	9350	1/18/06	\$280,000	1480	0	7	1962	3	9086	N	N	818 S 147TH ST
001	936460	0015	6/15/05	\$240,000	1480	0	7	1955	4	8030	N	N	648 S 143RD ST
001	144640	2945	4/24/06	\$210,000	1480	0	7	1954	4	6744	N	N	13055 6TH AVE S
001	202304	9350	12/21/05	\$190,000	1480	0	7	1962	3	9086	N	N	818 S 147TH ST
001	172304	9131	8/22/05	\$443,000	1510	1080	7	1942	5	87120	N	N	1208 S 140TH ST
001	302820	0077	10/10/06	\$285,000	1510	0	7	2006	3	3000	N	N	13705 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	172304	9077	10/17/05	\$289,000	1520	0	7	1954	4	18634	N	N	13845 DES MOINES MEMORIAL DR S
001	172304	9117	1/27/06	\$335,000	1530	1000	7	1952	4	15320	N	N	13617 12TH AVE S
001	276260	0025	5/9/07	\$310,000	1540	0	7	1954	3	15975	N	N	14022 6TH AVE S
001	801920	0260	10/26/06	\$294,500	1580	0	7	1968	3	10275	N	N	12028 10TH AVE S
001	276260	0020	7/19/06	\$329,990	1580	400	7	1955	3	15975	N	N	14016 6TH AVE S
001	258880	0070	2/6/06	\$273,000	1580	0	7	1969	3	7160	N	N	1302 S 131ST PL
001	172304	9591	11/13/07	\$334,000	1600	0	7	1999	3	7200	N	N	1018 S 138TH ST
001	336140	0362	2/9/07	\$411,000	1630	560	7	1954	4	7198	N	N	11234 14TH AVE S
001	172304	9107	2/8/06	\$349,000	1630	0	7	1998	3	16720	N	N	1015 S 138TH ST
001	801860	0007	9/27/05	\$240,000	1640	0	7	1958	3	10010	N	N	1441 S 120TH ST
001	801920	0906	4/8/05	\$249,500	1660	0	7	1985	3	8275	N	N	12063 10TH AVE S
001	176060	0147	6/20/05	\$271,000	1690	570	7	1953	3	16125	N	N	645 S 147TH PL
001	172304	9440	6/28/05	\$252,000	1720	0	7	1959	3	19200	N	N	14211 6TH AVE S
001	801860	0480	4/12/06	\$260,000	1730	0	7	1943	3	18000	N	N	12460 14TH AVE S
001	258440	0050	11/15/07	\$320,000	1800	0	7	1957	4	9458	N	N	14035 6TH AVE S
001	801920	0830	1/18/07	\$265,950	1810	0	7	1960	4	9000	N	N	12437 9TH AVE S
001	172304	9439	10/11/07	\$417,000	1820	600	7	1959	3	14771	N	N	13258 12TH AVE S
001	955271	0020	11/30/05	\$289,950	1860	0	7	2006	3	7204	N	N	1366 S 134TH ST
001	603140	0065	7/30/07	\$325,000	1870	0	7	1954	4	7501	N	N	12825 12TH AVE S
001	603140	0065	7/25/05	\$269,000	1870	0	7	1954	4	7501	N	N	12825 12TH AVE S
001	172304	9606	5/26/05	\$299,950	1880	0	7	2005	3	7341	N	N	13421 DES MOINES MEMORIAL DR S
001	801920	0731	3/10/05	\$265,000	1880	1140	7	1936	4	20116	N	N	12657 10TH AVE S
001	011100	0165	1/9/07	\$465,000	1940	1360	7	1950	3	20730	N	N	907 S 134TH ST
001	172304	9101	1/23/06	\$252,000	2010	0	7	1970	3	16300	N	N	13025 10TH AVE S
001	172304	9460	6/28/05	\$339,000	2030	0	7	1961	3	9034	N	N	13708 10TH AVE S
001	955271	0010	1/18/06	\$312,314	2030	0	7	2006	3	7204	N	N	1360 S 134TH ST
001	955271	0050	12/2/05	\$345,000	2160	0	7	2006	3	7401	N	N	1374 S 134TH ST
001	172304	9246	3/23/05	\$244,000	2270	0	7	1939	4	9131	N	N	13422 12TH AVE S
001	176060	0029	10/5/07	\$382,400	2280	0	7	1908	4	20349	N	N	14425 5TH AVE S
001	801860	0658	1/30/05	\$312,998	2310	0	7	2004	3	5802	N	N	12652 12TH AVE S
001	336140	1866	6/16/06	\$380,000	2320	120	7	1964	4	8031	N	N	11853 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	801860	0076	8/31/06	\$365,000	2330	0	7	1956	4	7500	N	N	12217 16TH AVE S
001	336140	0797	8/11/05	\$336,950	2360	0	7	2005	3	3685	N	N	1010 S 116TH ST
001	336140	0795	7/22/05	\$337,450	2360	0	7	2005	3	4409	N	N	1002 S 116TH ST
001	172304	9600	2/23/05	\$330,000	2360	0	7	2004	3	6541	N	N	1012 S 138TH ST
001	336140	0796	7/26/05	\$331,450	2360	0	7	2005	3	3685	N	N	1006 S 116TH ST
001	955271	0040	12/22/05	\$347,000	2390	0	7	2005	3	8937	N	N	0
001	011100	0045	3/23/07	\$439,500	2500	0	7	2005	3	7201	N	N	13256 10TH AVE S
001	098500	0732	4/24/06	\$395,000	2680	0	7	1990	4	7285	N	N	11825 17TH AVE S
001	957200	0110	8/7/07	\$399,950	1190	730	8	2007	3	3499	N	N	947 S 117TH CT
001	957200	0120	11/5/07	\$391,950	1210	740	8	2007	3	3339	N	N	953 S 117TH CT
001	957200	0020	8/1/07	\$422,950	1250	800	8	2007	3	5033	N	N	942 S 117TH CT
001	172304	9617	10/11/07	\$415,000	1310	850	8	2007	3	12763	N	N	13051 10TH AVE S
001	172304	9616	10/5/07	\$403,760	1310	850	8	2007	3	6484	N	N	13047 10TH AVE S
001	957200	0030	9/21/07	\$422,000	1330	900	8	2007	3	4879	N	N	936 S 117TH CT
001	957200	0090	7/31/07	\$424,950	1340	870	8	2007	3	4714	N	N	925 S 117TH CT
001	172304	9487	11/10/05	\$299,975	1440	920	8	1964	4	8800	N	N	704 S 142ND ST
001	276260	0045	4/17/07	\$385,000	1470	530	8	1956	3	15975	N	N	14054 6TH AVE S
001	276260	0045	5/11/05	\$299,000	1470	530	8	1956	3	15975	N	N	14054 6TH AVE S
001	176060	0024	5/24/07	\$412,000	1630	120	8	1961	3	9206	N	N	520 S 146TH ST
001	011100	0335	8/23/06	\$408,000	1650	840	8	1966	3	22106	N	N	13425 12TH AVE S
001	336140	1345	2/10/06	\$352,800	1750	0	8	1967	4	9180	N	N	1029 S 116TH ST
001	176060	0137	10/5/06	\$415,000	1790	800	8	1961	3	16148	N	N	609 S 147TH PL
001	172304	9413	5/24/07	\$341,800	1960	0	8	1957	3	11201	N	N	13019 12TH AVE S
001	172304	9413	9/29/05	\$310,000	1960	0	8	1957	3	11201	N	N	13019 12TH AVE S
001	011100	0066	3/15/05	\$346,950	2100	0	8	2005	3	11244	N	N	13230 10TH AVE S
001	638855	0190	3/18/05	\$390,000	2200	0	8	1997	3	8035	N	N	14253 4TH CT S
001	172304	9609	12/10/05	\$389,950	2320	0	8	2006	3	7108	N	N	14212 4TH AVE S
001	172304	9611	12/12/05	\$379,950	2320	0	8	2006	3	7717	N	N	14220 4TH AVE S
001	011100	0210	5/11/06	\$447,000	2430	0	8	2006	3	6904	N	N	13455 10TH AVE S
001	603140	0074	1/10/06	\$438,000	2490	0	8	2005	3	8057	N	N	1033 S 128TH ST
001	172304	9608	12/10/05	\$399,950	2660	0	8	2006	3	6603	N	N	14210 4TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	011100	0186	6/28/07	\$530,000	2750	0	8	2007	3	12276	N	N	13437 10TH AVE S
001	172304	9615	5/14/07	\$426,500	1310	850	9	2007	3	6500	N	N	13023 12TH AVE S
001	172304	9614	6/4/07	\$424,950	1310	850	9	2007	3	6500	N	N	13021 12TH AVE S
001	172304	9618	4/19/07	\$444,950	2400	0	9	2007	3	8083	N	N	1430 S 132ND ST
001	172304	9619	10/4/07	\$417,000	2400	0	9	2007	3	8101	N	N	1406 S 132ND ST
001	336140	1720	6/18/07	\$629,000	2580	0	9	2006	3	11235	N	N	11636 14TH AVE S
001	172304	9610	3/10/06	\$605,000	3430	0	10	2006	3	7574	N	N	14216 4TH AVE S
002	172180	0640	2/3/05	\$155,000	480	0	4	1945	3	5610	N	N	10458 3RD AVE SW
002	072304	9204	12/8/06	\$235,000	530	0	4	1942	4	7638	N	N	245 SW 119TH ST
002	289860	0010	10/31/05	\$205,000	660	0	4	1983	2	7620	N	N	10038 9TH AVE SW
002	384160	0216	8/11/05	\$200,000	720	0	4	1946	4	7080	N	N	11727 12TH AVE SW
002	316360	0280	10/29/07	\$144,000	750	0	4	1939	3	6989	N	N	10812 2ND AVE SW
002	388380	0055	2/15/05	\$155,000	840	0	4	1943	4	10010	N	N	441 SW 116TH ST
002	788960	1690	5/18/05	\$222,500	890	0	4	1940	5	6240	N	N	12430 3RD AVE SW
002	660100	0020	9/21/05	\$128,000	550	0	5	1952	3	8216	N	N	250 SW 116TH ST
002	938220	0065	12/1/05	\$230,000	580	580	5	1946	3	6414	N	N	1022 SW 118TH ST
002	752000	0240	5/26/05	\$175,000	590	0	5	1928	5	5080	N	N	1244 SW 119TH ST
002	172180	1675	11/13/07	\$225,000	600	0	5	1950	3	6120	N	N	10444 1ST AVE SW
002	316360	0015	6/27/06	\$218,950	600	0	5	1933	3	4000	N	N	323 SW 108TH ST
002	788960	1090	4/11/07	\$255,000	620	0	5	1949	4	4500	N	N	12450 1ST AVE SW
002	072304	9292	3/3/06	\$292,283	640	0	5	1916	4	30936	N	N	11905 4TH AVE SW
002	505580	0085	11/28/05	\$215,000	660	0	5	1942	3	6409	N	N	1036 SW 117TH ST
002	072304	9231	2/27/07	\$320,000	670	0	5	1952	4	6860	N	N	12260 4TH AVE SW
002	072304	9229	9/8/06	\$249,900	670	0	5	1949	3	6370	N	N	12240 4TH AVE SW
002	752000	0690	7/5/07	\$228,000	670	0	5	1954	3	5034	N	N	11912 11TH PL SW
002	072304	9231	6/8/06	\$225,000	670	0	5	1952	4	6860	N	N	12260 4TH AVE SW
002	526920	0050	8/12/05	\$228,000	700	0	5	1941	3	8174	Y	N	10005 11TH AVE SW
002	788960	1990	6/3/05	\$183,000	700	0	5	1940	2	5300	N	N	12453 3RD AVE SW
002	241460	0366	7/10/07	\$230,000	720	0	5	1930	3	7140	Y	N	319 SW 102ND ST
002	258680	0325	6/5/07	\$152,500	740	0	5	1940	3	7683	N	N	11041 11TH AVE SW
002	797320	0685	5/4/07	\$239,900	750	350	5	1938	3	5737	N	N	9617 10TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072304	9485	7/6/06	\$202,500	750	0	5	1920	4	7920	N	N	651 SW 120TH ST
002	662040	0165	11/3/06	\$246,800	760	0	5	1941	4	6227	Y	N	10213 OCCIDENTAL AVE S
002	662040	0165	8/10/05	\$135,000	760	0	5	1941	4	6227	Y	N	10213 OCCIDENTAL AVE S
002	355080	0062	4/26/06	\$199,900	770	0	5	1940	4	7956	N	N	10226 10TH AVE SW
002	172180	0225	10/19/07	\$200,000	770	0	5	1939	3	12780	N	N	10620 4TH AVE SW
002	072304	9258	9/13/06	\$207,325	790	290	5	1910	2	5129	N	N	609 SW 126TH ST
002	258680	0035	10/9/07	\$270,000	800	0	5	1924	2	7632	N	N	10857 11TH AVE SW
002	172180	1315	6/8/06	\$215,000	800	0	5	1935	2	4080	N	N	10626 2ND PL SW
002	258680	0035	7/21/06	\$179,000	800	0	5	1924	2	7632	N	N	10857 11TH AVE SW
002	104100	0046	8/22/07	\$235,000	820	0	5	1953	4	8040	N	N	10715 11TH AVE SW
002	172180	0300	9/13/05	\$202,000	820	0	5	1930	4	4099	N	N	10634 4TH AVE SW
002	797320	2281	9/28/06	\$210,000	860	0	5	1924	3	8516	N	N	415 SW 102ND ST
002	788960	0205	4/2/07	\$260,000	870	350	5	1941	4	6240	N	N	12221 2ND AVE SW
002	374460	0591	2/16/06	\$190,000	870	0	5	1936	3	7500	N	N	1027 SW 124TH ST
002	662040	0040	2/15/07	\$318,500	880	720	5	1939	4	6250	N	N	10036 1ST AVE S
002	662040	0040	3/14/06	\$284,000	880	720	5	1939	4	6250	N	N	10036 1ST AVE S
002	374460	0525	12/27/05	\$242,500	888	0	5	1941	3	9600	N	N	12411 12TH CT SW
002	062304	9174	12/23/05	\$280,000	890	0	5	1936	3	18637	N	N	826 SW 108TH ST
002	172180	1705	6/6/07	\$260,000	900	0	5	1942	4	3286	N	N	10433 1ST AVE S
002	662040	0555	4/6/06	\$254,950	920	0	5	1942	5	5000	N	N	10113 MYERS WAY S
002	505580	0090	7/11/06	\$275,000	950	0	5	1954	5	6409	N	N	1032 SW 117TH ST
002	316360	0155	2/20/07	\$221,500	950	0	5	1932	3	6981	N	N	10818 3RD AVE SW
002	289920	0125	3/28/05	\$225,050	950	460	5	1948	4	7620	N	N	10437 10TH AVE SW
002	172180	1175	12/28/06	\$245,500	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	062304	9195	9/7/06	\$250,000	970	0	5	1946	3	10816	Y	N	10402 8TH AVE SW
002	788960	0220	3/9/06	\$210,000	970	0	5	1949	4	6240	N	N	12217 2ND AVE SW
002	788960	1070	11/21/06	\$264,450	1000	0	5	1942	4	6000	N	N	12428 1ST AVE SW
002	241460	0381	3/24/06	\$267,000	1020	0	5	1942	5	7580	N	N	10246 4TH AVE SW
002	062304	9168	8/17/07	\$371,000	1060	0	5	1940	4	18126	N	N	10647 8TH AVE SW
002	752000	0680	6/22/06	\$258,500	1060	0	5	1953	4	4415	N	N	11902 11TH PL SW
002	072304	9342	10/5/05	\$237,000	1060	0	5	1940	4	9102	N	N	428 SW 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	241460	0210	5/10/07	\$323,000	1080	0	5	1941	4	7541	N	N	10220 1ST AVE SW
002	062304	9179	11/9/06	\$310,000	1140	0	5	1939	5	5800	N	N	1115 SW 106TH ST
002	797320	1710	11/21/05	\$186,000	1160	0	5	1930	4	8640	N	N	10044 6TH AVE SW
002	316360	0110	12/20/07	\$325,000	1200	0	5	1937	5	6973	N	N	10823 3RD AVE SW
002	072304	9489	4/15/05	\$230,000	1350	0	5	1942	5	7062	N	N	11225 14TH AVE SW
002	938220	0030	9/7/05	\$200,000	1460	0	5	1925	3	7673	N	N	1044 SW 118TH ST
002	526920	0120	8/10/07	\$191,000	1650	0	5	1974	3	7620	N	N	10020 10TH AVE SW
002	660100	0100	3/24/06	\$144,000	550	0	6	1952	4	8169	N	N	215 SW 116TH ST
002	788960	0625	4/26/06	\$235,000	590	0	6	1942	3	6000	N	N	128 SW 124TH ST
002	788960	0625	5/11/05	\$195,333	590	0	6	1942	3	6000	N	N	128 SW 124TH ST
002	374460	0145	8/26/05	\$142,000	600	0	6	1942	3	7050	N	N	1126 SW 121ST PL
002	384160	0163	7/24/06	\$240,000	620	0	6	1923	4	16750	N	N	11731 AMBAUM BLVD SW
002	072304	9203	4/11/06	\$254,000	650	0	6	1945	4	10800	N	N	11924 4TH AVE SW
002	662040	0115	10/26/06	\$292,950	660	0	6	1939	4	12500	N	N	102 S 104TH ST
002	788960	1925	4/13/05	\$125,000	680	0	6	1948	3	4500	N	N	12444 4TH AVE SW
002	796260	0065	8/8/07	\$253,000	690	0	6	1953	3	8504	N	N	831 SW 125TH ST
002	796260	0055	1/11/07	\$196,000	690	0	6	1953	3	8504	N	N	845 SW 125TH ST
002	796260	0055	1/31/06	\$190,000	690	0	6	1953	3	8504	N	N	845 SW 125TH ST
002	639500	0040	8/23/07	\$261,000	720	0	6	1952	3	6185	N	N	12225 3RD AVE SW
002	514760	0070	11/17/05	\$241,950	720	0	6	1953	4	7718	N	N	615 SW 106TH ST
002	072304	9411	4/26/05	\$220,000	720	0	6	1942	3	7500	N	N	12023 4TH AVE SW
002	662040	0450	4/6/05	\$233,850	720	0	6	1942	5	6252	N	N	10240 2ND AVE S
002	062304	9366	3/20/05	\$217,000	750	300	6	1928	4	6165	N	N	10854 8TH AVE SW
002	788960	0820	7/12/06	\$260,000	760	0	6	1953	3	4888	N	N	12240 1ST AVE SW
002	172180	0940	7/5/06	\$305,000	760	0	6	1950	3	9180	N	N	10437 2ND PL SW
002	894700	0015	12/18/06	\$308,000	770	280	6	1954	4	8771	N	N	10417 5TH AVE SW
002	514700	0030	9/6/07	\$305,000	780	0	6	1948	3	8833	N	N	10471 4TH AVE SW
002	264180	0065	7/28/06	\$259,500	780	0	6	1950	3	8568	N	N	152 SW 115TH ST
002	514700	0065	11/8/07	\$258,700	780	0	6	1948	2	8087	N	N	10456 6TH AVE SW
002	514700	0136	7/27/06	\$251,000	780	0	6	1948	3	6983	N	N	10465 6TH AVE SW
002	062304	9125	6/7/06	\$220,000	780	0	6	1945	3	8621	N	N	10622 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	797320	2250	6/6/06	\$284,500	800	0	6	1920	4	8640	N	N	10231 5TH AVE SW
