

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: WEST KENT / 27

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 862

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$93,600	\$196,200	\$289,800	\$325,600	89.0%	14.01%
2008 Value	\$97,700	\$217,700	\$315,400	\$325,600	96.9%	14.02%
Change	+\$4,100	+\$21,500	+\$25,600		+7.9%	0.01%
% Change	+4.4%	+11.0%	+8.8%		+8.9%	0.07%

*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	\$96,600	\$189,600	\$286,200
2008 Value	\$100,800	\$210,700	\$311,500
Percent Change	+4.3%	+11.1%	+8.8%

Number of one to three unit residences in the Population: 4587

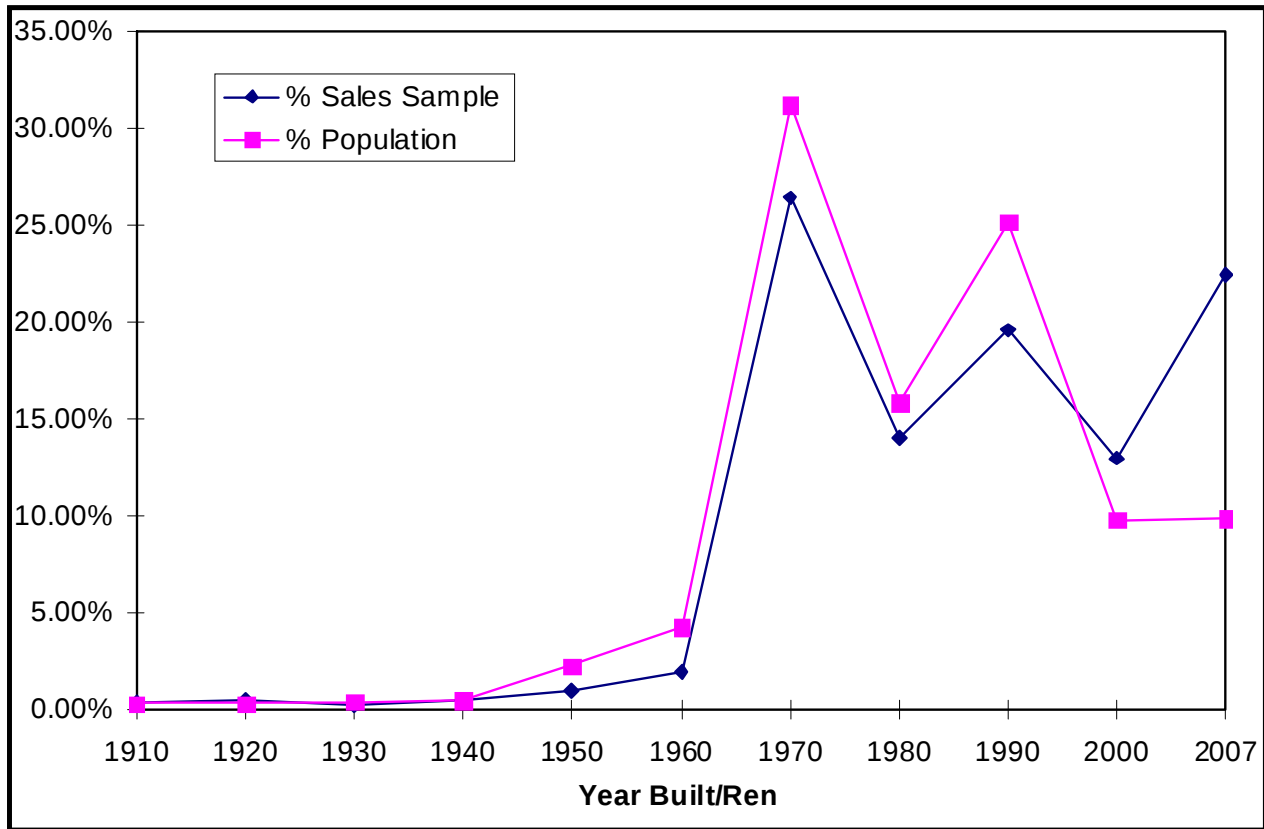
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.35%
1920	4	0.46%
1930	2	0.23%
1940	4	0.46%
1950	8	0.93%
1960	17	1.97%
1970	228	26.45%
1980	121	14.04%
1990	169	19.61%
2000	112	12.99%
2007	194	22.51%
	862	

Population		
Year Built/Ren	Frequency	% Population
1910	14	0.31%
1920	14	0.31%
1930	18	0.39%
1940	23	0.50%
1950	103	2.25%
1960	196	4.27%
1970	1433	31.24%
1980	728	15.87%
1990	1156	25.20%
2000	450	9.81%
2007	452	9.85%
	4587	

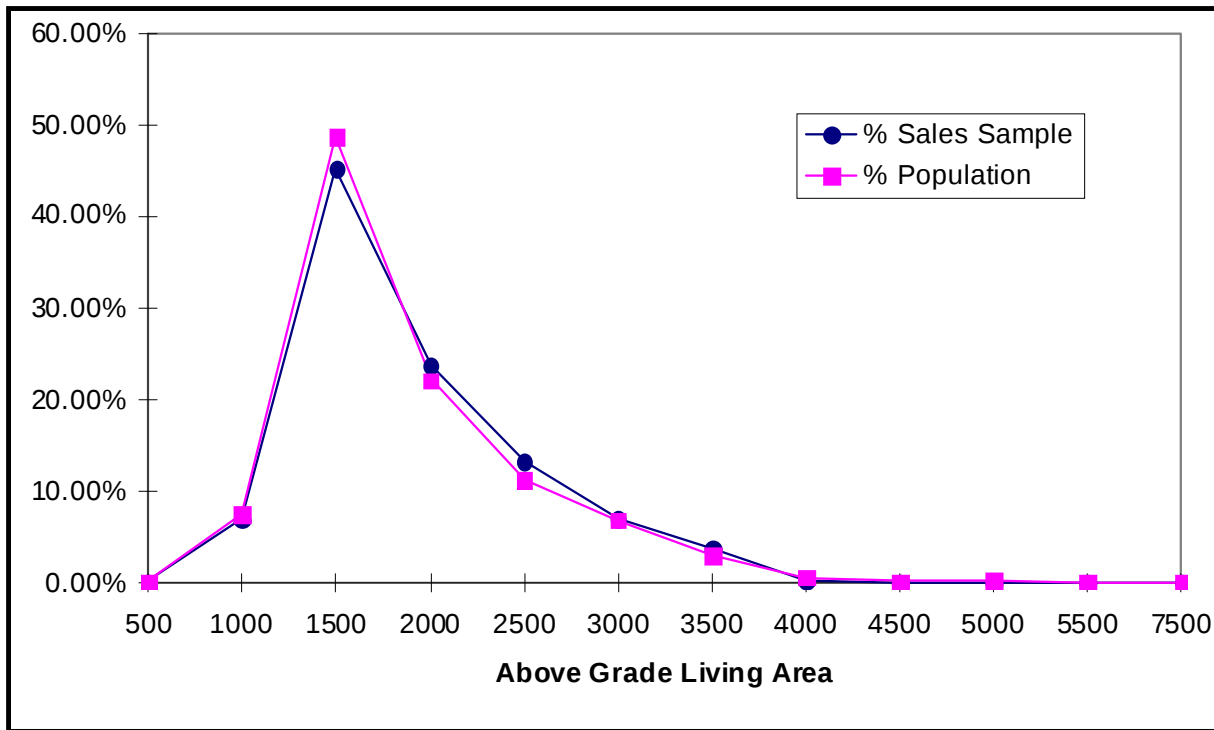


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.12%
1000	59	6.84%
1500	390	45.24%
2000	204	23.67%
2500	114	13.23%
3000	60	6.96%
3500	32	3.71%
4000	2	0.23%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	862	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	340	7.41%
1500	2231	48.64%
2000	1013	22.08%
2500	513	11.18%
3000	312	6.80%
3500	136	2.96%
4000	26	0.57%
4500	4	0.09%
5000	6	0.13%
5500	1	0.02%
7500	1	0.02%
	4587	

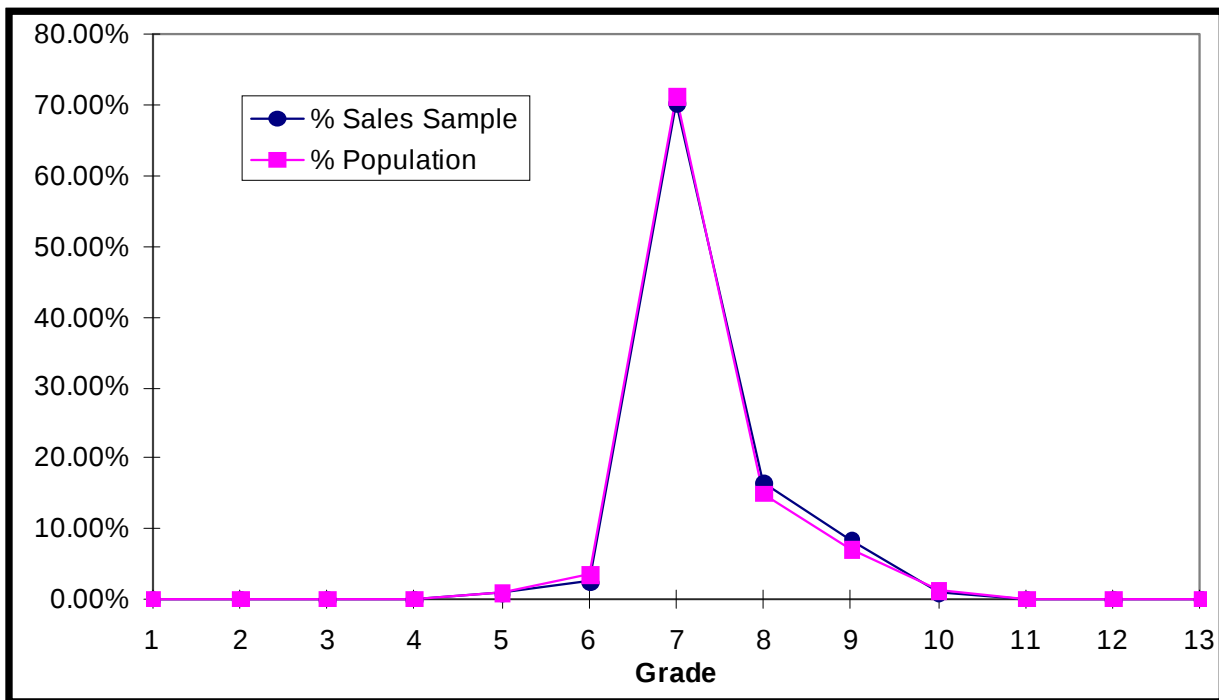


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

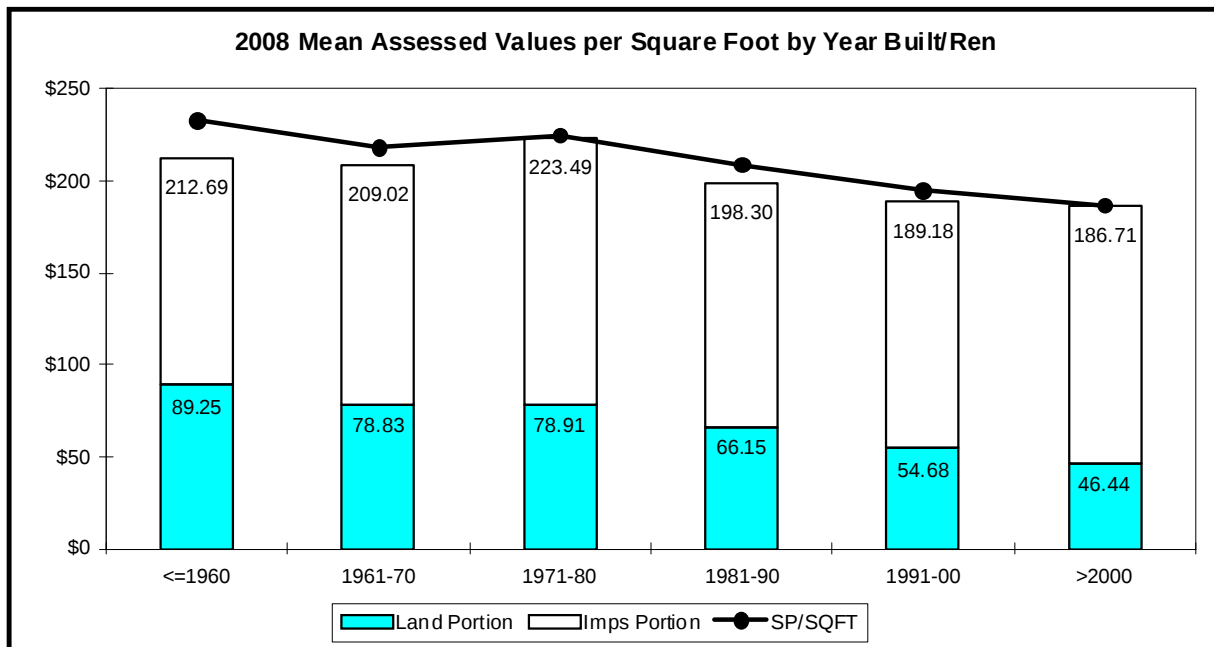
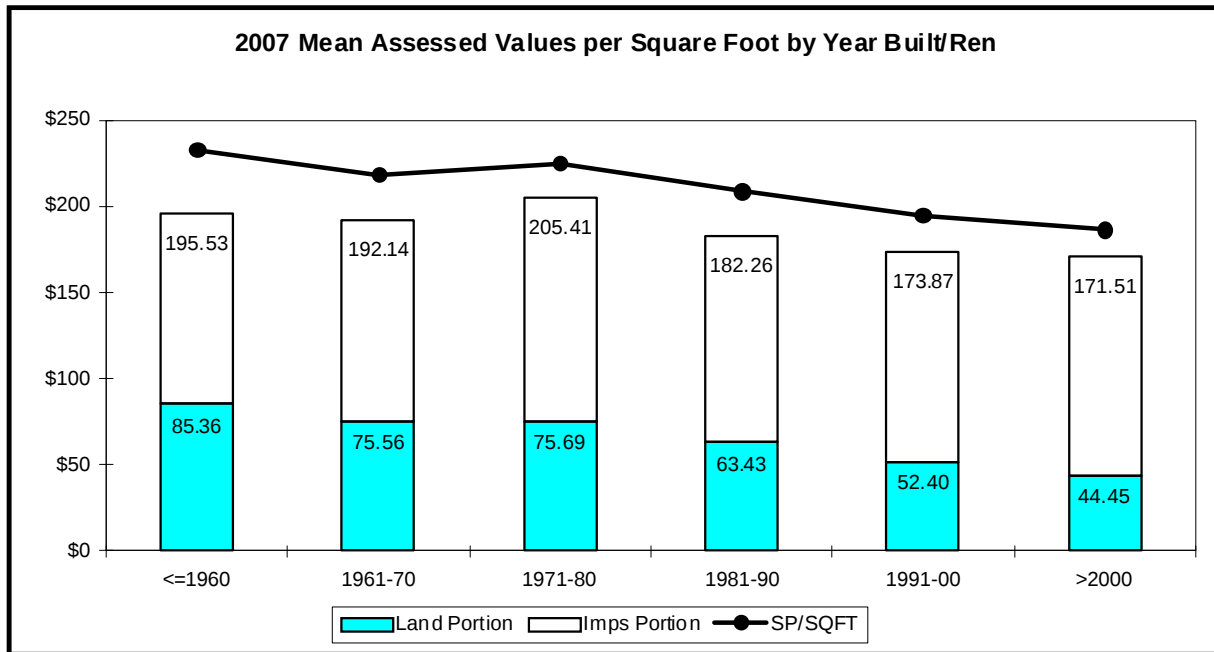
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	0.93%
6	22	2.55%
7	607	70.42%
8	143	16.59%
9	74	8.58%
10	8	0.93%
11	0	0.00%
12	0	0.00%
13	0	0.00%
862		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	9	0.20%
5	46	1.00%
6	164	3.58%
7	3269	71.27%
8	693	15.11%
9	333	7.26%
10	63	1.37%
11	6	0.13%
12	1	0.02%
13	1	0.02%
4587		



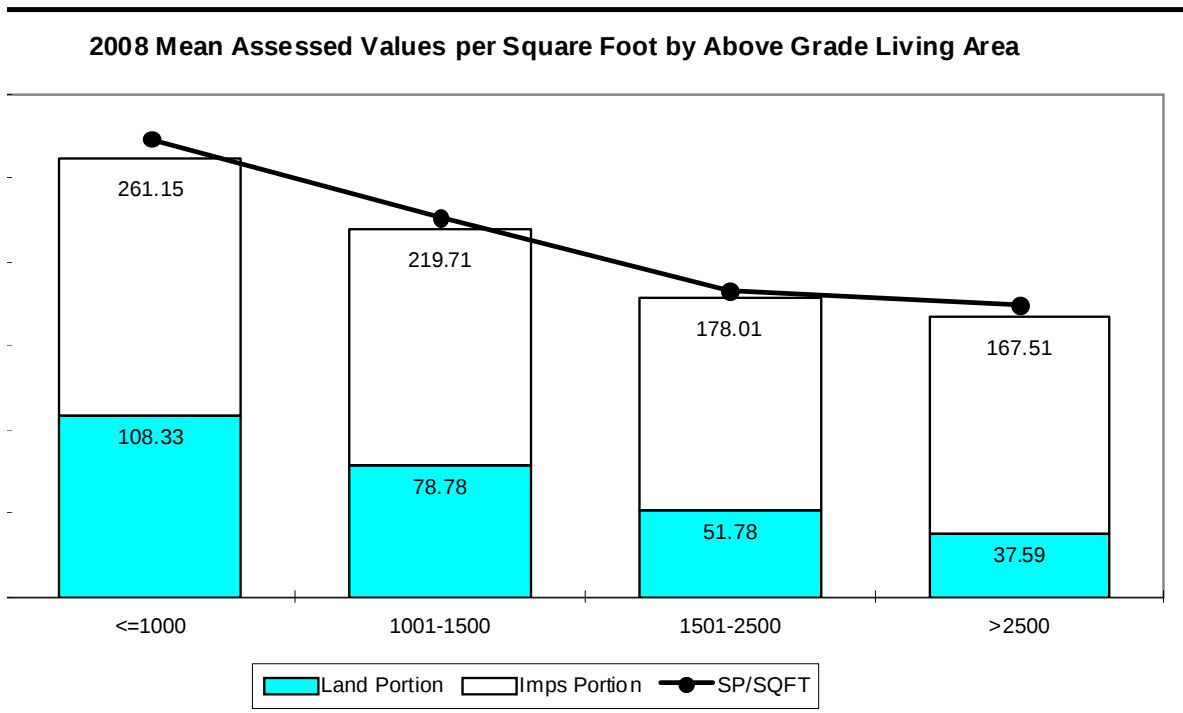
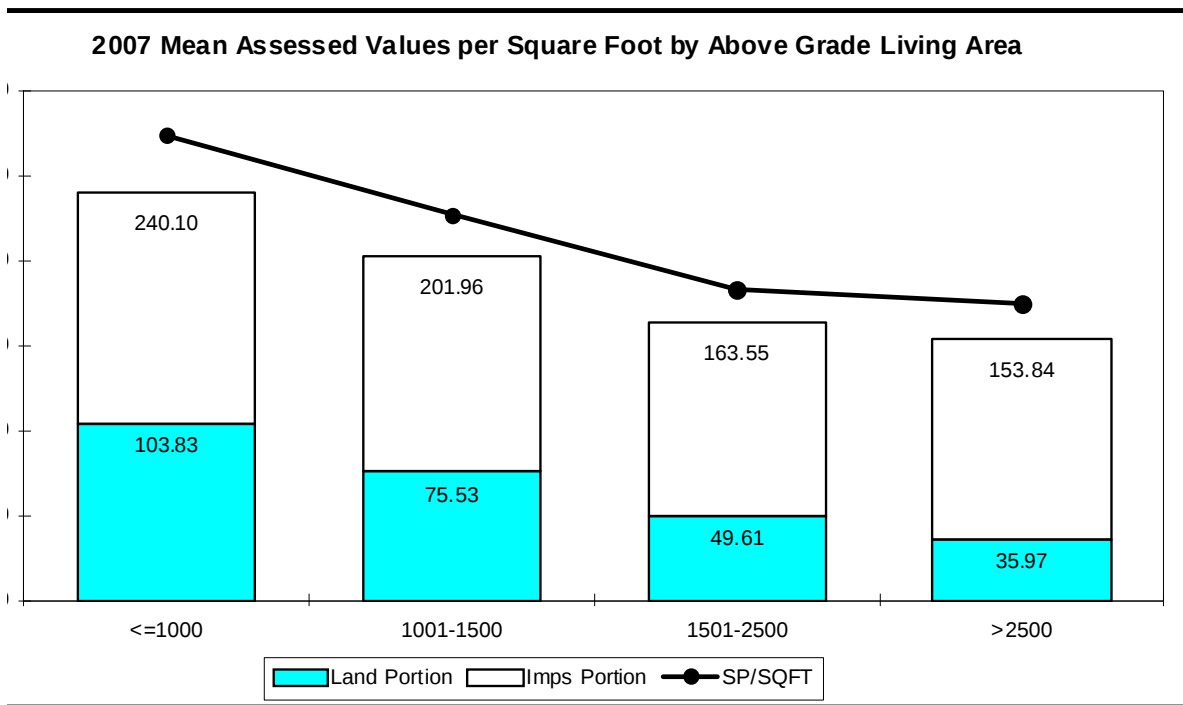
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



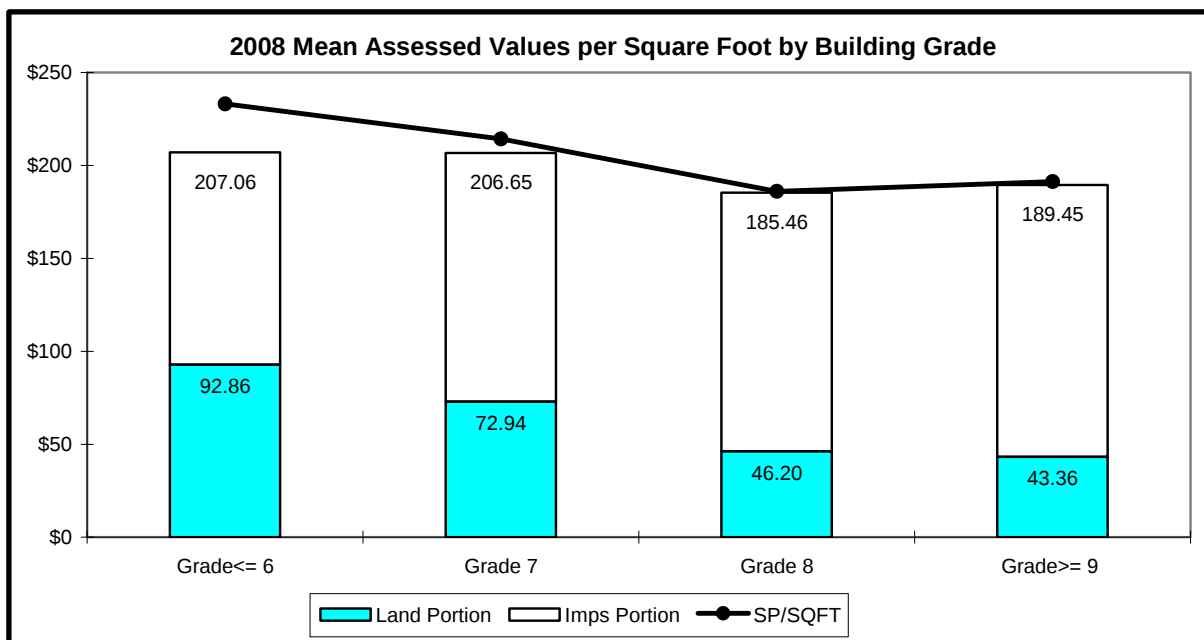
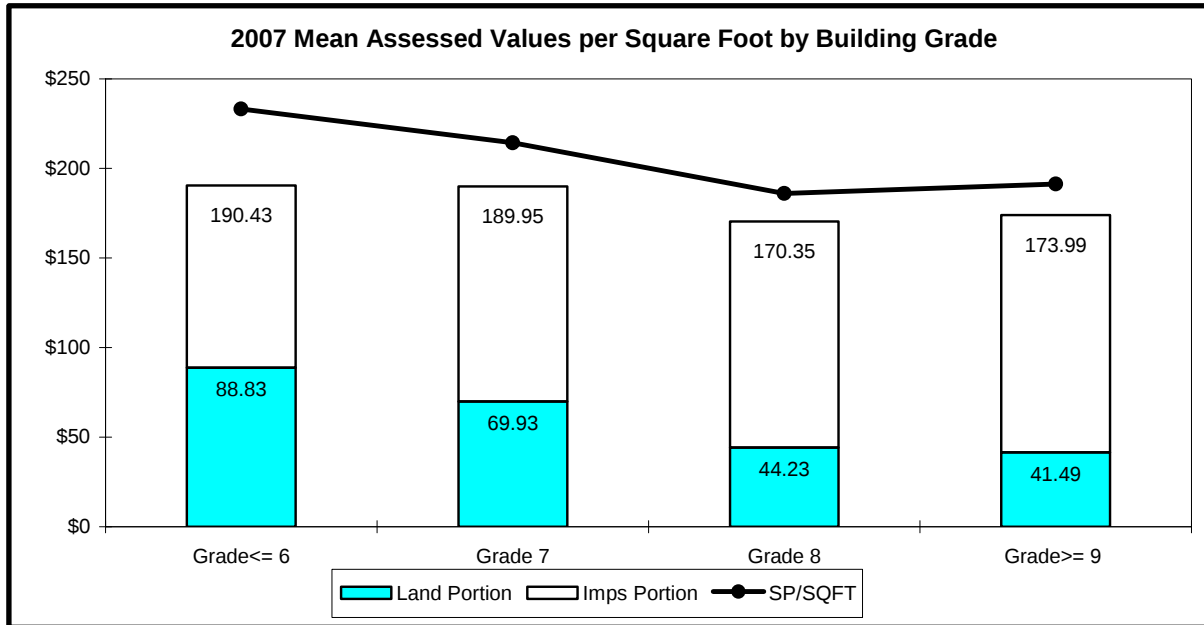
These charts show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

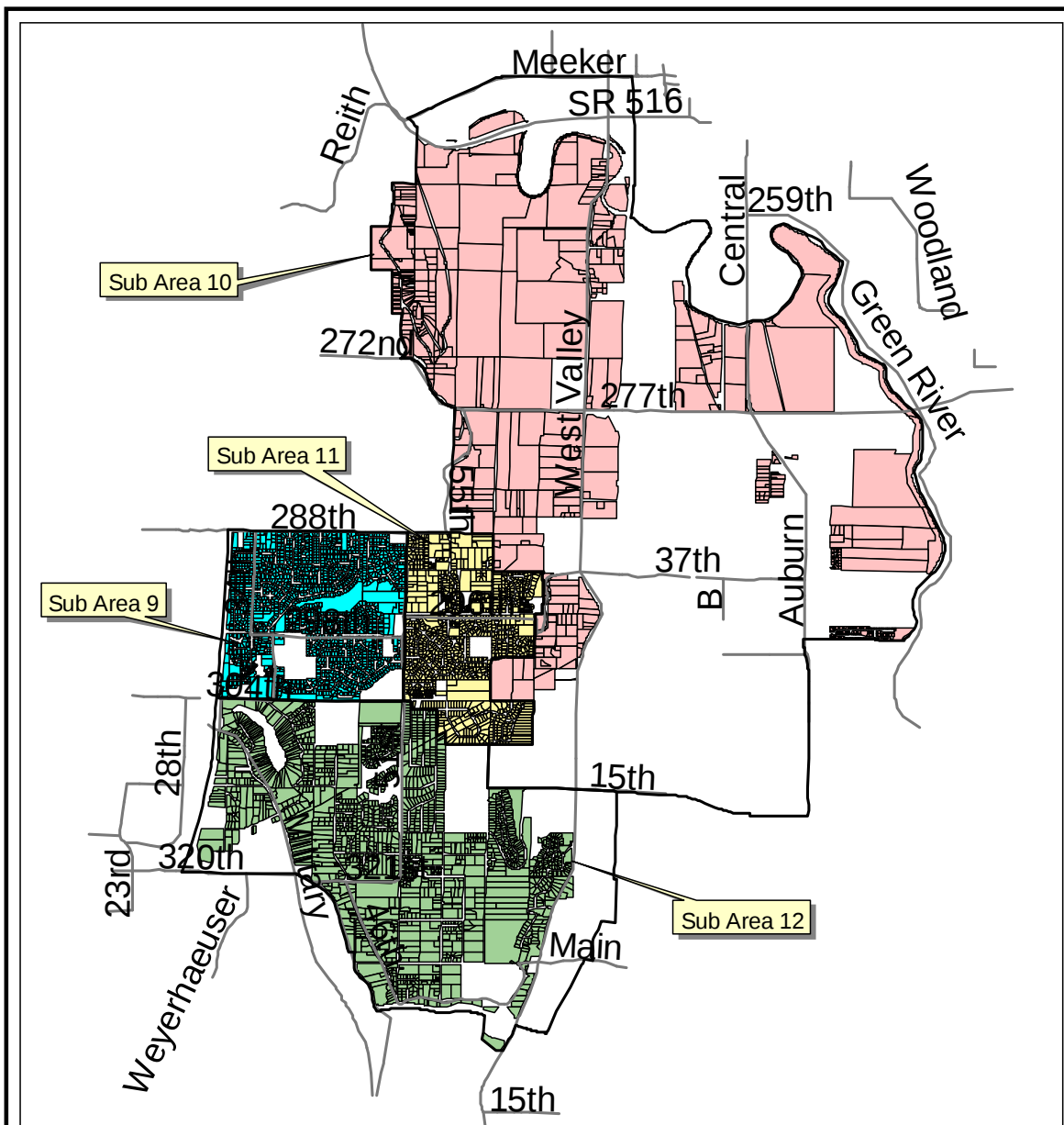


charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the charts represent the value for land and improvements.

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



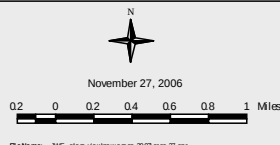
These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 27

West Kent

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- 27 shape.shp
- Area 27 streets.shp
- Area 27 Subs.shp
 - 009
 - 010
 - 011
 - 012

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: MonthaPRIL Day 22, Year2008

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 20 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 4.3% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.05 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 862 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 results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.09

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 * 1.11%)
*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 * 1.00).
*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 * 1.11%, 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 27 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)

9.00%

Comments

The % adjustments shown is 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 27 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 96.9.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=6	30	0.831	0.903	8.8%	0.827	0.980
7	607	0.883	0.960	8.8%	0.950	0.970
8	143	0.910	0.991	8.9%	0.971	1.012
>=9	82	0.904	0.984	8.9%	0.945	1.023
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	38	0.849	0.923	8.8%	0.863	0.983
1961-1970	228	0.873	0.950	8.8%	0.934	0.967
1971-1980	121	0.910	0.990	8.8%	0.968	1.012
1981-1990	169	0.872	0.949	8.8%	0.929	0.968
1991-2000	112	0.897	0.977	8.8%	0.952	1.001
>2000	194	0.909	0.989	8.8%	0.967	1.011
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
FAIR	3	0.846	0.921	8.8%	0.565	1.276
AVERAGE	657	0.892	0.971	8.8%	0.960	0.982
GOOD	195	0.883	0.961	8.8%	0.944	0.979
VERY GOOD	7	0.860	0.935	8.7%	0.761	1.110
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	511	0.879	0.956	8.8%	0.945	0.968
1.5	13	0.829	0.901	8.8%	0.802	1.001
2	338	0.905	0.985	8.9%	0.970	1.001
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	60	0.886	0.964	8.8%	0.929	0.998
1001-1500	390	0.889	0.968	8.8%	0.955	0.980
1501-2500	318	0.898	0.977	8.9%	0.962	0.993
>2500	94	0.874	0.952	8.9%	0.914	0.989

Area 27 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 96.9.

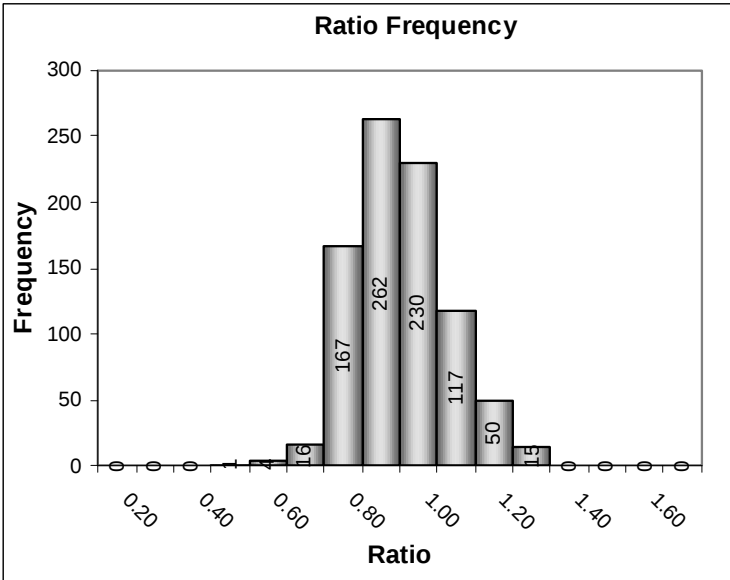
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	803	0.894	0.972	8.8%	0.963	0.982
Y	59	0.858	0.934	8.9%	0.890	0.978
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	862	0.890	0.969	8.8%	0.959	0.978
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
9	335	0.882	0.960	8.8%	0.948	0.973
10	82	0.914	0.995	8.8%	0.965	1.025
11	196	0.906	0.986	8.8%	0.964	1.008
12	249	0.878	0.956	8.9%	0.937	0.975
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=8000	451	0.909	0.989	8.8%	0.977	1.001
12001-16000	65	0.887	0.965	8.8%	0.928	1.002
>16000	102	0.828	0.901	8.9%	0.867	0.935

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / TEAM-2	Lien Date: 01/01/2007	Date of Report: 4/22/2008	Sales Dates: 1/2005 - 12/2007																								
Area WEST KENT	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		 Ratio Frequency The histogram shows the frequency distribution of ratios for 1 to 3 unit residences. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 300). The distribution is roughly bell-shaped, centered around 0.80. The bars are labeled with their respective frequencies: 16, 167, 262, 230, 117, 50, 15, and 0. <table><caption>Ratio Frequency Data</caption><tr><th>Ratio</th><th>Frequency</th></tr><tr><td>0.60</td><td>16</td></tr><tr><td>0.70</td><td>167</td></tr><tr><td>0.80</td><td>262</td></tr><tr><td>0.90</td><td>230</td></tr><tr><td>1.00</td><td>117</td></tr><tr><td>1.10</td><td>50</td></tr><tr><td>1.20</td><td>15</td></tr><tr><td>1.30</td><td>0</td></tr><tr><td>1.40</td><td>0</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></table>		Ratio	Frequency	0.60	16	0.70	167	0.80	262	0.90	230	1.00	117	1.10	50	1.20	15	1.30	0	1.40	0	1.50	0	1.60	0
Ratio	Frequency																										
0.60	16																										
0.70	167																										
0.80	262																										
0.90	230																										
1.00	117																										
1.10	50																										
1.20	15																										
1.30	0																										
1.40	0																										
1.50	0																										
1.60	0																										
Sample size (n)	862																										
Mean Assessed Value	289,800																										
Mean Sales Price	325,600																										
Standard Deviation AV	80,663																										
Standard Deviation SP	102,781																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.904																										
Median Ratio	0.892																										
Weighted Mean Ratio	0.890																										
UNIFORMITY																											
Lowest ratio	0.457																										
Highest ratio:	1.276																										
Coefficient of Dispersion	11.42%																										
Standard Deviation	0.127																										
Coefficient of Variation	14.01%																										
Price Related Differential (PRD)	1.015																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.879																										
Upper limit	0.905																										
95% Confidence: Mean																											
Lower limit	0.895																										
Upper limit	0.912																										
SAMPLE SIZE EVALUATION																											
N (population size)	4587																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.127																										
Recommended minimum:	26																										
Actual sample size:	862																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	457																										
# ratios above mean:	405																										
z:	1.771																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout area

COMMENTS:

1 to 3 Unit Residences throughout area

Annual Update Ratio Study Report (After)

2008 Assessments

SW / TEAM-2		01/01/2008	4/28/2008	1/2005 - 12/2007
Area		Appr ID:	Property Type:	Adjusted for time?:
WEST KENT		SLED	1 to 3 Unit Residences	No
SAMPLE STATISTICS				
Sample size (n)		862		
Mean Assessed Value		315,400		
Mean Sales Price		325,600		
Standard Deviation AV		87,933		
Standard Deviation SP		102,781		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.983		
Median Ratio		0.970		
Weighted Mean Ratio		0.969		
UNIFORMITY				
Lowest ratio		0.498		
Highest ratio:		1.388		
Coefficient of Dispersion		11.43%		
Standard Deviation		0.138		
Coefficient of Variation		14.02%		
Price Related Differential (PRD)		1.015		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.955		
Upper limit		0.985		
95% Confidence: Mean				
Lower limit		0.974		
Upper limit		0.993		
SAMPLE SIZE EVALUATION				
N (population size)		4587		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.138		
Recommended minimum:		30		
Actual sample size:		862		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		457		
# ratios above mean:		405		
z:		1.771		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

Ratio Frequency

Ratio	Frequency
0.55	5
0.65	56
0.85	203
0.95	230
1.05	195
1.15	106
1.25	49
1.35	15
1.45	5

COMMENTS:

1 to 3 Unit Residences throughout area 27

The assessment level has been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 27