002	797320	2250	3/31/05	\$230,000	800	0	6	1920	4	8640	N	N	10231 5TH AVE SW
002	079500	1900	7/31/05	\$149,000	800	0	6	1950	3	4625	N	N	331 S 106TH ST
002	752000	0440	6/29/05	\$155,000	800	0	6	1942	3	5080	N	N	1211 SW 119TH ST
002	788960	0395	3/24/06	\$255,000	810	0	6	1941	4	3000	N	N	12257 2ND PL SW
002	662040	0265	8/21/07	\$324,750	820	0	6	1952	3	4659	N	N	10208 OCCIDENTAL AVE S
002	788960	0955	11/6/06	\$262,000	820	0	6	1949	3	3375	N	N	12245 1ST AVE S
002	172180	1240	5/12/06	\$245,000	820	0	6	1948	4	6120	N	N	10641 1ST AVE SW
002	634100	0015	11/3/05	\$218,000	820	0	6	1940	3	10741	N	N	12237 4TH AVE SW
002	172180	1240	4/7/05	\$215,000	820	0	6	1948	4	6120	N	N	10641 1ST AVE SW
002	062304	9116	5/20/05	\$191,500	820	0	6	1942	3	8113	N	N	10215 10TH AVE SW
002	289860	0125	6/29/05	\$130,000	820	0	6	1947	2	7620	N	N	10035 9TH AVE SW
002	797320	2315	8/14/07	\$285,000	830	400	6	1950	3	8605	N	N	10240 5TH AVE SW
002	062304	9363	7/28/05	\$230,000	830	0	6	1927	2	7272	N	N	1001 SW 106TH ST
002	514820	0010	10/11/05	\$189,000	830	0	6	1952	3	8887	N	N	10432 5TH AVE SW
002	514700	0165	8/23/06	\$262,000	840	0	6	1948	3	6200	N	N	716 SW 106TH ST
002	072304	9554	8/1/07	\$269,950	840	0	6	1960	4	8867	N	N	11247 11TH AVE SW
002	384160	0030	8/22/05	\$253,950	840	160	6	1930	4	9437	N	N	11621 14TH AVE SW
002	072304	9482	5/11/05	\$287,500	840	420	6	2004	3	8960	N	N	12012 4TH AVE SW
002	172180	0810	7/7/05	\$222,000	850	0	6	1941	4	6120	N	N	10412 2ND AVE SW
002	514700	0100	5/13/05	\$209,000	870	0	6	1948	3	8117	N	N	10445 5TH AVE SW
002	241460	0125	8/16/06	\$386,000	880	660	6	1961	4	8249	N	N	118 SW 102ND ST
002	316360	0120	11/8/06	\$278,000	880	0	6	1935	3	6989	N	N	10813 3RD AVE SW
002	796260	0035	6/13/05	\$222,000	880	0	6	1954	3	8369	N	N	862 SW 126TH ST
002	172180	0820	1/10/05	\$199,950	880	0	6	1941	4	6120	N	N	10418 2ND AVE SW
002	374460	0886	12/9/05	\$207,500	880	0	6	1952	4	8505	N	N	827 SW 126TH ST
002	316360	0120	2/14/06	\$188,000	880	0	6	1935	3	6989	N	N	10813 3RD AVE SW
002	072304	9219	5/2/05	\$168,000	880	0	6	1942	4	10800	N	N	242 SW 122ND ST
002	062304	9281	11/20/07	\$315,000	890	0	6	1956	3	7319	N	N	9822 13TH AVE SW
002	634100	0050	8/2/05	\$225,000	890	0	6	1947	3	12780	N	N	528 SW 124TH ST
002	938220	0025	5/18/07	\$250,000	890	200	6	1954	3	6320	N	N	11724 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	241460	0252	7/31/07	\$266,000	890	360	6	1998	4	9918	N	N	15 SW 102ND ST
002	241460	0252	3/1/06	\$175,000	890	360	6	1998	4	9918	N	N	15 SW 102ND ST
002	052304	9029	2/10/06	\$281,775	900	210	6	1919	4	12525	Y	N	9835 OCCIDENTAL AVE S
002	379400	0040	5/5/05	\$231,900	900	0	6	1942	3	8259	N	N	11444 14TH AVE SW
002	258680	0050	7/6/06	\$245,000	910	0	6	1956	3	7618	N	N	10839 11TH AVE SW
002	062304	9214	5/1/07	\$369,000	920	0	6	1948	4	10500	N	N	10460 8TH AVE SW
002	062304	9214	6/1/06	\$243,000	920	0	6	1948	4	10500	N	N	10460 8TH AVE SW
002	662040	0075	12/15/05	\$210,000	920	0	6	1941	4	6250	N	N	10218 1ST AVE S
002	241460	0345	7/17/07	\$299,000	930	0	6	1952	4	7557	N	N	10243 2ND AVE SW
002	072304	9293	10/12/07	\$280,000	930	270	6	1948	4	8185	N	N	842 SW 117TH ST
002	072304	9347	3/1/05	\$193,000	930	0	6	1973	3	8100	N	N	11421 11TH AVE SW
002	634100	0231	12/23/05	\$185,000	930	0	6	1946	3	14500	N	N	704 SW 126TH ST
002	345100	0004	7/12/07	\$329,000	940	540	6	1945	3	4340	N	N	1511 SW 104TH ST
002	662040	0590	12/12/05	\$215,000	940	0	6	1942	5	8022	N	N	10031 2ND AVE S
002	788960	1665	6/17/05	\$235,000	940	650	6	2005	3	3120	N	N	12416 3RD AVE SW
002	072304	9259	6/20/05	\$230,000	950	0	6	1950	4	20289	N	N	1233 SW 112TH ST
002	384160	0120	4/2/07	\$275,000	960	0	6	1928	3	9675	N	N	11621 12TH AVE SW
002	384160	0120	3/1/06	\$179,999	960	0	6	1928	3	9675	N	N	11621 12TH AVE SW
002	788960	1170	5/5/05	\$185,000	970	0	6	1946	3	4500	N	N	12431 1ST AVE S
002	374460	0401	6/14/07	\$339,000	980	0	6	1949	3	6300	N	N	902 SW 124TH ST
002	072304	9609	8/15/06	\$310,000	980	290	6	1950	4	7800	N	N	201 SW 119TH ST
002	079500	1685	4/27/06	\$259,000	980	0	6	1952	3	9167	N	N	157 S 107TH ST
002	374460	0401	10/24/06	\$250,000	980	0	6	1949	3	6300	N	N	902 SW 124TH ST
002	172180	0360	10/12/05	\$242,500	980	0	6	1946	4	6120	N	N	10639 3RD AVE SW
002	662040	0645	12/26/06	\$240,000	980	200	6	1947	3	10900	Y	N	10006 2ND AVE S
002	241460	0240	2/23/07	\$346,500	990	560	6	2001	3	8850	N	N	10227 1ST AVE S
002	788960	0725	6/10/05	\$259,950	990	0	6	1941	4	6000	N	N	12213 1ST AVE SW
002	104100	0075	11/2/05	\$249,950	990	0	6	1961	3	6834	N	N	10702 11TH AVE SW
002	072304	9590	4/7/05	\$238,000	990	0	6	1972	3	8927	N	N	11923 8TH AVE SW
002	316360	0335	7/19/05	\$215,975	990	0	6	1947	4	6925	N	N	10853 1ST AVE SW
002	788960	1900	8/15/05	\$240,000	1000	0	6	1939	4	9000	N	N	12430 4TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072304	9510	7/11/05	\$320,500	1010	0	6	1946	3	9180	N	N	241 SW 119TH ST
002	289860	0235	7/10/06	\$251,000	1010	0	6	1977	3	8100	N	N	10049 11TH AVE SW
002	384160	0060	2/22/05	\$216,950	1010	0	6	1977	3	9937	N	N	11624 14TH AVE SW
002	316360	0076	6/30/05	\$190,500	1020	0	6	1946	2	6871	N	N	304 SW 110TH ST
002	072304	9210	4/13/05	\$220,000	1024	0	6	1964	5	8640	N	N	204 SW 120TH ST
002	072304	9185	3/19/07	\$359,900	1030	0	6	1938	4	11250	N	N	11812 4TH AVE SW
002	289860	0100	10/27/06	\$305,000	1030	0	6	1924	3	7680	N	N	914 SW 102ND ST
002	639500	0015	9/25/06	\$272,000	1030	0	6	1953	3	6201	N	N	12214 4TH AVE SW
002	526920	0010	3/16/05	\$249,600	1030	720	6	1959	3	9600	N	N	1117 SW 100TH ST
002	289860	0100	3/25/05	\$230,000	1030	0	6	1924	3	7680	N	N	914 SW 102ND ST
002	092000	0110	9/8/05	\$225,000	1030	800	6	1958	3	8912	N	N	12512 13TH AVE SW
002	258680	0310	3/22/06	\$267,500	1040	0	6	1920	4	7838	N	N	11050 12TH AVE SW
002	072304	9260	10/17/06	\$276,000	1040	0	6	1942	3	22897	N	N	603 SW 116TH ST
002	072304	9529	6/1/07	\$379,950	1050	260	6	1984	3	14598	N	N	12608 4TH AVE SW
002	797320	2270	3/4/05	\$222,000	1050	0	6	1929	4	8640	N	N	511 SW 102ND ST
002	079500	1960	9/15/05	\$219,500	1050	0	6	1946	4	6250	N	N	209 S 107TH ST
002	797320	2270	3/29/06	\$214,950	1050	0	6	1929	4	8640	N	N	511 SW 102ND ST
002	172180	1915	3/30/06	\$306,000	1060	0	6	1950	2	7140	N	N	10637 1ST AVE S
002	172180	1825	11/1/06	\$270,000	1060	0	6	1949	3	6960	N	N	10615 1ST AVE S
002	172180	1885	12/1/06	\$253,750	1060	0	6	1950	2	6120	N	N	10648 1ST AVE SW
002	634100	0133	7/26/05	\$251,000	1060	0	6	1977	3	7807	N	N	12426 7TH AVE SW
002	634100	0132	8/19/05	\$250,950	1060	0	6	1977	4	7302	N	N	12418 7TH AVE SW
002	639500	0010	1/25/05	\$225,000	1060	0	6	1953	3	6412	N	N	317 SW 122ND ST
002	514760	0095	3/22/06	\$251,950	1070	0	6	1953	3	7754	N	N	715 SW 106TH ST
002	514760	0095	2/24/05	\$204,000	1070	0	6	1953	3	7754	N	N	715 SW 106TH ST
002	796260	0010	5/31/06	\$257,500	1080	0	6	1953	3	8504	N	N	830 SW 126TH ST
002	796260	0010	1/24/05	\$212,950	1080	0	6	1953	3	8504	N	N	830 SW 126TH ST
002	662040	0090	6/30/06	\$291,500	1090	0	6	1942	3	6250	N	N	10230 1ST AVE S
002	072304	9224	3/23/06	\$285,000	1090	1090	6	1943	3	7543	N	N	12023 1ST AVE S
002	062304	9185	12/7/06	\$229,000	1090	500	6	1942	2	6700	N	N	10626 12TH AVE SW
002	316360	0325	5/6/05	\$205,000	1090	0	6	1941	4	6645	N	N	10858 2ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	289860	0245	2/21/07	\$364,620	1120	1120	6	1925	3	8100	N	N	10041 11TH AVE SW
002	662040	0170	3/16/05	\$266,950	1120	840	6	1950	3	6227	Y	N	10209 OCCIDENTAL AVE S
002	316360	0165	6/27/05	\$210,000	1120	0	6	1948	3	6965	N	N	10826 3RD AVE SW
002	172180	1115	2/8/07	\$263,000	1130	0	6	1943	4	6120	N	N	10650 2ND AVE SW
002	241460	0020	8/15/06	\$345,000	1140	0	6	1933	3	7636	N	N	10048 4TH AVE SW
002	374460	0507	1/26/05	\$309,950	1140	730	6	1941	4	18900	Y	N	12423 14TH AVE SW
002	345100	0180	9/27/06	\$420,500	1160	1160	6	1942	3	17710	N	N	1220 SW 107TH ST
002	079500	2090	8/14/07	\$347,450	1160	0	6	1941	3	8200	N	N	104 S 107TH ST
002	374460	0604	7/19/05	\$287,500	1160	440	6	1986	2	9450	N	N	1015 SW 124TH ST
002	079500	2090	5/18/06	\$192,000	1160	0	6	1941	3	8200	N	N	104 S 107TH ST
002	072304	9372	3/11/05	\$180,000	1160	0	6	1954	4	7200	N	N	12629 4TH AVE SW
002	258680	0295	7/14/06	\$232,500	1170	0	6	1914	3	7667	N	N	11038 12TH AVE SW
002	241460	0400	4/14/06	\$291,500	1190	0	6	1939	4	7570	N	N	10227 3RD AVE SW
002	079500	1700	2/13/07	\$307,500	1220	0	6	1941	3	6091	N	N	135 S 107TH ST
002	790760	0100	9/13/06	\$300,000	1220	0	6	1953	4	9147	N	N	203 SW 114TH ST
002	241460	0391	12/17/07	\$260,000	1220	0	6	1937	3	7571	N	N	10251 3RD AVE SW
002	172180	1110	5/15/07	\$302,500	1270	0	6	1936	4	6120	N	N	10644 2ND AVE SW
002	241460	0321	4/26/05	\$230,000	1280	0	6	1964	3	6363	N	N	10220 3RD AVE SW
002	062304	9177	10/11/06	\$319,950	1290	260	6	1943	4	11250	N	N	10442 8TH AVE SW
002	072304	9374	6/29/05	\$246,000	1290	0	6	1939	4	11970	N	N	12613 2ND PL SW
002	079500	2158	4/26/06	\$249,000	1300	0	6	1977	4	6250	N	N	10424 1ST AVE S
002	072304	9417	12/5/06	\$310,000	1310	0	6	1959	4	7200	N	N	12616 4TH AVE SW
002	384160	0065	8/10/07	\$341,000	1320	0	6	1942	2	18285	N	N	11616 14TH AVE SW
002	092000	0105	1/28/05	\$300,000	1320	690	6	1958	3	12492	N	N	12504 13TH AVE SW
002	345100	0472	7/2/07	\$290,000	1340	0	6	1994	3	7158	N	N	1408 SW 112TH ST
002	752000	0362	9/21/07	\$349,900	1350	0	6	1924	4	9600	Y	N	11931 14TH AVE SW
002	172180	0335	2/16/07	\$358,000	1360	510	6	1940	4	7745	N	N	10652 4TH AVE SW
002	072304	9242	7/27/07	\$307,000	1370	0	6	1949	3	8177	N	N	11240 12TH AVE SW
002	355080	0090	6/7/07	\$357,000	1380	0	6	1976	3	7200	N	N	10245 9TH AVE SW
002	514820	0005	6/14/05	\$286,000	1400	150	6	1954	4	8637	N	N	10428 5TH AVE SW
002	072304	9247	3/27/07	\$223,000	1410	0	6	1942	3	10649	N	N	105 SW 119TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	643300	0050	2/2/07	\$433,000	1440	1300	6	1972	3	10086	Y	N	319 S 103RD ST
002	788960	0375	10/12/07	\$280,000	1440	0	6	1946	5	6000	N	N	12269 2ND PL SW
002	505580	0120	1/13/05	\$246,650	1460	0	6	2004	3	6522	N	N	1002 SW 117TH ST
002	241460	0031	2/28/07	\$449,950	1550	1450	6	1945	5	7572	Y	N	302 SW 102ND ST
002	788960	0855	2/8/07	\$293,995	1580	0	6	1942	3	7000	N	N	12256 1ST AVE SW
002	072304	9381	4/19/07	\$350,000	1590	0	6	1956	4	8100	N	N	1315 SW 114TH ST
002	289860	0180	5/3/06	\$316,000	1670	0	6	1942	4	11450	N	N	10033 10TH AVE SW
002	662040	0620	8/29/05	\$274,000	1680	0	6	1941	4	8469	N	N	10005 2ND AVE S
002	345100	0174	3/23/05	\$236,000	1690	0	6	1945	3	4400	N	N	10615 12TH AVE SW
002	072304	9156	5/23/07	\$325,000	1700	0	6	1955	2	8645	N	N	12621 2ND PL SW
002	374460	0423	10/11/05	\$340,000	1760	0	6	1984	3	10240	N	N	1036 SW 124TH ST
002	264180	0115	10/22/07	\$344,000	1760	0	6	1948	5	8576	N	N	119 SW 114TH ST
002	072304	9391	3/28/06	\$320,000	1980	0	6	1956	3	11173	N	N	419 SW 126TH ST
002	062304	9197	12/22/05	\$379,950	2030	0	6	1955	4	18938	N	N	824 SW 108TH ST
002	241460	0161	3/15/07	\$304,000	2100	0	6	1942	5	7543	N	N	10014 1ST AVE SW
002	241460	0161	2/8/07	\$304,000	2100	0	6	1942	5	7543	N	N	10014 1ST AVE SW
002	620900	0165	6/15/05	\$280,000	2290	0	6	1953	4	7765	N	N	11447 14TH AVE SW
002	662040	0340	6/28/07	\$340,000	820	0	7	1948	3	5193	N	N	10237 2ND AVE S
002	072304	9368	8/28/06	\$225,000	830	0	7	1949	3	10879	N	N	405 SW 126TH ST
002	788960	2034	3/28/07	\$309,000	840	590	7	2006	3	2700	N	N	12423 3RD AVE SW
002	788960	2034	11/16/06	\$285,000	840	590	7	2006	3	2700	N	N	12423 3RD AVE SW
002	938220	0121	5/1/06	\$296,000	850	460	7	1950	4	5772	N	N	1031 SW 117TH ST
002	742130	0070	7/29/05	\$255,200	900	430	7	1970	3	7419	N	N	415 SW 116TH PL
002	742130	0030	11/3/05	\$208,250	900	430	7	1970	3	8369	N	N	416 SW 116TH PL
002	258680	0185	3/16/06	\$275,000	910	500	7	1950	3	7660	N	N	11026 11TH AVE SW
002	788960	1680	5/3/06	\$317,000	920	550	7	1998	3	3120	N	N	12422 3RD AVE SW
002	788960	1685	10/5/06	\$300,000	920	550	7	1998	3	3120	N	N	12424 3RD AVE SW
002	788960	2030	7/11/06	\$320,000	920	556	7	2005	3	3300	N	N	12425 3RD AVE SW
002	688380	0030	8/21/06	\$269,950	930	0	7	1954	3	8990	N	N	628 SW 107TH ST
002	788960	1060	9/20/06	\$338,500	940	670	7	1991	3	3000	N	N	12426 1ST AVE SW
002	662040	0495	12/12/05	\$370,000	940	390	7	1954	5	5450	Y	N	10309 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788960	0667	4/20/07	\$309,000	940	670	7	1992	3	3000	N	N	12235 1ST AVE SW
002	788960	0905	7/14/06	\$310,000	940	650	7	1994	3	3000	N	N	12266 1ST AVE SW
002	345100	0456	6/24/05	\$235,000	940	0	7	1950	4	10000	N	N	1254 SW 112TH ST
002	788960	1470	9/13/05	\$269,000	940	700	7	1994	3	3120	N	N	12418 2ND AVE SW
002	788960	0505	3/23/05	\$253,500	940	650	7	1993	3	3000	N	N	12202 2ND PL SW
002	172180	1460	9/5/06	\$282,500	940	670	7	2006	3	3060	N	N	10457 1ST AVE SW
002	172180	1459	9/1/06	\$282,000	940	670	7	2006	3	3060	N	N	10453 1ST AVE SW