The 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 27
(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
009	032104	9075	3/16/07	\$367,000	1200	390	6	1952	4	33105	N	N	3429 S 288TH ST
009	753120	0080	6/11/07	\$285,000	770	760	7	1968	3	7500	N	N	3501 S 295TH ST
009	131030	0100	6/14/05	\$236,500	800	700	7	1976	3	6930	N	N	3339 S 290TH ST
009	131291	0090	2/20/07	\$290,000	840	500	7	1985	3	7200	N	N	3909 S 302ND ST
009	131291	0160	3/28/06	\$286,200	840	520	7	1983	3	7200	N	N	4032 S 302ND PL
009	131291	0290	1/11/06	\$269,000	840	650	7	1985	4	7326	N	N	4037 S 302ND PL
009	753120	0130	6/15/06	\$240,650	860	0	7	1969	3	8240	N	N	3525 S 295TH ST
009	789550	0010	10/4/06	\$269,950	860	470	7	1969	3	7600	N	N	29805 42ND AVE S
009	293500	0150	10/13/05	\$235,000	860	0	7	1970	3	6300	N	N	4224 S 297TH PL
009	555690	0040	3/15/07	\$249,950	900	0	7	1970	3	6300	N	N	3504 S 291ST ST
009	894725	0120	9/14/07	\$269,950	900	0	7	2006	3	3991	N	N	3433 S 297TH ST
009	769650	0250	8/26/05	\$246,000	900	470	7	1970	3	7200	N	N	29822 47TH PL S
009	555690	0030	10/18/05	\$195,650	900	0	7	1969	3	7200	N	N	3510 S 291ST ST
009	555690	0210	3/5/07	\$244,000	910	0	7	1968	4	7035	N	N	3507 S 292ND ST
009	555690	0120	1/27/06	\$221,000	910	0	7	1969	4	8820	N	N	3410 S 292ND ST
009	769663	0430	2/28/06	\$265,000	920	300	7	1976	3	7524	N	N	4225 S 300TH PL
009	293500	0200	4/27/06	\$260,000	930	470	7	1970	3	7360	N	N	29620 42ND PL S
009	769650	0110	10/11/06	\$284,950	930	490	7	1973	4	8625	N	N	29854 45TH PL S
009	293500	0140	6/8/05	\$245,000	930	460	7	1970	4	7000	N	N	4232 S 297TH PL
009	131291	0170	9/18/07	\$215,000	950	0	7	1983	3	7920	N	N	4026 S 302ND PL
009	131291	0170	3/21/05	\$193,500	950	0	7	1983	3	7920	N	N	4026 S 302ND PL
009	131030	0090	2/24/06	\$225,000	960	0	7	1976	3	7268	N	N	3340 S 290TH ST
009	246060	0160	11/14/07	\$286,900	970	580	7	1974	3	8584	N	N	29820 45TH AVE S
009	769660	0340	9/12/06	\$239,000	970	0	7	1971	3	8580	N	N	30032 47TH PL S
009	769660	0070	10/6/06	\$269,950	970	590	7	1974	3	7600	N	N	30021 45TH PL S
009	769660	0150	10/31/07	\$230,000	970	0	7	1971	3	7420	N	N	4501 S 300TH ST
009	246050	0080	9/25/06	\$235,000	970	0	7	1971	4	7980	N	N	29604 45TH AVE S
009	769650	0120	11/11/05	\$231,000	970	0	7	1968	4	7920	N	N	29852 45TH PL S
009	769650	0050	11/21/07	\$213,000	970	0	7	1968	3	7200	N	N	29833 45TH PL S
009	032104	9099	1/23/06	\$194,500	970	0	7	1960	3	7405	N	N	3259 S 288TH ST

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	769663	0050	3/15/05	\$238,500	970	580	7	1976	3	7850	N	N	30021 44TH CT S
009	769650	0080	6/20/05	\$200,000	970	0	7	1968	3	8424	N	N	29855 45TH PL S
009	246060	0050	7/12/05	\$194,653	970	0	7	1973	3	6392	N	N	29831 45TH AVE S
009	246060	0190	1/31/05	\$219,900	970	580	7	1975	3	10530	N	N	29808 45TH AVE S
009	769660	0240	6/8/06	\$197,000	970	0	7	1973	4	7742	N	N	30036 45TH PL S
009	769662	0100	8/16/07	\$299,950	1000	580	7	1976	4	7560	N	N	30025 45TH CT S
009	131100	0630	7/19/05	\$214,200	1000	0	7	1962	3	7210	N	N	28846 38TH AVE S
009	769662	0010	7/14/05	\$244,000	1000	580	7	1976	3	7650	N	N	4608 S 300TH PL
009	337600	0050	5/16/07	\$272,950	1010	0	7	1967	4	7665	N	N	28910 45TH PL S
009	131270	0010	3/2/06	\$285,000	1010	870	7	1963	3	7200	N	N	29143 34TH AVE S
009	337600	0120	2/9/06	\$233,700	1010	0	7	1967	3	7315	N	N	28910 44TH PL S
009	337600	0180	9/26/05	\$230,000	1010	0	7	1967	4	7300	N	N	28901 44TH PL S
009	769663	0040	4/19/05	\$239,000	1010	330	7	1976	3	7950	N	N	30015 44TH CT S
009	769660	0030	7/8/05	\$240,000	1010	610	7	1974	4	7200	N	N	30041 45TH PL S
009	555680	0010	2/28/05	\$210,000	1010	840	7	1967	3	7650	N	N	28803 40TH AVE S
009	131100	0300	10/9/07	\$287,500	1020	1020	7	1962	4	7490	N	N	3801 S 292ND PL
009	131100	0640	10/19/05	\$280,000	1020	720	7	1962	4	7210	N	N	28854 38TH AVE S
009	131110	0190	7/26/07	\$309,950	1020	1020	7	1998	3	10400	N	N	29209 37TH PL S
009	555690	0190	2/15/06	\$229,975	1020	0	7	1976	4	8694	N	N	3423 S 292ND ST
009	387650	0110	8/1/05	\$216,000	1020	0	7	1967	4	8000	N	N	3214 S 295TH ST
009	555690	0070	2/15/05	\$201,470	1020	0	7	1975	3	5800	N	N	29105 35TH PL S
009	293500	0250	9/13/05	\$279,300	1040	610	7	1976	4	6960	N	N	4221 S 296TH PL
009	293500	0120	1/26/05	\$215,000	1040	540	7	1976	3	8030	N	N	29649 43RD PL S
009	753120	0200	10/23/06	\$257,500	1050	0	7	1968	3	7225	N	N	29436 34TH AVE S
009	131160	0220	9/7/07	\$285,000	1050	1040	7	1966	3	9100	N	N	29317 44TH PL S
009	131210	0050	9/5/06	\$277,950	1050	470	7	1967	3	6210	N	N	3429 S 290TH ST
009	131220	0020	6/19/06	\$285,000	1050	570	7	1965	3	8740	N	N	4212 S 288TH PL
009	131110	0390	5/8/07	\$278,000	1050	780	7	1963	3	7725	N	N	3611 S 294TH PL
009	131120	0740	12/5/06	\$299,950	1050	900	7	1963	4	7700	N	N	4319 S 293RD ST
009	131140	0230	3/29/07	\$275,000	1050	1040	7	1964	3	7350	N	N	29004 45TH AVE S
009	131190	0210	3/7/07	\$286,000	1050	520	7	1968	4	7000	N	N	29619 40TH PL S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	131191	0090	6/5/06	\$282,500	1050	850	7	1968	4	7200	N	N	29610 41ST PL S
009	131140	0230	1/20/05	\$260,000	1050	1040	7	1964	3	7350	N	N	29004 45TH AVE S
009	555690	0020	11/10/06	\$280,000	1050	800	7	1976	4	7200	N	N	3516 S 291ST ST
009	131120	0510	10/19/05	\$270,000	1050	1040	7	1963	4	7708	N	N	4410 S 292ND ST
009	131150	0020	8/18/05	\$269,900	1050	1030	7	1966	4	7200	N	N	29322 41ST AVE S
009	131120	0310	3/17/05	\$244,000	1050	430	7	1963	3	8400	N	N	4343 S 291ST ST
009	131120	0400	5/13/05	\$255,200	1050	900	7	1963	4	7210	N	N	29118 43RD AVE S
009	131100	0480	6/16/05	\$240,000	1050	1000	7	1962	3	7210	N	N	29018 39TH AVE S
009	131160	0140	1/20/05	\$229,950	1050	780	7	1966	3	7350	N	N	29231 45TH PL S
009	131200	0280	12/11/06	\$307,000	1060	910	7	1964	3	7225	N	N	28839 42ND AVE S
009	769663	0080	5/23/07	\$324,600	1060	630	7	1976	4	7735	N	N	30020 43RD PL S
009	769650	0170	6/8/06	\$257,000	1060	0	7	1968	3	7650	N	N	29826 45TH PL S
009	131140	0310	5/22/06	\$283,450	1060	900	7	1963	3	7245	N	N	4244 S 290TH ST
009	131120	0010	11/2/07	\$279,500	1060	520	7	1963	3	7350	N	N	3914 S 293RD ST
009	769663	0320	7/20/07	\$314,098	1060	630	7	1976	4	7620	N	N	30220 42ND PL S
009	131200	0130	8/23/06	\$294,500	1060	460	7	1965	4	8610	N	N	4024 S 291ST ST
009	131100	0270	5/16/07	\$286,000	1060	360	7	1962	4	9350	N	N	3637 S 292ND PL
009	131140	0350	12/12/05	\$269,500	1060	600	7	1964	4	7245	N	N	4218 S 290TH ST
009	131120	0240	3/30/06	\$255,000	1060	460	7	1973	3	7800	N	N	4308 S 291ST ST
009	769663	0080	5/22/06	\$260,000	1060	630	7	1976	4	7735	N	N	30020 43RD PL S
009	769662	0300	3/8/05	\$225,000	1060	280	7	1976	3	8925	N	N	4601 S 300TH PL
009	293500	0340	12/6/06	\$259,000	1070	0	7	1976	4	7519	N	N	4220 S 296TH PL
009	131110	0690	11/29/05	\$270,000	1070	760	7	1962	4	10712	N	N	29328 36TH AVE S
009	293500	0450	3/4/05	\$226,000	1070	510	7	1976	3	7275	N	N	29707 42ND PL S
009	800110	0140	6/26/06	\$285,000	1080	0	7	1996	3	5815	N	N	3305 S S 300TH PL
009	815962	0010	10/2/06	\$320,000	1080	770	7	1978	3	7743	N	N	4922 S 292ND ST
009	131110	0030	11/7/07	\$290,000	1080	580	7	1962	4	8030	N	N	29304 34TH AVE S
009	131100	0430	10/29/07	\$278,500	1080	580	7	1962	4	7500	N	N	29110 39TH AVE S
009	131120	0760	9/13/05	\$272,000	1080	880	7	1963	4	7245	N	N	4231 S 293RD ST
009	131110	0030	3/21/05	\$241,000	1080	580	7	1962	4	8030	N	N	29304 34TH AVE S
009	131160	0640	3/9/05	\$237,000	1080	1080	7	1965	4	7245	N	N	3955 S 293RD ST

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	800110	0030	3/14/06	\$318,000	1090	480	7	1996	3	5113	N	N	3354 S 300TH PL
009	800110	0030	5/3/05	\$271,000	1090	480	7	1996	3	5113	N	N	3354 S 300TH PL
009	949180	0010	3/7/07	\$279,000	1100	0	7	1990	3	6679	N	N	3203 S 298TH ST
009	131292	0070	2/27/07	\$323,000	1100	1100	7	1966	3	13954	N	N	3818 S 303RD CT
009	131100	0140	7/16/07	\$265,000	1100	0	7	1962	4	9600	N	N	29035 38TH AVE S
009	949180	0220	5/30/06	\$285,000	1100	0	7	1990	4	8660	N	N	3218 S 299TH ST
009	949180	0090	10/1/07	\$237,500	1100	0	7	1990	3	6820	N	N	3313 S 298TH ST
009	769663	0240	5/30/06	\$250,000	1100	400	7	1976	3	8350	N	N	30233 42ND PL S
009	769662	0150	5/24/05	\$202,000	1100	480	7	1976	3	7500	N	N	30024 45TH AVE S
009	131160	0510	4/24/07	\$307,000	1110	450	7	1968	3	7125	N	N	29210 45TH PL S
009	131160	0510	9/6/06	\$208,000	1110	450	7	1968	3	7125	N	N	29210 45TH PL S
009	131110	0300	7/19/07	\$290,000	1120	940	7	1963	4	7700	N	N	29320 38TH PL S
009	032104	9006	5/16/06	\$253,000	1130	0	7	1959	3	15246	N	N	29024 34TH AVE S
009	131110	0570	7/11/05	\$204,000	1130	0	7	1962	3	7590	N	N	3605 S 293RD PL
009	131180	0040	8/7/07	\$295,000	1140	1100	7	1967	3	7200	N	N	29624 47TH AVE S
009	815963	0030	12/20/05	\$322,000	1140	620	7	1977	4	10360	N	N	29121 47TH AVE S
009	131280	0150	1/30/07	\$304,000	1150	480	7	1966	3	7878	N	N	3235 S 291ST ST
009	131191	0070	6/16/06	\$287,500	1150	580	7	1967	3	7200	N	N	29622 41ST PL S
009	131111	0100	10/8/07	\$315,000	1150	800	7	1996	3	6250	N	N	3252 S 302ND PL
009	131191	0070	6/6/07	\$278,500	1150	580	7	1967	3	7200	N	N	29622 41ST PL S
009	131111	0120	9/5/06	\$300,000	1150	800	7	1996	3	6250	N	N	3251 S 302ND PL
009	769663	0460	4/13/06	\$289,950	1150	660	7	1976	4	7200	N	N	4319 S 300TH PL
009	131180	0440	3/6/07	\$334,950	1160	420	7	1967	4	7200	N	N	29612 45TH PL S
009	131180	0160	10/3/07	\$299,950	1160	590	7	1967	3	5850	N	N	4736 S 295TH PL
009	131110	0610	7/26/06	\$240,000	1160	0	7	1962	4	7700	N	N	3721 S 293RD PL
009	387650	0070	4/4/07	\$265,000	1160	800	7	1967	3	7920	N	N	29319 33RD AVE S
009	131220	0010	3/9/06	\$282,000	1160	1000	7	1964	4	8687	N	N	4204 S 288TH PL
009	387660	0080	4/25/07	\$325,000	1170	670	7	1967	4	7000	N	N	3229 S 295TH PL
009	387650	0030	9/18/07	\$278,000	1170	0	7	1966	4	9509	N	N	29306 33RD AVE S
009	131180	0370	12/1/06	\$320,000	1180	460	7	1967	3	8120	N	N	4511 S 297TH PL
009	661850	0030	5/18/06	\$335,000	1180	400	7	1991	3	8381	N	N	29741 48TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	025558	0100	6/18/07	\$310,000	1180	500	7	1999	3	7104	N	N	4105 S 292ND PL
009	873235	0140	4/3/07	\$297,000	1180	840	7	1979	3	10150	N	N	3604 S 299TH PL
009	873235	0030	6/28/05	\$273,000	1180	840	7	1979	4	12740	N	N	3618 S 298TH PL
009	261670	0080	1/10/05	\$215,000	1180	720	7	1987	3	7535	N	N	4830 S 301ST DR
009	131120	0530	5/1/06	\$295,000	1190	800	7	1963	4	7700	N	N	4430 S 292ND ST
009	131200	0140	9/20/05	\$290,000	1190	1140	7	1964	4	7920	N	N	4025 S 291ST ST
009	555680	0250	6/13/06	\$246,500	1190	0	7	1967	4	8075	N	N	29002 40TH AVE S
009	131110	0250	6/28/05	\$220,000	1190	0	7	1963	3	8250	N	N	29321 38TH PL S
009	131120	0530	2/7/05	\$244,000	1190	800	7	1963	4	7700	N	N	4430 S 292ND ST
009	261670	0470	4/30/07	\$315,000	1200	610	7	1985	3	8939	N	N	30111 46TH AVE S
009	246050	0150	12/28/06	\$265,000	1200	0	7	1968	4	7290	N	N	29601 45TH AVE S
009	246050	0040	8/16/05	\$234,950	1200	0	7	1968	4	7800	N	N	29712 45TH AVE S
009	387671	0080	11/21/05	\$288,000	1200	900	7	1978	4	8250	N	N	29706 33RD AVE S
009	661850	0200	3/14/05	\$247,000	1200	400	7	1991	3	8294	N	N	29752 48TH AVE S
009	873235	0070	2/14/06	\$319,950	1210	810	7	1978	3	7050	N	N	3629 S 298TH PL
009	873235	0180	9/18/06	\$308,000	1210	700	7	1979	4	8400	N	N	3633 S 299TH PL
009	246050	0190	10/27/06	\$230,000	1210	0	7	1968	3	7200	N	N	29719 45TH AVE S
009	873235	0070	6/15/05	\$235,000	1210	810	7	1978	3	7050	N	N	3629 S 298TH PL
009	894725	0040	1/25/07	\$357,650	1220	881	7	2006	3	4604	N	N	29721 34TH CT S
009	815963	0270	12/6/05	\$280,000	1220	530	7	1976	3	8819	N	N	29017 46TH PL S
009	800121	0100	3/19/07	\$340,000	1230	890	7	1978	3	7200	N	N	4647 S 288TH PL
009	800121	0200	9/13/06	\$335,900	1230	430	7	1978	4	7350	N	N	4632 S 289TH PL
009	789550	0150	3/6/07	\$309,950	1230	460	7	2006	3	6420	N	N	29856 42ND AVE S
009	800121	0180	8/1/05	\$264,950	1230	490	7	1978	4	7350	N	N	4620 S 289TH PL
009	789550	0150	2/18/06	\$234,750	1230	460	7	2006	3	6420	N	N	29856 42ND AVE S
009	815963	0380	9/20/06	\$289,000	1240	0	7	1977	4	11000	N	N	4607 S 292ND ST
009	131150	0390	12/18/06	\$280,000	1250	0	7	1966	3	7350	N	N	4021 S 294TH ST
009	131160	0360	4/6/07	\$303,000	1250	0	7	1966	4	8085	N	N	4221 S 294TH ST
009	131130	0020	2/22/07	\$274,000	1250	0	7	1963	3	7210	N	N	28812 37TH AVE S
009	131160	0480	12/12/06	\$265,000	1250	0	7	1966	3	7350	N	N	29224 45TH PL S
009	131180	0030	12/5/06	\$252,000	1250	0	7	1967	3	7200	N	N	29630 47TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	131200	0290	11/21/06	\$262,000	1250	0	7	1964	4	7225	N	N	28849 42ND AVE S
009	131210	0060	5/22/06	\$265,000	1250	0	7	1966	4	9450	N	N	3425 S 290TH ST
009	131180	0250	7/27/06	\$260,000	1250	0	7	1967	4	9520	N	N	4504 S 295TH PL
009	131160	0190	10/14/05	\$235,000	1250	0	7	1965	3	7350	N	N	29325 45TH PL S
009	131200	0230	2/17/06	\$239,950	1250	0	7	1964	4	7225	N	N	28822 41ST AVE S
009	131150	0330	9/8/05	\$239,950	1250	0	7	1966	4	6912	N	N	29402 39TH AVE S
009	789550	0610	9/23/05	\$240,950	1250	0	7	1970	4	7900	N	N	29808 43RD PL S
009	815962	0330	11/2/05	\$249,950	1250	0	7	1978	4	8970	N	N	29210 49TH AVE S
009	131190	0250	9/9/05	\$232,950	1250	0	7	1968	4	7000	N	N	29701 40TH PL S
009	131120	0080	5/13/05	\$224,875	1250	0	7	1963	4	7350	N	N	3956 S 293RD ST
009	131120	0450	3/21/05	\$217,000	1250	0	7	1963	4	7560	N	N	4314 S 293RD ST
009	131160	0070	5/13/05	\$199,400	1250	0	7	1965	4	7350	N	N	29103 45TH PL S
009	815962	0280	1/7/05	\$212,000	1250	0	7	1976	4	9844	N	N	4941 S 293RD ST
009	131181	0030	2/14/07	\$286,000	1260	0	7	1968	3	8820	N	N	29631 36TH PL S
009	131181	0030	6/12/06	\$260,000	1260	0	7	1968	3	8820	N	N	29631 36TH PL S
009	131110	0620	10/25/06	\$260,000	1270	0	7	1962	4	8175	N	N	29355 38TH PL S
009	555680	0310	6/5/06	\$249,000	1270	0	7	1967	4	8050	N	N	28826 40TH AVE S
009	873235	0170	5/15/06	\$299,950	1270	470	7	1979	3	8400	N	N	3621 S 299TH PL
009	246050	0180	10/10/05	\$239,950	1270	0	7	1968	4	7200	N	N	29711 45TH AVE S
009	769660	0100	1/3/07	\$280,000	1280	0	7	1973	4	7912	N	N	30013 45TH PL S
009	856324	0180	8/18/06	\$328,349	1280	800	7	1978	3	7440	N	N	29716 39TH PL S
009	204800	0210	11/8/06	\$253,500	1280	0	7	2001	3	2508	N	N	30051 34TH PL S
009	204800	0220	12/9/05	\$235,000	1280	0	7	2001	3	2472	N	N	30059 34TH AVE S
009	246050	0030	7/20/05	\$218,000	1280	0	7	1968	3	8000	N	N	29716 45TH AVE S
009	856324	0040	9/21/05	\$256,500	1280	530	7	1979	3	7300	N	N	29703 39TH PL S
009	856324	0020	12/16/05	\$242,000	1280	530	7	1978	3	7300	N	N	29723 39TH PL S
009	789550	0120	1/6/06	\$260,000	1290	0	7	1969	3	7865	N	N	29863 42ND AVE S
009	131210	0070	2/23/06	\$255,000	1290	0	7	1967	4	6300	N	N	3420 S 290TH ST
009	337600	0250	8/8/06	\$244,990	1300	0	7	1967	3	7600	N	N	28805 45TH PL S
009	769663	0400	8/24/06	\$278,000	1300	0	7	1976	4	7500	N	N	30122 42ND PL S
009	769663	0150	3/5/06	\$257,999	1300	0	7	1976	3	7500	N	N	30023 42ND PL S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	337600	0250	11/3/05	\$214,000	1300	0	7	1967	3	7600	N	N	28805 45TH PL S
009	769662	0080	4/26/05	\$255,000	1310	580	7	1976	3	7125	N	N	30034 45TH CT S
009	769650	0310	7/1/07	\$269,950	1320	0	7	1971	4	7380	N	N	29800 47TH PL S
009	131111	0050	11/17/06	\$328,950	1320	400	7	1997	3	6600	N	N	3230 S 302ND PL
009	387670	0100	11/6/06	\$288,450	1320	0	7	1967	4	9241	N	N	29617 32ND PL S
009	815963	0300	9/20/06	\$274,950	1320	0	7	1976	3	8819	N	N	29109 46TH PL S
009	131100	0250	5/22/07	\$285,000	1320	600	7	1962	3	8000	N	N	3646 S 292ND PL
009	815963	0160	5/16/06	\$270,900	1320	0	7	1976	4	7125	N	N	4621 S 290TH PL
009	131111	0080	4/25/05	\$222,050	1320	400	7	1997	3	6500	N	N	3244 S 302ND PL
009	131210	0130	6/13/06	\$337,500	1330	560	7	1967	3	6800	N	N	3428 S 290TH ST
009	261670	0140	2/14/07	\$278,000	1330	0	7	1987	3	7497	N	N	4724 S 301ST DR
009	131180	0430	1/9/06	\$270,000	1330	0	7	1967	3	7350	N	N	29620 45TH PL S
009	261670	0240	11/21/05	\$255,000	1330	0	7	1987	3	7500	N	N	4510 S 301ST DR
009	131292	0090	7/17/06	\$295,000	1330	940	7	1989	3	6533	N	N	30240 38TH PL S
009	800122	0070	5/24/05	\$270,000	1330	650	7	1979	4	8000	N	N	5006 S 289TH PL
009	131292	0090	1/12/05	\$259,950	1330	940	7	1989	3	6533	N	N	30240 38TH PL S
009	131180	0590	3/17/05	\$200,000	1330	750	7	1967	3	7416	N	N	29617 47TH AVE S
009	131280	0090	4/7/06	\$274,500	1340	0	7	1966	4	7200	N	N	29101 32ND PL S
009	204800	0230	6/5/06	\$256,950	1340	0	7	2001	3	2732	N	N	3346 S 301ST PL
009	204800	0240	4/7/05	\$224,000	1340	0	7	2001	3	2592	N	N	3338 S 301ST PL
009	555680	0340	9/19/07	\$230,000	1350	0	7	1967	3	10146	N	N	28808 40TH AVE S
009	204800	0270	12/22/05	\$260,000	1350	0	7	2001	3	3219	N	N	3326 S 301ST PL
009	204800	0280	10/4/05	\$258,950	1350	0	7	2001	3	3307	N	N	3322 S 301ST PL
009	815961	0160	11/2/06	\$310,000	1350	720	7	1975	4	8560	N	N	4918 S 290TH PL
009	261670	0500	9/23/05	\$251,000	1350	0	7	1989	3	7410	N	N	30129 46TH AVE S
009	131160	0270	1/18/07	\$210,000	1360	870	7	1966	3	9240	N	N	4206 S 294TH ST
009	387670	0090	5/21/07	\$289,950	1370	0	7	1967	4	9021	N	N	29609 32ND PL S
009	800121	0090	7/20/06	\$330,000	1370	930	7	1978	3	7200	N	N	4651 S 288TH PL
009	387670	0020	7/28/06	\$283,050	1370	0	7	1967	4	7410	N	N	3236 S 296TH PL
009	387670	0020	11/7/07	\$259,000	1370	0	7	1967	4	7410	N	N	3236 S 296TH PL
009	387670	0060	11/3/05	\$250,000	1370	0	7	1967	4	7600	N	N	3204 S 296TH PL