002	788960	2035	5/8/06	\$250,000	940	660	7	2006	3	3000	N	N	12419 3RD AVE SW
002	788960	2036	3/14/06	\$250,000	940	660	7	2006	3	3000	N	N	12417 3RD AVE SW
002	172180	0680	9/23/06	\$334,990	970	620	7	1998	3	3060	N	N	10449 2ND AVE SW
002	156460	0005	2/20/07	\$255,000	970	0	7	1958	3	8113	N	N	851 SW 127TH ST
002	159100	0065	5/21/07	\$240,000	970	0	7	1962	3	7236	N	N	9649 12TH AVE SW
002	241460	0196	11/14/06	\$325,000	980	150	7	1950	3	9050	N	N	10019 1ST AVE S
002	862760	0035	5/8/06	\$342,000	980	760	7	1942	4	5714	N	N	459 SW 122ND ST
002	688380	0100	2/4/05	\$223,000	980	0	7	1954	4	8760	N	N	611 SW 107TH ST
002	374460	0881	11/21/06	\$329,500	990	0	7	1957	3	8505	N	N	824 SW 127TH ST
002	241460	0351	9/10/07	\$295,000	1000	0	7	1955	3	7636	N	N	10227 2ND AVE SW
002	079500	2015	8/10/07	\$260,000	1000	0	7	1953	3	8640	N	N	10615 2ND AVE S
002	788960	0970	10/23/07	\$285,000	1010	0	7	1959	3	8025	N	N	12231 1ST AVE S
002	092000	0055	6/19/07	\$352,000	1010	250	7	1956	3	12800	N	N	1311 SW 125TH ST
002	662040	0175	6/15/06	\$310,000	1020	850	7	1948	3	5780	Y	N	10205 OCCIDENTAL AVE S
002	355080	0080	4/4/06	\$318,000	1020	380	7	1961	3	8160	N	N	904 SW 104TH ST
002	514760	0030	6/21/07	\$250,000	1020	0	7	1951	3	7655	N	N	431 SW 106TH ST
002	355080	0080	3/22/05	\$252,000	1020	380	7	1961	3	8160	N	N	904 SW 104TH ST
002	062304	9305	9/30/05	\$269,550	1020	280	7	1959	4	7620	N	N	10429 10TH AVE SW
002	384160	0188	4/7/06	\$289,950	1030	0	7	1968	3	8640	N	N	11648 14TH AVE SW
002	241460	0145	7/26/05	\$263,000	1030	1030	7	1969	3	8028	N	N	10015 1ST AVE SW
002	289920	0170	5/15/07	\$335,000	1040	1770	7	1958	5	8400	N	N	10437 11TH AVE SW
002	788960	0410	2/24/05	\$215,000	1040	0	7	1963	4	5500	N	N	12249 2ND PL SW
002	258680	0360	5/28/05	\$242,000	1050	0	7	1950	4	7641	N	N	1103 SW 110TH ST
002	072304	9622	9/27/07	\$270,000	1060	0	7	1952	3	9133	N	N	312 SW 128TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	634100	0090	1/4/06	\$316,500	1060	540	7	1963	3	9225	N	N	12310 7TH PL SW
002	862760	0075	4/11/05	\$221,000	1070	0	7	1954	4	9750	N	N	12213 4TH AVE SW
002	796260	0050	1/7/05	\$222,500	1070	380	7	1954	3	8369	N	N	849 SW 125TH ST
002	079500	2487	12/19/06	\$397,500	1080	480	7	1948	3	9400	Y	N	316 S 106TH ST
002	662040	0290	12/1/06	\$305,000	1080	110	7	1953	3	5250	N	N	10232 OCCIDENTAL AVE S
002	797320	2093	11/8/05	\$320,000	1080	420	7	1990	3	8659	N	N	10224 7TH AVE SW
002	172180	1380	7/13/06	\$266,000	1080	460	7	1961	3	6120	N	N	10436 2ND PL SW
002	384160	0140	4/27/06	\$200,000	1090	0	7	1960	3	8056	N	N	11603 12TH AVE SW
002	384160	0191	7/25/06	\$281,000	1100	0	7	1955	3	7630	N	N	1238 SW 118TH ST
002	345100	0357	11/26/07	\$370,000	1100	800	7	1994	3	9100	N	N	10861 12TH AVE SW
002	634100	0242	10/23/07	\$279,950	1100	0	7	1957	3	9094	N	N	12512 8TH AVE SW
002	788960	1965	9/23/05	\$256,000	1100	0	7	1940	4	4608	N	N	12461 3RD AVE SW
002	384160	0191	7/26/05	\$239,000	1100	0	7	1955	3	7630	N	N	1238 SW 118TH ST
002	079500	2481	12/17/07	\$289,950	1100	950	7	1941	4	10400	N	N	10420 3RD AVE S
002	419400	0020	11/20/06	\$399,950	1110	940	7	1967	3	7654	N	N	11807 8TH AVE SW
002	752000	0125	10/26/06	\$287,400	1110	0	7	1966	3	9195	N	N	11822 12TH AVE SW
002	790760	0122	6/28/06	\$370,000	1120	380	7	1967	4	9420	N	N	216 SW 115TH ST
002	345100	0459	2/15/07	\$286,000	1120	0	7	1950	3	8250	N	N	1402 SW 112TH ST
002	752000	0045	8/25/05	\$303,900	1130	790	7	1989	3	6400	N	N	1037 SW 118TH ST
002	258680	0175	12/31/07	\$231,000	1130	400	7	1958	3	7650	N	N	11014 11TH AVE SW
002	345100	0341	6/20/05	\$272,000	1130	870	7	1997	3	9750	N	N	10843 12TH AVE SW
002	662040	0631	7/21/05	\$265,000	1130	750	7	1960	4	8800	N	N	139 S 100TH ST
002	620900	0055	3/30/06	\$395,500	1140	550	7	1996	3	9937	N	N	11457 15TH AVE SW
002	526920	0025	2/2/07	\$399,000	1140	620	7	1989	3	9600	N	N	10026 12TH AVE SW
002	345100	0192	6/7/06	\$299,000	1140	600	7	1960	3	8060	N	N	1228 SW 107TH ST
002	281680	0005	4/3/06	\$317,900	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW
002	072304	9389	4/9/07	\$248,000	1150	0	7	1955	3	8100	N	N	11409 11TH AVE SW
002	281680	0005	6/28/05	\$289,950	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW
002	779680	0010	8/3/05	\$254,950	1160	0	7	1958	3	6500	N	N	12710 6TH AVE SW
002	072304	9352	5/23/07	\$245,000	1160	0	7	1952	3	8100	N	N	1322 SW 116TH ST
002	241460	0055	7/11/05	\$305,000	1160	500	7	1963	3	16230	N	N	10004 3RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	092000	0075	1/14/05	\$219,900	1170	0	7	1955	3	10292	N	N	12503 14TH AVE SW
002	779660	0065	8/10/07	\$285,000	1190	0	7	1956	3	8741	N	N	612 SW 128TH ST
002	796260	0070	12/21/07	\$270,000	1190	0	7	1955	3	8477	N	N	825 SW 125TH ST
002	374460	0663	7/13/05	\$240,000	1190	0	7	1954	3	8505	N	N	819 SW 125TH ST
002	514820	0040	4/1/05	\$242,000	1190	0	7	1952	4	7468	N	N	10433 5TH AVE SW
002	241460	0365	8/9/07	\$250,000	1190	200	7	1951	3	7881	N	N	10206 4TH AVE SW
002	241460	0100	8/17/05	\$259,000	1190	500	7	1961	3	10824	N	N	10017 2ND AVE SW
002	779680	0005	11/2/06	\$287,500	1200	0	7	1958	4	7000	N	N	12704 6TH AVE SW
002	072304	9594	6/1/05	\$285,000	1200	650	7	1972	3	7200	N	N	11626 7TH AVE SW
002	345100	0342	1/26/07	\$320,000	1200	1200	7	1999	3	9750	N	N	10841 12TH AVE SW
002	374460	0345	4/20/05	\$239,500	1200	0	7	1949	3	12573	N	N	1027 SW 122ND ST
002	662040	0505	5/4/06	\$360,000	1210	420	7	1963	3	5650	Y	N	10229 3RD AVE S
002	384160	0035	3/27/06	\$453,350	1210	960	7	2006	3	6417	N	N	11623 14TH AVE SW
002	079500	2400	10/26/05	\$240,000	1210	0	7	1953	3	6200	N	N	211 S 104TH ST
002	374460	0405	4/15/05	\$260,000	1210	0	7	1980	3	7200	N	N	12315 8TH AVE SW
002	345100	0442	12/5/06	\$180,000	1210	0	7	1962	3	12500	N	N	1222 SW 112TH ST
002	281690	0020	9/15/06	\$401,000	1220	500	7	1960	3	8214	N	N	255 SW 115TH ST
002	072304	9476	6/25/07	\$297,499	1220	0	7	1960	3	9145	N	N	11433 10TH AVE SW
002	241460	0116	3/27/07	\$289,950	1220	0	7	1960	4	8117	N	N	10032 2ND AVE SW
002	779660	0075	9/25/06	\$268,000	1220	0	7	1956	4	8712	N	N	624 SW 128TH ST
002	062304	9086	11/30/06	\$370,000	1230	500	7	1967	3	14039	N	N	855 SW 108TH ST
002	345100	0206	10/19/05	\$335,000	1240	900	7	1948	3	13260	N	N	1404 SW 107TH ST
002	062304	9297	11/27/07	\$362,000	1250	790	7	1997	3	7620	N	N	10025 8TH AVE SW
002	241460	0205	1/27/06	\$295,000	1250	950	7	1956	3	7972	N	N	27 SW 102ND ST
002	514700	0080	3/25/05	\$253,000	1250	0	7	1948	3	8056	N	N	10471 5TH AVE SW
002	072304	9274	5/12/05	\$284,950	1250	0	7	2004	3	8100	N	N	11244 11TH AVE SW
002	092000	0090	5/8/07	\$388,500	1260	650	7	1956	3	7040	N	N	1308 SW 125TH ST
002	505580	0010	4/12/07	\$416,000	1260	840	7	1995	3	6841	N	N	11608 12TH AVE SW
002	092000	0090	9/20/05	\$312,650	1260	650	7	1956	3	7040	N	N	1308 SW 125TH ST
002	752000	0595	12/5/05	\$330,000	1260	1260	7	1962	3	11659	N	N	11904 12TH AVE SW
002	072304	9142	3/28/06	\$265,000	1260	0	7	1954	3	7500	N	N	11414 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	316360	0290	12/21/06	\$290,000	1260	0	7	1941	4	6973	N	N	10820 2ND AVE SW
002	688380	0005	11/21/06	\$295,000	1270	0	7	1954	3	6510	N	N	10614 8TH AVE SW
002	374460	0660	6/23/06	\$398,000	1280	640	7	1967	3	8353	N	N	812 SW 126TH ST
002	072304	9503	11/21/06	\$185,000	1280	0	7	1961	3	9900	N	N	225 SW 118TH ST
002	072304	9109	5/9/05	\$280,000	1290	910	7	1986	3	7320	N	N	11917 4TH AVE SW
002	241460	0075	7/2/07	\$490,000	1300	830	7	1962	3	7647	N	N	224 SW 102ND ST
002	175310	0050	3/13/06	\$346,000	1300	120	7	1961	4	8864	N	N	12614 8TH AVE SW
002	241460	0075	4/11/06	\$305,000	1300	830	7	1962	3	7647	N	N	224 SW 102ND ST
002	072304	9439	6/13/05	\$180,000	1300	0	7	1958	3	13500	N	N	426 SW 128TH ST
002	166880	0130	5/2/05	\$223,950	1310	0	7	1961	4	10139	N	N	247 SW 118TH ST
002	258680	0215	9/13/07	\$198,000	1310	0	7	1933	2	7802	N	N	11057 10TH AVE SW
002	241460	0201	6/16/06	\$240,000	1320	0	7	1941	3	5921	N	N	11 SW 100TH ST
002	062304	9142	4/30/07	\$378,500	1330	300	7	1970	4	10465	N	N	1021 SW 106TH ST
002	062304	9115	8/2/05	\$315,000	1330	360	7	1959	3	7020	N	N	9826 13TH AVE SW
002	634100	0093	9/13/06	\$320,000	1330	0	7	1963	4	9225	N	N	12318 7TH PL SW
002	327580	0090	7/9/07	\$300,000	1330	0	7	1963	3	8826	N	N	452 SW 121ST ST
002	327580	0050	5/21/07	\$285,600	1330	0	7	1963	3	8922	N	N	612 SW 121ST ST
002	079500	2401	8/16/05	\$260,000	1340	0	7	1953	3	6200	N	N	10410 2ND AVE S
002	264180	0095	4/6/05	\$243,000	1340	0	7	1958	4	8573	N	N	135 SW 114TH ST
002	264180	0090	9/11/07	\$360,000	1350	0	7	1957	3	8575	N	N	141 SW 114TH ST
002	072304	9313	12/12/05	\$380,000	1350	450	7	1958	3	23962	N	N	418 SW 128TH ST
002	264180	0090	5/22/06	\$260,000	1350	0	7	1957	3	8575	N	N	141 SW 114TH ST
002	327580	0130	3/17/05	\$252,500	1350	0	7	1963	4	7475	N	N	12110 6TH AVE SW
002	072304	9451	4/14/05	\$275,000	1350	600	7	1963	3	11281	N	N	820 SW 118TH ST
002	062304	9295	11/15/05	\$279,950	1370	0	7	1978	4	7440	N	N	10613 11TH AVE SW
002	092000	0065	2/23/05	\$290,000	1390	580	7	1961	4	7452	N	N	12511 14TH AVE SW
002	779660	0085	4/4/07	\$276,500	1400	0	7	1957	3	8684	N	N	636 SW 128TH ST
002	779660	0085	3/25/05	\$210,000	1400	0	7	1957	3	8684	N	N	636 SW 128TH ST
002	788960	0157	2/21/07	\$325,000	1410	0	7	2000	3	3120	N	N	12251 2ND AVE SW
002	289920	0193	12/16/05	\$399,950	1410	530	7	2005	3	6006	N	N	10452 12TH AVE SW
002	634100	0243	6/8/05	\$250,000	1410	0	7	1957	4	9378	N	N	714 SW 126TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	172180	1545	5/16/07	\$237,000	1417	0	7	2007	3	6120	N	N	10461 1ST AVE SW
002	172180	0240	4/14/06	\$337,000	1420	0	7	2005	3	3665	N	N	10622 4TH AVE SW
002	345100	0443	11/27/06	\$263,000	1420	0	7	1927	3	6404	N	N	11053 12TH AVE SW
002	172180	1461	11/8/07	\$310,000	1420	0	7	2007	3	3060	N	N	10461 1ST AVE SW
002	688380	0035	11/30/06	\$378,500	1430	680	7	1954	4	8990	N	N	622 SW 107TH ST
002	072304	9202	7/26/05	\$245,500	1430	0	7	1962	4	8875	N	N	11910 4TH AVE SW
002	062304	9323	12/28/07	\$373,000	1440	0	7	1959	4	7680	N	N	10418 11TH AVE SW
002	514760	0060	4/23/07	\$340,000	1440	0	7	2004	3	6695	N	N	10609 6TH AVE SW
002	072304	9365	8/1/06	\$300,000	1440	0	7	1961	3	9240	N	N	503 SW 120TH ST
002	062304	9323	12/14/05	\$278,000	1440	0	7	1959	4	7680	N	N	10418 11TH AVE SW
002	514760	0110	9/6/07	\$300,000	1450	0	7	1953	4	6576	N	N	10602 8TH AVE SW
002	788960	0720	5/9/06	\$325,000	1450	0	7	2004	3	3000	N	N	12215 1ST AVE SW
002	258680	0120	6/6/05	\$255,000	1450	0	7	1957	3	7627	N	N	10853 10TH AVE SW
002	514760	0110	8/22/05	\$258,000	1450	0	7	1953	4	6576	N	N	10602 8TH AVE SW
002	788960	0720	12/7/05	\$264,500	1450	0	7	2004	3	3000	N	N	12215 1ST AVE SW
002	072304	9506	7/19/06	\$317,400	1460	0	7	1954	3	11413	N	N	611 SW 120TH ST
002	788960	0145	2/26/07	\$321,000	1460	0	7	2003	3	3120	N	N	12259 2ND AVE SW
002	938220	0017	7/31/07	\$250,000	1460	0	7	1954	3	6060	N	N	11718 12TH AVE SW
002	052304	9248	3/20/06	\$464,000	1480	1320	7	1984	3	7479	Y	N	322 S 104TH ST
002	172180	0155	4/19/06	\$318,000	1490	0	7	2003	3	3060	N	N	10437 3RD AVE SW
002	172180	0720	11/22/05	\$299,950	1500	0	7	2005	3	2550	N	N	10416 3RD AVE SW
002	062304	9273	4/21/06	\$327,950	1550	0	7	1979	3	9060	N	N	10433 8TH AVE SW
002	072304	9052	8/6/07	\$349,900	1560	0	7	1989	3	11136	N	N	436 SW 122ND ST
002	384160	0189	11/17/05	\$320,000	1560	0	7	1968	4	9600	N	N	11642 14TH AVE SW
002	062304	9025	2/10/05	\$220,000	1560	0	7	1966	3	7280	N	N	10832 8TH AVE SW
002	797320	2350	9/22/06	\$385,000	1580	0	7	1926	4	8960	N	N	10239 4TH AVE SW
002	374460	0667	6/23/05	\$245,000	1580	0	7	1960	2	10800	N	N	12505 8TH AVE SW
002	072304	9060	1/4/07	\$424,990	1590	630	7	1981	3	12777	N	N	435 SW 126TH ST
002	779680	0050	3/6/06	\$266,500	1620	0	7	1957	3	7000	N	N	12724 6TH AVE SW
002	374460	0424	7/5/07	\$330,000	1640	0	7	1984	3	17640	N	N	1024 SW 124TH ST
002	172180	1065	11/14/06	\$340,000	1650	0	7	1991	3	6120	N	N	10625 2ND PL SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072304	9200	1/3/07	\$356,000	1650	340	7	1942	3	9916	N	N	11900 4TH AVE SW
002	072304	9504	3/27/06	\$276,000	1650	0	7	1962	3	9000	N	N	219 SW 118TH ST
002	062304	9047	8/14/07	\$365,000	1670	340	7	1918	5	12180	N	N	841 SW 108TH ST
002	062304	9047	9/30/05	\$338,000	1670	340	7	1918	5	12180	N	N	841 SW 108TH ST
002	788960	0930	7/14/06	\$360,000	1700	0	7	1984	3	4500	N	N	12261 1ST AVE S
002	219510	0185	3/7/05	\$300,000	1708	815	7	2004	3	3240	N	N	9609 13TH AVE SW
002	072304	9459	6/26/06	\$360,200	1730	0	7	1959	3	10500	N	N	440 SW 127TH ST
002	374460	0704	2/16/06	\$369,900	1730	0	7	1961	4	8505	N	N	1000 SW 126TH ST
002	374460	0704	2/20/07	\$335,000	1730	0	7	1961	4	8505	N	N	1000 SW 126TH ST
002	072304	9565	3/10/06	\$267,500	1770	0	7	1961	3	8500	N	N	157 SW 116TH ST
002	345100	0407	1/20/06	\$290,000	1790	0	7	1958	4	7800	N	N	11041 14TH AVE SW
002	752000	0220	6/28/07	\$390,000	1810	0	7	1999	3	5055	N	N	1256 SW 119TH ST
002	289860	0165	9/11/06	\$350,000	1810	0	7	1926	4	15367	Y	N	1002 SW 102ND ST
002	374460	0878	9/12/06	\$301,000	1820	0	7	1958	3	12690	N	N	839 SW 126TH ST
002	788960	1542	4/13/05	\$239,900	1820	0	7	2004	3	3120	N	N	12464 2ND AVE SW
002	790760	0020	6/23/06	\$236,000	1830	0	7	1953	4	9059	N	N	238 SW 114TH ST
002	752000	0230	7/23/07	\$375,000	1860	0	7	1999	3	5080	N	N	1252 SW 119TH ST
002	636700	0025	12/19/07	\$330,000	1860	0	7	1961	3	7672	N	N	12034 4TH AVE SW
002	104100	0051	11/1/06	\$350,000	1880	0	7	1980	3	8040	N	N	10709 11TH AVE SW
002	788960	1880	4/27/07	\$343,000	1920	0	7	2004	3	3000	N	N	12420 4TH AVE SW
002	788960	1875	3/15/06	\$335,000	1920	0	7	2004	3	3000	N	N	12418 4TH AVE SW
002	514700	0020	10/4/05	\$300,000	1920	0	7	1948	4	8973	N	N	10464 5TH AVE SW
002	788960	1880	2/17/05	\$295,000	1920	0	7	2004	3	3000	N	N	12420 4TH AVE SW
002	788960	1875	5/10/05	\$289,950	1920	0	7	2004	3	3000	N	N	12418 4TH AVE SW
002	172180	0651	8/18/06	\$393,000	1930	0	7	2006	3	3060	N	N	10439 2ND AVE SW
002	790760	0025	2/26/07	\$328,000	1950	0	7	1954	4	9061	N	N	232 SW 114TH ST
002	788960	0290	8/25/06	\$334,000	1950	0	7	2001	3	3000	N	N	12230 2ND AVE SW
002	172180	0721	10/27/05	\$339,950	1950	0	7	2005	3	3060	N	N	10418 3RD AVE SW
002	172180	0722	10/27/05	\$339,950	1950	0	7	2005	3	3060	N	N	10422 3RD AVE SW
002	788960	0290	5/26/05	\$291,000	1950	0	7	2001	3	3000	N	N	12230 2ND AVE SW
002	384160	0160	6/29/06	\$368,000	1960	0	7	1999	3	7622	N	N	11704 AMBAUM BLVD SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788960	1540	6/1/06	\$349,950	2000	0	7	2004	3	3120	N	N	12454 2ND AVE SW
002	788960	1541	5/11/07	\$349,950	2000	0	7	2004	3	3120	N	N	12458 2ND AVE SW
002	788960	1540	9/9/05	\$295,000	2000	0	7	2004	3	3120	N	N	12454 2ND AVE SW
002	788960	1540	4/26/05	\$256,000	2000	0	7	2004	3	3120	N	N	12454 2ND AVE SW
002	788960	1541	4/26/05	\$256,000	2000	0	7	2004	3	3120	N	N	12458 2ND AVE SW
002	327580	0020	6/13/07	\$365,000	2660	0	7	1963	4	11280	N	N	625 SW 121ST ST
002	788960	2000	11/30/06	\$336,650	2780	0	7	1941	3	6000	N	N	12445 3RD AVE SW
002	752040	0110	1/25/07	\$440,000	1210	730	8	1996	3	8038	N	N	11815 6TH PL SW
002	634100	0099	10/27/06	\$265,000	1240	790	8	1978	3	8190	N	N	12318 8TH AVE SW
002	662040	0406	9/1/05	\$400,000	1410	940	8	1964	3	6700	Y	N	300 S 102ND ST
002	072304	9331	6/26/07	\$465,500	1690	990	8	2006	3	7680	N	N	12014 4TH AVE SW
002	079500	1825	10/9/06	\$319,600	1750	0	8	1952	3	9375	N	N	10745 MYERS WAY S
002	079500	1760	11/13/06	\$336,000	1850	0	8	1950	3	12500	N	N	126 S 108TH ST
002	079500	1760	1/12/06	\$324,900	1850	0	8	1950	3	12500	N	N	126 S 108TH ST
002	662040	0698	10/30/07	\$455,000	1950	1110	8	2006	3	9462	N	N	10009 MYERS WAY S
002	374460	0071	1/19/06	\$384,000	2080	0	8	1999	3	7777	N	N	1011 SW 120TH ST
002	752040	0060	5/22/07	\$498,500	2160	0	8	1997	3	8234	N	N	11838 6TH PL SW
002	752040	0070	6/14/07	\$480,000	2160	0	8	1997	3	8056	N	N	11837 6TH PL SW
002	374460	0199	6/17/05	\$325,000	2160	0	8	1991	3	7191	N	N	12115 10TH AVE SW
002	374460	0128	1/5/06	\$550,000	2360	0	8	2003	3	15028	N	N	828 SW 122ND ST
002	052304	9054	6/8/06	\$450,000	2460	500	8	1979	3	17010	Y	N	210 S 99TH ST
002	374460	0398	3/28/07	\$470,000	2530	0	8	2005	3	8775	N	N	12312 9TH AVE SW
002	374460	0127	3/28/06	\$549,000	2690	0	8	2004	3	10891	Y	N	834 SW 122ND ST
002	374460	1000	6/8/05	\$462,000	3170	500	8	1983	3	18900	Y	N	1408 SW 128TH ST
002	374460	0093	9/14/06	\$590,000	1540	930	9	2003	3	6609	N	N	12022 9TH AVE SW
002	862760	0036	5/18/07	\$521,000	2110	0	9	2006	3	7205	N	N	463 122ND AVE SW
002	374460	0091	6/5/07	\$498,000	2420	0	9	1997	3	6178	N	N	12013 9TH AVE SW
002	374460	0606	3/23/06	\$400,000	3160	0	9	2006	3	7000	N	N	1016 SW 125TH ST
003	144640	2340	12/21/05	\$163,000	620	0	5	1942	4	9608	N	N	13230 4TH AVE S
003	144640	1375	5/31/06	\$210,000	660	0	5	1946	4	6600	N	N	13432 2ND AVE S
003	144640	1270	12/6/06	\$215,000	680	0	5	1942	4	6627	N	N	12807 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	1700	1/7/05	\$176,000	700	0	5	1947	4	9871	N	N	13433 4TH AVE S
003	144640	2050	8/7/07	\$219,000	710	0	5	1946	4	6650	N	N	12809 4TH AVE S
003	079500	0765	6/7/07	\$223,900	760	0	5	1947	3	5500	N	N	11018 3RD AVE S
003	144640	1165	3/11/05	\$161,500	830	0	5	1940	4	6606	N	N	13051 3RD AVE S
003	144640	1760	4/17/07	\$258,760	1050	0	5	1943	4	6600	N	N	13247 4TH AVE S
003	144640	1760	3/17/05	\$185,000	1050	0	5	1943	4	6600	N	N	13247 4TH AVE S
003	144640	1730	9/20/05	\$257,500	1320	0	5	1942	4	9880	N	N	13417 4TH AVE S
003	079500	0315	4/25/05	\$234,500	580	0	6	1956	3	6150	N	N	11000 OCCIDENTAL AVE S
003	079800	0145	8/10/05	\$187,694	650	650	6	1939	4	14500	N	N	11620 3RD AVE S
003	079500	1040	4/24/07	\$244,000	700	0	6	1949	3	5021	N	N	11007 5TH AVE S
003	144640	2290	11/2/05	\$245,800	700	700	6	1950	3	9240	N	N	12818 4TH AVE S
003	144640	0395	3/3/06	\$210,000	710	0	6	1955	4	6250	N	N	13449 OCCIDENTAL AVE S
003	144680	0280	3/29/06	\$116,350	720	0	6	1946	2	6250	N	N	12414 1ST AVE S
003	079500	0700	3/1/06	\$236,000	730	0	6	1952	4	9800	N	N	317 S 108TH PL
003	079600	0050	3/29/07	\$260,350	740	480	6	1950	3	6250	N	N	11246 1ST AVE S
003	144640	2370	9/19/06	\$260,000	750	0	6	1949	4	14403	N	N	13264 4TH AVE S
003	144640	1380	5/4/05	\$205,000	750	0	6	1952	4	6600	N	N	13436 2ND AVE S
003	079500	0630	1/11/05	\$162,000	750	0	6	1949	2	6250	N	N	10847 3RD AVE S
003	144680	0680	7/14/06	\$227,500	760	0	6	1952	3	6650	N	N	12629 2ND AVE S
003	144640	1880	4/1/05	\$232,000	760	160	6	1942	3	6614	N	N	13012 3RD AVE S
003	079500	1405	9/27/06	\$269,900	770	0	6	1948	4	9450	N	N	10876 5TH AVE S
003	079500	0970	10/7/05	\$225,000	780	0	6	1954	4	5880	N	N	10852 4TH AVE S
003	144680	0605	2/18/05	\$177,850	780	0	6	1942	4	6650	N	N	12606 OCCIDENTAL AVE S
003	079500	1145	9/28/05	\$218,000	780	0	6	1943	4	5600	N	N	11050 4TH AVE S
003	144640	0665	4/14/06	\$215,000	810	0	6	1930	4	6581	N	N	13439 2ND AVE S
003	144680	1055	9/13/06	\$260,000	820	0	6	1949	4	9975	N	N	12027 2ND AVE S
003	079500	0745	11/23/05	\$238,500	820	0	6	1953	3	5500	N	N	10836 3RD AVE S
003	144640	2092	6/27/07	\$249,500	830	0	6	1950	3	6600	N	N	12832 4TH AVE S
003	662040	0765	6/21/06	\$250,000	840	0	6	1942	4	6900	N	N	10126 MYERS WAY S
003	079500	0755	11/15/05	\$232,000	850	0	6	1951	4	5500	N	N	10850 3RD AVE S
003	079800	0555	4/29/05	\$220,000	850	730	6	1942	4	11800	N	N	11600 OCCIDENTAL AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144680	0461	12/22/06	\$248,500	860	0	6	1952	3	6500	N	N	12453 OCCIDENTAL AVE S
003	144760	0041	7/26/06	\$250,000	880	810	6	1937	4	10164	N	N	12216 5TH AVE S
003	079500	1675	12/29/05	\$235,000	880	0	6	1947	3	8060	N	N	10727 4TH AVE S
003	144680	1060	7/13/06	\$150,000	880	0	6	1948	2	9975	N	N	12021 2ND AVE S
003	144680	0050	4/16/07	\$349,900	910	910	6	1943	3	6254	N	N	12206 1ST AVE S
003	079500	0500	6/20/06	\$245,000	910	0	6	1948	4	6250	N	N	10816 2ND AVE S
003	079500	0540	8/17/05	\$229,000	910	0	6	1948	4	6250	N	N	11026 2ND AVE S
003	079500	0495	9/15/05	\$215,000	910	0	6	1948	4	6250	N	N	10812 2ND AVE S
003	144640	1990	2/13/06	\$236,250	910	0	6	1954	5	9900	N	N	12865 4TH AVE S
003	079500	0550	5/1/06	\$242,000	920	0	6	1948	4	7500	N	N	11036 2ND AVE S
003	144760	0369	9/21/05	\$199,950	920	0	6	1950	3	7900	N	N	407 S 120TH ST
003	144640	1220	4/21/05	\$221,000	930	0	6	1957	4	6600	N	N	12855 3RD AVE S
003	079800	0020	8/31/06	\$371,000	950	180	6	1946	4	24300	N	N	11252 5TH AVE S
003	079500	1060	2/22/05	\$220,000	960	0	6	1950	4	5394	N	N	10843 5TH AVE S
003	144680	0070	7/8/07	\$294,000	970	0	6	1963	3	6250	N	N	12218 1ST AVE S
003	144640	0515	5/17/07	\$249,950	970	0	6	1957	3	6500	N	N	13203 OCCIDENTAL AVE S
003	144640	0575	5/2/07	\$225,500	970	0	6	1942	3	6600	N	N	13260 OCCIDENTAL AVE S
003	079500	0985	7/18/05	\$220,000	970	0	6	1969	3	5800	N	N	11018 4TH AVE S
003	079500	1420	7/26/07	\$312,500	990	100	6	2006	3	7155	Y	N	10838 5TH AVE S
003	144640	1845	11/17/05	\$267,000	990	510	6	1970	3	6621	N	N	12836 3RD AVE S
003	079800	0564	6/22/06	\$324,000	1000	620	6	1935	4	11440	N	N	11632 OCCIDENTAL AVE S
003	144680	0860	9/13/06	\$309,000	1000	600	6	1980	3	6650	N	N	12222 OCCIDENTAL AVE S
003	079500	1070	4/12/06	\$244,950	1000	0	6	1955	3	5250	N	N	10839 5TH AVE S
003	079600	0030	2/13/06	\$199,900	1000	0	6	1941	3	5752	N	N	11232 1ST AVE S
003	079500	1075	2/14/05	\$198,000	1000	0	6	1955	3	5875	N	N	10833 5TH AVE S
003	079800	0271	8/23/06	\$265,000	1010	0	6	1950	3	7778	N	N	11204 3RD AVE S
003	144640	1890	5/6/05	\$215,000	1020	0	6	1971	3	6600	N	N	13022 3RD AVE S
003	144640	1205	6/13/07	\$297,500	1050	0	6	1962	4	6614	N	N	13007 3RD AVE S
003	144640	1800	12/18/07	\$362,825	1060	640	6	1945	4	8202	N	N	319 S 132ND ST
003	144640	0455	8/1/06	\$238,000	1060	0	6	1968	3	6213	N	N	13247 OCCIDENTAL AVE S
003	144680	0610	5/18/05	\$225,000	1070	0	6	1942	3	9375	N	N	12614 OCCIDENTAL AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144680	0215	8/24/05	\$309,950	1080	460	6	1942	4	12500	N	N	12051 OCCIDENTAL AVE S
003	079500	0620	6/22/06	\$230,750	1080	0	6	1950	3	6250	N	N	11017 3RD AVE S
003	079800	0219	6/28/05	\$310,000	1100	790	6	1945	5	26360	N	N	11825 5TH AVE S
003	144680	0858	8/10/07	\$190,000	1110	350	6	1942	3	6631	N	N	12216 OCCIDENTAL AVE S
003	144640	2280	7/27/06	\$255,000	1130	0	6	1941	3	5400	N	N	12830 4TH AVE S
003	079800	0586	8/23/05	\$255,000	1130	1130	6	1952	5	9660	N	N	11816 OCCIDENTAL AVE S
003	079800	0065	9/11/07	\$410,000	1140	0	6	1943	3	21141	N	N	11604 5TH AVE S
003	079800	0300	6/13/05	\$315,000	1140	0	6	1940	3	13875	N	N	11402 3RD AVE S
003	144680	0705	9/7/06	\$274,950	1140	0	6	1938	4	6650	N	N	12603 2ND AVE S
003	079500	0460	4/4/06	\$292,000	1140	190	6	1946	4	9375	N	N	10821 2ND AVE S
003	079800	0065	8/24/05	\$225,000	1140	0	6	1943	3	21141	N	N	11604 5TH AVE S
003	079500	0440	6/27/06	\$260,000	1150	0	6	1948	4	6250	N	N	11023 2ND AVE S
003	079800	0575	6/12/07	\$279,900	1160	240	6	1953	4	26317	N	N	11650 OCCIDENTAL AVE S
003	079800	0550	9/18/07	\$335,000	1170	500	6	1941	3	21040	N	N	11612 OCCIDENTAL AVE S
003	144640	1470	4/26/07	\$350,000	1170	660	6	1996	3	6589	N	N	13255 3RD AVE S
003	144640	1470	7/29/05	\$295,000	1170	660	6	1996	3	6589	N	N	13255 3RD AVE S
003	079500	1150	9/26/06	\$268,000	1180	450	6	1939	4	6000	N	N	11056 4TH AVE S
003	144760	0155	4/18/06	\$330,000	1200	0	6	1943	4	21755	N	N	12624 2ND AVE S
003	079500	1620	11/15/05	\$240,000	1200	0	6	1950	3	6250	N	N	230 S 108TH PL
003	144640	1425	9/26/07	\$302,000	1210	0	6	1943	3	6600	N	N	13437 3RD AVE S
003	052304	9158	11/15/05	\$355,000	1220	0	6	1942	3	13500	N	N	10218 AQUA WAY S
003	144680	0520	7/9/07	\$390,000	1260	0	6	1941	5	9882	N	N	141 S 124TH ST
003	144680	0200	1/10/05	\$275,000	1270	200	6	1942	3	12509	N	N	12213 OCCIDENTAL AVE S
003	144640	1065	4/26/05	\$266,000	1270	1130	6	1943	5	6621	N	N	12836 2ND AVE S
003	144760	0290	9/23/05	\$340,000	1290	0	6	1942	5	10948	N	N	228 S 126TH ST
003	079500	0650	6/19/07	\$315,500	1300	0	6	1946	3	12250	N	N	10827 3RD AVE S
003	079500	0580	4/27/06	\$315,000	1300	200	6	1955	4	7500	N	N	11049 3RD AVE S
003	079800	0580	2/1/06	\$305,000	1310	0	6	1941	4	26317	N	N	11804 OCCIDENTAL AVE S
003	079800	0635	9/29/07	\$415,000	1330	740	6	1943	4	32710	N	N	11825 3RD AVE S
003	144680	0511	7/20/07	\$271,000	1330	0	6	1952	4	7980	N	N	121 S 124TH ST
003	144680	0660	9/28/05	\$270,000	1400	0	6	1942	4	6650	N	N	12647 2ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	1720	8/30/05	\$250,000	1410	0	6	1941	3	9879	N	N	13421 4TH AVE S
003	144680	0735	7/20/05	\$263,000	1550	0	6	1939	4	6650	N	N	12445 2ND AVE S
003	144640	1230	11/12/07	\$250,000	1560	0	6	1950	4	6600	N	N	12847 3RD AVE S
003	079500	0665	6/9/06	\$310,000	1570	0	6	1953	5	6250	N	N	10811 3RD AVE S
003	079500	1530	10/17/06	\$238,000	1590	0	6	1953	3	6252	N	N	10734 MYERS WAY S
003	144680	0415	6/6/06	\$305,000	1650	0	6	1982	4	6250	N	N	12633 OCCIDENTAL AVE S
003	144680	0460	9/15/06	\$317,000	1650	0	6	1954	4	5755	N	N	12459 OCCIDENTAL AVE S
003	144640	1616	9/13/06	\$289,500	1700	0	6	1950	3	11846	N	N	13428 3RD AVE S
003	144640	0250	1/11/06	\$339,830	1861	0	6	2000	3	6515	N	N	121 S 128TH ST
003	144640	1535	9/26/06	\$299,500	2020	0	6	1941	3	6601	N	N	13206 3RD AVE S
003	144640	1530	9/26/06	\$310,000	2290	0	6	1984	3	6880	N	N	13202 3RD AVE S
003	079800	0396	4/7/06	\$270,000	920	0	7	1968	4	8200	N	N	11216 4TH PL S
003	144760	0366	4/12/05	\$216,000	920	0	7	1968	3	6800	N	N	331 S 120TH ST
003	144760	0201	4/6/05	\$175,500	950	540	7	1942	3	4712	N	N	426 S 128TH ST
003	144640	1485	6/22/06	\$315,000	960	400	7	1961	3	6600	N	N	13241 3RD AVE S
003	144640	2121	3/29/06	\$276,950	960	240	7	1955	4	8184	N	N	12862 4TH AVE S
003	144640	1295	10/10/05	\$239,950	960	270	7	1954	3	6598	N	N	13218 2ND AVE S
003	144640	0595	10/31/05	\$229,950	970	0	7	1967	4	6600	N	N	13412 OCCIDENTAL AVE S