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	387670	0140	10/30/07	\$242,000	1370	0	7	1967	4	9000	N	N	3217 S 296TH PL
009	387670	0090	9/25/06	\$215,500	1370	0	7	1967	4	9021	N	N	29609 32ND PL S
009	800110	0010	2/8/06	\$280,000	1380	0	7	1996	3	5987	N	N	29929 34TH AVE S
009	789550	0500	2/27/06	\$296,000	1380	470	7	1971	3	7458	N	N	4332 S 299TH ST
009	565150	0140	2/21/06	\$275,000	1380	0	7	1989	3	7476	N	N	5002 S 299TH PL
009	555680	0350	9/20/05	\$265,000	1380	0	7	1978	4	10500	N	N	28802 40TH AVE S
009	800110	0010	8/24/05	\$245,000	1380	0	7	1996	3	5987	N	N	29929 34TH AVE S
009	949180	0060	5/20/07	\$300,000	1390	0	7	1990	3	8434	N	N	3233 S 298TH ST
009	800123	0050	7/19/06	\$309,000	1390	350	7	1978	4	7525	N	N	28829 46TH PL S
009	131180	0130	12/22/05	\$250,000	1390	0	7	1967	4	5600	N	N	4721 S 295TH PL
009	387671	0160	4/14/06	\$299,950	1410	670	7	1978	4	7500	N	N	29702 32ND PL S
009	387671	0170	12/23/05	\$290,000	1410	670	7	1978	4	6900	N	N	29701 32ND PL S
009	555680	0330	7/5/06	\$260,000	1420	0	7	1967	3	9000	N	N	28814 40TH AVE S
009	565150	0090	5/25/06	\$295,000	1420	450	7	1989	3	7217	N	N	29912 50TH CT S
009	661850	0060	5/17/05	\$245,000	1420	0	7	1991	3	8391	N	N	29723 48TH AVE S
009	800110	0020	3/1/05	\$250,000	1420	380	7	1996	3	5134	N	N	29937 S 34TH AVE S
009	894725	0030	7/27/06	\$389,900	1424	924	7	2006	3	4540	N	N	29715 34TH CT S
009	131120	0380	12/13/06	\$274,450	1430	300	7	1963	3	7210	N	N	29102 43RD AVE S
009	661850	0070	6/9/06	\$295,000	1440	0	7	1991	3	8394	N	N	29717 48TH AVE S
009	204800	0450	11/17/05	\$221,950	1440	0	7	2001	3	3197	N	N	30024 34TH AVE S
009	131191	0180	5/26/05	\$207,000	1440	0	7	1968	3	7350	N	N	4033 S 296TH ST
009	131120	0360	1/31/07	\$300,000	1450	0	7	1963	3	7210	N	N	4311 S 291ST ST
009	131200	0020	6/19/06	\$296,150	1450	0	7	1965	3	7800	N	N	4112 S 288TH PL
009	769650	0100	1/30/07	\$265,000	1450	0	7	1968	3	8460	N	N	29856 45TH PL S
009	131120	0220	2/26/07	\$268,000	1450	0	7	1963	3	7350	N	N	29010 43RD AVE S
009	131200	0250	8/1/07	\$289,950	1450	0	7	1964	4	7990	N	N	4107 S 288TH PL
009	131200	0260	5/24/07	\$285,000	1450	0	7	1964	4	7990	N	N	4111 S 288TH PL
009	131100	0570	12/17/07	\$278,000	1450	0	7	1962	4	11200	N	N	28808 39TH AVE S
009	131160	0120	8/20/05	\$244,000	1450	0	7	1965	3	7350	N	N	29219 45TH PL S
009	131100	0570	10/5/05	\$268,500	1450	0	7	1962	4	11200	N	N	28808 39TH AVE S
009	387650	0320	6/27/07	\$285,000	1450	750	7	1967	4	6500	N	N	29416 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	131200	0020	2/9/06	\$224,500	1450	0	7	1965	3	7800	N	N	4112 S 288TH PL
009	131120	0500	3/25/05	\$235,000	1450	0	7	1963	4	7169	N	N	4400 S 292ND ST
009	131120	0710	6/7/05	\$229,000	1450	0	7	1963	4	6825	N	N	29230 45TH AVE S
009	131160	0130	7/20/05	\$223,500	1450	0	7	1965	4	7350	N	N	29225 45TH PL S
009	131200	0250	2/1/05	\$212,000	1450	0	7	1964	4	7990	N	N	4107 S 288TH PL
009	337600	0160	7/5/07	\$284,000	1460	0	7	1967	3	5950	N	N	28913 44TH PL S
009	131100	0690	4/13/07	\$286,000	1460	0	7	1962	4	7125	N	N	29032 38TH AVE S
009	815962	0300	5/8/07	\$400,000	1480	1120	7	1976	4	11088	N	N	4928 S 293RD ST
009	800122	0030	12/11/06	\$338,000	1490	690	7	1978	4	7161	N	N	5027 S 289TH PL
009	815961	0070	4/6/07	\$270,000	1510	0	7	1974	4	8010	N	N	29023 50TH PL S
009	204800	0110	1/26/05	\$231,000	1510	0	7	2001	3	3045	N	N	30125 36TH PL S
009	032104	9133	6/22/06	\$250,000	1520	0	7	1962	3	12196	N	N	4229 S 288TH ST
009	204800	0320	8/29/06	\$276,000	1520	0	7	2001	3	2515	N	N	3315 S 301ST PL
009	204800	0420	9/5/06	\$272,000	1520	0	7	2001	3	3115	N	N	30042 34TH AVE S
009	131181	0050	11/7/05	\$262,500	1520	0	7	1968	4	10350	N	N	29645 36TH PL S
009	800123	0070	3/29/06	\$294,500	1520	970	7	1978	3	7525	N	N	28901 46TH PL S
009	541320	0010	10/30/07	\$275,000	1530	0	7	1990	3	7484	N	N	3402 S 298TH PL
009	261670	0420	3/27/07	\$326,500	1540	0	7	1986	3	8304	N	N	4421 S 301ST DR
009	769660	0020	3/9/07	\$296,000	1540	0	7	1973	3	7300	N	N	30047 45TH PL S
009	949180	0320	8/21/06	\$211,237	1540	0	7	1990	3	9921	N	N	3309 S 299TH ST
009	204800	0390	6/16/05	\$238,000	1550	0	7	2001	3	3115	N	N	30060 34TH AVE S
009	131190	0240	2/15/07	\$290,000	1560	0	7	1968	4	7000	N	N	29637 40TH PL S
009	204800	0010	11/27/06	\$277,250	1560	0	7	2001	3	3031	N	N	30150 36TH PL S
009	204800	0070	2/1/07	\$275,000	1560	0	7	2003	3	3046	N	N	30114 36TH PL S
009	949180	0050	12/1/05	\$290,000	1570	0	7	1990	3	10690	N	N	3227 S 298TH ST
009	032104	9212	5/26/05	\$260,950	1570	0	7	1993	3	8773	N	N	30027 38TH AVE S
009	545070	0060	8/17/07	\$325,000	1580	0	7	1998	3	5944	N	N	29833 48TH AVE S
009	769663	0350	10/16/07	\$310,000	1580	0	7	1976	3	9660	N	N	30214 42ND PL S
009	769661	0290	10/6/06	\$299,950	1580	0	7	1975	3	7488	N	N	4719 S 300TH PL
009	789550	0410	11/8/06	\$312,500	1580	0	7	1973	4	8260	N	N	4309 S 299TH ST
009	769662	0020	6/13/06	\$309,000	1580	0	7	1976	4	7650	N	N	4604 S 300TH PL

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	769663	0060	1/27/06	\$276,200	1580	0	7	1976	3	6800	N	N	4320 S 300TH PL
009	293500	0390	12/5/05	\$270,000	1580	0	7	1976	4	7896	N	N	29605 42ND PL S
009	789550	0470	6/22/05	\$237,000	1580	0	7	1971	3	6804	N	N	4346 S 299TH ST
009	131110	0340	10/15/07	\$285,000	1590	0	7	1965	3	8470	N	N	29362 38TH PL S
009	565150	0010	1/17/06	\$299,950	1600	0	7	1989	3	7203	N	N	29944 50TH AVE S
009	204800	0300	7/10/07	\$285,800	1600	0	7	2003	3	3000	N	N	3308 S 301ST PL
009	261670	0060	7/21/05	\$251,000	1600	0	7	1987	4	7377	N	N	4846 S 301ST DR
009	894725	0060	2/21/07	\$324,950	1610	0	7	2006	3	4568	N	N	29733 34TH CT S
009	204800	0100	1/11/07	\$270,000	1610	0	7	2003	3	2780	N	N	30102 36TH PL S
009	204800	0140	5/12/06	\$269,000	1610	0	7	2001	3	3037	N	N	30143 36TH PL S
009	293500	0060	10/13/06	\$291,000	1620	0	7	1976	3	6862	N	N	4233 S 297TH PL
009	204800	0130	2/16/06	\$269,950	1620	0	7	2002	3	2961	N	N	30137 36TH PL S
009	800122	0100	7/27/07	\$290,000	1620	640	7	1978	3	7161	N	N	5022 S 289TH PL
009	131291	0050	11/15/07	\$283,000	1620	0	7	1985	4	7200	N	N	3811 S 302ND ST
009	131291	0050	3/29/05	\$240,000	1620	0	7	1985	4	7200	N	N	3811 S 302ND ST
009	545070	0090	2/22/05	\$245,000	1630	0	7	1998	4	7046	N	N	29845 48TH AVE S
009	261670	0250	3/8/06	\$327,000	1640	0	7	1987	3	7500	N	N	4502 S 301ST DR
009	894725	0100	4/24/07	\$318,450	1640	0	7	2006	3	4561	N	N	29728 34TH CT S
009	541320	0080	9/29/06	\$345,000	1640	0	7	1990	4	7234	N	N	3403 S 298TH PL
009	131210	0110	3/27/06	\$296,000	1640	0	7	1966	4	9000	N	N	28856 34TH AVE S
009	541320	0030	5/23/06	\$303,000	1640	0	7	1990	3	10932	N	N	3412 S 298TH PL
009	387660	0040	11/29/06	\$268,900	1660	0	7	1967	4	9020	N	N	29539 32ND PL S
009	555680	0150	6/14/07	\$318,000	1670	0	7	1967	4	8450	N	N	29031 40TH AVE S
009	789550	0540	9/1/05	\$230,900	1670	0	7	1970	3	8640	N	N	29816 43RD AVE S
009	769661	0210	4/26/07	\$309,950	1680	0	7	1975	3	7700	N	N	29939 48TH PL S
009	131111	0160	4/6/05	\$260,000	1720	0	7	1996	3	6599	N	N	3229 S 302ND PL
009	555680	0180	11/28/06	\$307,950	1740	0	7	1990	3	7360	N	N	4017 S 291ST ST
009	555680	0180	10/19/07	\$302,500	1740	0	7	1990	3	7360	N	N	4017 S 291ST ST
009	131160	0600	8/13/07	\$310,000	1750	0	7	1965	3	7277	N	N	29002 45TH PL S
009	261670	0310	8/14/07	\$326,618	1750	0	7	1985	3	8537	N	N	30050 44TH PL S
009	131150	0380	8/8/07	\$291,800	1750	0	7	1966	4	7350	N	N	4015 S 294TH ST

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	131160	0600	2/9/05	\$221,600	1750	0	7	1965	3	7277	N	N	29002 45TH PL S
009	131100	0080	9/5/06	\$360,000	1760	0	7	1962	3	7350	N	N	28849 38TH AVE S
009	949180	0180	3/14/05	\$259,000	1760	0	7	1990	4	11780	N	N	3304 S 299TH ST
009	894725	0070	12/20/06	\$360,000	1768	0	7	2006	3	4686	N	N	29739 34TH CT S
009	387670	0180	5/31/05	\$237,750	1770	0	7	1968	3	8460	N	N	29651 34TH AVE S
009	894725	0090	12/20/06	\$360,000	1771	0	7	2006	3	4540	N	N	29734 34TH CT S
009	894725	0110	7/24/07	\$308,000	1771	0	7	2006	3	4610	N	N	29722 34TH CT S
009	769660	0080	8/16/07	\$297,500	1800	0	7	1974	4	7280	N	N	30019 45TH PL S
009	387671	0200	2/22/07	\$299,950	1810	0	7	1978	3	7200	N	N	29719 32ND PL S
009	032104	9127	4/12/06	\$309,000	1820	0	7	1964	4	19602	N	N	30210 37TH AVE S
009	246060	0120	2/11/05	\$229,000	1850	0	7	1974	3	6956	N	N	29840 45TH AVE S
009	894725	0020	12/20/06	\$360,000	1856	0	7	2006	3	4853	N	N	3413 S 297TH ST
009	800110	0090	5/18/06	\$349,950	1880	0	7	1996	3	5960	N	N	3324 S 300TH PL
009	800110	0050	9/7/07	\$330,000	1880	0	7	1996	3	6640	N	N	3344 S 300TH PL
009	894725	0130	2/23/07	\$349,950	1882	0	7	2005	3	3842	N	N	29710 34TH CT S
009	565150	0040	3/13/06	\$290,000	1900	0	7	1989	3	8616	N	N	5021 S 299TH PL
009	565150	0120	4/26/05	\$270,000	1900	0	7	1989	3	9129	N	N	29919 50TH CT S
009	726320	0055	8/1/06	\$347,500	1960	0	7	1990	3	34500	N	N	3135 S 299TH ST
009	769650	0190	9/21/06	\$303,500	1980	0	7	1970	4	7210	N	N	4541 S 298TH PL
009	274400	0130	9/11/06	\$338,500	1990	0	7	1990	3	8419	N	N	28820 43RD PL S
009	894725	0080	7/25/06	\$395,950	2124	0	7	2005	3	4840	N	N	29740 34TH CT S
009	769650	0210	4/27/05	\$275,000	2160	0	7	1999	3	7504	N	N	29801 47TH PL S
009	894725	0050	8/24/06	\$364,950	2168	0	7	2006	3	4602	N	N	29727 34TH CT S
009	032104	9045	5/26/06	\$375,000	2600	0	7	2001	3	11250	N	N	3721 S 298TH ST
009	032104	9031	11/29/06	\$577,000	3220	0	7	2003	3	40946	N	N	4615 S 298TH ST
009	815962	0170	4/24/06	\$287,600	1690	0	8	1976	3	8132	N	N	4911 S 294TH ST
010	429720	0185	4/19/06	\$144,900	840	0	5	1908	2	13800	N	N	4932 B ST NW
010	000220	0007	5/15/06	\$225,000	860	0	5	1920	3	22000	N	N	219 49TH ST NE
010	352204	9043	10/22/07	\$315,000	1080	0	5	1920	4	97138	N	N	6214 S 287TH ST
010	000680	0026	11/19/07	\$350,000	900	0	6	1933	3	215180	N	N	27039 78TH AVE S
010	000680	0026	11/19/07	\$350,000	900	0	6	1933	3	215180	N	N	27039 78TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	936060	0130	5/1/06	\$195,000	1120	0	6	1944	3	13975	N	N	28210 85TH AVE S
010	022104	9009	12/28/06	\$372,000	1580	0	6	1908	3	172062	N	N	6514 S 296TH ST
010	000680	0028	12/15/05	\$284,999	2170	0	6	1901	2	101718	N	N	27102 78TH AVE S
010	889290	0120	9/24/07	\$303,800	1160	0	7	1998	3	6051	N	N	3824 I PL NE
010	889290	0180	10/2/06	\$279,500	1160	0	7	1998	3	6134	N	N	3810 I PL NE
010	889290	0050	3/10/06	\$253,500	1160	0	7	1998	3	6003	N	N	3836 I PL NE
010	889290	0080	10/27/05	\$220,000	1160	0	7	1998	3	6074	N	N	3830 I PL NE
010	889290	0190	3/29/07	\$322,000	1330	0	7	1998	3	12651	N	N	3808 I PL NE
010	889290	0040	7/2/07	\$296,000	1330	0	7	1998	3	6004	N	N	3838 I PL NE
010	889290	0030	8/4/06	\$293,000	1330	0	7	1998	3	6000	N	N	3840 I PL NE
010	889290	0060	11/7/06	\$288,000	1330	0	7	1998	3	7031	N	N	3834 I PL NE
010	889290	0210	9/12/06	\$282,400	1330	0	7	1998	3	6301	N	N	3804 I PL NE
010	252204	9013	2/8/06	\$349,950	1400	0	7	1946	3	86249	N	N	25709 68TH AVE S
010	889290	0110	11/16/05	\$279,500	1410	0	7	1998	3	8188	N	N	3822 I PL NE
010	889290	0130	6/12/06	\$279,000	1410	0	7	1998	3	7968	N	N	3820 I PL NE
010	936000	0130	10/6/05	\$222,000	1500	0	7	1968	3	14472	N	N	4638 B ST NW
010	352204	9078	6/11/07	\$435,000	2070	0	7	1990	3	29269	N	N	27235 51ST PL S
010	733822	0500	4/4/07	\$379,950	2150	0	7	2006	3	3398	N	N	1167 32ND ST NE
010	262204	9066	10/17/06	\$505,000	2530	0	7	1995	3	46173	N	N	26615 52ND LN S
010	262204	9060	5/13/05	\$412,000	1670	1370	8	1978	3	52707	N	N	26915 52ND LN S
010	352204	9039	8/12/05	\$339,000	1720	0	8	1962	3	65340	N	N	28535 WEST VALLEY HWY S
010	733822	0560	1/12/07	\$384,950	2011	0	8	2006	3	3970	N	N	1210 32ND PL NE
010	733822	0540	9/1/06	\$381,950	2011	0	8	2006	3	3970	N	N	1206 32ND PL NE
010	733822	0530	5/25/06	\$377,950	2011	0	8	2006	3	4253	N	N	1204 32ND PL NE
010	733822	0550	11/15/06	\$379,950	2011	0	8	2006	3	3970	N	N	1208 32ND PL NE
010	733822	0010	4/17/06	\$369,950	2025	0	8	2006	3	5270	N	N	1145 32ND PL NE
010	733822	0660	4/9/07	\$392,950	2026	0	8	2006	3	4113	N	N	1259 32ND ST NE
010	733822	0670	5/24/07	\$383,950	2026	0	8	2006	3	4113	N	N	1311 32ND PL NE
010	733822	1010	7/25/07	\$409,633	2117	0	8	2006	3	3703	N	N	1218 32ND ST NE
010	733822	0170	7/6/07	\$389,500	2117	0	8	2006	3	3721	N	N	1215 32ND PL NE
010	733822	0640	5/21/07	\$384,950	2117	0	8	2006	3	3802	N	N	1219 32ND ST NE

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	733822	1090	9/13/06	\$405,729	2139	0	8	2006	3	3703	N	N	1166 32ND ST NE
010	733822	0650	10/26/06	\$384,950	2139	0	8	2006	3	4094	N	N	1221 32ND ST NE
010	733822	1060	12/7/06	\$382,950	2139	0	8	2006	3	3703	N	N	1206 32ND ST NE
010	733822	0480	2/16/07	\$379,950	2139	0	8	2006	3	3398	N	N	1163 32ND ST NE
010	733822	1110	11/7/06	\$380,574	2139	0	8	2006	3	3703	N	N	1162 32ND ST NE
010	733822	1120	9/21/06	\$378,950	2139	0	8	2006	3	3703	N	N	1158 32ND ST NE
010	733822	0430	10/10/06	\$373,950	2139	0	8	2006	3	3398	N	N	1168 32ND PL NE
010	733822	1160	4/6/06	\$373,701	2139	0	8	2006	3	4423	N	N	1148 32ND PL NE
010	733822	0120	7/26/06	\$371,950	2139	0	8	2006	3	3721	N	N	1205 32ND PL NE
010	733822	0110	7/10/06	\$370,000	2139	0	8	2006	3	3721	N	N	1203 32ND PL NE
010	733822	0030	3/8/06	\$368,950	2139	0	8	2006	3	5470	N	N	1141 32ND PL NE
010	733822	0050	4/27/06	\$366,950	2139	0	8	2006	3	5645	N	N	1153 32ND PL NE
010	733822	0070	8/24/06	\$363,950	2139	0	8	2006	3	3721	N	N	1159 32ND PL NE
010	733822	0200	7/20/07	\$390,500	2150	0	8	2007	3	3721	N	N	1243 32ND PL NE
010	733822	0520	7/3/07	\$384,950	2150	0	8	2007	3	3714	N	N	1209 32ND ST NE
010	733822	0420	8/7/06	\$379,950	2150	0	8	2006	3	3398	N	N	1164 32ND PL NE
010	733822	0130	4/24/06	\$388,543	2235	0	8	2006	3	3721	N	N	1207 32ND PL NE
010	733822	0510	4/15/07	\$390,950	2235	0	8	2006	3	3398	N	N	1169 32ND ST NE
010	733822	0140	9/8/06	\$374,950	2235	0	8	2006	3	3721	N	N	1209 32ND PL NE
010	733822	1070	4/23/07	\$381,950	2235	0	8	2006	3	3703	N	N	1204 32ND ST NE
010	733822	0620	9/11/06	\$379,950	2235	0	8	2006	3	3802	N	N	1213 32ND ST NE
010	733822	0490	7/24/06	\$376,950	2235	0	8	2006	3	3398	N	N	1165 32ND ST NE
010	733822	1100	6/13/06	\$373,950	2235	0	8	2006	3	3703	N	N	1164 32ND ST NE
010	733822	0440	5/4/06	\$370,950	2235	0	8	2006	3	3714	N	N	1202 32ND PL NE
010	733822	1140	5/15/06	\$370,950	2235	0	8	2006	3	4165	N	N	1152 32ND PL NE
010	733822	0090	12/29/06	\$359,950	2235	0	8	2006	3	3721	N	N	1167 32ND PL NE
010	733822	0020	3/29/06	\$354,950	2235	0	8	2006	3	4445	N	N	1143 32ND PL NE
010	733822	0100	6/19/07	\$365,000	2235	0	8	2006	3	3721	N	N	1169 32ND PL NE
010	733822	0060	2/2/07	\$368,950	2238	0	8	2006	3	3721	N	N	1155 32ND PL NE
010	733822	0410	2/2/07	\$367,950	2238	0	8	2006	3	3398	N	N	1162 32ND PL NE
010	733822	1150	3/6/06	\$366,500	2238	0	8	2006	3	5284	N	N	1150 32ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 27
(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
010	401680	0210	1/16/06	\$450,000	2640	0	8	2002	3	14070	N	N	26519 LAKE FENWICK RD S
010	733822	1030	10/19/06	\$429,950	2724	0	8	2006	3	4938	N	N	1214 32ND ST NE
010	733822	1130	2/28/06	\$449,430	2728	0	8	2006	3	5129	N	N	1156 32ND PL NE
010	733822	0160	12/13/06	\$429,950	2728	0	8	2006	3	4962	N	N	1232 32ND PL NE
010	733822	1080	7/3/06	\$424,950	2728	0	8	2006	3	4398	N	N	1168 32ND ST NE
010	733822	0040	4/5/06	\$411,950	2728	0	8	2006	3	5291	N	N	1147 32ND PL NE
010	733822	1170	3/2/06	\$409,950	2728	0	8	2006	3	5008	N	N	1146 32ND PL NE
010	733822	0080	3/23/06	\$404,871	2728	0	8	2006	3	4962	N	N	1161 32ND PL NE
010	022104	9038	5/31/06	\$1,250,000	3680	0	8	1970	4	207781	N	N	29810 66TH AVE S
010	401680	0290	11/8/07	\$618,000	2930	0	9	2003	3	17031	N	N	26703 LAKE FENWICK RD S
010	401680	0280	8/29/07	\$540,000	3130	0	9	2001	3	16754	N	N	26629 LAKE FENWICK RD S
010	401680	0280	3/31/05	\$425,000	3130	0	9	2001	3	16754	N	N	26629 LAKE FENWICK RD S
010	401680	0230	10/14/05	\$520,000	3280	0	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
010	401680	0260	7/26/05	\$500,000	3280	0	9	2001	3	15728	N	N	26617 LAKE FENWICK RD S
010	401680	0240	12/1/05	\$519,000	3380	0	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
011	022104	9101	5/16/07	\$236,000	440	0	5	1918	3	14650	N	N	29519 59TH AVE S
011	022104	9059	5/11/06	\$218,000	1460	0	6	1916	3	31500	N	N	5528 S 292ND ST
011	019265	0050	12/10/07	\$280,000	989	536	7	2005	3	2848	N	N	5641 S 295TH PL
011	564790	0260	1/5/07	\$329,999	1000	640	7	1982	3	8107	N	N	2201 V ST NW
011	564790	0470	8/24/06	\$310,000	1000	480	7	1983	3	8034	N	N	1902 23RD ST NW
011	564790	0240	4/20/05	\$275,000	1000	730	7	1982	3	10943	N	N	2221 V ST NW
011	332951	0310	1/25/05	\$266,500	1000	920	7	1984	3	8346	N	N	30024 51ST CT S
011	019265	0120	6/3/05	\$279,950	1044	778	7	2005	3	3175	N	N	5656 S 295TH PL
011	019265	0080	3/17/05	\$269,950	1044	712	7	2005	3	2904	N	N	5632 S 295TH PL
011	019265	0040	9/19/05	\$292,000	1056	682	7	2005	3	2796	N	N	5647 S 295TH PL
011	221480	0840	3/31/06	\$319,950	1060	720	7	1979	3	8591	N	N	29421 60TH PL S
011	221480	0830	11/30/06	\$295,950	1060	720	7	1979	3	7260	N	N	29417 60TH PL S
011	221480	0880	8/2/06	\$286,000	1060	720	7	1979	3	9935	N	N	29527 61ST AVE S
011	221480	0820	9/9/05	\$274,000	1060	720	7	1979	3	7700	N	N	29413 60TH PL S
011	221480	0800	9/2/05	\$280,000	1060	720	7	1979	4	7800	N	N	29405 60TH PL S
011	221480	0580	7/22/05	\$265,000	1060	720	7	1979	3	10582	N	N	29203 61ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
011	332950	0330	6/28/07	\$346,000	1080	740	7	1983	3	9751	N	N	29712 53RD PL S
011	564790	0300	7/19/07	\$312,950	1080	750	7	1981	3	10597	N	N	2011 21ST ST NW
011	332950	0470	1/12/06	\$283,000	1080	720	7	1983	3	8679	N	N	5433 S 296TH CT
011	019265	0090	5/11/05	\$269,950	1082	778	7	2005	3	2881	N	N	5638 S 295TH PL
011	564790	0460	11/27/07	\$354,900	1090	460	7	1983	3	8627	N	N	2220 V ST NW
011	286560	0110	10/19/05	\$317,000	1100	1050	7	1981	4	9459	N	N	5219 S 302ND PL
011	286560	0030	1/27/06	\$286,100	1120	700	7	1979	3	7250	N	N	5115 S 302ND PL
011	286560	0130	5/11/05	\$253,500	1120	890	7	1979	3	7250	N	N	30215 54TH AVE S
011	332953	0350	10/26/07	\$295,000	1170	0	7	1986	3	7153	N	N	5719 S 300TH PL
011	332950	0250	12/2/05	\$294,950	1180	830	7	1983	3	7463	N	N	5238 S 297TH PL
011	286560	0020	2/25/05	\$245,500	1180	560	7	1979	3	12902	N	N	5107 S 302ND PL
011	019265	0100	3/23/05	\$284,333	1180	784	7	2005	3	4224	N	N	5642 S 295TH PL
011	332951	0410	12/19/06	\$268,000	1190	0	7	1984	3	6825	N	N	30103 53RD AVE S
011	332950	0360	6/20/05	\$301,500	1200	750	7	1983	4	7663	N	N	29724 53RD PL S
011	030300	0140	10/25/06	\$253,000	1230	0	7	1968	3	18000	N	N	5614 S 305TH ST
011	664220	0670	1/10/05	\$245,950	1240	330	7	1986	3	10496	N	N	5827 S 296TH ST
011	332952	0080	12/21/06	\$320,000	1270	620	7	1985	4	7614	N	N	29922 53RD PL S
011	332953	0700	5/18/06	\$350,000	1280	530	7	1985	3	7887	N	N	29935 56TH PL S
011	332952	0380	3/7/06	\$316,000	1280	1210	7	1984	3	8861	N	N	30033 55TH PL S
011	221480	0450	9/15/05	\$298,000	1280	860	7	1980	3	7800	N	N	29239 62ND PL S
011	221480	0530	4/7/06	\$286,500	1280	520	7	1980	3	7200	N	N	6126 S 292ND PL
011	221480	0440	12/10/07	\$295,000	1280	860	7	1979	3	8265	N	N	29235 62ND PL S
011	564790	0170	6/8/05	\$315,000	1280	860	7	1981	4	10139	N	N	2222 W ST NW
011	221480	0280	12/1/06	\$281,000	1280	640	7	1979	3	7280	N	N	29303 63RD PL S
011	221480	0450	1/20/05	\$236,000	1280	860	7	1980	3	7800	N	N	29239 62ND PL S
011	332950	0040	4/2/07	\$302,500	1290	0	7	1982	3	7437	N	N	5120 S 297TH PL
011	332950	0700	3/24/06	\$260,000	1290	0	7	1983	4	8043	N	N	5207 S 297TH PL
011	332950	0040	10/24/05	\$234,950	1290	0	7	1982	3	7437	N	N	5120 S 297TH PL
011	332951	0040	9/13/06	\$364,950	1310	640	7	1984	3	7823	N	N	5210 S 298TH CT
011	221480	0640	3/3/05	\$257,450	1320	830	7	1980	3	6708	N	N	29225 61ST AVE S
011	221480	0760	3/15/06	\$283,000	1330	590	7	1979	3	7520	N	N	29408 60TH PL S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
011	332950	0060	7/21/06	\$322,500	1340	910	7	1982	3	9091	N	N	29721 52ND AVE S
011	332953	0450	7/14/05	\$305,000	1360	510	7	1987	3	10471	N	N	30040 58TH PL S
011	332953	0210	8/2/07	\$385,000	1380	0	7	1986	3	8747	N	N	30119 57TH PL S
011	564790	0920	5/10/07	\$339,900	1390	480	7	1982	3	16407	N	N	2210 24TH ST NW
011	332950	0500	10/17/06	\$334,000	1390	840	7	1983	3	9531	N	N	5415 S 296TH CT
011	332953	0040	10/25/05	\$320,000	1390	940	7	1985	3	12906	N	N	5547 S 300TH PL
011	332950	0400	3/22/05	\$299,950	1390	940	7	1983	3	8502	N	N	29715 55TH AVE S
011	332950	0100	6/3/05	\$245,500	1390	940	7	1981	4	9649	N	N	29702 52ND AVE S
011	564790	0690	5/22/07	\$360,000	1400	470	7	1984	3	9281	N	N	2411 T ST NW
011	564790	0730	9/7/06	\$367,000	1400	620	7	1985	3	9930	N	N	1821 23RD ST NW
011	030410	0080	7/25/05	\$279,950	1400	0	7	1999	3	5393	N	N	5713 S 294TH PL
011	030410	0060	8/30/05	\$279,000	1400	0	7	1999	3	5917	N	N	5701 S 294TH PL
011	332951	0110	2/20/07	\$314,950	1410	0	7	1984	3	6874	N	N	5223 S 298TH CT
011	332953	0180	11/9/07	\$375,000	1410	580	7	1986	3	10596	N	N	5610 S 301ST ST
011	332951	0600	10/12/07	\$305,000	1410	0	7	1984	3	7642	N	N	30012 53RD AVE S
011	332953	0670	5/18/06	\$315,000	1410	0	7	1985	3	12449	N	N	29923 56TH PL S
011	332953	0600	4/23/07	\$300,000	1410	0	7	1986	3	8181	N	N	29941 57TH PL S
011	332953	0550	5/21/07	\$350,000	1410	900	7	1987	3	7315	N	N	5726 S 300TH PL
011	332953	0400	8/13/07	\$296,500	1410	0	7	1986	3	9196	N	N	30015 58TH PL S
011	332953	0410	4/13/07	\$298,000	1410	0	7	1985	3	13300	N	N	30019 58TH PL S
011	332953	0460	2/16/06	\$294,500	1410	0	7	1985	3	12545	N	N	30036 58TH PL S
011	332950	0200	11/13/06	\$270,000	1410	0	7	1982	3	7883	N	N	5210 S 297TH PL
011	332952	0220	10/13/05	\$268,500	1410	0	7	1985	3	7898	N	N	29824 55TH PL S
011	332953	0530	10/20/05	\$266,000	1410	0	7	1987	3	7315	N	N	5740 S 300TH PL
011	332953	0090	7/5/05	\$319,950	1410	940	7	1986	3	8889	N	N	5611 S 300TH PL
011	332951	0530	2/23/05	\$231,830	1410	0	7	1984	3	9360	N	N	30106 53RD AVE S
011	221480	0150	9/5/07	\$318,000	1440	360	7	1979	3	7800	N	N	6119 S 294TH ST
011	030300	0177	6/6/06	\$295,000	1440	0	7	1967	4	25500	N	N	30522 58TH AVE S
011	332953	0640	10/17/06	\$347,950	1480	0	7	1986	3	11164	N	N	29926 56TH PL S
011	332953	0100	5/29/07	\$321,000	1490	0	7	1986	3	7334	N	N	5621 S 300TH PL
011	030410	0110	11/14/05	\$265,000	1500	0	7	1999	3	6379	N	N	5731 S 294TH PL