003	144640	0725	1/19/05	\$180,000	970	0	7	1965	3	6600	N	N	13243 2ND AVE S
003	504480	0020	12/17/07	\$279,950	1000	0	7	1947	3	8248	N	N	13635 OCCIDENTAL AVE S
003	079800	0210	5/13/05	\$219,000	1010	0	7	1961	3	11325	N	N	11840 4TH AVE S
003	350960	0025	8/16/07	\$350,000	1030	410	7	1960	4	8775	N	N	11833 4TH AVE S
003	144640	0625	6/20/07	\$305,000	1030	0	7	1967	3	6600	N	N	13440 OCCIDENTAL AVE S
003	144640	1920	6/23/06	\$260,000	1040	0	7	1963	3	6600	N	N	13048 3RD AVE S
003	144760	0180	12/26/06	\$263,000	1040	0	7	1959	3	8100	N	N	310 S 128TH ST
003	350960	0020	10/24/06	\$361,375	1050	950	7	1957	4	8041	N	N	11839 4TH AVE S
003	144760	0382	8/8/06	\$314,950	1060	0	7	1969	3	9120	N	N	12040 3RD AVE S
003	079800	0630	4/25/07	\$410,000	1070	950	7	1941	4	32710	N	N	11833 3RD AVE S
003	350960	0060	12/29/06	\$230,000	1080	0	7	1963	4	9600	N	N	11660 4TH AVE S
003	079500	1475	1/12/06	\$260,100	1090	400	7	1966	3	7200	N	N	10804 5TH AVE S
003	079800	0141	5/18/07	\$389,500	1100	610	7	1955	4	12156	N	N	327 S 116TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144680	0910	8/17/06	\$340,000	1110	460	7	1947	4	19350	N	N	138 S 124TH ST
003	144760	0438	8/21/07	\$342,000	1120	0	7	1952	3	12000	N	N	425 S 122ND PL
003	144640	1130	9/26/06	\$309,000	1120	340	7	1957	3	6600	N	N	13038 2ND AVE S
003	144760	0396	2/7/06	\$298,000	1120	120	7	1955	3	7000	N	N	423 S 120TH ST
003	144760	0396	7/27/05	\$227,000	1120	120	7	1955	3	7000	N	N	423 S 120TH ST
003	079500	1285	11/7/05	\$306,000	1130	0	7	1960	3	6250	Y	N	10845 6TH AVE S
003	144640	0045	6/6/06	\$260,000	1130	250	7	1951	4	7750	N	N	12846 1ST AVE S
003	079800	0063	10/18/06	\$331,000	1140	380	7	1954	4	10500	N	N	522 S 116TH ST
003	144760	0367	6/17/05	\$231,000	1140	0	7	1955	3	8000	N	N	317 S 120TH ST
003	144640	0965	1/4/07	\$276,000	1150	830	7	1956	4	6617	N	N	12855 2ND AVE S
003	144640	0965	4/21/05	\$275,000	1150	830	7	1956	4	6617	N	N	12855 2ND AVE S
003	688150	0030	1/29/07	\$299,950	1160	0	7	1959	3	8515	N	N	13636 2ND AVE S
003	144680	0410	5/12/05	\$228,500	1160	0	7	1957	4	6250	N	N	12637 OCCIDENTAL AVE S
003	144640	0040	2/21/06	\$234,500	1170	1000	7	1951	3	7750	N	N	12842 1ST AVE S
003	144760	0191	1/19/05	\$196,000	1180	0	7	1957	2	6804	N	N	414 S 128TH ST
003	079500	2645	6/6/07	\$350,000	1200	1200	7	1951	3	6675	Y	N	10722 6TH AVE S
003	079500	2640	7/10/07	\$390,000	1200	1200	7	1951	3	15524	Y	N	10716 6TH AVE S
003	079500	2645	9/23/05	\$269,950	1200	1200	7	1951	3	6675	Y	N	10722 6TH AVE S
003	079800	0614	8/28/06	\$339,000	1200	760	7	1967	4	9210	N	N	160 S 120TH ST
003	079500	2630	1/3/06	\$340,000	1200	1200	7	2004	3	7400	Y	N	10704 6TH AVE S
003	079500	2635	9/23/05	\$269,950	1200	1200	7	1951	3	6400	N	N	10710 6TH AVE S
003	079500	2640	9/21/05	\$279,950	1200	1200	7	1951	3	15524	Y	N	10716 6TH AVE S
003	079500	1039	2/3/05	\$329,000	1211	830	7	2005	3	4743	N	N	11017 5TH AVE S
003	144760	0360	1/24/06	\$400,000	1220	400	7	1954	3	27090	N	N	235 S 124TH ST
003	079800	0193	6/7/05	\$238,000	1230	0	7	1956	4	6400	N	N	328 S 120TH ST
003	144760	0153	3/17/07	\$353,000	1250	1050	7	1959	3	7200	N	N	213 S 126TH ST
003	144680	0995	2/7/07	\$285,000	1250	530	7	1963	3	6628	N	N	12237 2ND AVE S
003	144760	0242	8/17/06	\$239,900	1270	0	7	1966	2	11440	N	N	245 S 126TH ST
003	144760	0241	5/31/05	\$231,000	1270	0	7	1966	3	9256	N	N	251 S 126TH ST
003	144680	0985	4/1/05	\$315,000	1278	254	7	2005	3	10000	N	N	12247 2ND AVE S
003	144680	0890	9/6/05	\$314,000	1280	0	7	1955	4	13300	N	N	12250 OCCIDENTAL AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144680	0990	11/4/05	\$359,000	1280	780	7	2004	3	8200	Y	N	12243 2ND AVE S
003	144640	2065	12/20/07	\$291,000	1320	0	7	1954	3	8250	N	N	12812 4TH AVE S
003	079500	0875	12/9/05	\$249,950	1330	0	7	1960	3	5450	N	N	11023 4TH AVE S
003	079600	0380	2/25/05	\$315,000	1340	0	7	1954	3	14170	N	N	11860 1ST AVE S
003	144760	0326	10/26/06	\$267,000	1340	0	7	1956	3	8775	N	N	12431 5TH AVE S
003	350960	0070	9/7/06	\$305,000	1370	0	7	1962	4	9000	N	N	11814 4TH AVE S
003	079500	0385	11/30/07	\$250,000	1390	0	7	1929	3	7875	N	N	11058 OCCIDENTAL AVE S
003	144680	0065	2/8/07	\$435,000	1408	895	7	2006	3	6250	N	N	12200 1ST AVE S
003	144680	1000	4/7/05	\$329,950	1450	1450	7	1964	3	6650	N	N	12233 2ND AVE S
003	079800	0285	12/4/06	\$269,000	1460	650	7	1975	3	10297	N	N	11242 3RD AVE S
003	144760	0182	3/29/05	\$242,000	1460	0	7	1959	4	8100	N	N	308 S 128TH ST
003	144760	0440	5/24/06	\$425,000	1520	1000	7	1961	3	38100	N	Y	12231 5TH AVE S
003	144680	0640	3/23/06	\$388,000	1530	1090	7	1993	3	6629	N	N	12646 OCCIDENTAL AVE S
003	144680	0475	4/25/06	\$269,950	1530	0	7	1954	4	6250	N	N	12443 OCCIDENTAL AVE S
003	144640	1305	10/2/06	\$401,500	1550	280	7	1958	3	6600	N	N	13226 2ND AVE S
003	144640	1305	5/12/06	\$257,000	1550	280	7	1958	3	6600	N	N	13226 2ND AVE S
003	688150	0090	1/26/05	\$233,000	1750	0	7	1958	4	8025	N	N	13602 3RD AVE S
003	079800	0286	6/27/07	\$459,000	1790	0	7	1949	4	9906	N	N	11240 3RD AVE S
003	079800	0585	6/11/07	\$505,000	1800	800	7	1962	4	16140	N	N	11820 OCCIDENTAL AVE S
003	079800	0216	5/25/06	\$458,000	2000	0	7	1991	3	13306	N	N	11839 5TH AVE S
003	144640	0674	11/28/05	\$400,000	2120	0	7	2006	3	6583	N	N	13425 2ND AVE S
003	052304	9232	4/14/06	\$285,000	2120	0	7	1966	3	7676	N	N	10411 AQUA WAY S
003	052304	9231	3/28/05	\$265,000	2120	0	7	1965	3	8375	N	N	10405 AQUA WAY S
003	079500	1375	12/11/07	\$300,000	2200	0	7	1970	3	5625	Y	N	11033 6TH AVE S
003	079600	0230	4/26/06	\$299,500	2200	0	7	1959	3	6250	N	N	11233 OCCIDENTAL AVE S
003	052304	9229	10/5/05	\$263,000	2200	0	7	1967	3	8712	N	N	10603 AQUA WAY S
003	079500	2600	8/24/05	\$256,000	2220	0	7	1951	3	11400	Y	N	10606 MYERS WAY S
003	079500	2605	8/23/05	\$256,000	2220	0	7	1951	3	7800	Y	N	10612 MYERS WAY S
003	079500	2610	8/24/05	\$249,500	2220	0	7	1951	3	8500	Y	N	10618 MYERS WAY S
003	079500	2620	8/25/05	\$249,500	2220	0	7	1951	3	6700	Y	N	10624 MYERS WAY S
003	052304	9234	5/26/05	\$245,000	2240	0	7	1966	3	10824	N	N	10421 AQUA WAY S

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	052304	9230	9/25/06	\$316,000	2280	0	7	1967	3	10430	N	N	10609 AQUA WAY S
003	079800	0548	1/26/05	\$349,950	2290	0	7	2001	3	8209	N	N	213 S 112TH ST
003	144680	0136	9/26/05	\$350,000	2360	0	7	2005	3	5716	N	N	116 S 124TH ST
003	144680	0135	3/4/05	\$269,950	2400	0	7	1943	3	8588	N	N	12271 OCCIDENTAL AVE S
003	052304	9237	3/28/05	\$275,000	2460	0	7	1968	3	10010	N	N	10631 AQUA WAY S
003	144640	0783	3/23/05	\$345,000	2470	0	7	2005	3	6626	N	N	12808 OCCIDENTAL AVE S
003	079500	1310	4/17/06	\$499,950	4290	0	7	1987	3	11250	Y	N	10871 6TH AVE S
003	079500	0675	7/9/07	\$390,000	1180	940	8	1953	4	13700	N	N	10803 4TH AVE S
003	144640	1285	6/20/05	\$328,000	1231	950	8	2005	3	6600	N	N	13206 2ND AVE S
003	079500	1049	7/27/05	\$332,150	1300	890	8	2005	3	6026	N	N	10867 5TH AVE S
003	144640	1100	11/29/06	\$260,000	1650	0	8	1955	4	11507	N	N	13016 2ND AVE S
003	144760	0280	3/18/05	\$329,900	2420	0	8	2003	3	7917	N	N	12450 2ND AVE S
003	144680	0201	4/23/07	\$480,000	2750	0	9	2006	3	6255	N	N	12207 OCCIDENTAL AVE S
003	144760	0281	9/20/06	\$549,900	2840	1200	9	2006	3	6440	N	N	12452 2ND AVE S
003	144760	0282	10/30/06	\$549,950	2840	1200	9	2006	3	6996	N	N	12460 2ND AVE S
003	144640	1960	11/7/07	\$500,000	3730	0	9	2007	3	6609	N	N	13031 4TH AVE S
004	433100	0106	9/25/06	\$258,000	690	0	4	1941	5	6042	N	N	410 SW 143RD ST
004	670720	0085	3/6/06	\$215,000	710	0	4	1947	3	8305	N	N	833 SW 135TH ST
004	339580	0495	8/4/06	\$260,000	860	0	4	1950	5	4045	N	N	13256 5TH AVE SW
004	443760	0015	9/22/06	\$264,950	720	0	5	1953	4	7200	N	N	13244 4TH AVE SW
004	182304	9157	9/24/07	\$269,001	810	0	5	1936	3	15959	N	N	531 SW 128TH ST
004	433100	0100	4/17/06	\$261,500	820	0	5	1951	4	12000	N	N	14225 4TH AVE SW
004	670720	0155	4/18/05	\$133,000	820	0	5	1943	3	8340	N	N	850 SW 136TH ST
004	339580	0705	5/5/06	\$276,000	840	0	5	1925	5	6750	N	N	405 SW 134TH ST
004	339580	0705	2/15/05	\$210,000	840	0	5	1925	5	6750	N	N	405 SW 134TH ST
004	182304	9129	2/4/06	\$157,510	860	0	5	1943	5	6795	N	N	315 SW 134TH ST
004	182304	9189	9/25/07	\$140,000	870	0	5	1942	2	6750	N	N	323 SW 134TH ST
004	182304	9240	4/30/07	\$250,000	890	0	5	1944	4	7550	N	N	239 SW 132ND ST
004	192304	9207	5/23/07	\$264,000	900	140	5	1947	4	8400	N	N	311 SW 146TH ST
004	008400	0110	12/24/07	\$240,000	900	0	5	1984	4	18590	N	N	12915 1ST AVE SW
004	433100	0590	2/10/05	\$198,000	910	0	5	1947	4	13451	N	N	626 SW 142ND ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433100	0235	5/16/05	\$198,700	1040	0	5	1948	5	10500	N	N	415 SW 143RD ST
004	433100	0050	4/11/06	\$220,000	1220	0	5	1947	3	16800	N	N	438 SW 142ND ST
004	339580	0345	2/21/06	\$268,000	1320	0	5	1954	3	6750	N	N	13427 5TH AVE SW
004	433760	0240	3/13/06	\$255,000	700	0	6	1943	5	7920	N	N	13805 2ND AVE SW
004	433760	0205	11/22/06	\$245,000	710	0	6	1943	4	9900	N	N	251 SW 138TH ST
004	114800	0170	3/6/06	\$227,000	720	0	6	1952	3	8235	N	N	13501 6TH AVE SW
004	339580	0385	1/4/05	\$229,950	730	730	6	1958	4	8100	N	N	13453 5TH AVE SW
004	433700	0275	8/23/06	\$271,450	740	0	6	1943	4	8853	N	N	13804 2ND AVE SW
004	114800	0220	2/20/07	\$279,500	740	0	6	1947	4	8562	N	N	656 SW 136TH ST
004	433880	0665	3/15/06	\$265,000	770	120	6	1944	3	9200	N	N	858 SW 139TH ST
004	433880	0665	9/1/05	\$155,883	770	120	6	1944	3	9200	N	N	858 SW 139TH ST
004	433760	0295	12/12/07	\$287,000	780	0	6	1943	4	9900	N	N	252 SW 139TH ST
004	339580	0175	6/12/06	\$250,000	780	0	6	1951	4	8100	N	N	13247 5TH AVE SW
004	433820	0225	2/14/06	\$234,950	780	0	6	1944	4	7320	N	N	510 SW 138TH ST
004	433880	0465	8/23/07	\$322,000	790	200	6	1944	3	7200	N	N	651 SW 139TH ST
004	433820	0285	12/19/06	\$279,000	790	0	6	1944	4	8947	N	N	405 SW 136TH ST
004	433880	0200	6/22/05	\$218,777	790	0	6	1944	3	8201	N	N	656 SW 137TH ST
004	433880	0080	1/21/05	\$184,950	790	0	6	1944	4	7145	N	N	644 SW 136TH PL
004	433820	0340	5/15/06	\$168,637	790	0	6	1944	3	9374	N	N	13638 6TH AVE SW
004	240700	0440	3/19/07	\$290,000	800	0	6	1942	3	7800	N	N	13249 1ST AVE S
004	433700	0335	4/17/06	\$310,000	800	0	6	1943	3	8775	N	N	13700 2ND AVE SW
004	240700	0440	6/28/06	\$235,000	800	0	6	1942	3	7800	N	N	13249 1ST AVE S
004	240700	0175	3/1/07	\$271,000	800	270	6	1942	3	9990	N	N	13454 2ND AVE SW
004	240700	0435	7/27/06	\$240,000	800	800	6	1942	3	8400	N	N	4 SW 134TH ST
004	339580	0545	6/24/05	\$263,400	800	120	6	1949	4	8100	N	N	13227 4TH AVE SW
004	433880	0125	10/19/06	\$250,000	800	190	6	1944	2	8246	N	N	637 SW 136TH PL
004	240700	0005	12/7/06	\$275,083	800	0	6	1942	5	9990	N	N	13204 2ND AVE SW
004	433700	0310	8/20/07	\$281,000	810	110	6	1943	2	8775	N	N	13643 1ST AVE SW
004	240700	0130	12/26/06	\$263,000	810	80	6	1942	2	8775	N	N	13410 2ND AVE SW
004	433700	0360	3/14/06	\$285,000	810	0	6	1943	4	8775	N	N	13610 2ND AVE SW
004	240700	0130	4/25/05	\$230,000	810	80	6	1942	2	8775	N	N	13410 2ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433700	0310	8/11/05	\$238,000	810	110	6	1943	2	8775	N	N	13643 1ST AVE SW
004	433820	0075	5/4/06	\$306,000	820	120	6	1944	3	8835	N	N	421 SW 138TH ST
004	433820	0205	2/23/07	\$300,000	820	0	6	1944	5	9372	N	N	416 SW 138TH ST
004	240700	0360	12/20/05	\$230,000	820	0	6	1942	3	8050	N	N	7 SW 134TH ST
004	433880	0685	8/15/06	\$245,000	820	0	6	1944	3	7200	N	N	13730 10TH AVE SW
004	433700	0315	9/28/07	\$273,000	820	70	6	1943	4	8775	N	N	13651 1ST AVE SW
004	433820	0020	11/1/05	\$275,500	820	820	6	1944	4	7200	N	N	505 SW 139TH ST
004	240700	0245	12/20/05	\$239,000	820	0	6	1942	3	9450	N	N	21 SW 134TH ST
004	240700	0455	2/12/07	\$145,000	820	190	6	1942	3	7800	N	N	13239 1ST AVE S
004	433880	0360	2/15/05	\$223,000	830	0	6	1944	4	7000	N	N	13736 8TH AVE SW
004	008400	0360	6/29/05	\$285,000	830	360	6	1942	4	23490	N	N	13112 2ND AVE SW
004	433700	0195	8/20/07	\$255,000	850	0	6	1943	4	8775	N	N	13811 1ST AVE SW
004	433880	0775	10/18/07	\$288,000	880	0	6	1944	3	7540	N	N	13623 8TH AVE SW
004	114800	0005	2/1/05	\$260,000	880	390	6	1950	4	8100	N	N	661 SW 134TH ST
004	114800	0010	2/7/06	\$230,000	880	0	6	1947	4	8100	N	N	651 SW 134TH ST
004	433880	0775	6/20/07	\$189,000	880	0	6	1944	3	7540	N	N	13623 8TH AVE SW
004	433880	0740	8/23/07	\$272,000	890	0	6	1944	4	7600	N	N	13705 10TH AVE SW
004	008400	0391	4/17/07	\$271,000	890	0	6	1947	4	14142	N	N	17 SW 130TH PL
004	433180	0060	9/1/06	\$340,000	900	750	6	1955	3	8100	N	N	810 SW 141ST ST
004	433060	0465	11/28/05	\$325,000	900	0	6	1947	4	19500	N	N	226 SW 142ND ST
004	008400	0080	2/21/05	\$189,950	910	0	6	1942	3	11430	N	N	12934 1ST AVE SW
004	319500	0010	3/27/07	\$399,500	920	920	6	1951	4	10643	N	N	13036 AMBAUM BLVD SW
004	325640	0079	6/30/06	\$302,265	930	0	6	1949	3	8960	N	N	13015 6TH PL SW
004	433100	0520	5/8/07	\$316,782	930	400	6	1948	4	11250	N	N	833 SW 142ND ST
004	433880	0250	8/21/06	\$294,950	940	0	6	1944	4	7729	N	N	651 SW 137TH ST