Improved Sales Used in this Annual Update Analysis
Area 27
(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
011	332953	0470	6/27/06	\$286,100	1510	0	7	1986	3	6660	N	N	30032 58TH PL S
011	286560	0140	3/23/06	\$310,000	1510	430	7	1979	3	9461	N	N	30219 54TH AVE S
011	022104	9032	8/2/05	\$255,000	1510	0	7	1957	3	5636	N	N	29549 63RD CT S
011	030300	0260	5/24/07	\$425,250	1520	1430	7	1981	3	17800	N	N	30506 56TH AVE S
011	030300	0291	5/18/07	\$280,000	1520	0	7	1966	3	15000	N	N	30521 58TH AVE S
011	564790	0210	12/22/05	\$245,500	1520	0	7	1984	3	8897	N	N	2002 24TH ST NW
011	030300	0291	8/12/06	\$200,000	1520	0	7	1966	3	15000	N	N	30521 58TH AVE S
011	221480	0510	5/12/06	\$285,000	1540	1120	7	1980	3	7684	N	N	6136 S 292ND PL
011	289555	0090	11/9/05	\$296,000	1550	0	7	2000	3	4487	N	N	5157 S 303RD PL
011	289555	0180	10/3/05	\$290,000	1550	0	7	2000	3	4267	N	N	5174 S 303RD PL
011	289555	0110	4/1/05	\$253,000	1550	0	7	2000	3	4488	N	N	5165 S 303RD PL
011	332953	0390	7/25/05	\$282,450	1570	0	7	1987	3	8023	N	N	5745 S 300TH PL
011	332953	0010	5/6/05	\$205,000	1590	0	7	1986	3	9414	N	N	5535 S 300TH PL
011	332954	0010	8/14/07	\$330,000	1600	0	7	1986	3	8857	N	N	29722 56TH CT S
011	289555	0130	5/10/06	\$305,500	1600	0	7	2000	3	4488	N	N	5173 S 303RD PL
011	332953	0340	8/16/06	\$315,000	1610	0	7	1986	3	7366	N	N	30010 57TH PL S
011	332950	0270	7/21/05	\$305,499	1610	580	7	1983	4	7881	N	N	29719 53RD PL S
011	030410	0160	12/20/06	\$339,950	1680	0	7	1999	3	5865	N	N	29412 58TH AVE S
011	221480	0690	6/19/06	\$335,000	1680	0	7	1979	4	7232	N	N	29401 61ST AVE S
011	289555	0100	2/26/07	\$325,000	1700	0	7	2000	3	4488	N	N	5161 S 303RD PL
011	289555	0190	3/20/07	\$310,000	1700	0	7	2000	3	4268	N	N	5170 S 303RD PL
011	289555	0310	3/27/06	\$305,000	1700	0	7	2000	3	4726	N	N	5118 S 303RD PL
011	289555	0040	9/5/07	\$306,000	1700	0	7	2000	3	4985	N	N	5137 S 303RD PL
011	289555	0300	10/13/05	\$303,800	1700	0	7	2000	3	4746	N	N	5124 S 303RD PL
011	289555	0170	12/12/05	\$298,950	1700	0	7	2000	3	4267	N	N	5178 S 303RD PL
011	289555	0150	1/6/06	\$299,000	1700	0	7	2000	3	5523	N	N	5186 S 303RD PL
011	289555	0190	5/11/06	\$290,000	1700	0	7	2000	3	4268	N	N	5170 S 303RD PL
011	289555	0020	9/22/05	\$290,000	1700	0	7	2000	3	4984	N	N	5129 S 303RD PL
011	289555	0120	2/14/05	\$261,500	1700	0	7	2000	3	4488	N	N	5169 S 303RD PL
011	019265	0130	8/3/05	\$287,450	1706	0	7	2005	3	2666	N	N	5668 S 295TH PL
011	332681	0040	8/15/07	\$330,000	1730	0	7	2002	3	4128	N	N	29124 53RD PL S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
011	564790	0700	2/6/07	\$295,000	1730	0	7	1984	3	8432	N	N	2401 T ST NW
011	332953	0480	4/13/07	\$315,000	1770	0	7	1986	3	7000	N	N	30026 58TH PL S
011	332953	0130	7/19/06	\$376,000	1790	0	7	1986	4	6640	N	N	5630 S 301ST ST
011	030300	0100	11/21/05	\$308,000	1790	0	7	1963	4	16600	N	N	5402 S 305TH ST
011	030300	0095	1/23/07	\$317,500	1800	0	7	1969	3	16600	N	N	5400 S 305TH ST
011	019265	0060	9/9/05	\$274,950	1807	0	7	2005	3	3181	N	N	5637 S 295TH PL
011	019265	0140	8/1/05	\$288,000	1812	0	7	2005	3	4485	N	N	5662 S 295TH PL
011	019265	0020	7/8/05	\$279,950	1820	0	7	2005	3	3096	N	N	5659 S 295TH PL
011	332681	0020	9/7/06	\$350,000	1830	0	7	2002	3	5015	N	N	29140 53RD PL S
011	019265	0030	6/23/05	\$280,000	1832	0	7	2005	3	3096	N	N	5653 S 295TH PL
011	332952	0350	6/24/05	\$285,000	1852	0	7	1984	5	9917	N	N	5513 S 300TH PL
011	019265	0110	4/19/05	\$281,000	1873	0	7	2005	3	2986	N	N	5650 S 295TH PL
011	332950	0480	6/14/06	\$289,500	1880	0	7	1983	3	8420	N	N	5427 S 296TH CT
011	019265	0010	4/6/06	\$335,000	1894	0	7	2005	3	2963	N	N	5665 S 295TH PL
011	019265	0010	8/24/05	\$295,100	1894	0	7	2005	3	2963	N	N	5665 S 295TH PL
011	371700	0050	9/23/05	\$375,000	1901	0	7	2005	3	4595	N	N	29550 63RD CT S
011	371700	0140	8/1/06	\$415,000	1901	320	7	2006	3	4732	N	N	29513 63RD CT S
011	371700	0100	10/23/06	\$434,950	1901	860	7	2006	3	4557	N	N	29518 63RD CT S
011	371700	0020	3/22/06	\$435,000	1901	860	7	2006	3	9818	N	N	29576 63RD CT S
011	564790	0800	5/15/06	\$499,950	1920	1430	7	1999	3	31793	N	N	1923 24TH ST NW
011	022104	9042	11/26/07	\$550,000	1940	0	7	1999	3	87991	N	N	5728 S 296TH ST
011	332681	0080	6/29/05	\$300,000	1940	0	7	2002	3	5641	N	N	29104 53RD PL S
011	022104	9042	5/31/06	\$340,000	1940	0	7	1999	3	87991	N	N	5728 S 296TH ST
011	030300	0105	4/16/07	\$309,000	2012	0	7	1968	3	16600	N	N	5410 S 305TH ST
011	371700	0040	11/8/05	\$385,000	2014	0	7	2005	3	8054	N	N	29570 63RD CT S
011	371700	0200	7/12/06	\$375,000	2014	0	7	2005	3	4325	N	N	29555 63RD CT S
011	332953	0730	7/25/07	\$335,000	2100	0	7	1985	3	8134	N	N	5560 S 300TH PL
011	332951	0020	9/19/07	\$260,000	2100	0	7	1984	3	8101	N	N	5220 S 298TH CT
011	332951	0380	6/1/06	\$250,344	2100	0	7	1984	3	9953	N	N	30007 53RD AVE S
011	371700	0210	11/10/06	\$369,950	2240	0	7	2005	3	3836	N	N	29559 63RD CT S
011	371700	0010	12/2/05	\$460,000	2246	984	7	2005	3	4633	N	N	29588 63RD CT S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
011	371700	0030	10/24/05	\$395,000	2246	0	7	2005	3	4148	N	N	29582 63RD CT S
011	371700	0150	4/24/06	\$389,000	2246	0	7	2006	3	3607	N	N	29519 63RD CT S
011	664220	0480	7/18/05	\$340,000	1500	550	8	1987	3	9628	N	N	5745 S 296TH PL
011	664220	0320	8/23/06	\$373,000	1550	420	8	1988	3	9699	N	N	29806 57TH PL S
011	664220	0290	1/25/05	\$289,000	1570	530	8	1988	3	9764	N	N	29809 57TH PL S
011	664876	0070	12/7/06	\$333,500	1600	0	8	1992	3	7468	N	N	29251 54TH PL S
011	664876	0120	7/19/05	\$304,500	1600	0	8	1992	3	8788	N	N	29228 54TH PL S
011	664876	0070	1/25/05	\$272,000	1600	0	8	1992	3	7468	N	N	29251 54TH PL S
011	022104	9097	12/2/05	\$399,500	1693	518	8	2005	3	12660	N	N	29416 59TH AVE S
011	664876	0020	2/5/07	\$331,250	1750	0	8	1992	3	7191	N	N	29221 54TH PL S
011	664876	0130	9/8/05	\$280,000	1880	0	8	1992	3	9146	N	N	29222 54TH PL S
011	332850	0410	12/27/05	\$295,000	1920	0	8	1987	3	9750	N	N	5134 S 288TH PL
011	664876	0050	9/14/06	\$384,950	2070	0	8	1992	3	7082	N	N	29243 54TH PL S
011	146090	0010	12/28/05	\$337,000	2160	0	8	2004	3	5153	N	N	5500 S 296TH PL
011	146090	0100	12/1/06	\$410,000	2180	0	8	2004	3	4398	N	N	29603 55TH PL S
011	332850	0310	1/4/07	\$365,000	2240	0	8	1987	3	8050	N	N	28924 52ND PL S
011	332850	0120	8/20/07	\$390,000	2260	0	8	1987	3	11546	N	N	5116 S 291ST ST
011	664220	0550	9/29/05	\$310,000	2300	0	8	1987	3	9872	N	N	29613 58TH PL S
011	332850	0220	11/8/06	\$448,000	2310	0	8	1987	3	9176	N	N	5120 S 292ND ST
011	664220	0080	9/14/06	\$395,000	2360	0	8	1986	3	9590	N	N	5624 S 296TH CT
011	146090	0060	9/21/05	\$374,950	2400	0	8	2004	3	6462	N	N	29619 55TH PL S
011	332850	0400	5/17/07	\$420,000	2440	0	8	1987	3	10193	N	N	5140 S 288TH PL
011	332850	0270	3/20/05	\$315,000	2470	0	8	1987	3	8050	N	N	29118 52ND PL S
011	022104	9083	5/2/06	\$637,000	2520	1490	8	1999	3	11162	N	N	5908 S 295TH PL
011	664877	0030	5/7/07	\$421,000	1590	600	9	1991	3	9375	N	N	29315 55TH AVE S
011	664925	0110	8/25/05	\$363,990	1590	600	9	1989	3	10155	N	N	6120 S 296TH PL
011	664925	0350	1/10/07	\$401,950	1850	590	9	1990	3	7092	N	N	6039 S 298TH PL
011	111545	0170	6/9/06	\$487,500	1900	1370	9	1992	3	8821	N	N	6331 S 298TH PL
011	111545	0010	7/26/05	\$315,000	1900	0	9	1990	3	9604	N	N	6362 S 298TH PL
011	111545	0320	6/1/07	\$384,250	1960	0	9	1990	3	11353	N	N	6216 S 300TH ST
011	664925	0140	12/5/06	\$420,000	2150	0	9	1988	3	7818	N	N	6113 S 296TH PL

Improved Sales Used in this Annual Update Analysis
Area 27
(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
011	541900	0090	3/12/07	\$468,000	2328	0	9	2005	3	4500	N	N	29520 54TH CT S
011	541900	0120	1/23/07	\$468,900	2328	0	9	2005	3	5774	N	N	29502 54TH CT S
011	541900	0140	1/3/06	\$434,950	2328	0	9	2005	3	4541	N	N	29511 54TH CT S
011	541900	0130	12/14/05	\$435,000	2328	0	9	2005	3	4769	N	N	29503 54TH CT S
011	541900	0120	11/3/05	\$415,950	2328	0	9	2005	3	5774	N	N	29502 54TH CT S
011	541900	0090	10/25/05	\$400,000	2328	0	9	2005	3	4500	N	N	29520 54TH CT S
011	111545	0080	11/28/05	\$379,000	2340	0	9	1991	3	8579	N	N	6308 S 298TH PL
011	541900	0040	2/7/07	\$567,000	2464	0	9	2004	3	4841	N	N	29550 54TH CT S
011	541900	0110	8/29/07	\$450,000	2464	0	9	2005	3	4680	N	N	29508 54TH CT S
011	541900	0070	5/10/05	\$400,000	2464	0	9	2005	3	4500	N	N	29532 54TH CT S
011	541900	0110	7/1/05	\$398,950	2464	0	9	2005	3	4680	N	N	29508 54TH CT S
011	541900	0040	7/7/05	\$395,950	2464	0	9	2004	3	4841	N	N	29550 54TH CT S
011	541900	0010	6/9/05	\$384,950	2464	0	9	2004	3	5821	N	N	29568 54TH CT S
011	111545	0150	1/24/05	\$365,000	2530	0	9	1990	3	11217	N	N	6323 S 298TH PL
011	664925	0220	9/12/05	\$379,000	2550	0	9	1988	3	8362	N	N	29908 61ST AVE S
011	111545	0260	12/20/05	\$385,000	2620	0	9	1990	3	9870	N	N	29919 64TH AVE S
011	664877	0180	4/24/06	\$490,000	2660	0	9	1989	3	9408	N	N	29512 55TH AVE S
011	541900	0060	8/30/05	\$409,950	2695	0	9	2005	3	4500	N	N	29538 54TH CT S
011	541900	0020	6/2/05	\$401,950	2695	0	9	2004	3	6729	N	N	29562 54TH CT S
011	541900	0100	6/8/05	\$415,066	2717	0	9	2005	3	4550	N	N	29514 54TH CT S
011	541900	0050	5/4/05	\$411,000	2717	0	9	2005	3	4513	N	N	29544 54TH CT S
011	541900	0080	3/7/05	\$406,950	2717	0	9	2005	3	4500	N	N	29526 54TH CT S
011	541900	0030	4/13/05	\$404,950	2717	0	9	2004	3	5512	N	N	29556 54TH CT S
011	111545	0330	3/16/06	\$403,000	2848	0	9	1991	3	11814	N	N	6212 S 300TH ST
011	022104	9125	2/2/07	\$855,000	3470	0	9	2000	3	192970	N	N	5629 S 292ND ST
012	152104	9125	10/25/05	\$180,000	810	0	5	1953	4	10245	N	N	32009 44TH AVE S
012	926280	0051	2/6/07	\$297,000	1340	0	5	1983	3	43500	N	N	31815 56TH AVE S
012	926280	0222	1/18/06	\$299,000	1460	0	5	1960	4	58370	N	N	5638 S 326TH LN
012	926280	0249	3/23/05	\$260,000	2520	0	5	1949	3	82328	N	N	32612 46TH PL S
012	102104	9048	2/6/07	\$213,000	850	0	6	1962	3	16988	N	N	3835 S 312TH ST
012	926280	0372	11/3/06	\$225,000	900	0	6	1942	2	66240	N	N	5424 S 331ST ST

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	926280	0379	4/5/06	\$300,000	1000	920	6	1928	5	22127	N	N	33023 56TH AVE S
012	926280	0379	4/26/05	\$192,000	1000	920	6	1928	5	22127	N	N	33023 56TH AVE S
012	551560	0145	8/23/06	\$221,000	1008	0	6	1943	4	13100	N	N	31233 MILITARY RD S
012	551560	0145	3/10/06	\$212,000	1008	0	6	1943	4	13100	N	N	31233 MILITARY RD S
012	401440	0316	5/13/05	\$228,000	1050	0	6	1965	4	10000	N	N	31724 49TH PL S
012	926280	0351	3/24/05	\$240,000	1080	1080	6	1963	4	10140	N	N	32835 56TH AVE S
012	401440	0056	5/27/05	\$195,000	1110	0	6	1952	3	12048	N	N	31044 42ND AVE S
012	926280	0136	8/14/07	\$269,588	1150	0	6	1953	3	41000	N	N	32225 56TH AVE S
012	030300	0440	4/26/07	\$310,000	1395	0	6	1939	5	14850	N	N	30557 55TH AVE S
012	030300	0440	4/7/05	\$225,000	1395	0	6	1939	5	14850	N	N	30557 55TH AVE S
012	926280	0090	2/21/06	\$345,000	1850	0	6	1943	4	43995	N	N	5535 S 320TH ST
012	102104	9034	6/21/06	\$524,225	2010	0	6	1951	4	202989	N	N	31660 MILITARY RD S
012	152104	9031	10/11/06	\$285,000	2776	0	6	1977	4	30492	N	N	32122 46TH PL S
012	401440	0043	11/29/06	\$280,450	840	820	7	1969	3	9653	N	N	4354 S 312TH ST
012	401440	0043	1/6/06	\$268,000	840	820	7	1969	3	9653	N	N	4354 S 312TH ST
012	152104	9069	1/25/07	\$209,000	880	0	7	1978	3	17387	N	N	4719 S 321ST ST
012	401250	0090	4/10/06	\$199,000	880	0	7	1967	3	11890	N	N	3870 S 305TH PL
012	030200	0215	8/26/05	\$319,500	930	880	7	1964	4	28320	N	N	5123 S 312TH ST
012	401200	0170	9/27/05	\$215,352	940	0	7	1968	4	9790	N	N	3804 S 306TH PL
012	030200	0425	9/6/07	\$275,000	980	0	7	1962	4	14850	N	N	31452 54TH AVE S
012	769600	0030	12/19/06	\$279,950	980	800	7	1969	4	9592	N	N	31821 47TH AVE S
012	934650	0020	8/15/06	\$257,700	1010	0	7	1967	3	9600	N	N	31510 44TH AVE S
012	934650	0030	4/17/07	\$246,950	1010	0	7	1966	3	8960	N	N	31504 44TH AVE S
012	934650	0030	2/7/05	\$189,950	1010	0	7	1966	3	8960	N	N	31504 44TH AVE S
012	401380	0197	6/30/06	\$288,320	1020	700	7	1961	3	11400	N	N	31012 38TH AVE S
012	030200	0440	3/22/06	\$226,000	1020	0	7	1962	3	14850	N	N	31428 54TH AVE S
012	401440	0390	10/10/06	\$348,000	1030	900	7	1962	5	16485	N	N	4961 S 318TH ST
012	790540	0100	1/10/05	\$205,000	1030	0	7	1968	4	10500	N	N	5154 S 329TH PL
012	790540	0060	5/26/06	\$320,000	1040	830	7	1968	3	9800	N	N	5145 S 329TH PL
012	401380	0212	4/10/06	\$228,000	1050	0	7	1965	3	8379	N	N	3838 S 312TH ST
012	030200	0375	6/2/06	\$230,000	1050	0	7	1953	4	18304	N	N	5235 S 314TH ST

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	030200	0375	3/10/05	\$219,500	1050	0	7	1953	4	18304	N	N	5235 S 314TH ST
012	401440	0007	3/26/07	\$253,400	1060	0	7	1961	4	10162	N	N	4233 S 308TH ST
012	401440	0341	8/22/06	\$295,000	1060	400	7	1961	3	24300	N	N	4603 S 318TH ST
012	769600	0010	6/8/06	\$246,000	1060	300	7	1962	3	9701	N	N	31803 47TH AVE S
012	401440	0145	6/22/05	\$401,997	1080	1080	7	1990	3	22900	N	N	31403 44TH AVE S
012	401440	0237	11/3/05	\$223,500	1080	0	7	1967	3	10500	N	N	4417 S 314TH ST
012	401200	0080	6/6/07	\$306,800	1090	460	7	1969	3	11470	N	N	3855 S 306TH PL
012	608460	0790	5/5/06	\$314,000	1090	480	7	1987	3	7391	N	N	4816 S 309TH ST
012	401380	0190	7/20/06	\$325,000	1090	750	7	1961	5	10804	N	N	30862 38TH AVE S
012	401440	0036	4/29/05	\$234,900	1090	0	7	1987	3	9450	N	N	31019 44TH AVE S
012	401320	0145	5/20/05	\$395,500	1090	450	7	1959	4	37950	N	N	30666 34TH PL S
012	401440	0036	1/14/05	\$189,500	1090	0	7	1987	3	9450	N	N	31019 44TH AVE S
012	401380	0166	4/25/06	\$245,000	1100	0	7	2005	3	12350	N	N	30728 38TH AVE S
012	551560	0087	6/12/06	\$275,000	1100	0	7	1967	3	33600	N	N	3407 S 316TH ST
012	102104	9023	8/23/06	\$410,000	1130	680	7	2005	3	32234	N	N	3726 S 312TH LN
012	934650	0230	9/6/06	\$254,950	1130	0	7	1967	3	9607	N	N	4422 S 314TH ST
012	934650	0180	9/18/06	\$273,000	1130	0	7	1967	4	9900	N	N	4451 S 314TH ST
012	401200	0110	9/1/06	\$275,000	1130	0	7	1968	4	10500	N	N	3854 S 306TH PL
012	608500	0130	8/20/07	\$249,500	1140	0	7	1967	4	9639	N	N	5624 S 324TH PL
012	608500	0150	7/18/05	\$222,000	1140	0	7	1967	3	10115	N	N	5604 S 324TH PL
012	608500	0030	6/17/05	\$217,950	1140	0	7	1967	4	9639	N	N	5625 S 324TH PL
012	608500	0080	4/8/05	\$180,000	1140	0	7	1967	4	13080	N	N	5656 S 324TH PL
012	286810	0040	4/10/07	\$263,000	1150	0	7	1960	3	12200	N	N	5108 S 331ST ST
012	401440	0282	3/20/07	\$280,000	1170	600	7	1976	3	13500	N	N	31707 46TH PL S
012	608460	0040	6/5/07	\$320,000	1190	0	7	1985	3	7226	N	N	4934 S 308TH ST
012	401440	0055	5/15/06	\$349,000	1200	1200	7	1965	3	26108	N	N	4212 S 312TH ST
012	896196	0270	7/21/05	\$349,000	1200	990	7	2004	3	6585	N	N	1008 R ST NW
012	934650	0070	7/29/05	\$225,000	1200	0	7	1967	4	10350	N	N	31514 45TH AVE S
012	030200	0260	4/20/06	\$283,990	1220	470	7	1962	4	15570	N	N	5422 S 314TH ST
012	401440	0205	7/21/05	\$257,500	1250	950	7	1967	4	9750	N	N	31833 44TH AVE S
012	926280	0183	12/1/05	\$175,000	1260	0	7	1962	4	11550	N	N	32449 46TH PL S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	102104	9057	10/6/06	\$323,000	1280	700	7	1943	4	18730	N	N	3855 S 312TH ST
012	401440	0330	8/30/06	\$309,000	1290	470	7	1969	3	10200	N	N	31834 44TH AVE S
012	896196	0260	5/23/05	\$349,950	1290	750	7	2002	3	6040	N	N	1004 R ST NW
012	401440	0365	3/23/05	\$229,950	1300	400	7	1967	3	9630	N	N	4729 S 318TH ST
012	030200	0005	3/23/07	\$291,000	1330	0	7	1968	4	14850	N	N	5212 S 310TH ST
012	401200	0130	8/8/05	\$211,460	1330	0	7	1969	3	9792	N	N	3842 S 306TH PL
012	608460	0770	8/30/06	\$318,000	1350	1150	7	1985	3	7720	N	N	30847 49TH CT S
012	790540	0160	6/15/06	\$288,000	1370	0	7	1968	4	9800	N	N	5112 S 329TH PL
012	608460	0750	9/20/05	\$295,000	1370	500	7	1986	3	8150	N	N	30839 49TH CT S
012	769600	0120	10/24/07	\$376,000	1380	480	7	1963	4	9592	N	N	31822 47TH AVE S
012	401440	0064	6/8/06	\$277,500	1400	0	7	1968	4	13500	N	N	31006 42ND AVE S
012	926280	0044	3/10/05	\$249,900	1420	780	7	1978	3	12305	N	N	5105 S 317TH ST
012	248250	0050	8/31/07	\$230,000	1430	0	7	1967	4	10175	N	N	30648 MILITARY RD S
012	608460	0710	3/18/05	\$275,000	1430	430	7	1987	3	7420	N	N	30843 50TH AVE S
012	608460	0510	1/19/05	\$244,000	1430	0	7	1988	3	9531	N	N	4829 S 309TH ST
012	608460	0580	5/1/07	\$345,000	1432	0	7	1985	3	12004	N	N	30832 50TH AVE S
012	608460	0570	10/29/07	\$323,000	1432	0	7	1986	3	12004	N	N	30838 50TH AVE S
012	401380	0210	10/23/07	\$235,000	1440	0	7	1961	4	8379	N	N	3822 S 312TH ST
012	608460	0400	1/12/05	\$244,500	1440	0	7	1985	3	9014	N	N	30849 47TH AVE S
012	553000	0020	2/24/05	\$220,570	1440	0	7	1967	3	9603	N	N	32827 51ST AVE S
012	926280	0290	5/31/05	\$268,000	1440	400	7	1978	4	10018	N	N	32711 57TH AVE S
012	030200	0330	11/13/06	\$330,000	1480	0	7	1967	3	18450	N	N	31447 52ND AVE S
012	769600	0090	5/25/06	\$279,125	1520	0	7	1965	3	12296	N	N	31854 47TH AVE S
012	608460	0050	7/12/06	\$294,500	1550	0	7	1987	3	8505	N	N	4928 S 308TH ST
012	608460	0640	11/4/05	\$290,000	1550	0	7	1985	3	7071	N	N	4935 S 308TH ST
012	030200	0160	7/14/05	\$303,000	1566	420	7	1964	4	21150	N	N	5421 S 310TH ST
012	926280	0091	10/18/07	\$325,000	1570	0	7	1985	4	17607	N	N	32019 56TH AVE S
012	896196	0300	11/1/07	\$335,000	1570	0	7	2004	3	6539	N	N	1026 R ST NW
012	608460	0980	12/27/07	\$319,500	1580	0	7	1985	3	7200	N	N	30812 47TH AVE S
012	608460	1070	12/21/06	\$325,000	1590	0	7	1988	3	9346	N	N	4831 S 308TH ST
012	926280	0277	11/10/06	\$470,000	1610	0	7	1963	4	48693	N	N	32620 56TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	030200	0620	5/21/07	\$359,900	1610	0	7	1964	4	22680	N	N	30852 55TH AVE S
012	248250	0070	11/28/07	\$250,000	1620	0	7	1968	3	15582	N	N	30615 34TH PL S
012	608460	0780	2/17/06	\$315,000	1630	0	7	1988	3	7588	N	N	30851 49TH CT S
012	608460	0340	4/17/06	\$310,000	1630	0	7	1986	3	7217	N	N	30813 47TH AVE S
012	401200	0060	2/16/05	\$238,000	1646	990	7	1969	3	9600	N	N	3843 S 306TH PL
012	608460	1100	4/19/07	\$314,950	1650	0	7	1985	3	8216	N	N	4913 S 308TH ST
012	030300	0500	9/12/06	\$302,500	1670	0	7	1962	3	13280	N	N	5237 S 305TH ST
012	553000	0010	6/26/07	\$305,000	1690	0	7	1968	4	9030	N	N	32817 51ST AVE S
012	030200	0350	7/25/05	\$225,000	1695	0	7	1962	4	14850	N	N	31440 52ND AVE S
012	401440	0266	4/26/06	\$474,000	1700	1390	7	1977	3	50965	N	N	4426 S 318TH ST
012	001100	0065	7/25/07	\$359,000	1710	0	7	1977	3	15600	N	N	506 AABY DR
012	896196	0330	6/14/05	\$298,000	1720	0	7	2003	3	6004	N	N	1116 R ST NW
012	401440	0092	6/5/07	\$315,000	1740	1200	7	1958	3	20129	N	N	4207 S 308TH ST
012	608460	0850	10/29/05	\$283,000	1750	0	7	1987	3	9465	N	N	30837 48TH CT S
012	553001	0070	6/6/07	\$330,000	1770	480	7	1978	3	26040	N	N	33043 46TH PL S
012	401440	0037	6/30/05	\$245,000	1812	0	7	1965	4	12150	N	N	31021 44TH AVE S
012	401440	0391	9/30/05	\$252,000	1820	0	7	1960	3	14444	N	N	31855 51ST AVE S
012	001100	0070	5/13/05	\$250,700	1840	0	7	1977	3	15419	N	N	502 AABY DR
012	551560	0139	1/19/07	\$315,000	1870	480	7	1981	4	16150	N	N	3505 S 312TH PL
012	926280	0101	8/1/07	\$504,000	1880	420	7	1983	4	37516	N	N	5701 S 320TH ST
012	401280	0020	1/12/06	\$310,000	1880	0	7	1968	4	18360	N	N	31624 44TH AVE S
012	152104	9092	6/21/07	\$300,000	1890	0	7	1994	3	8712	N	N	32866 46TH PL S
012	152104	9092	8/29/05	\$249,900	1890	0	7	1994	3	8712	N	N	32866 46TH PL S
012	608460	1080	9/9/05	\$304,455	1894	0	7	1988	3	8624	N	N	4837 S 308TH ST
012	934650	0100	8/23/05	\$265,000	1930	0	7	1991	3	9600	N	N	31505 46TH AVE S
012	030200	0535	4/27/07	\$334,000	1950	0	7	1978	3	22860	N	N	31448 55TH AVE S
012	608460	0590	3/27/06	\$384,000	1995	0	7	1985	4	12004	N	N	30826 50TH AVE S
012	926280	0035	11/17/05	\$300,000	2000	0	7	1991	3	12220	N	N	31665 56TH AVE S
012	608460	0830	10/7/05	\$310,000	2060	0	7	1987	3	8110	N	N	30838 48TH CT S
012	608460	0130	2/1/07	\$365,000	2180	0	7	1986	3	9232	N	N	4810 S 308TH ST
012	608460	0420	2/23/07	\$353,051	2190	0	7	1986	3	9113	N	N	30865 47TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	401320	0110	8/22/07	\$515,000	2190	0	7	2006	3	19211	N	N	30632 34TH PL S
012	132950	0030	4/19/06	\$399,950	2310	0	7	2003	3	5000	N	N	5335 S 319TH ST
012	132950	0170	8/9/05	\$358,000	2310	0	7	2003	3	5000	N	N	5512 S 320TH ST
012	608460	1040	8/18/06	\$375,000	2360	0	7	1986	3	7974	N	N	4813 S 308TH ST
012	401440	0206	6/5/07	\$510,000	2370	650	7	1968	3	56628	N	N	31835 44TH AVE S
012	030200	0345	4/13/07	\$254,000	2400	0	7	1984	3	14850	N	N	31446 52ND AVE S
012	132950	0140	6/28/05	\$360,000	2600	0	7	2003	3	5288	N	N	5536 S 320TH ST
012	926280	0120	1/11/06	\$439,000	1120	790	8	1974	4	68731	N	N	5507 S 321ST ST
012	800145	0020	3/22/05	\$289,000	1260	820	8	2003	3	8862	N	N	4410 S 313TH ST
012	570860	0110	4/3/07	\$341,000	1340	1000	8	1966	3	33915	N	N	3805 S 316TH ST
012	570860	0110	11/1/05	\$329,000	1340	1000	8	1966	3	33915	N	N	3805 S 316TH ST
012	800145	0420	3/20/07	\$399,000	1350	1270	8	1990	3	16150	N	N	31321 47TH AVE S
012	001100	0005	4/6/07	\$326,400	1380	0	8	1960	3	30000	N	N	521 AABY DR
012	391400	0040	6/11/05	\$369,000	1380	1360	8	1994	3	18294	N	N	503 AABY DR
012	240860	0110	4/5/06	\$384,000	1420	440	8	1996	3	17728	N	N	3224 S 314TH PL
012	240860	0070	2/27/06	\$342,000	1424	448	8	1996	3	18632	N	N	3223 S 314TH PL
012	030200	0430	9/7/06	\$330,000	1460	0	8	1983	3	14850	N	N	31444 54TH AVE S
012	800140	0030	3/16/07	\$329,950	1550	520	8	1989	3	9890	N	N	5008 S 310TH PL
012	390830	0040	4/1/05	\$330,000	1550	1360	8	1978	3	12600	N	N	524 AABY DR
012	327570	0020	8/8/07	\$489,950	1590	800	8	1977	4	18750	N	N	207 HI CREST DR
012	327570	0020	9/21/06	\$405,000	1590	800	8	1977	4	18750	N	N	207 HI CREST DR
012	327570	0020	5/13/05	\$353,000	1590	800	8	1977	4	18750	N	N	207 HI CREST DR
012	926280	0151	2/24/05	\$437,000	1600	1540	8	1981	4	49222	N	N	32206 58TH PL S
012	240860	0030	1/5/07	\$334,950	1616	0	8	1996	3	18000	N	N	3218 S 316TH ST
012	800140	0020	7/25/06	\$335,000	1830	0	8	1988	3	11972	N	N	5014 S 310TH PL
012	800145	0210	2/27/06	\$333,000	1890	0	8	1990	4	13300	N	N	31412 47TH AVE S
012	896195	0130	6/6/06	\$350,000	1910	0	8	1997	3	8324	N	N	802 R ST NW
012	800140	0290	8/24/05	\$354,950	1916	960	8	1988	3	10304	N	N	4920 S 313TH PL
012	240860	0080	8/1/07	\$370,000	1920	0	8	1996	3	17525	N	N	3227 S 314TH PL
012	896195	0310	12/23/05	\$466,950	1950	1320	8	1997	3	8801	N	N	902 R ST NW
012	800145	0400	11/6/06	\$417,475	1960	530	8	1990	3	14717	N	N	31405 47TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	896195	0380	8/14/07	\$407,000	1970	0	8	1996	3	9213	N	N	1501 8TH ST NW
012	669930	0490	11/28/05	\$360,000	1978	0	8	2002	3	4849	N	N	5314 S 318TH PL
012	669930	0030	6/16/07	\$377,950	1990	0	8	2003	3	4794	N	N	31823 52ND AVE S
012	669930	0160	1/23/06	\$375,950	1990	0	8	2004	3	5982	N	N	32029 52ND AVE S
012	800145	0200	8/8/06	\$345,000	2020	0	8	1990	3	13300	N	N	31402 47TH AVE S
012	800140	0260	7/20/06	\$419,950	2060	0	8	1989	3	10194	N	N	4949 S 313TH PL
012	102104	9072	3/27/07	\$400,500	2090	0	8	2006	3	12510	N	N	31674 MILITARY RD S
012	800140	0180	5/2/06	\$399,950	2140	0	8	1988	3	8982	N	N	31335 49TH AVE S
012	896195	0420	5/24/05	\$349,555	2140	0	8	1998	3	7519	N	N	917 PIKE ST NW
012	391400	0045	12/14/06	\$385,000	2180	530	8	1991	3	29951	N	N	1611 KNICKERBOCKER DR
012	896195	0480	10/12/06	\$469,000	2220	780	8	1998	3	7613	N	N	1512 10TH CT NW
012	896195	0350	3/9/06	\$388,000	2240	0	8	1996	3	7223	N	N	1517 8TH ST NW
012	896195	0350	1/2/05	\$335,000	2240	0	8	1996	3	7223	N	N	1517 8TH ST NW
012	800145	0390	12/6/06	\$440,000	2250	540	8	1990	3	15969	N	N	31417 47TH AVE S
012	896195	0410	7/18/06	\$395,000	2250	0	8	1998	3	7904	N	N	913 PIKE ST NW
012	896195	0410	2/16/05	\$330,000	2250	0	8	1998	3	7904	N	N	913 PIKE ST NW
012	896195	0120	4/15/05	\$360,500	2310	0	8	1997	3	8747	N	N	1514 8TH ST NW
012	896195	0290	6/20/06	\$511,900	2380	0	8	1998	3	15794	N	N	1607 9TH CT NW
012	669930	0130	7/17/06	\$428,000	2450	0	8	2003	3	5834	N	N	32011 52ND AVE S
012	669930	0170	4/13/07	\$425,000	2450	0	8	2002	3	8166	N	N	32024 52ND AVE S
012	669930	0450	9/14/05	\$379,000	2450	0	8	2002	3	5477	N	N	5315 S 318TH PL
012	896195	0070	9/10/07	\$425,000	2460	0	8	1997	3	11644	N	N	904 PIKE ST NW
012	800140	0360	4/25/06	\$424,995	2540	0	8	1988	4	9550	N	N	4909 S 310TH PL
012	896195	0040	5/26/06	\$463,000	2630	0	8	2001	3	13664	N	N	910 PIKE ST NW
012	896196	0210	5/29/07	\$500,000	2640	0	8	2002	3	10086	N	N	1003 R ST NW
012	896196	0210	7/19/05	\$385,000	2640	0	8	2002	3	10086	N	N	1003 R ST NW
012	669930	0530	12/14/06	\$425,000	2670	0	8	2002	3	5225	N	N	5218 S 318TH PL
012	896195	0450	12/28/05	\$385,000	2670	0	8	1997	3	8622	N	N	1502 10TH CT NW
012	896195	0200	2/3/06	\$497,000	2680	770	8	2000	3	9170	N	N	1602 9TH CT NW
012	896195	0080	2/27/06	\$399,500	2710	0	8	1997	3	9223	N	N	902 PIKE ST NW
012	896196	0360	5/15/06	\$450,000	2770	0	8	2001	3	5983	N	N	1109 PIKE ST NW

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	926280	0097	5/18/06	\$585,000	2800	0	8	1989	4	22060	N	N	32051 58TH AVE S
012	669930	0370	9/28/05	\$404,000	2840	0	8	2003	3	6010	N	N	31919 53RD PL S
012	391400	0086	8/15/06	\$545,000	2896	0	8	2006	3	63598	N	N	1628 KNICKERBOCKER DR
012	102104	9041	9/28/05	\$470,450	2978	0	8	1993	3	62290	N	N	31800 MILITARY RD S
012	896195	0030	4/20/07	\$479,000	3060	0	8	2000	3	12292	N	N	912 PIKE ST NW
012	896195	0030	8/15/05	\$429,000	3060	0	8	2000	3	12292	N	N	912 PIKE ST NW
012	896195	0260	5/31/07	\$537,500	3200	0	8	2004	3	9702	N	N	1621 9TH CT NW
012	926280	0022	7/5/05	\$550,000	3245	0	8	2005	3	10680	N	N	5880 S 318TH ST
012	926280	0023	7/5/05	\$540,000	3245	0	8	2005	3	10680	N	N	5860 S 318TH ST
012	669930	0440	12/12/05	\$475,000	3290	0	8	2002	3	9954	N	N	5321 S 318TH PL
012	669930	0120	5/22/06	\$460,000	3290	0	8	2003	3	6594	N	N	32007 52ND AVE S
012	669930	0320	5/1/05	\$397,000	3290	0	8	2003	3	6180	N	N	5227 S 318TH PL
012	669930	0410	1/28/05	\$335,000	3290	0	8	2003	3	5659	N	N	5305 S 319TH ST
012	926403	0020	6/27/06	\$588,000	1820	1340	9	2002	3	8635	N	N	1113 V ST NW
012	926403	0800	10/5/06	\$679,000	1830	1260	9	2001	3	8887	N	N	1320 V ST NW
012	001100	0050	4/27/05	\$423,000	2010	1010	9	1959	3	27000	N	N	543 AABY DR
012	926280	0150	11/9/05	\$667,000	2150	930	9	1981	3	96703	N	N	32208 58TH AVE S
012	926401	0030	8/24/07	\$461,000	2380	0	9	1992	3	9866	N	N	906 W ST NW
012	926403	0010	5/25/07	\$504,950	2510	0	9	2002	3	8965	N	N	1103 V ST NW
012	926403	0880	3/1/06	\$535,000	2520	0	9	1999	3	8259	N	N	1204 V ST NW
012	926403	0650	3/17/05	\$409,950	2590	0	9	2001	3	6091	N	N	1004 U ST NW
012	926403	0150	5/10/06	\$466,000	2660	0	9	2001	3	9362	N	N	1319 V ST NW
012	926403	0150	5/9/05	\$448,000	2660	0	9	2001	3	9362	N	N	1319 V ST NW
012	001100	0055	7/29/05	\$399,000	2670	810	9	1968	3	17850	N	N	512 AABY DR
012	926403	0600	3/24/05	\$411,000	2680	0	9	1999	3	8702	N	N	1014 U ST NW
012	926403	0390	9/12/05	\$600,000	2770	0	9	2000	3	15254	N	N	1222 U ST NW
012	926403	0570	3/8/06	\$529,975	2770	0	9	2000	3	12298	N	N	1020 U ST NW
012	926403	0620	11/30/05	\$421,000	2770	0	9	2000	3	7367	N	N	1010 U ST NW
012	926403	0220	1/11/07	\$530,000	2800	0	9	2001	3	7688	N	N	1431 U CT NW
012	896195	0280	1/9/07	\$627,500	2876	0	9	2006	3	14800	N	N	1613 9TH CT NW
012	896195	0270	10/12/06	\$620,000	2876	0	9	2006	3	7985	N	N	1617 9TH CT NW

Improved Sales Used in this Annual Update Analysis
Area 27
(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
012	926403	0730	12/1/06	\$729,950	2960	0	9	2003	3	7647	N	N	1015 U ST NW
012	926403	0690	10/6/06	\$780,000	2960	1250	9	2001	3	7863	N	N	1005 U ST NW
012	926403	0690	7/21/05	\$650,000	2960	1250	9	2001	3	7863	N	N	1005 U ST NW
012	926403	0730	12/11/07	\$565,000	2960	0	9	2003	3	7647	N	N	1015 U ST NW
012	926403	0530	4/20/06	\$599,990	2990	0	9	2000	3	18843	N	N	1028 U ST NW
012	926403	0780	7/1/05	\$481,500	3040	0	9	2000	3	7701	N	N	1107 U ST NW
012	896196	0100	4/22/05	\$377,000	3110	0	9	2000	3	7623	N	N	1123 R ST NW
012	926280	0210	10/10/06	\$1,050,000	3140	0	9	2001	3	194713	N	N	32516 58TH AVE S
012	896195	0010	8/23/06	\$479,400	3150	0	9	1999	3	12413	N	N	916 PIKE ST NW
012	896195	0300	4/7/05	\$424,950	3150	0	9	1998	3	12252	N	N	901 R ST NW
012	926403	0330	5/25/06	\$705,000	3160	0	9	2001	3	16415	N	N	1328 U ST NW
012	926403	0330	6/9/05	\$624,700	3160	0	9	2001	3	16415	N	N	1328 U ST NW
012	926403	0660	3/9/06	\$650,000	3160	0	9	2001	3	6299	N	N	1002 U ST NW
012	926403	0480	9/15/05	\$540,000	3160	0	9	2000	3	18001	N	N	1112 U ST NW
012	926403	0500	7/2/07	\$635,000	3170	0	9	2000	3	16229	N	N	1104 U ST NW
012	926403	0700	8/17/06	\$760,000	3240	0	9	2002	3	6418	N	N	1007 U ST NW
012	926403	0140	10/17/05	\$550,000	3368	1000	9	2005	3	11472	N	N	1315 V ST NW
012	926403	0490	3/28/06	\$537,500	3600	0	9	2000	3	17092	N	N	1106 U ST NW
012	208570	0120	6/15/06	\$500,000	2480	0	10	2001	3	10117	N	N	2226 12TH CT NW
012	401440	0292	11/9/05	\$449,950	2714	0	10	2005	3	17936	N	N	31705 47TH CT S
012	926401	0150	1/30/06	\$599,450	2760	0	10	1991	3	11250	N	N	1020 W ST NW
012	926401	0070	9/26/05	\$600,000	2840	0	10	1992	3	29004	N	N	922 W ST NW
012	401440	0296	10/25/05	\$493,637	3054	0	10	2005	3	20526	N	N	31706 47TH CT S
012	401440	0295	9/26/05	\$462,300	3054	0	10	2005	3	18733	N	N	31722 47TH CT S
012	926400	0070	7/5/05	\$640,000	3350	0	10	1989	3	16400	N	N	1306 W ST NW
012	926403	0230	5/30/06	\$838,000	3430	1470	10	2003	3	18100	N	N	1435 U CT NW

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	032104	9133	11/14/05	\$156,000	DIAGNOSTIC OUTLIER
009	131100	0470	3/7/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131100	0690	2/10/05	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	131110	0120	5/26/06	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	131110	0240	10/18/05	\$83,913	DOR RATIO;QUIT CLAIM DEED
009	131110	0300	1/30/06	\$180,000	DIAGNOSTIC OUTLIER
009	131110	0410	9/8/07	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131110	0530	7/11/05	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131110	0590	3/21/06	\$118,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	131110	0590	2/21/06	\$117,279	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	131110	0610	12/16/05	\$62,259	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
009	131111	0040	7/26/05	\$318,450	NON-REPRESENTATIVE SALE
009	131120	0010	4/30/07	\$242,000	EXEMPT FROM EXCISE TAX
009	131120	0120	3/1/06	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0350	6/22/07	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	131120	0420	3/17/06	\$93,195	DOR RATIO;STATEMENT TO DOR
009	131120	0540	6/27/07	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0590	3/9/06	\$63,335	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	131140	0210	6/20/05	\$360,000	NON-REPRESENTATIVE SALE
009	131150	0150	5/10/07	\$315,000	RELOCATION - SALE BY SERVICE
009	131150	0150	3/31/07	\$315,000	RELOCATION - SALE TO SERVICE
009	131160	0270	4/28/06	\$160,000	DIAGNOSTIC OUTLIER
009	131160	0490	3/23/05	\$95,830	DOR RATIO;QUIT CLAIM DEED
009	131160	0520	3/6/06	\$57,048	DOR RATIO;PARTIAL INT (1/3, 1/2, Etc.); REL PARTY,
009	131180	0070	3/13/06	\$274,000	RELOCATION - SALE BY SERVICE
009	131180	0070	3/13/06	\$274,000	RELOCATION - SALE TO SERVICE
009	131191	0020	3/20/06	\$112,311	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
009	131191	0100	10/31/06	\$303,000	OBSOL
009	131210	0130	10/6/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	204800	0380	6/8/06	\$281,000	RELOCATION - SALE BY SERVICE
009	204800	0380	6/6/06	\$281,000	RELOCATION - SALE TO SERVICE
009	246050	0150	3/7/06	\$102,407	DOR RATIO
009	261670	0170	12/10/07	\$102,392	DOR RATIO
009	293500	0240	4/4/06	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	387650	0280	10/28/05	\$237,500	NON-REPRESENTATIVE SALE
009	387671	0110	6/4/07	\$298,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	541320	0080	7/20/05	\$298,000	NON-REPRESENTATIVE SALE
009	545070	0090	11/16/05	\$300,000	NON-REPRESENTATIVE SALE
009	555680	0160	8/30/05	\$250,000	NO MARKET EXPOSURE
009	555690	0240	6/21/05	\$145,533	NON-REPRESENTATIVE SALE
009	661850	0090	6/14/07	\$98,068	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	769661	0110	6/15/05	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	769661	0290	6/19/06	\$202,000	NO MARKET EXPOSURE
009	769663	0310	5/2/06	\$86,889	DOR RATIO
009	789550	0320	7/25/05	\$208,500	ASSUMPTION OF MORTGAGE W/NO ADDL CONSID

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	789550	0490	1/13/07	\$99,419	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
009	789550	0520	4/4/06	\$250,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	800110	0010	1/12/07	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	800122	0100	1/30/07	\$324,652	EXEMPT FROM EXCISE TAX
009	800122	0100	2/20/06	\$285,613	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	815961	0150	10/10/05	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	815962	0300	9/13/05	\$232,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	815962	0360	4/4/07	\$360,000	RELOCATION - SALE BY SERVICE
009	815962	0360	3/23/07	\$360,000	RELOCATION - SALE TO SERVICE
009	815963	0270	7/18/05	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	000220	0007	11/26/07	\$308,000	DOUBLE
010	000420	0004	6/7/06	\$2,150,000	IMP COUNT
010	019700	0005	9/19/06	\$25,588	DOR RATIO;IMP COUNT;OPEN SPACE DESIGNATION
010	019700	0005	9/29/06	\$25,588	DOR RATIO;IMP COUNT;OPEN SPACE DESIGNATION
010	019700	0027	7/3/06	\$278,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	019700	0040	9/26/06	\$49,375	DOR RATIO;OPEN SPACE DESIGNATION CONTINUED
010	019700	0040	9/19/06	\$49,375	DOR RATIO;OPEN SPACE DESIGNATION CONTINUED
010	020000	0125	11/30/06	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022104	9154	5/18/05	\$446,000	RELOCATION - SALE BY SERVICE
010	022104	9154	5/18/05	\$446,000	RELOCATION - SALE TO SERVICE
010	062105	9009	3/27/06	\$450,000	DOR RATIO;IMP COUNT;PREVIMP<=25K
010	062105	9009	11/15/06	\$259,950	IMP COUNT;PREVIMP<=25K
010	062105	9010	10/30/07	\$445,000	%COMPL
010	062105	9011	8/21/07	\$440,000	%COMPL
010	158060	0020	10/31/07	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	252204	9013	9/16/05	\$205,000	DIAGNOSTIC OUTLIER
010	252204	9018	1/5/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	272204	9101	10/29/07	\$419,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	401680	0112	4/11/07	\$445,000	NON REP
010	401680	0240	5/9/07	\$486,900	EXEMPT FROM EXCISE TAX
010	401680	0390	11/14/06	\$339,500	OBSOL
010	733822	0610	6/21/07	\$386,950	DOR RATIO;PREVIMP<=25K
010	733822	0980	7/17/07	\$437,000	%COMPL
010	936000	0175	10/27/05	\$166,350	NON REP
010	936060	0095	7/18/05	\$125,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
010	936060	0115	9/27/05	\$175,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	019265	0070	4/21/05	\$265,950	DIAGNOSTIC OUTLIER
011	022104	9032	4/14/05	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	022104	9094	6/27/07	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	022104	9191	2/23/05	\$233,748	EXEMPT FROM EXCISE TAX
011	022104	9193	3/1/07	\$165,576	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	030300	0206	6/21/05	\$246,990	RELATED PARTY, FRIEND, OR NEIGHBOR
011	030300	0270	11/26/07	\$53,312	DOR RATIO
011	030300	0367	7/25/06	\$249,000	RELOCATION - SALE BY SERVICE
011	030300	0367	7/25/06	\$249,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	221480	0080	1/30/06	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	221480	0100	10/27/05	\$114,094	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	289555	0030	8/10/06	\$147,330	DOR RATIO;QUIT CLAIM DEED
011	289555	0190	1/11/05	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	332681	0020	9/12/06	\$350,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
011	332850	0420	2/6/06	\$391,750	RELATED PARTY, FRIEND, OR NEIGHBOR
011	332950	0240	3/10/05	\$196,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY,
011	332950	0340	8/25/06	\$89,961	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	332950	0340	2/2/07	\$302,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	332951	0340	2/24/06	\$71,352	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	332952	0390	10/5/05	\$189,808	QUIT CLAIM DEED; STATEMENT TO DOR
011	332953	0640	10/19/06	\$347,950	RELATED PARTY, FRIEND, OR NEIGHBOR
011	371700	0020	6/13/05	\$95,000	DOR RATIO;BUILDER OR DEVELOPER SALES
011	371700	0090	2/27/07	\$130,000	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM
011	371700	0130	3/14/07	\$147,930	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM
011	371700	0160	3/28/06	\$129,514	DOR RATIO;EXEMPT FROM EXCISE TAX
011	371700	0170	5/12/06	\$125,528	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM
011	371700	0180	5/12/06	\$126,500	DOR RATIO;QUIT CLAIM DEED
011	371700	0190	3/28/06	\$128,449	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	371700	0230	2/27/06	\$142,500	DOR RATIO;CORPORATE AFFILIATES
011	371700	0240	2/27/06	\$142,500	DOR RATIO;CORPORATE AFFILIATES
011	371700	0250	2/27/06	\$142,500	DOR RATIO;CORPORATE AFFILIATES
011	371700	0260	2/27/06	\$142,500	DOR RATIO;CORPORATE AFFILIATES
011	664220	0040	3/24/06	\$175,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	664876	0180	5/12/05	\$295,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
011	928620	0050	8/9/05	\$251,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	001100	0060	1/7/05	\$75,000	DOR RATIO;PREVLAND<=25K
012	030200	0600	3/17/06	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
012	030300	0020	12/27/07	\$70,000	DOR RATIO
012	030300	0400	1/21/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	102104	9024	7/26/07	\$1,650,000	NON REP
012	102104	9048	8/29/05	\$166,500	DIAGNOSTIC OUTLIER
012	102104	9071	1/12/05	\$60,000	DOR RATIO
012	102104	9072	1/12/05	\$60,000	DOR RATIO
012	142104	9032	3/15/07	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	152104	9020	11/14/07	\$639,558	%NETCOND;PREVIMP<=25K
012	152104	9068	1/28/05	\$140,319	FORCED SALE
012	152104	9107	12/22/05	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	152104	9185	6/7/06	\$130,303	BANKRUPTCY - RECEIVER OR TRUSTEE
012	240860	0070	12/12/05	\$276,400	BANKRUPTCY - RECEIVER OR TRUSTEE
012	240860	0110	1/13/05	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	390830	0020	3/21/07	\$390,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXE
012	401250	0080	8/17/05	\$235,000	NO MARKET EXPOSURE
012	401320	0115	6/17/05	\$278,000	DIAGNOSTIC OUTLIER
012	401380	0111	12/12/05	\$331,000	IMP COUNT

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	401380	0190	2/15/05	\$154,761	;IMP. CHARCHANGED SINCE SALE; NON-REP SALE
012	401440	0392	11/8/06	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	551560	0120	1/30/06	\$975,000	DIAGNOSTIC OUTLIER
012	551560	0125	1/30/06	\$850,205	BUILDER OR DEVELOPER SALES
012	551560	0140	7/5/06	\$483,000	IMP COUNT
012	553000	0040	3/11/05	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR
012	608460	0270	10/28/05	\$92,229	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
012	769600	0130	8/23/05	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	790540	0060	3/13/06	\$250,100	NON-REPRESENTATIVE SALE
012	896196	0270	7/18/05	\$346,500	RELOCATION - SALE TO SERVICE
012	896196	0270	7/18/05	\$346,500	RELOCATION - SALE TO SERVICE
012	896196	0270	7/18/05	\$346,500	RELOCATION - SALE TO SERVICE
012	926280	0004	2/15/05	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	926280	0094	5/31/05	\$114,476	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATE
012	926280	0195	9/8/06	\$190,000	PREVIMP<=25K
012	926280	0195	1/17/06	\$116,000	PREVIMP<=25K
012	926280	0195	1/27/05	\$99,098	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
012	926280	0200	10/2/06	\$500,000	DIAGNOSTIC OUTLIER
012	926280	0225	10/10/05	\$385,000	OBSOL
012	926280	0226	3/23/07	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	926280	0249	2/6/06	\$224,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
012	926280	0250	3/14/06	\$243,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATE
012	926280	0325	10/12/06	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	926403	0030	3/8/07	\$370,000	DIAGNOSTIC OUTLIER
012	926403	0300	5/18/07	\$678,000	RELOCATION - SALE BY SERVICE
012	926403	0300	2/25/07	\$678,000	RELOCATION - SALE TO SERVICE
012	926403	0410	6/6/07	\$20,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGH
012	926403	0430	8/23/07	\$648,000	RELOCATION - SALE BY SERVICE
012	926403	0430	8/23/07	\$648,000	RELOCATION - SALE TO SERVICE
012	926403	0700	9/10/07	\$662,446	EXEMPT FROM EXCISE TAX

***Vacant Sales Used in this Annual Update Analysis
Area 27***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	032104	9132	3/13/2006	145000	103672	N	N
10	020000	0060	3/25/2006	200000	146803	N	N
10	262204	9072	1/4/2005	235000	76666	Y	N
10	272204	9028	6/5/2007	150000	158122	Y	N
10	272204	9028	4/22/2005	165000	158122	Y	N
11	022104	9122	1/5/2007	270000	126512	N	N
11	022104	9179	1/5/2007	145000	38500	N	N
12	030300	0430	6/15/2007	75000	14850	N	N
12	030300	0430	11/2/2007	66000	14850	N	N
12	030300	0435	3/30/2005	76000	14850	N	N
12	142104	9047	3/22/2005	40000	43996	Y	N
12	152104	9198	5/6/2005	70000	46173	N	N
12	152104	9215	7/12/2007	250000	283140	N	N
12	248250	0060	2/15/2007	25000	25145	N	N
12	401380	0005	4/1/2005	150000	62726	Y	Y
12	401380	0090	7/13/2007	219000	36049	Y	Y
12	401440	0200	12/12/2005	139000	100188	N	N
12	401440	0207	2/6/2006	35000	43560	N	N
12	401440	0211	8/30/2006	125000	194277	N	N
12	926280	0280	12/20/2005	500000	194713	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	21404	352204	2/8/2007	250000	OPEN SPACE DES CONTINUED/OK'D AFTER SALE;
10	21410	252204	2/23/2007	231000	EXEMPT FROM EXCISE TAX;
10	21413	000680	11/9/2005	35000	NON-REPRESENTATIVE SALE;
10	21443	232204	3/16/2005	250000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
10	21443	232204	8/7/2006	158000	DEVELOPMENT RIGHTS TO CNTY,CTY,OR PRVT DEV
10	21485	022104	9/6/2005	2941936	MULTI-PARCEL SALE;
10	21752E	733822	12/20/2007	393950	DORRatio
11	21482A6	371700	6/13/2005	95000	DORRatio
11	21482A6	371700	6/13/2005	95000	BUILDER OR DEVELOPER SALES;
12	21581	926280	4/27/2005	69000	RELATED PARTY, FRIEND, OR NEIGHBOR;
12	21586	102104	2/2/2006	140000	DORRatio
12	21586	102104	2/2/2006	140000	DORRatio
12	21586	102104	4/4/2006	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
12	21587	769600	12/19/2006	79950	STATEMENT TO DOR;
12	21710	926280	2/22/2006	65000	MOBILE HOME;
12	21710	926280	10/8/2007	125000	MOBILE HOME;
12	21580A2	030300	1/19/2007	30000	DORRatio
12	21580A4	030200	9/27/2007	44000	NoPercNoWater
12	21587A	401440	2/3/2006	250000	NEW BUILDING
12	21587A	401440	2/9/2005	143000	DORRatio
12	21587A	401440	1/4/2006	68500	NO MARKET EXPOSURE;
12	21587A	401440	6/23/2005	64500	DORRatio
12	21587C	152104	6/6/2006	170000	MULTI-PARCEL SALE;
12	21649A	142104	5/24/2006	45000	DORRatio
12	21649A	142104	12/21/2005	29500	DORRatio
12	21649B	390830	9/18/2006	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
12	21653A	142104	7/13/2007	78000	DORRatio

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 reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*

Appraiser II



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<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