004	433880	0175	12/20/07	\$260,000	940	0	6	1944	4	7410	N	N	624 SW 137TH ST
004	008400	0052	7/20/06	\$255,000	940	0	6	1942	4	5040	N	N	12839 1ST AVE S
004	008400	0052	5/2/06	\$210,000	940	0	6	1942	4	5040	N	N	12839 1ST AVE S
004	433880	0220	3/28/06	\$160,000	940	0	6	1944	3	9000	N	N	689 SW 137TH ST
004	433880	0545	2/15/07	\$280,000	960	0	6	1944	5	7320	N	N	837 SW 139TH ST
004	325640	0051	10/13/06	\$283,000	960	280	6	1949	4	9380	N	N	13045 6TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433880	0120	1/26/06	\$285,000	960	490	6	1944	4	9270	N	N	645 SW 136TH PL
004	325640	0051	3/10/05	\$244,800	960	280	6	1949	4	9380	N	N	13045 6TH PL SW
004	433880	0530	2/3/05	\$217,000	960	0	6	1944	4	11100	N	N	849 SW 139TH ST
004	433100	0305	5/30/07	\$325,450	970	0	6	1930	4	11250	N	N	821 SW 143RD ST
004	433880	0275	7/12/06	\$260,000	980	0	6	1944	3	7475	N	N	621 SW 137TH ST
004	008400	0210	6/9/05	\$206,000	980	0	6	1942	3	7200	N	N	204 SW 129TH ST
004	240700	0405	6/28/07	\$299,950	990	90	6	1942	3	8775	N	N	13234 1ST AVE SW
004	122800	0220	5/22/06	\$191,000	1000	0	6	1948	3	6000	N	N	14637 8TH AVE SW
004	182304	9178	10/11/06	\$253,000	1010	0	6	1956	3	7200	N	N	316 SW 136TH ST
004	008400	0212	8/14/06	\$247,500	1010	0	6	1945	3	7667	N	N	210 SW 129TH ST
004	433060	0047	8/13/07	\$328,000	1010	430	6	1983	4	8146	N	N	128 SW 142ND ST
004	008400	0255	7/12/05	\$172,200	1020	0	6	1942	3	13500	N	N	216 SW 131ST ST
004	008400	0355	4/24/06	\$320,000	1030	0	6	1942	4	23490	N	N	13114 2ND AVE SW
004	339580	0295	6/17/05	\$237,000	1030	0	6	1956	4	8786	N	N	13524 6TH AVE SW
004	433760	0340	8/24/05	\$234,000	1040	0	6	1943	3	7200	N	N	217 SW 139TH ST
004	433700	0145	12/1/06	\$269,888	1050	0	6	1943	4	7590	N	N	13856 1ST AVE SW
004	433820	0090	7/1/05	\$277,000	1050	1050	6	1944	4	10168	N	N	405 SW 138TH ST
004	182304	9177	6/20/05	\$246,500	1060	0	6	1942	3	7200	N	N	13220 4TH AVE SW
004	433100	0025	11/8/05	\$249,000	1060	0	6	1956	3	12400	N	N	13943 4TH AVE SW
004	433880	0455	10/25/05	\$240,000	1070	0	6	1944	4	8027	N	N	654 SW 139TH ST
004	240700	0415	6/12/07	\$365,000	1090	130	6	1942	4	8775	N	N	13242 1ST AVE SW
004	182304	9062	9/13/07	\$260,000	1100	540	6	1922	3	8464	N	N	13030 AMBAUM BLVD SW
004	433820	0060	11/13/06	\$282,500	1110	0	6	1944	4	8184	N	N	513 SW 138TH ST
004	182304	9275	12/8/05	\$210,000	1110	0	6	1947	4	7933	N	N	12805 8TH AVE SW
004	433880	0580	7/21/06	\$319,950	1120	160	6	1944	4	8060	N	N	13709 8TH AVE SW
004	433880	0470	1/10/05	\$213,000	1120	0	6	1944	4	7200	N	N	645 SW 139TH ST
004	433880	0265	12/11/07	\$267,800	1130	0	6	1944	3	7475	N	N	633 SW 137TH ST
004	433180	0105	4/9/07	\$279,950	1140	0	6	1954	3	12236	N	N	14107 6TH AVE SW
004	008400	0150	9/26/05	\$256,000	1140	0	6	1953	4	14875	N	N	220 SW 130TH ST
004	433880	0260	5/12/05	\$220,000	1140	0	6	1944	4	7475	N	N	639 SW 137TH ST
004	783580	0372	6/7/05	\$233,000	1150	0	6	1926	4	8876	N	N	803 SW 134TH ST

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Area 23
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433820	0245	9/20/05	\$202,000	1150	0	6	1944	5	7225	N	N	13704 6TH AVE SW
004	319200	0075	6/15/06	\$284,500	1176	0	6	1955	5	10815	N	N	12834 9TH AVE SW
004	008400	0145	8/18/06	\$347,000	1180	770	6	1955	3	14862	N	N	212 SW 130TH ST
004	008400	0145	7/22/05	\$290,000	1180	770	6	1955	3	14862	N	N	212 SW 130TH ST
004	339580	0025	4/23/07	\$329,500	1210	0	6	1954	4	8100	N	N	13214 6TH AVE SW
004	315460	0045	8/29/06	\$280,000	1210	0	6	1950	4	7874	N	N	13204 8TH PL SW
004	433100	0295	6/1/06	\$250,000	1210	0	6	1948	3	11250	N	N	801 SW 143RD ST
004	433180	0125	10/9/06	\$295,000	1220	0	6	1950	3	14515	N	N	626 SW 141ST ST
004	339580	0590	6/18/07	\$275,000	1220	0	6	1950	4	5985	N	N	408 SW 134TH ST
004	008400	0310	5/22/06	\$304,000	1260	0	6	1942	5	11475	N	N	205 SW 131ST ST
004	114800	0100	12/19/07	\$257,000	1270	0	6	1952	4	8100	N	N	650 SW 135TH ST
004	433060	0325	4/5/06	\$284,500	1270	700	6	1954	4	13500	N	N	300 SW 144TH ST
004	433100	0600	5/16/05	\$285,000	1300	1300	6	1947	3	12505	N	N	648 SW 142ND ST
004	339580	0670	6/29/05	\$262,500	1320	0	6	1929	4	8100	N	N	13440 5TH AVE SW
004	433060	0495	5/26/06	\$270,000	1330	0	6	1976	3	13756	N	N	13928 4TH AVE SW
004	182304	9100	1/13/06	\$283,000	1330	0	6	1974	3	18041	N	N	227 SW 132ND ST
004	182304	9006	11/12/07	\$335,000	1340	0	6	1962	4	6795	N	N	319 SW 134TH ST
004	433100	0615	6/7/05	\$285,000	1340	1340	6	1959	4	12131	N	N	672 SW 142ND ST
004	433760	0085	12/27/05	\$198,500	1350	0	6	1943	3	9000	N	N	234 SW 137TH ST
004	433820	0170	8/1/05	\$257,500	1420	0	6	1944	4	7134	N	N	501 SW 137TH ST
004	433700	0155	4/20/06	\$295,950	1430	0	6	1943	4	7590	N	N	13842 1ST AVE SW
004	433700	0155	6/22/05	\$236,700	1430	0	6	1943	4	7590	N	N	13842 1ST AVE SW
004	433880	0575	1/2/07	\$285,000	1450	120	6	1944	3	9500	N	N	13703 8TH AVE SW
004	433880	0270	12/26/06	\$300,000	1470	0	6	1944	4	7475	N	N	627 SW 137TH ST
004	339580	0535	8/3/06	\$300,000	1480	0	6	1958	2	8100	N	N	13223 4TH AVE SW
004	433060	0310	8/8/06	\$357,000	1510	0	6	1953	3	10950	N	N	322 SW 144TH ST
004	192304	9333	5/25/05	\$240,000	1510	0	6	1958	4	8959	N	N	14426 4TH AVE SW
004	339580	0395	6/8/05	\$220,000	1590	680	6	1922	5	8686	N	N	506 SW 136TH ST
004	433880	0645	11/3/06	\$357,500	1600	0	6	1944	5	9880	N	N	828 SW 139TH ST
004	433760	0325	5/10/05	\$247,500	1600	0	6	1943	3	7200	N	N	235 SW 139TH ST
004	339580	0790	4/23/07	\$337,950	1650	0	6	1951	5	6110	N	N	410 SW 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433700	0225	10/30/07	\$300,000	1720	0	6	1943	4	8775	N	N	13851 1ST AVE SW
004	114800	0050	8/1/06	\$315,000	1730	0	6	1947	3	8100	N	N	611 SW 134TH ST
004	114800	0050	4/20/05	\$206,000	1730	0	6	1947	3	8100	N	N	611 SW 134TH ST
004	443760	0010	9/26/06	\$352,000	1900	0	6	1971	4	7200	N	N	13238 4TH AVE SW
004	433880	0155	8/25/06	\$339,950	1950	0	6	1944	5	8250	N	N	13639 6TH AVE SW
004	114800	0055	8/1/05	\$260,000	1950	0	6	1947	4	8235	N	N	605 SW 134TH ST
004	783580	0380	7/25/05	\$267,950	2000	0	6	1928	4	8401	N	N	840 SW 135TH ST
004	325640	0060	9/14/06	\$422,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	325640	0060	4/20/06	\$352,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	433880	0590	10/5/06	\$357,500	2180	0	6	1944	2	8760	N	N	13719 8TH AVE SW
004	433880	0590	5/12/05	\$230,000	2180	0	6	1944	2	8760	N	N	13719 8TH AVE SW
004	783580	0382	2/22/05	\$239,900	790	790	7	1960	4	9312	N	N	816 SW 135TH ST
004	114800	0185	12/5/06	\$195,000	850	0	7	1958	3	8457	N	N	614 SW 136TH ST
004	433060	0066	5/22/07	\$366,000	900	430	7	1972	4	7280	N	N	14028 2ND AVE SW
004	339580	0760	10/14/05	\$249,000	900	0	7	1952	3	8100	N	N	13437 4TH AVE SW
004	433180	0132	8/28/06	\$260,000	970	0	7	1968	4	7140	N	N	616 SW 141ST ST
004	166540	0045	6/20/06	\$182,667	1000	0	7	1952	3	7636	N	N	727 SW 146TH ST
004	182304	9199	10/27/06	\$400,000	1010	480	7	1959	4	9520	N	N	12927 4TH AVE SW
004	783580	0378	12/3/07	\$330,000	1010	1000	7	1995	3	8100	N	N	845 SW 134TH ST
004	433060	0070	12/6/07	\$290,100	1030	0	7	1953	4	7153	N	N	123 SW 140TH ST
004	433060	0375	5/16/07	\$309,000	1030	1030	7	1960	4	12200	N	N	237 SW 142ND ST
004	117060	0100	2/27/06	\$268,000	1080	0	7	1962	4	8435	N	N	727 SW 131ST ST
004	433100	0346	1/21/05	\$223,010	1080	0	7	1953	4	9450	N	N	820 SW 143RD ST
004	117060	0041	7/20/05	\$305,000	1090	440	7	1962	3	6930	N	N	708 SW 131ST ST
004	166540	0165	7/25/07	\$298,000	1110	0	7	1952	4	8423	N	N	14613 6TH AVE SW
004	166740	0120	12/14/05	\$258,500	1110	0	7	1954	2	8296	N	N	641 SW 133RD ST
004	117060	0060	10/3/05	\$394,900	1120	750	7	1962	4	9365	N	N	701 SW 131ST ST
004	339580	0490	9/22/05	\$359,000	1120	610	7	2001	3	4045	N	N	490 SW 134TH ST
004	166540	0110	12/5/05	\$287,000	1120	500	7	1952	4	9821	N	N	14648 7TH AVE SW
004	192304	9220	9/13/05	\$275,000	1120	0	7	1952	4	15300	N	N	14429 2ND AVE SW
004	427300	0090	3/1/05	\$285,000	1140	960	7	1960	4	16180	N	N	610 SW 146TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	008400	0230	5/17/05	\$220,000	1140	0	7	1957	4	16875	N	N	231 SW 130TH ST
004	166540	0020	1/22/07	\$290,000	1150	0	7	1952	3	6836	N	N	14636 8TH AVE SW
004	721200	0011	1/10/06	\$300,000	1150	1150	7	1962	3	11828	N	N	13016 2ND AVE SW
004	034980	0015	5/12/06	\$290,000	1150	1100	7	1961	3	9240	N	N	645 SW 128TH ST
004	114800	0015	6/2/05	\$303,000	1170	620	7	1960	4	8100	N	N	645 SW 134TH ST
004	427300	0020	6/7/05	\$299,888	1180	1080	7	1955	4	8178	N	N	638 SW 144TH PL
004	122500	0035	10/17/05	\$285,000	1190	0	7	1954	4	9823	N	N	14655 3RD AVE SW
004	166740	0060	11/22/06	\$315,000	1200	0	7	1954	3	7653	N	N	13223 6TH AVE SW
004	120720	0005	6/26/06	\$349,000	1200	680	7	1959	4	10348	N	N	454 SW 129TH ST
004	433100	0170	8/18/05	\$200,000	1210	0	7	1954	4	9750	N	N	404 SW 144TH ST
004	166740	0185	12/4/07	\$333,500	1220	0	7	1954	3	8296	N	N	640 SW 134TH ST
004	182304	9200	2/22/06	\$351,500	1230	1230	7	1962	3	8400	N	N	430 SW 130TH ST
004	166740	0170	1/24/05	\$220,000	1230	0	7	1954	4	8296	N	N	620 SW 134TH ST
004	427300	0085	1/8/07	\$280,000	1240	0	7	1953	4	9750	N	N	720 SW 146TH ST
004	433100	0125	4/4/05	\$286,900	1250	1250	7	1951	4	14511	N	N	440 SW 143RD ST
004	182304	9081	3/17/06	\$270,000	1260	0	7	1963	3	12389	N	N	13304 2ND PL SW
004	122500	0055	9/12/05	\$261,500	1260	0	7	1953	4	9141	N	N	14629 3RD AVE SW
004	433100	0525	7/31/06	\$273,000	1260	180	7	1952	2	13725	N	N	831 SW 142ND ST
004	433100	0410	1/28/05	\$239,950	1280	0	7	1947	3	13325	N	N	14235 6TH AVE SW
004	339580	0565	5/25/06	\$360,000	1290	840	7	1941	4	10800	N	N	13239 4TH AVE SW
004	120700	0015	12/19/05	\$389,000	1300	480	7	1956	4	8107	N	N	420 SW 129TH ST
004	433060	0390	7/5/05	\$220,000	1350	0	7	1948	3	11674	N	N	14222 4TH AVE SW
004	120720	0010	5/18/05	\$350,000	1370	460	7	1958	4	10416	N	N	448 SW 129TH ST
004	339580	0485	10/20/05	\$272,000	1420	580	7	1959	3	8100	N	N	13250 5TH AVE SW
004	034980	0030	7/31/06	\$407,500	1440	1440	7	1960	4	9240	N	N	625 SW 128TH ST
004	433060	0365	6/15/05	\$291,650	1450	640	7	1947	4	13300	N	N	223 SW 142ND ST
004	339580	0215	6/14/06	\$324,950	1470	0	7	2002	3	4060	N	N	13414 6TH AVE SW
004	427300	0130	12/19/05	\$210,000	1500	0	7	1953	4	8360	N	N	638 SW 145TH ST
004	433100	0265	1/25/05	\$254,950	1520	0	7	1949	4	7456	N	N	623 SW 143RD ST
004	433700	0200	7/18/05	\$289,000	1570	0	7	1943	4	8775	N	N	13817 1ST AVE SW
004	122500	0040	10/28/05	\$266,500	1570	0	7	1954	4	8330	N	N	14649 3RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	433060	0426	12/4/06	\$265,000	1580	0	7	1954	4	9800	N	N	14223 2ND AVE SW
004	339580	0210	4/28/06	\$336,000	1600	0	7	2003	3	4060	N	N	13408 6TH AVE SW
004	166740	0105	6/27/06	\$285,000	1650	0	7	1954	3	8296	N	N	659 SW 133RD ST
004	433060	0045	6/27/06	\$329,950	1660	560	7	1954	4	7254	N	N	124 SW 142ND ST
004	721200	0030	3/16/06	\$261,950	1740	0	7	1961	4	7540	N	N	111 SW 130TH ST
004	008400	0090	2/27/07	\$256,000	1820	0	7	1946	5	7749	N	N	12922 2ND AVE SW
004	008400	0090	6/6/05	\$243,150	1820	0	7	1946	5	7749	N	N	12922 2ND AVE SW
004	166740	0045	4/3/07	\$220,000	1840	0	7	1954	3	8121	N	N	13205 6TH AVE SW
004	114800	0090	3/17/06	\$357,000	1890	0	7	1951	4	7691	N	N	640 SW 135TH ST
004	339580	0515	8/13/07	\$360,000	1990	0	7	2002	3	4060	N	N	13209 4TH AVE SW
004	339580	0230	3/30/07	\$369,950	2110	0	7	2006	3	4060	N	N	13422 6TH AVE SW
004	339580	0229	12/26/06	\$369,950	2110	0	7	2006	3	4060	N	N	13420 6TH AVE S
004	339580	0231	4/19/07	\$369,950	2110	0	7	2006	3	4061	N	N	13424 6TH AVE SW
004	433060	0315	6/13/05	\$282,500	2240	0	7	1946	4	10950	N	N	316 SW 144TH ST
004	182304	9237	1/22/07	\$444,080	1340	1300	8	1965	4	9707	N	N	13323 8TH AVE SW
004	433100	0271	9/1/06	\$445,000	2560	0	8	2003	3	7216	N	N	629 SW 143RD ST

Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011100	0210	3/8/05	\$145,000	DOR RATIO
001	011100	0335	7/19/06	\$125,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	011100	0362	12/7/06	\$202,708	NO MARKET EXPOSURE
001	079700	0035	2/16/07	\$202,020	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	079700	0037	5/17/06	\$49,310	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	079700	0039	8/2/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	079700	0055	12/29/05	\$310,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
001	079700	0055	3/9/07	\$199,900	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
001	082304	9042	3/2/05	\$19,653	DOR RATIO
001	098500	0704	2/24/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	098500	0765	3/15/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	098500	1005	9/18/07	\$94,683	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	098500	1005	11/30/05	\$77,914	DOR RATIO;STATEMENT TO DOR
001	098500	1010	11/7/07	\$83,139	DOR RATIO
001	121500	0005	12/20/05	\$225,000	NO MARKET EXPOSURE
001	144640	3990	4/28/06	\$188,391	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	144640	4025	5/12/05	\$177,700	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	144720	0035	8/31/07	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	144720	0080	7/21/06	\$117,667	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	162304	9071	3/30/06	\$15,400	DOR RATIO;PERS MH;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	162304	9071	3/2/05	\$120,000	PERS MH
001	162304	9071	6/26/06	\$138,600	PERS MH;RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9033	4/5/06	\$100,000	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	172304	9052	8/27/07	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	172304	9065	5/2/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9163	9/27/06	\$119,850	DOR RATIO
001	172304	9177	9/29/06	\$86,210	DOR RATIO;EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9184	3/8/07	\$362,500	IMP COUNT
001	172304	9280	6/15/07	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9282	1/31/07	\$89,860	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9283	10/23/06	\$94,421	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	172304	9283	10/20/06	\$45,423	DOR RATIO;STATEMENT TO DOR
001	172304	9373	10/31/07	\$410,000	IMP COUNT
001	172304	9400	1/3/06	\$217,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9409	7/5/06	\$149,557	DOR RATIO;QUIT CLAIM DEED
001	172304	9436	5/4/05	\$125,000	SALES PRICE DOES NOT APEAR TO REFLECT ASSESSORS CHARACTERISTICS
001	172304	9443	11/17/06	\$352,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9466	2/2/06	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9493	2/23/05	\$75,500	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	172304	9521	4/13/06	\$317,000	MULTI-PARCEL SALE
001	172304	9521	5/25/05	\$215,000	MULTI-PARCEL SALE
001	172304	9537	2/22/05	\$370,000	IMP COUNT
001	172304	9537	4/19/07	\$378,500	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9602	9/18/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	176060	0024	11/6/06	\$364,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	202304	9008	8/9/06	\$20,077	DOR RATIO;STATEMENT TO DOR
001	202304	9350	11/11/05	\$110,000	DOR RATIO
001	202304	9408	2/1/05	\$102,000	DOR RATIO
001	258440	0035	2/21/07	\$134,808	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	302820	0121	4/19/06	\$164,391	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	0210	5/5/05	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	0230	7/27/05	\$35,000	DOR RATIO;%NETCOND;PREVIMP<=25K
001	336140	0232	11/6/06	\$170,000	DIVORCE
001	336140	0235	6/6/07	\$91,030	DOR RATIO
001	336140	0375	8/5/05	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0515	9/25/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0600	1/30/06	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	0885	2/11/05	\$10,667	DOR RATIO
001	336140	1300	11/8/06	\$280,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	1675	6/13/07	\$360,000	RELOCATION - SALE TO SERVICE
001	336140	1685	10/14/05	\$50,641	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	336140	1791	2/24/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	1840	8/15/06	\$231,873	OBSOL
001	336140	1840	3/13/06	\$185,000	OBSOL
001	336140	1961	1/18/05	\$80,624	DOR RATIO;QUIT CLAIM DEED
001	336140	2003	6/7/07	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	2035	8/16/05	\$189,001	EXEMPT FROM EXCISE TAX
001	338810	0040	5/24/07	\$22,378	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	338811	0230	8/7/07	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	382140	0070	1/9/06	\$97,875	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	417120	0055	5/14/06	\$65,579	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	638855	0170	9/22/05	\$415,000	QUESTIONABLE PER SALES IDENTIFICATION
001	678720	0030	10/16/07	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	736610	0070	7/23/07	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0222	8/25/06	\$185,000	OBSOL
001	801860	0245	2/6/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0265	8/17/05	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0310	1/12/07	\$161,800	QUESTIONABLE PER SALES IDENTIFICATION
001	801860	0375	10/19/07	\$247,983	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	801860	0433	2/16/06	\$296,650	RELATED PARTY, FRIEND, OR NEIGHBOR
001	801860	0533	4/25/07	\$95,000	DOR RATIO
001	801860	0655	3/23/06	\$125,000	OBSOL;PREVIMP<=25K;STATEMENT TO DOR
001	801860	0975	5/31/06	\$260,000	%NETCOND;PREVIMP<=25K
001	801860	0975	3/18/05	\$214,000	%NETCOND;PREVIMP<=25K
001	801920	0090	11/26/07	\$120,528	DOR RATIO
001	801920	0090	1/25/06	\$110,320	DOR RATIO;STATEMENT TO DOR
001	801920	0120	5/23/05	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0165	6/29/07	\$105,000	PREVIMP<=25K
001	801920	0325	11/9/06	\$175,000	%NETCOND;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801920	0360	6/14/07	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801920	0425	1/10/05	\$159,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0760	10/8/07	\$249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0760	2/23/07	\$280,615	EXEMPT FROM EXCISE TAX
001	801920	0797	8/6/07	\$217,600	EXEMPT FROM EXCISE TAX
001	801920	0875	10/31/05	\$274,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	931540	0120	2/11/05	\$90,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
001	936460	0085	5/9/07	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	957200	0060	9/19/07	\$420,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	957200	0080	11/26/07	\$390,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	062304	9020	4/12/06	\$415,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9025	1/11/05	\$197,161	EXEMPT FROM EXCISE TAX
002	062304	9093	6/1/05	\$170,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	062304	9122	3/2/06	\$100,770	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9154	7/8/05	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE
002	062304	9154	5/23/06	\$449,000	MULTI-PARCEL SALE
002	062304	9182	7/25/05	\$281,000	IMP COUNT
002	062304	9323	7/7/05	\$221,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	062304	9338	4/29/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9363	3/3/05	\$146,000	EXEMPT FROM EXCISE TAX
002	062304	9363	2/22/05	\$125,000	NON-REPRESENTATIVE SALE
002	062304	9398	8/22/05	\$160,000	PREVIMP<=25K
002	072304	9088	8/5/05	\$200,000	OBSOL
002	072304	9125	2/23/06	\$390,000	IMP COUNT
002	072304	9147	9/8/06	\$50,451	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9156	5/13/05	\$90,772	DOR RATIO;QUIT CLAIM DEED
002	072304	9186	2/25/05	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072304	9209	2/2/05	\$21,270	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9251	9/14/06	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9255	6/7/06	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 23
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	072304	9273	12/28/07	\$325,000	UNFIN AREA
002	072304	9277	4/18/07	\$149,288	DOR RATIO;STATEMENT TO DOR
002	072304	9317	1/19/07	\$109,284	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9377	10/18/05	\$81,772	DOR RATIO;QUIT CLAIM DEED
002	072304	9389	5/5/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9411	5/30/06	\$106,939	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	072304	9416	6/12/07	\$321,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072304	9450	8/2/07	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	072304	9505	5/12/06	\$143,260	DOR RATIO;UNFIN AREA;QUIT CLAIM DEED; STATEMENT TO DOR
002	072304	9577	11/3/06	\$69,521	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	079500	1750	10/11/06	\$510,000	IMP COUNT
002	079500	1835	7/26/05	\$302,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	079500	1900	8/1/06	\$307,950	NO MARKET EXPOSURE
002	079500	2065	9/22/06	\$272,000	%COMPL
002	079500	2190	3/21/07	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	079500	2330	1/12/07	\$114,164	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	079500	2330	8/30/05	\$145,000	NO MARKET EXPOSURE
002	079500	2370	12/4/07	\$70,615	DOR RATIO
002	079500	2440	1/9/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	092000	0030	5/17/05	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	156460	0005	4/8/05	\$203,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	156460	0065	11/13/06	\$284,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	0335	3/2/07	\$358,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	0590	5/13/05	\$176,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	0651	10/24/05	\$70,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	172180	1162	11/29/05	\$310,000	QUESTIONABLE PER SALES IDENTIFICATION
002	172180	1350	10/24/06	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	1460	3/11/05	\$180,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
002	172180	1715	5/16/05	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	241460	0071	4/25/06	\$299,000	UNFIN AREA
002	241460	0156	7/12/07	\$165,000	PREVIMP<=25K
002	241460	0165	3/17/06	\$60,000	DOR RATIO
002	241460	0210	5/10/07	\$325,000	RELOCATION - SALE TO SERVICE
002	241460	0280	8/7/07	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	248270	0010	3/15/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	258680	0040	10/27/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	258680	0270	1/7/05	\$90,905	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	258680	0295	3/22/06	\$172,000	IMP CHARACTERISTICS DO NOT APPEAR TO REFLECT SALES PRICE
002	264180	0015	12/18/06	\$25,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					STATEMENT TO DOR
002	264180	0090	5/22/06	\$260,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	289860	0073	6/14/05	\$30,953	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	289860	0120	12/13/05	\$125,500	DOR RATIO
002	289860	0160	4/27/07	\$314,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	289860	0230	2/17/06	\$99,047	DOR RATIO;QUIT CLAIM DEED
002	289860	0245	2/21/07	\$310,000	IMP CHARACTERISTICS DO NOT APPEAR TO REFLECT SALES PRICE
002	289920	0193	9/16/05	\$339,950	IMP CHARACTERISTICS DO NOT APPEAR TO REFLECT SALES PRICE
002	316360	0130	5/9/06	\$115,873	DOR RATIO;STATEMENT TO DOR
002	316360	0230	2/28/07	\$250,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	316360	0340	11/1/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	327580	0010	5/17/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	345100	0341	3/2/05	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	345100	0380	6/20/07	\$774,675	MULTI-PARCEL SALE;
002	345100	0425	3/19/07	\$315,000	NO MARKET EXPOSURE
002	345100	0472	1/26/05	\$167,500	NO MARKET EXPOSURE
002	355080	0080	1/30/07	\$500,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
002	374460	0070	6/23/06	\$490,000	UNFIN AREA
002	374460	0086	10/27/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	374460	0091	7/25/05	\$118,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	374460	0143	4/15/05	\$125,000	DOR RATIO;QUIT CLAIM DEED
002	374460	0379	7/26/07	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	374460	0500	4/27/06	\$124,161	DOR RATIO
002	374460	0538	11/9/05	\$100,222	DOR RATIO;QUIT CLAIM DEED
002	374460	0605	8/21/07	\$299,950	DOR RATIO
002	374460	0605	5/29/07	\$290,000	DOR RATIO
002	377430	0040	9/14/06	\$102,152	DOR RATIO
002	384160	0035	5/24/05	\$95,000	DOR RATIO;STATEMENT TO DOR
002	384160	0176	11/27/06	\$279,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	388380	0006	5/24/06	\$335,000	OBSOL
002	505580	0040	8/30/05	\$105,705	DOR RATIO;QUIT CLAIM DEED
002	505580	0085	8/15/05	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	505580	0100	9/20/05	\$290,000	UNFIN AREA
002	505580	0100	6/23/05	\$234,950	UNFIN AREA
002	514700	0025	11/2/07	\$410,000	OBSOL
002	514700	0025	4/17/07	\$289,950	OBSOL
002	514820	0060	7/27/05	\$93,388	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	514820	0060	10/3/06	\$107,127	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	526920	0010	6/30/06	\$244,939	EXEMPT FROM EXCISE TAX
002	526920	0070	9/6/07	\$233,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	620900	0145	12/10/06	\$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	634100	0221	9/26/06	\$277,680	EXEMPT FROM EXCISE TAX
002	634100	0222	7/29/05	\$450,000	IMP COUNT;OBSOL
002	636700	0020	2/23/07	\$432,000	IMP COUNT
002	639500	0010	5/9/06	\$193,790	EXEMPT FROM EXCISE TAX
002	643300	0050	7/21/06	\$45,950	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	662040	0340	3/26/07	\$232,000	NO MARKET EXPOSURE
002	662040	0455	1/22/07	\$375,000	OBSOL;UNFIN AREA
002	662040	0455	9/29/05	\$245,140	OBSOL;UNFIN AREA
002	688380	0025	3/23/06	\$71,789	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	752000	0030	9/10/07	\$46,973	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	752000	0241	7/19/05	\$169,000	DOR RATIO
002	752000	0250	4/16/07	\$577,000	IMP COUNT;OBSOL
002	752000	0595	5/1/05	\$132,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	779660	0030	9/29/06	\$254,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	779680	0050	3/3/06	\$190,000	RELOCATION - SALE TO SERVICE
002	788960	0735	5/4/06	\$260,000	%COMPL;TEAR DOWN; SEGREGATION AND/OR MERGER
002	788960	0735	8/22/07	\$282,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	788960	0760	3/8/05	\$189,547	QUIT CLAIM DEED; STATEMENT TO DOR
002	788960	1020	4/21/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	788960	1095	6/15/06	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	788960	1340	4/19/07	\$311,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	788960	1475	9/28/05	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	788960	1551	3/7/05	\$144,000	DOR RATIO;UNFIN AREA
002	788960	1551	5/9/05	\$245,000	UNFIN AREA
002	788960	1890	10/17/06	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	788960	2034	3/24/05	\$18,000	DOR RATIO;QUIT CLAIM DEED
002	788960	2035	3/24/05	\$162,000	DOR RATIO
002	788960	2055	5/5/06	\$72,828	DOR RATIO;QUIT CLAIM DEED
002	790760	0030	4/4/06	\$170,000	NO MARKET EXPOSURE
002	796260	0035	4/29/05	\$178,000	NO MARKET EXPOSURE
002	797320	0625	12/21/07	\$308,000	IMP CHARACTERISTICS DO NOT APPEAR TO REFLECT SALES PRICE
002	797320	0625	7/25/07	\$261,553	IMP CHARACTERISTICS DO NOT APPEAR TO REFLECT SALES PRICE
002	797320	1745	2/16/06	\$215,000	UNFIN AREA
002	797320	2165	8/10/05	\$205,000	TRADE
002	797320	2210	4/25/07	\$420,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
002	862760	0012	12/24/05	\$200,000	NO MARKET EXPOSURE
002	938220	0110	8/18/05	\$320,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	052304	9227	3/28/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052304	9233	3/28/05	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	0510	11/2/05	\$71,271	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	079500	0585	10/2/07	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	0865	2/10/06	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079500	1050	11/6/06	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079500	1050	1/28/05	\$189,500	SEGREGATION AND/OR MERGER
003	079500	1276	7/1/05	\$205,624	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	079500	1360	2/9/06	\$235,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079500	1360	2/2/06	\$145,800	%COMPL;NON-REPRESENTATIVE SALE
003	079500	1675	1/10/05	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	079500	2720	5/16/07	\$355,500	%COMPL
003	079600	0010	8/15/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079600	0170	7/20/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079800	0280	3/29/05	\$209,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0640	9/18/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0015	5/30/07	\$125,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	0065	12/23/05	\$93,036	QUIT CLAIM DEED
003	144640	0450	12/2/06	\$298,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	0500	8/25/05	\$55,721	DOR RATIO;QUIT CLAIM DEED
003	144640	0500	8/25/05	\$55,721	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	0610	8/4/05	\$251,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0674	6/15/05	\$81,375	DOR RATIO
003	144640	0705	11/2/06	\$110,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	1090	2/26/07	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	1555	8/11/06	\$113,433	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	1735	5/17/07	\$339,000	UNFIN AREA
003	144640	1760	1/6/05	\$149,000	NON-REPRESENTATIVE SALE
003	144640	1765	5/8/06	\$298,000	IMP COUNT
003	144640	1870	1/31/05	\$216,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	2430	10/12/05	\$167,000	DOR RATIO
003	144680	0025	6/27/07	\$345,500	OUTLIER
003	144680	0065	10/25/05	\$93,000	DOR RATIO
003	144680	0280	8/16/07	\$279,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
003	144680	0730	7/13/06	\$125,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	144680	0905	2/28/06	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144680	1055	3/9/06	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144680	1055	12/6/05	\$158,621	EXEMPT FROM EXCISE TAX
003	144760	0170	9/14/06	\$310,501	IMP COUNT
003	144760	0186	7/24/05	\$275,000	IMP COUNT
003	144760	0195	12/21/05	\$300,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
003	144760	0195	12/15/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	144760	0250	3/18/05	\$300,000	NO MARKET EXPOSURE
003	144760	0511	9/14/06	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	304620	0055	6/25/07	\$2,212,000	DOR RATIO;IMP COUNT;MULTI-PARCEL SALE
004	008400	0195	10/20/05	\$131,215	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	034980	0060	10/1/07	\$86,342	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	114800	0080	4/17/07	\$55,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
004	114800	0140	10/17/05	\$250,000	IMP COUNT
004	114800	0190	11/14/06	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	114800	0210	5/9/07	\$435,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	117060	0021	9/28/05	\$91,010	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	166540	0105	2/25/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	166740	0040	5/2/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182304	9009	1/16/07	\$702,000	OUTLIER
004	182304	9044	1/12/06	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9078	9/21/06	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9145	3/26/07	\$40,000	DOR RATIO;NO MARKET EXPOSURE
004	182304	9148	4/27/07	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182304	9177	2/10/05	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9179	10/4/07	\$83,500	DOR RATIO;STATEMENT TO DOR
004	182304	9182	3/8/05	\$232,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9182	3/12/07	\$258,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182304	9202	10/30/06	\$116,100	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	192304	9248	12/16/05	\$242,500	%COMPL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	192304	9313	4/25/07	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	240700	0030	6/27/07	\$322,000	TRADE
004	240700	0280	5/16/07	\$164,750	RELATED PARTY, FRIEND, OR NEIGHBOR
004	319200	0005	11/25/05	\$380,000	IMP COUNT
004	319200	0005	2/10/05	\$339,000	IMP COUNT;STATEMENT TO DOR
004	339580	0007	6/26/06	\$348,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	339580	0485	7/28/05	\$235,124	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	339580	0555	1/31/05	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	427300	0080	7/27/06	\$316,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	427300	0090	5/16/07	\$86,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	427300	0135	5/22/07	\$299,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433060	0140	12/9/06	\$211,000	QUIT CLAIM DEED
004	433100	0060	5/15/06	\$150,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
004	433100	0440	1/4/06	\$287,000	UNFIN AREA
004	433100	0460	9/28/06	\$365,000	UNFIN AREA
004	433100	0576	9/15/06	\$300,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433100	0605	2/11/05	\$163,000	EXEMPT FROM EXCISE TAX

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	433760	0245	5/29/07	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433760	0260	9/25/06	\$378,500	IMP COUNT
004	433760	0300	8/24/06	\$70,585	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	433820	0155	7/25/06	\$78,927	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	433820	0220	3/16/07	\$95,000	DOR RATIO;QUIT CLAIM DEED
004	433820	0290	8/22/07	\$47,750	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	433880	0045	3/17/05	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433880	0465	6/26/05	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	433880	0495	8/24/06	\$269,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433880	0500	6/15/05	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	433880	0500	3/11/05	\$1,997,156	DOR RATIO;EXEMPT FROM EXCISE TAX
004	433880	0535	10/18/06	\$213,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433880	0605	5/18/07	\$165,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	433880	0660	6/2/06	\$229,750	STATEMENT TO DOR;
004	670720	0090	3/8/06	\$288,000	OBSOL
004	670720	0095	3/8/06	\$185,000	PREVIMP<=25K

***Vacant Sales Used in this Annual Update Analysis
Area 23***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	172304	9045	11/08/06	\$600,000	161172	N	N
1	172304	9207	10/27/05	\$75,000	16044	N	N
1	172304	9239	04/29/05	\$78,000	7500	N	N
1	172304	9612	07/30/07	\$120,000	7200	N	N
1	172304	9613	07/30/07	\$120,000	7200	N	N
1	336140	1330	05/16/07	\$121,000	6120	N	N
1	336140	1330	06/21/06	\$170,000	6120	N	N
1	801860	0875	12/12/06	\$40,000	15000	N	N
2	072304	9265	08/29/06	\$145,000	8461	N	N
2	079500	1701	03/23/07	\$125,000	6543	N	N
2	258680	0326	06/05/07	\$152,500	7656	N	N
2	289920	0045	03/07/07	\$135,000	7620	N	N
2	316360	0069	07/27/07	\$135,000	6925	Y	N
2	662040	0696	12/04/07	\$129,000	7225	N	N
3	079600	0028	02/13/06	\$125,000	5752	N	N
3	144640	2180	07/03/06	\$30,000	32500	N	N
3	144640	2320	11/07/07	\$135,000	6600	N	N
4	192304	9255	10/11/07	\$150,000	7590	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	098500	0792	5/3/2005	\$61,000	DOR RATIO;PREVIMP<=25K
1	098500	0793	5/3/2005	\$61,000	DOR RATIO;PREVIMP<=25K
1	098500	0794	5/3/2005	\$61,000	DOR RATIO;PREVIMP<=25K
1	122550	0030	6/28/2006	\$345,000	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	172304	9045	3/27/2007	\$1,890,000	DOR RATIO;PREVIMP<=25K
1	202304	9056	5/2/2006	\$255,000	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	202304	9424	3/22/2006	\$315,000	DOR RATIO;PREVIMP<=25K;EXEMPT FROM EXCISE TAX
1	336140	1329	5/16/2007	\$156,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
1	336140	1720	2/16/2006	\$75,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	719440	0050	5/17/2006	\$310,000	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY
1	801860	0075	3/20/2006	\$25,000	DOR RATIO;PREVIMP<=25K
1	801860	0090	5/16/2007	\$130,000	PREVIMP<=25K;MOBILE HOME
2	072304	9174	5/23/2005	\$1,185,000	DOR RATIO;PREVIMP<=25K
2	072304	9331	1/25/2006	\$97,500	DOR RATIO
2	072304	9331	1/17/2006	\$46,000	DOR RATIO
2	172180	1126	6/2/2005	\$50,000	DOR RATIO;QUIT CLAIM DEED
2	172180	1545	1/10/2007	\$129,500	DOR RATIO
2	172180	1665	11/13/2007	\$155,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
2	289920	0193	2/1/2005	\$104,950	DOR RATIO
2	374460	0605	6/6/2006	\$277,000	DOR RATIO
2	374460	0605	6/6/2006	\$280,000	DOR RATIO
2	374460	0605	5/31/2006	\$281,000	DOR RATIO
2	374460	0605	6/6/2006	\$274,950	DOR RATIO
2	374460	0605	5/31/2006	\$279,950	DOR RATIO
2	374460	0605	5/31/2006	\$285,000	DOR RATIO
2	374460	0605	5/31/2006	\$280,000	DOR RATIO
2	374460	0950	2/20/2007	\$700,000	DOR RATIO;PREVIMP<=25K
2	374460	0950	1/26/2006	\$320,000	DOR RATIO;PREVIMP<=25K
2	788960	0737	12/18/2007	\$306,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
2	788960	1660	5/27/2005	\$87,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
2	788960	1665	5/27/2005	\$135,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	052304	9204	3/28/2005	\$65,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	144680	0136	4/13/2005	\$115,000	DOR RATIO
3	144680	0201	12/29/2006	\$105,000	DOR RATIO;CORPORATE AFFILIATES
3	144680	0397	9/12/2006	\$120,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
4	008400	0089	2/27/2007	\$150,000	DOR RATIO;%COMPL
4	433100	0016	2/15/2007	\$120,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL

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.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

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<http://www.kingcounty.gov/assessor/>

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2008 Revaluation for 2009 Tax Roll

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:

1. 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.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. 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.
6. 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 these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr