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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Woodmont/Redondo / 52

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 590

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$119,800	\$255,600	\$375,400	\$438,700	85.6%	16.70%
2008 Value	\$213,500	\$218,200	\$431,700	\$438,700	98.4%	13.51%
Change	+\$93,700	-\$37,400	+\$56,300		+12.8%	-3.19%
% Change	+78.2%	-14.6%	+15.0%		+15.0%	-19.10%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.19% and -19.10% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$141,400	\$265,100	\$406,500
2008 Value	\$235,200	\$228,800	\$464,000
Percent Change	+66.3%	-13.7%	+14.1%

Number of improved Parcels in the Population: 4424

The population summary above excludes multi-building and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

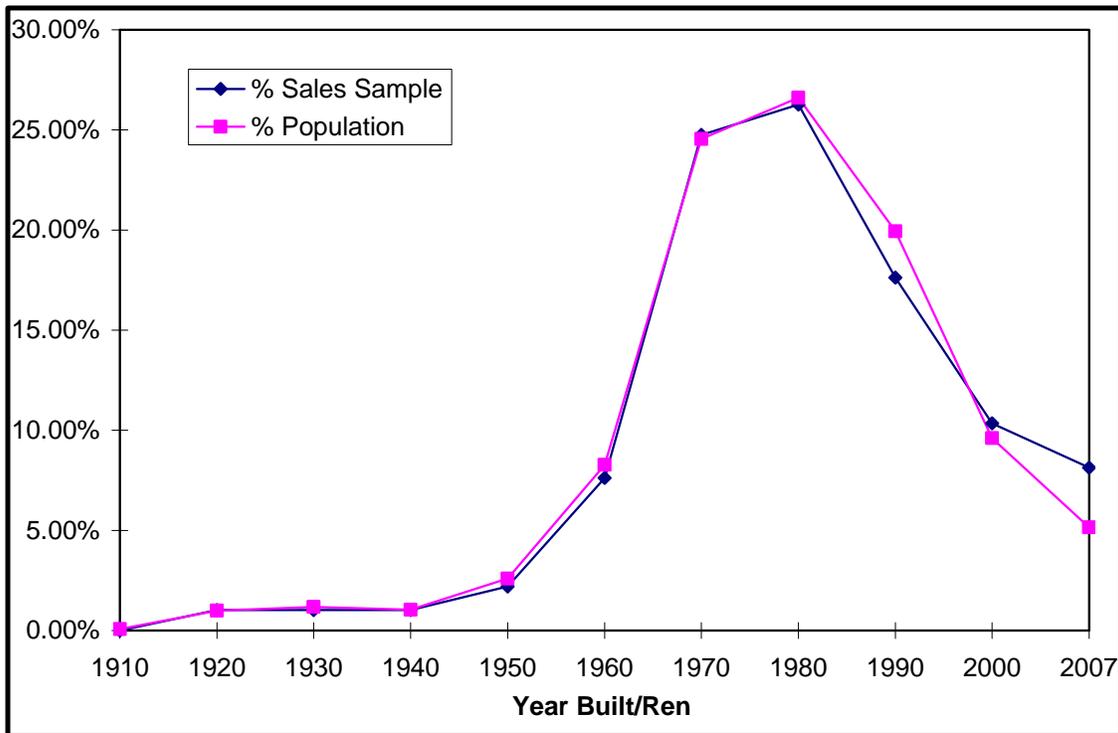
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.02%
1930	6	1.02%
1940	6	1.02%
1950	13	2.20%
1960	45	7.63%
1970	146	24.75%
1980	155	26.27%
1990	104	17.63%
2000	61	10.34%
2007	48	8.14%
	590	

Population		
Year Built/Ren	Frequency	% Population
1900	3	0.07%
1920	44	0.99%
1930	52	1.18%
1940	46	1.04%
1950	115	2.60%
1960	366	8.27%
1970	1086	24.55%
1980	1177	26.60%
1990	882	19.94%
2000	425	9.61%
2008	228	5.15%
	4424	

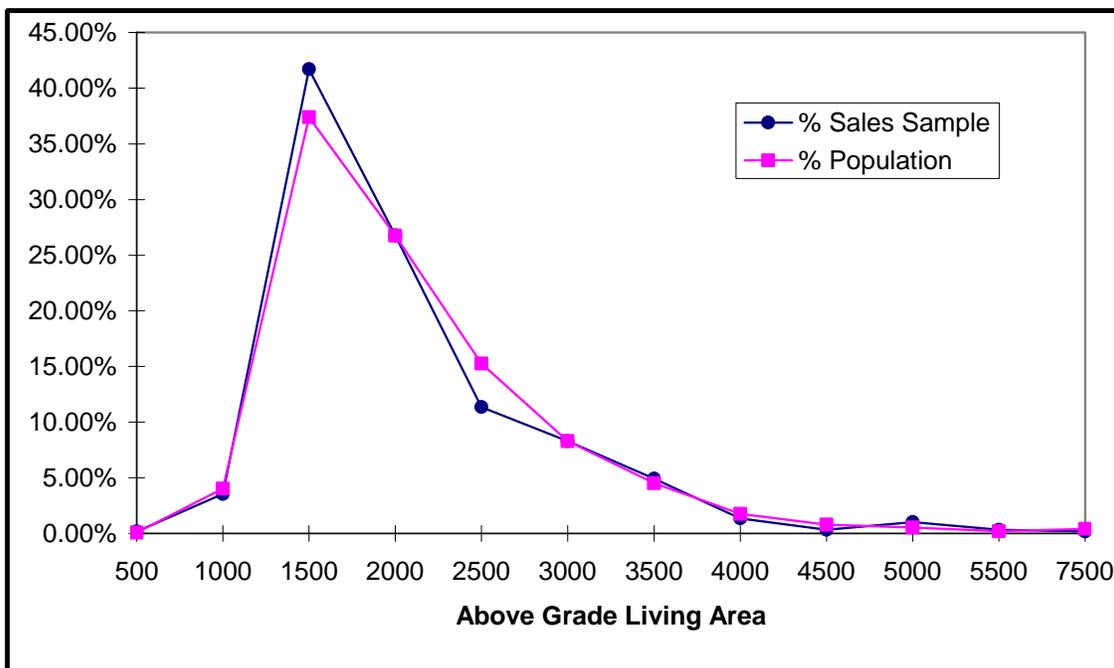


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	21	3.56%
1500	246	41.69%
2000	158	26.78%
2500	67	11.36%
3000	49	8.31%
3500	29	4.92%
4000	8	1.36%
4500	2	0.34%
5000	6	1.02%
5500	2	0.34%
7500	1	0.17%
	590	

Population		
AGLA	Frequency	% Population
450	3	0.07%
1000	178	4.02%
1500	1654	37.39%
2000	1183	26.74%
2500	675	15.26%
3000	367	8.30%
3500	200	4.52%
4000	78	1.76%
4500	35	0.79%
5000	24	0.54%
5500	9	0.20%
8500	18	0.41%
	4424	

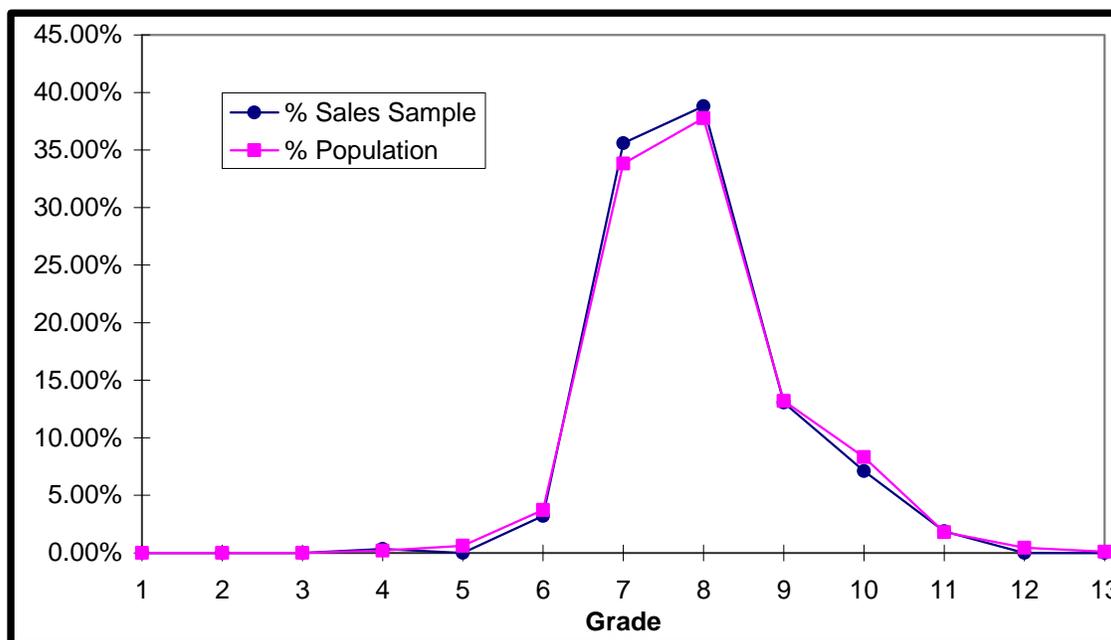


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

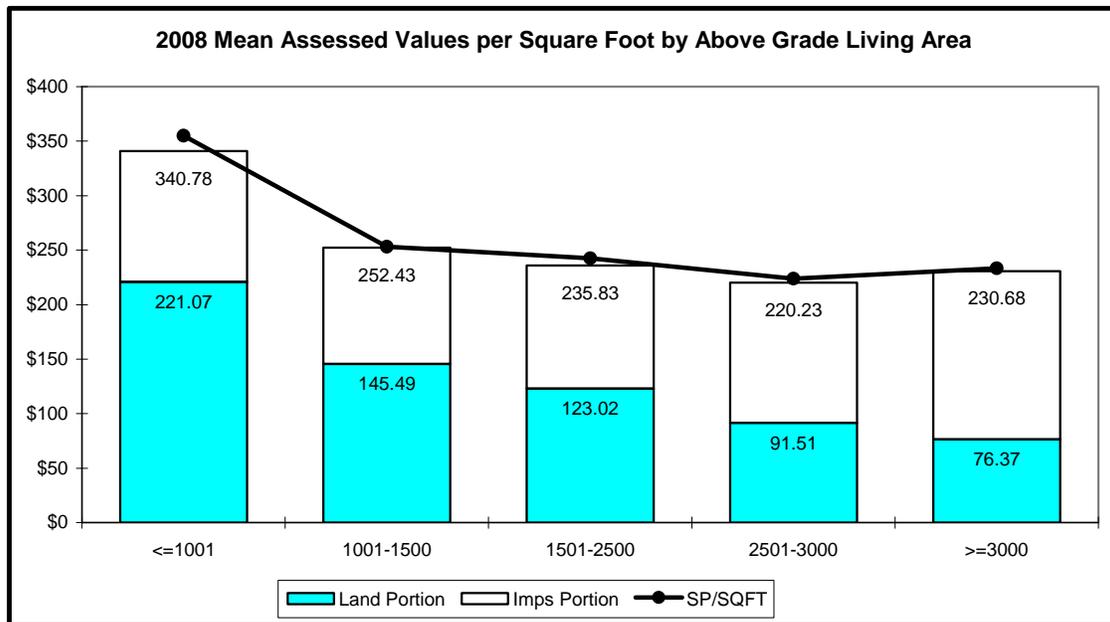
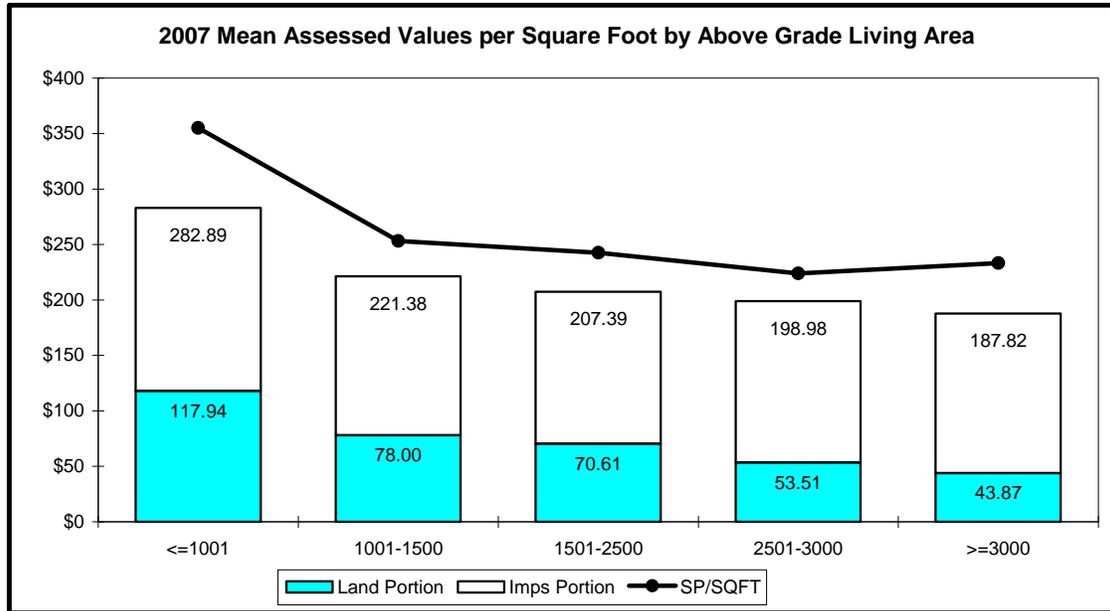
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.34%
5	0	0.00%
6	19	3.22%
7	210	35.59%
8	229	38.81%
9	77	13.05%
10	42	7.12%
11	11	1.86%
12	0	0.00%
13	0	0.00%
	590	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.20%
5	27	0.61%
6	165	3.73%
7	1496	33.82%
8	1671	37.77%
9	584	13.20%
10	368	8.32%
11	80	1.81%
12	20	0.45%
13	4	0.09%
	4424	



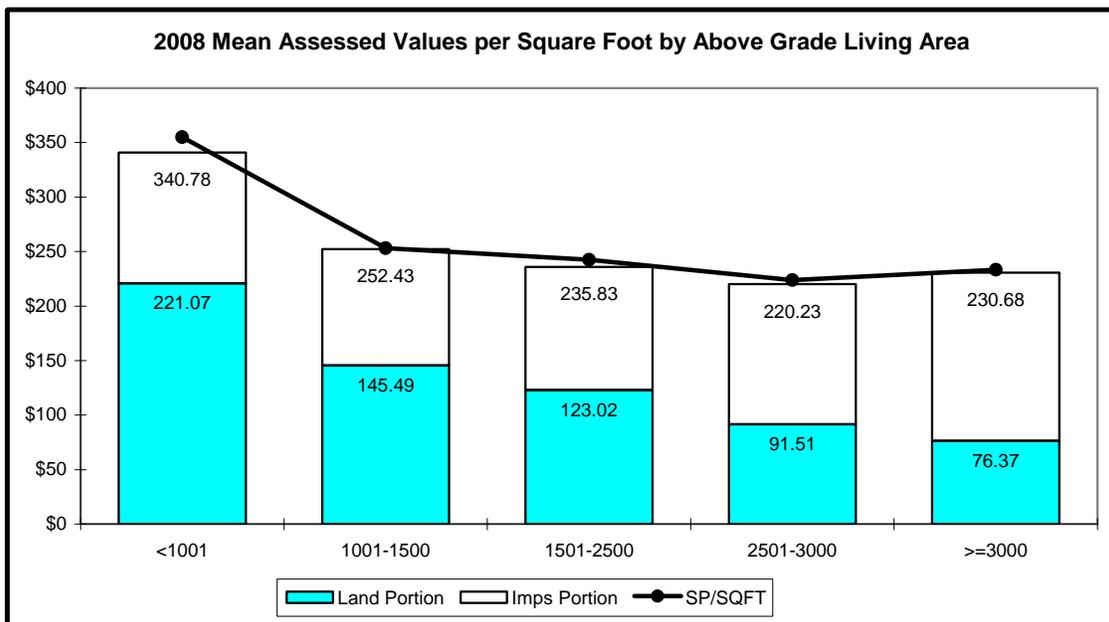
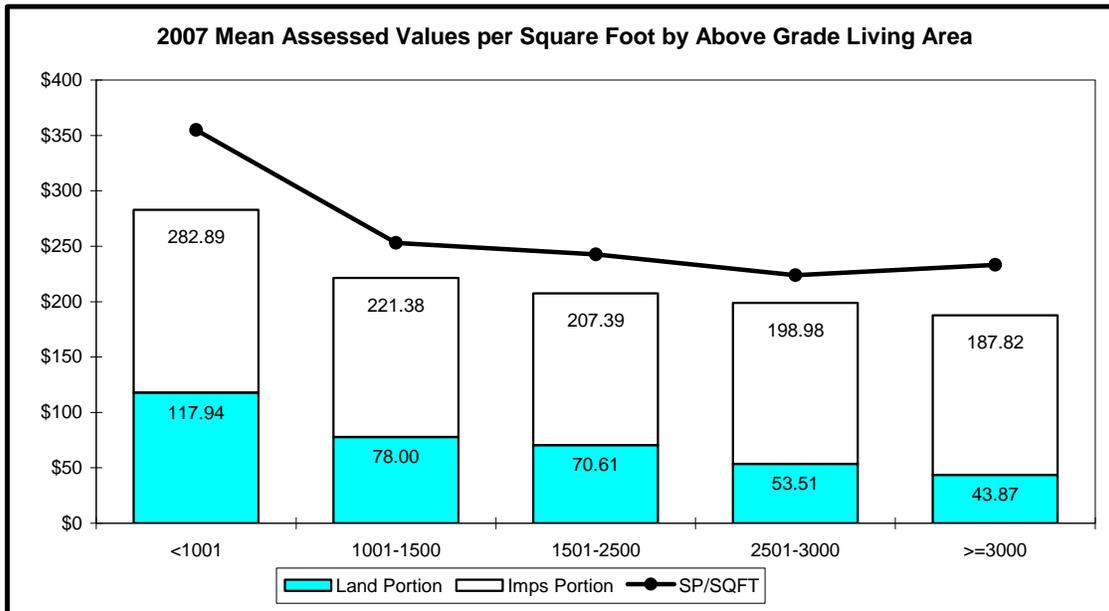
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



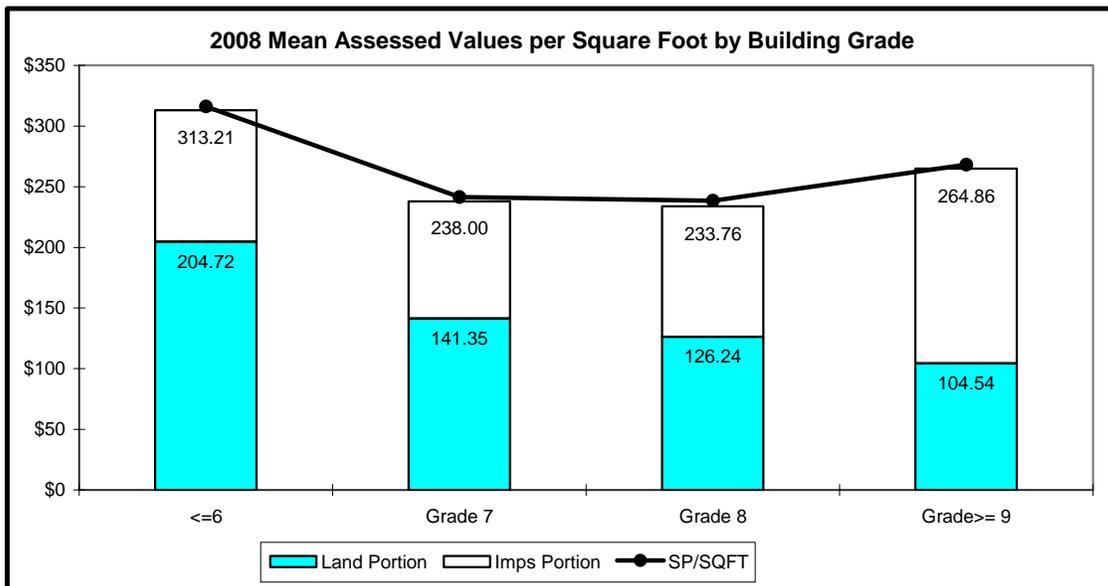
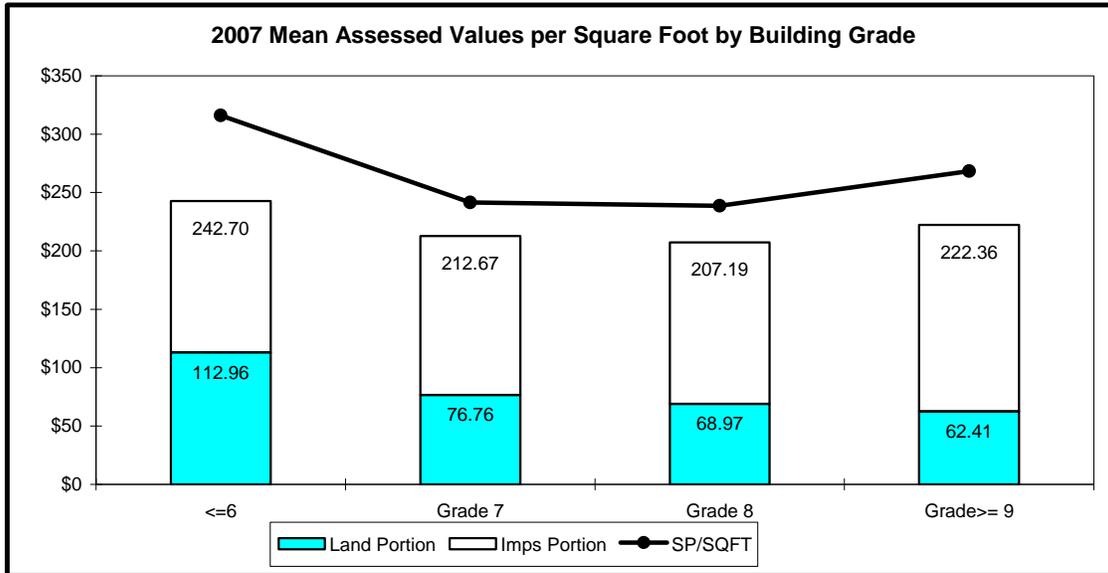
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



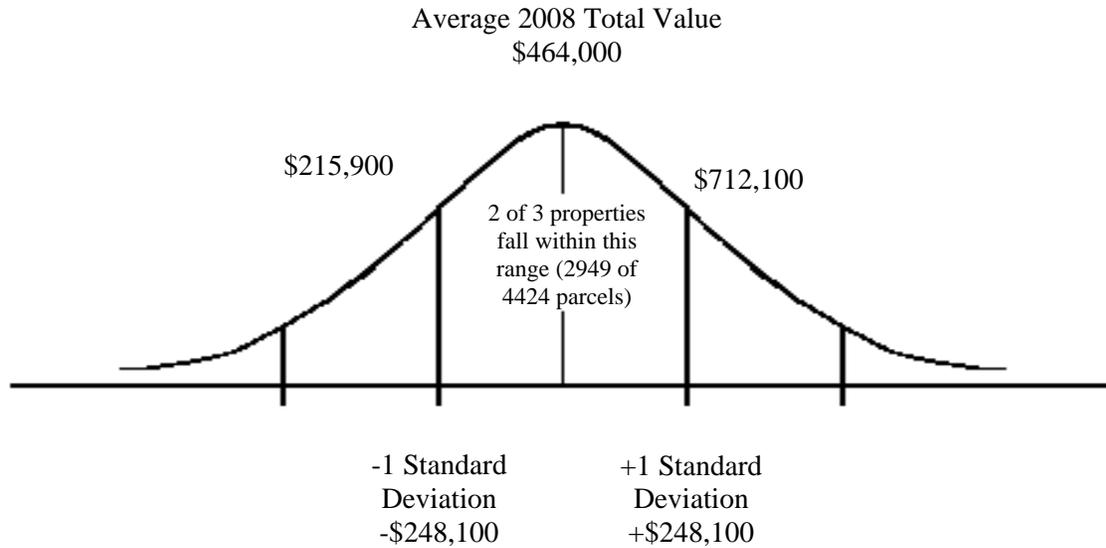
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



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

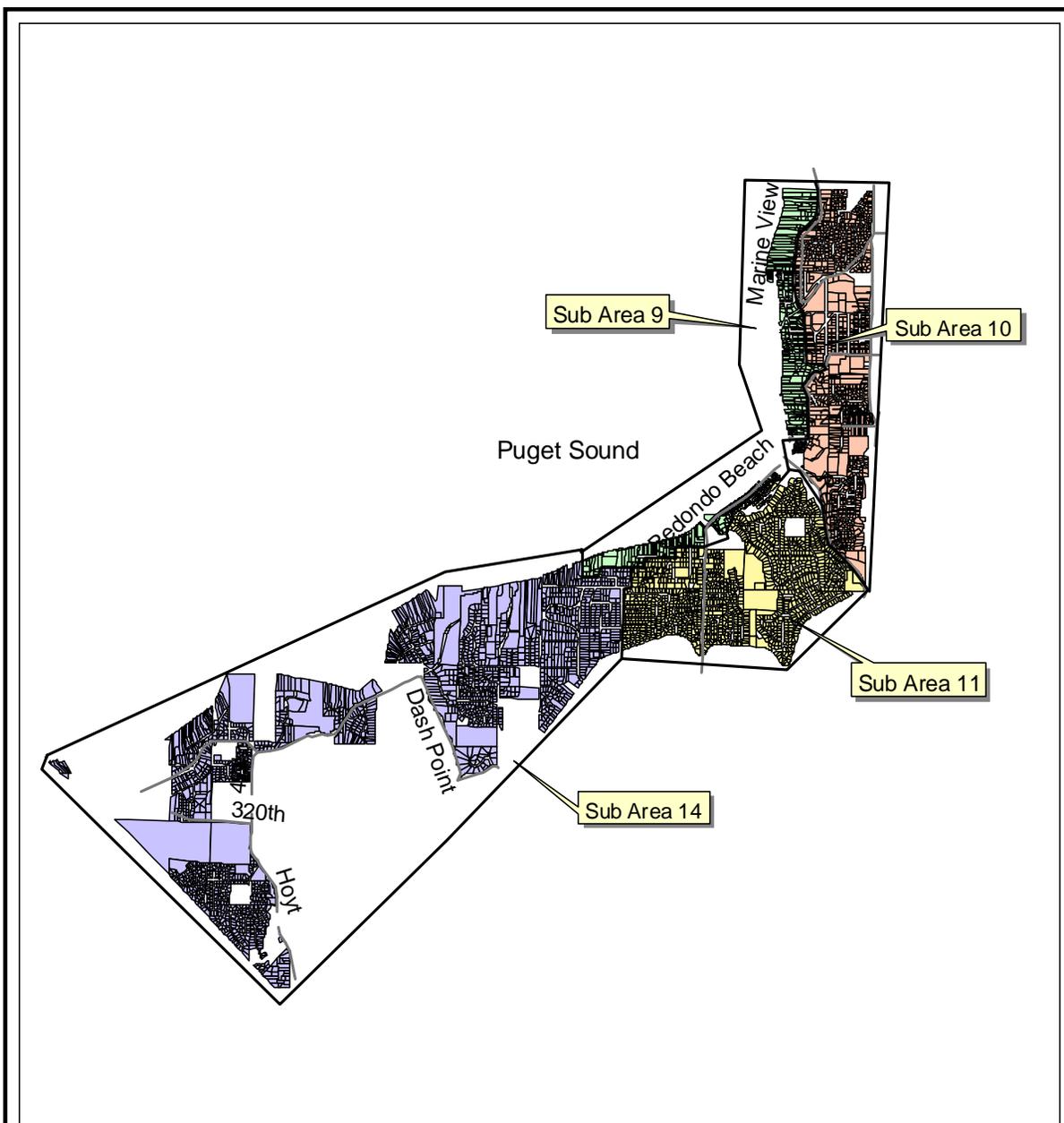
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

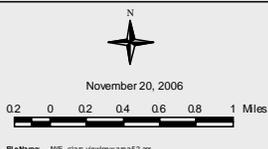
Area 52 Map



Area 52

Woodmont/Redondo

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

- New area 52 streets.shp
- New area 52 Subs.shp
- 009
- 010
- 011
- 014

Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July 2, 2008

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 1/2008 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: Woodmont/Redondo

Boundaries:

Area 52 is bounded on the north by Salt Water State Park, by Dash Point Road on the south, by I-509, Dash Point Road and Highway 99 on the east and by Puget Sound on the west.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 52 is located south of Salt Water State Park and continues south along Puget Sound to the King County/Pierce County line. The eastern border is Highway 99 giving good access to Interstate 5, a major shopping center, employment centers and services. The jurisdictions represented in this area are Des Moines and Federal Way. Location, view and waterfront are the major market factors for this area and were carefully considered during land valuation. The improvements to the properties range widely from small beach cottages to large high quality mansions.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.70% to 13.51%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. The majority of the vacant land sales were vacant in-fill lots scattered throughout the area and some new plat sales. All land sales were verified by field review and additional buyer or seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the

Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 4954 parcels in Area 52 of which 451 are vacant. The majority of land is in platted subdivisions. The remaining parcels are waterfront, tax lots or lots with issues of land slides, slopes, wetlands, ravines and streams.

There were sufficient vacant lot sales to use as the basis for land valuation. Due to the diversity of land in Area 52, it was necessary to categorize the land into neighborhoods according to their amenities (i.e. curbs, gutters, street lights, underground utilities etc.). The market indicated a value range of \$150,000 to \$200,000. Tax lots, acreage, and platted parcel that have similar characteristics to tax lots (neighborhood 0) were valued using a scale graduated by lot size. Lot values were adjusted up for view quality as determined by appraisers. Waterfront properties were valued according to access and type of waterfront bank plus view and base lot. Most value was given to low bank unrestricted access and the least value was given to high bank, no access waterfront.

External influences and nuisances such as traffic, topography, restricted access, and wetlands were coded and recognized, and downward adjustments were made where they affected value.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Base Lot = Vacant, platted land with no topography problems, view, or waterfront. Values adjusted with-in ranges for quality of neighborhood, water-front access and proximity to waterfront, community club access and for very small lots.

Neighborhoods

Neighborhood code section of the real property system was used as a way to identify and to describe the type and quality of plats. Type and quality of plats was determined by what amenities and how many amenities are in the plats. Amenities include, but are not limited to: Curbs, gutters, underground utilities, street lights, open areas, walking paths, and playgrounds. Tax lots that are located in a plat or groups of tax lots that are similar to plats are also given a neighborhood code.

Neighborhood 0:	Rural in style, no amenities
Neighborhood 1:	No curbs, gutters, lower grade homes
Neighborhood 2:	Street lights, curbs gutters, grade 7-8 homes
Neighborhood 3:	Street lights, curbs gutters, underground utilities, grade 8-9 homes
Neighborhood 4:	All or most amenities, or estate lots, grade 9+ homes

Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4
\$150,000	\$170,000	\$180,000	\$200,000

Neighborhood 0	
Size	Value
<5,000 Sq Ft	\$170,000
5,001-10,000	\$172,000
10,001-15,000	\$174,000
15,001-20,000	\$176,000
20,001-30,000	\$178,000
30,001-43,559	\$180,000
1.00 AC-1.25 AC	\$182,000
1.26 AC-1.50 AC	\$184,000
1.51 AC-1.75 AC	\$186,000
1.76 AC-2.00 AC	\$188,000
2.01 AC-2.25 AC	\$200,000
2.26 AC-2.50 AC	\$202,000
2.51 AC-2.75 AC	\$204,000
2.76 AC-3.00 AC	\$206,000
3.01 AC-3.25 AC	\$208,000
3.26 AC-3.50 AC	\$210,000
3.51 AC-3.75 AC	\$212,000
3.76 AC-4.00 AC	\$214,000
4.01 AC-4.25 AC	\$216,000
4.26 AC-4.50 AC	\$218,000
4.51 AC-4.75 AC	\$220,000
4.76 AC-5.00 AC	\$222,000

Large Acreage	
Size	Value
5.01 AC-10.00AC	\$226,000
10.01 AC-15.00AC	\$240,000
15.01 AC-20.00AC	\$250,000
>20.00 AC	\$250,000 for first 20 acres \$100,000 for the next 20 acres etc.

Views and Waterfront

View values are cumulative by quality. ie: Average territorial, Good Olympics, Excellent Puget Sound (\$2,000 + \$8,000 + \$155,000 = \$165,000)

View	Fair	Average	Good	Excellent
Territorial	0	\$2,000	\$3,000	\$5,000
Olympics Mts.	0	\$5,000	\$8,000	\$10,000
Puget Sound	\$85,000	\$110,000	\$120,000	\$155,000

- Tidelands only \$1,000
- Lots on Redondo Beach Drive with waterfront (major 720360) coded and valued with restricted access to waterfront due to road in between house and beach.
- For waterfront over 100 waterfront feet use the chart values for 1st 100 waterfront feet then 50% of the chart value for next 100 waterfront feet. Continue to reduce by 50% for each 100 waterfront feet. No reductions taken for no waterfront access properties

Waterfront Values = Base land + Waterfront	Low Bank	Medium Bank	High Bank
No Restrictions to waterfront or house	\$8,000/wff	\$6,000/wff	\$5,000/wff
Access is Restricted to the House (walk-in)	\$3,000/wff	\$3,000/wff	\$3,000/wff
Access is restricted to the waterfront. (trams, or steep stairs needed to access waterfront)	N/A	\$3,000/wff	\$3,000/wff
No waterfront access because of steep bank or topography	\$1,000/wff	\$1,000/wff	\$1,000/wff
Waterfront Rights	Plat Lakota #2 (416710) add \$25,000 to base land Plat Schade Palisades (758200) add \$25,000 to base land Tax lots located in Redondo Shores add \$75,000 to base land		

Reductions to base land value

Base Land Reductions	Moderate (1)	High (2)	Extreme (3)
Traffic	-\$5,000	-\$10,000	-\$15,000
Topography	0%-5%	5%-25%	25%-50%
Unbuildable	\$20,000 for acres less than 1	15% of Neighborhood 0 value for >1 acre	
Unbuildable Waterfront	\$20,000 for acres less than 1	15% of Neighborhood 0 value for >1 acre+\$100 per waterfront foot	
No Access	Valued as Unbuildable		

**Vacant Sales Used In This Physical Inspection Analysis
Area 52**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
9	052104	9081	5/16/2005	\$200,000	6,098	Y	N
9	119600	0315	2/4/2005	\$395,000	18,900	Y	Y
9	720360	0440	9/26/2007	\$250,000	7,416	Y	N
9	953660	0300	5/22/2007	\$299,000	3,600	Y	N
9	953660	0300	1/23/2006	\$27,986	3,600	Y	N
9	953660	0620	5/26/2006	\$125,000	15,163	Y	N
9	953660	0670	2/15/2007	\$470,000	14,801	Y	N
10	292204	9094	8/4/2005	\$107,500	15,600	N	N
10	322204	9012	9/6/2005	\$350,000	22,688	Y	N
10	322204	9116	4/5/2005	\$50,000	23,080	Y	N
10	322204	9174	2/16/2005	\$335,000	30,902	Y	N
10	322204	9180	1/17/2007	\$330,000	179,467	N	N
10	322204	9184	1/3/2006	\$200,000	8,431	Y	N
10	322204	9186	1/3/2006	\$160,000	10,855	N	N
10	322204	9189	8/22/2005	\$400,000	44,261	Y	N
10	720300	0435	6/14/2005	\$80,000	8,000	N	N
10	720360	1645	4/6/2007	\$115,000	4,000	N	N
10	953660	0450	4/27/2005	\$145,000	8,100	N	N
10	953660	1545	2/25/2005	\$110,000	15,465	Y	N
10	953660	1545	10/26/2005	\$300,000	15,465	Y	N
10	953660	1650	2/26/2007	\$305,000	7,800	Y	N
10	953660	1652	2/26/2007	\$305,000	7,800	Y	N
11	052104	9039	5/23/2006	\$1,060,000	53,143	Y	N
11	119600	1285	9/28/2005	\$75,000	17,000	N	N
11	119600	1465	7/19/2007	\$270,000	15,300	Y	N
11	119600	1580	7/19/2006	\$367,000	11,900	Y	N
11	119600	3903	3/10/2005	\$109,950	19,550	N	N
11	515296	0780	3/26/2005	\$159,000	11,875	Y	N
11	720250	0130	1/18/2007	\$16,250	1,560	N	N
11	720510	0080	12/1/2005	\$178,000	12,800	Y	N
11	720520	0050	8/23/2005	\$162,500	9,900	Y	N
11	720531	0080	5/11/2006	\$208,750	15,056	Y	N
14	005070	0070	2/14/2005	\$225,000	15,427	Y	N
14	112103	9009	6/3/2005	\$94,500	17,400	N	N
14	112103	9009	2/22/2006	\$220,000	17,400	N	N
14	112103	9031	2/9/2005	\$425,000	47,044	Y	Y
14	112103	9053	5/17/2005	\$75,000	50,965	N	N
14	184080	0005	6/23/2006	\$160,000	19,240	N	N
14	195460	0160	7/26/2005	\$120,000	13,950	N	N
14	195460	0165	7/27/2005	\$120,000	13,950	Y	N
14	321020	0040	1/21/2005	\$175,000	60,000	Y	N
14	321020	0090	4/6/2007	\$100,000	15,103	N	N
14	416660	0477	9/15/2006	\$278,000	11,250	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 52***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
14	416660	0600	1/10/2005	\$145,000	44,866	N	N
14	416660	0605	3/31/2005	\$145,000	46,173	N	N
14	416660	0608	5/11/2005	\$162,000	45,302	N	N
14	416660	0647	4/11/2006	\$265,000	29,152	N	N
14	416660	0648	9/21/2007	\$78,000	10,902	N	N
14	416660	0653	1/24/2006	\$285,090	21,670	Y	N
14	416660	0655	8/4/2006	\$285,000	37,067	Y	N
14	515320	0040	5/21/2007	\$340,000	15,000	Y	N
14	889420	0020	3/8/2005	\$176,940	9,695	N	N
14	889420	0050	3/23/2005	\$270,000	9,773	Y	N
14	889420	0130	1/20/2005	\$255,000	9,617	Y	N
14	889420	0150	5/19/2006	\$455,000	10,766	Y	N
14	889420	0160	2/1/2006	\$358,000	11,299	Y	N
14	889420	0160	5/6/2005	\$230,000	11,299	Y	N
14	889420	0180	1/24/2005	\$180,000	10,513	Y	N
14	889420	0240	10/27/2005	\$383,000	12,753	Y	N
14	889420	0240	3/30/2005	\$305,000	12,753	Y	N
14	889420	0280	3/30/2005	\$260,000	9,669	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 52***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	322204	9108	4/12/2006	\$250,000	NO MARKET EXPOSURE;
9	953660	0690	11/17/2006	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
9	953660	0690	2/7/2005	\$125,000	NO MARKET EXPOSURE;
10	720300	0030	4/9/2007	\$21,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10	720300	0830	8/8/2006	\$10,000	EASEMENT OR RIGHT-OF-WAY;
10	720360	1430	5/24/2007	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	720420	0120	5/9/2005	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	416660	0655	4/11/2005	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0395	12/30/2005	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2005 to 1/2008 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

Area 52 is has many complicated appraisal issues. It has Puget Sound waterfront, extensive views and topography problems. Homes range in age from new to one-hundred years old and cover a wide range of grades and all conditions. There are mansion size homes with thousands of square feet and summer style homes of less than 1000 square feet. There are a number of homogeneous older plats and several newer plats with grade 7-8 homes, although most neighborhoods are a diverse collection of home size, age, grade, view, non-views. The area has good proximity to freeways and services, which make it an attractive location. It includes part of the city of Federal Way and Des Moines.

Area 52 is divided into 4 sub areas; 9, 10, 11, and 14. Sub areas 10 and 11 have no waterfront and limited views. Sub area 14 has some waterfront and views but is most similar to sub areas 10 and 11. Most parcels in sub area 9 have waterfront, views or waterfront amenities. The homes in Sub 9 are generally of a higher grade and size than in the other sub areas. Due to the market differences a separate model was developed for Sub Area 9.

The EMV model did not perform well for poor and fair condition homes and homes with a grade less than 4. See chart on page 24 for valuation methodology.

In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools.

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

Formula: Subs 10, 11, 14

Variable	Variable Definition
Sub10YN	Located in Sub Area 10
Nghb3YN	Located in Neighborhood 3
AgeC	Age of improvement
GradeC	Improvement Grade-Quality of Construction
HiGradeYN	Improvement Grade-Quality of Construction is Greater than 8
GoodYN	Condition of Improvement - Good
VGoodYN	Condition of Improvement – Very Good
FstFlrC	Finished Living Area on the First Floor
FlrAboveFstC	Finished Living Area Above the First Floor
UnfBPlusnBByGradeC	Total Basement of Above Quality Grade 5 Square Footage, Less Basement Garage
LotsizeC	Lot Size

Multiplicative Model

EXP (1.9431+ .0336004*Sub10YN-4.425512E-02*Nghb3YN-.2469629*AgeC+ .1672132*GradeC+ 4.303493E-02*HiGradeYN+ .0733899*GoodYN+ .1694778*VGoodYN+ .6626529*FstFlrC+ .1626103*FlrAboveFstC+ .0992375*UnfBPlusFinBByGradeC+ .1290486*LotsizeC)*1000) + Base Land + Accessory. Improvement RCNLD =EMV

Formula: Sub 9

Variable	Variable Definition
BldgRcnldC	Reconstruction Cost New Less Depreciation for the Improvement
Grade7	Improvement Grade-Quality of Construction 7
Grade greater than 8	Improvement Grade-Quality of Construction Greater than 8
VGoodYN	Condition of Improvement – Very Good
PugSndYN	View of Puget Sound
WftFootC	Water Front Footage

Multiplicative Model

EXP (4.425138+ .2941571*BldgRcnldC-5.714104E-02*Grade7+ 8.739953E-02*Gradedgreaterthan8+ 6.920734E-02*VGoodYN+ .1875758*PugSndYN+ 9.994598E-02*WftFootC*1000) + Accessory. Improvements RCNLD=EMV

EMV Values were not generated for:

- Buildings with grade less than 4
- Two or more buildings (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Buildings < 100% complete
- If total EMV is less than base land value

Model Exceptions for All Sub Areas

Poor Condition	Total RCNLD + Base Land
Year Built > 2008	EMV will calculate improvement year built later than 2008 as 2008
Multi-Imp Properties	EMV for main improvement + RCNLD of additional improvements.
Accessory Only	Total RCNLD + Base Land
Obsolescence, Net Condition & % complete	EMV of improvement – percent of obsolescence, net condition or % complete + base land
Fair Condition	EMV * .90
Unfinished Floor Area Sub 10, 11, 14	EMV - % of unfinished floor area to total living area
Unfinished Floor Area Sub 9	Unfinished area is calculated in Cost model
Building with grade less than 4	RCNLD + Base Land
Total EMV is less than base land value	RCNLD + Base Land

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 Physical Inspection Analysis
Area 52**

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
9	953660	0322	12/23/2005	\$229,950	550	0	6	1970	4	2,970	N	N	803 S 264TH ST
9	953660	0465	9/14/2007	\$650,000	880	0	6	1938	5	7,568	Y	N	26501 8TH AVE S
9	720360	0120	4/20/2006	\$365,000	940	0	6	1930	5	7,792	N	N	28742 4TH PL S
9	720360	0550	5/21/2007	\$430,000	1,060	0	6	1946	4	5,460	Y	N	28632 6TH PL S
9	953660	0145	11/9/2007	\$479,250	1,320	0	6	2000	3	7,233	Y	N	26414 8TH AVE S
9	953660	0145	3/1/2005	\$435,000	1,320	0	6	2000	3	7,233	Y	N	26414 8TH AVE S
9	953660	0140	8/28/2007	\$600,000	960	950	7	1991	3	7,340	Y	N	26410 8TH AVE S
9	953660	0270	6/23/2006	\$512,000	1,020	1020	7	2005	3	7,170	Y	N	26431 MARINE VIEW DR S
9	953660	0210	7/20/2005	\$449,950	1,130	1100	7	1948	5	7,372	Y	N	26490 8TH AVE S
9	720360	0720	8/28/2006	\$515,000	1,260	700	7	1947	4	7,162	Y	N	28436 4TH PL S
9	953660	0639	4/7/2006	\$440,000	1,350	0	7	1927	4	9,808	Y	N	26911 9TH AVE S
9	052104	9071	5/13/2005	\$499,500	1,620	0	7	1981	3	6,121	Y	N	28807 REDONDO SHORES DR S
9	052104	9076	4/4/2007	\$525,000	1,690	0	7	1991	3	4,356	Y	N	28869 REDONDO SHORES DR S
9	953660	0255	8/28/2006	\$525,000	1,690	880	7	1991	3	7,050	Y	N	26445 MARINE VIEW DR S
9	953660	1193	9/20/2005	\$1,080,000	1,740	860	7	1918	5	13,097	Y	Y	27015 7TH PL S
9	720360	0325	2/14/2007	\$675,000	1,800	0	7	1916	5	5,600	Y	Y	28608 REDONDO BEACH DR S
9	720360	0325	11/15/2005	\$620,000	1,800	0	7	1916	5	5,600	Y	Y	28608 REDONDO BEACH DR S
9	720360	0520	9/22/2006	\$590,000	2,480	0	7	1976	5	5,100	Y	N	28606 6TH PL S
9	119600	0035	1/12/2005	\$449,900	2,540	0	7	1988	4	12,000	Y	N	29105 1ST AVE S
9	720360	0490	2/10/2006	\$575,000	2,654	0	7	2003	3	5,731	Y	N	28638 SOUND VIEW DR S
9	720360	0450	11/17/2006	\$450,800	1,360	930	8	1962	4	7,200	Y	N	28608 4TH PL S
9	953660	0640	4/24/2006	\$660,000	1,712	768	8	2002	3	7,994	Y	N	26917 9TH AVE S
9	953660	0100	7/9/2007	\$800,000	2,240	0	8	1979	4	5,992	Y	N	26457 8TH AVE S
9	953660	0570	9/8/2005	\$565,000	2,290	0	8	1993	3	7,800	Y	N	26510 8TH AVE S
9	953660	0557	4/13/2006	\$415,000	1,360	1360	9	1964	3	14,860	N	N	817 S 265TH ST
9	720360	0150	2/21/2006	\$945,000	1,730	1410	9	1980	5	7,876	Y	N	28758 4TH PL S
9	953660	1270	12/5/2006	\$720,000	1,877	567	9	2005	3	6,900	Y	N	27043 8TH AVE S
9	322204	9133	3/7/2007	\$1,295,000	1,880	1880	9	1981	3	15,675	Y	Y	27419 8TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
9	720360	0500	7/10/2007	\$637,000	2,084	0	9	2005	3	3,980	N	N	28540 6TH PL S
9	052104	9186	9/5/2007	\$839,950	2,260	1030	9	1980	4	10,719	Y	N	28807 SOUND VIEW DR S
9	953660	0620	5/23/2007	\$699,000	2,618	800	9	2007	3	15,163	Y	N	26901 9TH AVE S
9	953660	0075	9/30/2005	\$913,500	2,720	0	9	1989	3	8,914	Y	N	26427 8TH AVE S
9	506840	0070	1/23/2007	\$1,225,000	2,740	1450	9	1991	3	36,120	Y	Y	26219 MARINE VIEW DR S
9	193890	0010	6/8/2007	\$710,000	3,000	0	9	1989	3	8,141	Y	N	25933 MARINE VIEW DR S
9	052104	9225	8/3/2005	\$950,000	2,166	830	10	1998	3	17,150	Y	N	28809 4TH PL S
9	052104	9211	11/2/2007	\$1,425,000	4,800	0	10	2002	3	32,145	Y	N	28917 4TH PL S
9	052104	9187	7/23/2007	\$1,270,000	2,000	1090	11	1979	4	11,761	Y	N	28811 4TH PL S
9	953660	0090	5/27/2005	\$985,000	2,870	770	11	2003	3	7,620	Y	N	26443 8TH AVE S
9	052104	9210	5/11/2005	\$935,000	4,550	0	11	2002	3	12,779	Y	N	28903 4TH PL S
9	119600	0315	7/20/2006	\$1,690,000	5,056	0	11	2006	3	18,900	Y	Y	636 SW 293RD ST
10	720360	1411	6/5/2006	\$285,000	480	0	4	1963	3	2,426	Y	N	28107 10TH AVE S
10	720360	1405	10/5/2005	\$200,000	730	0	4	1934	3	2,400	Y	N	915 S 281ST ST
10	720360	1425	11/27/2007	\$405,950	780	0	6	1928	5	4,141	Y	N	28120 9TH PL S
10	953720	0020	1/27/2005	\$348,000	1,040	0	6	1924	5	92,782	N	N	26615 16TH AVE S
10	953660	1770	5/31/2005	\$199,000	1,060	0	6	1970	3	9,248	N	N	27047 13TH AVE S
10	953660	1725	11/5/2007	\$275,999	1,090	0	6	1969	4	9,045	Y	N	27016 12TH AVE S
10	720540	0175	11/20/2006	\$245,000	1,140	0	6	1962	3	18,000	N	N	1353 S 279TH ST
10	720540	0055	2/2/2007	\$256,000	1,150	0	6	1936	4	10,540	N	N	1372 S 279TH ST
10	720540	0185	10/31/2006	\$220,500	1,220	0	6	1934	4	18,000	N	N	1339 S 279TH ST
10	953660	2056	8/19/2005	\$223,000	1,230	0	6	1952	4	7,595	N	N	1502 S 272ND ST
10	720540	0065	8/23/2005	\$255,000	1,340	0	6	1947	4	18,000	N	N	1356 S 279TH ST
10	720300	0445	9/16/2005	\$325,000	2,570	0	6	1933	5	8,000	N	N	28415 15TH AVE S
10	720300	0605	2/4/2005	\$230,000	770	630	7	1973	4	6,000	N	N	28612 13TH AVE S
10	953660	1845	2/24/2006	\$265,000	770	770	7	1977	3	8,100	N	N	27042 13TH AVE S
10	638511	0280	10/12/2007	\$309,900	840	660	7	1980	3	7,000	N	N	26011 11TH PL S
10	638511	0290	2/23/2006	\$295,000	910	530	7	1984	3	6,901	N	N	26017 11TH PL S
10	419300	0020	3/22/2006	\$307,000	1,000	1000	7	1969	4	9,450	N	N	25737 16TH AVE S
10	720300	0035	5/4/2005	\$230,000	1,000	530	7	1977	3	6,336	N	N	28425 15TH PL S
10	720300	0650	11/23/2005	\$226,650	1,000	0	7	1971	4	6,000	N	N	28720 13TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
10	953660	1110	6/9/2005	\$210,000	1,000	0	7	1959	3	12,150	N	N	26857 16TH AVE S
10	752300	0290	11/30/2007	\$317,500	1,010	720	7	1969	5	7,313	N	N	1204 S 258TH ST
10	953660	1996	5/5/2006	\$267,000	1,010	0	7	1959	4	9,450	N	N	27019 15TH AVE S
10	953660	2035	4/18/2006	\$225,000	1,010	0	7	1968	3	8,100	N	N	27024 15TH AVE S
10	419300	0030	5/2/2006	\$260,000	1,020	1020	7	1969	3	9,450	Y	N	25731 16TH AVE S
10	953660	2080	3/15/2006	\$257,500	1,020	0	7	1954	4	8,100	N	N	27037 16TH AVE S
10	419300	0070	10/12/2006	\$270,500	1,040	400	7	1962	2	8,400	N	N	25701 16TH AVE S
10	953660	1951	3/23/2006	\$236,500	1,040	0	7	1956	5	7,500	N	N	1410 S 272ND ST
10	953660	1865	7/11/2007	\$279,950	1,050	0	7	1977	4	8,100	N	N	27037 14TH AVE S
10	752410	0370	8/25/2006	\$252,000	1,060	0	7	1967	3	7,725	N	N	25947 13TH PL S
10	953660	1915	8/11/2005	\$224,950	1,060	0	7	1959	3	9,185	N	N	27004 14TH AVE S
10	638510	0130	11/13/2007	\$380,000	1,070	750	7	1977	5	6,000	N	N	26130 11TH PL S
10	894730	0150	7/14/2005	\$252,500	1,070	300	7	1964	3	7,210	N	N	1405 S 257TH PL
10	720300	0015	5/2/2005	\$220,000	1,100	0	7	1975	3	6,663	N	N	28417 15TH PL S
10	752400	0290	8/16/2007	\$280,000	1,100	0	7	1967	3	8,000	N	N	25805 13TH PL S
10	894730	0120	3/15/2006	\$252,000	1,100	0	7	1968	3	5,225	N	N	1421 S 257TH PL
10	691810	0220	5/11/2007	\$289,500	1,120	0	7	1983	4	7,201	N	N	25818 15TH AVE S
10	720300	0090	5/8/2006	\$246,450	1,120	0	7	1975	3	6,650	N	N	28434 15TH AVE S
10	752270	0020	10/13/2006	\$329,000	1,120	190	7	1969	4	7,128	N	N	1416 S 260TH PL
10	752270	0070	7/6/2006	\$275,000	1,120	360	7	1969	4	6,000	N	N	1425 S 260TH PL
10	752270	0110	4/7/2006	\$275,500	1,120	370	7	1969	3	6,175	N	N	1420 S 261ST ST
10	953660	1070	10/16/2006	\$277,500	1,130	0	7	1959	3	8,100	N	N	26812 15TH AVE S
10	292204	9095	4/18/2006	\$387,950	1,150	740	7	2003	3	22,781	N	N	25816 14TH CT S
10	292204	9100	4/29/2005	\$231,950	1,150	0	7	1945	4	11,325	Y	N	26228 WOODMONT DR S
10	953660	1025	5/24/2007	\$280,000	1,160	0	7	1960	3	9,450	N	N	26839 15TH AVE S
10	752300	0150	7/11/2005	\$250,000	1,190	0	7	1968	4	7,200	N	N	1211 S 256TH PL
10	752300	0180	6/21/2005	\$251,500	1,190	0	7	1968	4	8,250	N	N	25615 13TH PL S
10	720551	0570	4/15/2005	\$262,950	1,200	560	7	1974	3	7,820	N	N	27503 15TH PL S
10	953680	0110	5/17/2006	\$300,934	1,210	290	7	1983	3	12,596	N	N	1404 S 263RD PL
10	720300	0185	3/28/2006	\$336,000	1,220	720	7	1993	3	7,418	N	N	28618 15TH AVE S
10	691810	0070	9/19/2007	\$380,000	1,230	570	7	1987	4	7,855	Y	N	1536 S 258TH CT

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
10	720551	0170	4/25/2006	\$325,000	1,240	500	7	1975	3	7,888	N	N	27509 13TH AVE S
10	720551	0480	9/27/2007	\$360,000	1,240	860	7	1975	4	9,520	N	N	1313 S 275TH PL
10	087390	0200	8/30/2005	\$330,000	1,250	780	7	2002	3	5,773	N	N	1335 S 277TH PL
10	087390	0200	6/17/2005	\$275,000	1,250	780	7	2002	3	5,773	N	N	1335 S 277TH PL
10	720300	0620	6/27/2006	\$290,000	1,250	0	7	1966	4	7,000	N	N	28705 14TH AVE S
10	720300	0620	2/18/2005	\$199,500	1,250	0	7	1966	4	7,000	N	N	28705 14TH AVE S
10	720360	1650	4/11/2005	\$589,500	1,250	730	7	1970	4	4,000	Y	N	28116 8TH AVE S
10	752400	0060	3/24/2006	\$323,000	1,250	320	7	1965	3	8,075	N	N	25838 13TH PL S
10	752400	0060	2/18/2005	\$224,900	1,250	320	7	1965	3	8,075	N	N	25838 13TH PL S
10	087390	0060	3/30/2006	\$342,000	1,270	690	7	2002	3	6,615	N	N	1324 S 277TH PL
10	720300	0528	1/2/2007	\$428,000	1,270	930	7	2006	4	9,650	Y	N	28425 14TH AVE S
10	752420	0160	5/7/2007	\$321,725	1,280	0	7	1967	3	13,125	N	N	26225 13TH PL S
10	752400	0070	6/15/2007	\$300,000	1,290	0	7	1966	3	7,125	N	N	25842 13TH PL S
10	752400	0070	5/27/2005	\$229,500	1,290	0	7	1966	3	7,125	N	N	25842 13TH PL S
10	752400	0180	8/23/2005	\$247,400	1,290	0	7	1966	3	7,475	N	N	1209 S 259TH PL
10	752400	0255	8/5/2005	\$231,500	1,290	0	7	1966	3	7,776	N	N	25827 13TH PL S
10	953680	0070	9/9/2005	\$247,500	1,290	0	7	1983	3	15,386	N	N	1428 S 263RD PL
10	752260	0190	4/13/2007	\$288,495	1,300	0	7	1967	4	7,500	N	N	26101 14TH PL S
10	953660	1055	4/22/2005	\$200,000	1,300	0	7	1959	4	7,808	N	N	26803 15TH AVE S
10	720300	0215	12/12/2006	\$309,950	1,330	660	7	1978	4	11,400	N	N	28710 15TH AVE S
10	720300	0215	5/9/2005	\$275,000	1,330	660	7	1978	4	11,400	N	N	28710 15TH AVE S
10	720300	0500	3/16/2005	\$268,000	1,340	570	7	1963	3	11,082	Y	N	1404 S 286TH ST
10	953660	2050	1/21/2005	\$216,500	1,360	0	7	1977	4	8,100	N	N	27044 15TH AVE S
10	953660	0380	1/28/2005	\$305,000	1,380	0	7	1918	5	10,886	N	N	26474 MARINE VIEW DR S
10	752410	0180	3/29/2005	\$225,000	1,390	0	7	1966	3	7,474	N	N	26019 14TH AVE S
10	752420	0230	3/8/2006	\$251,150	1,400	0	7	1967	3	6,800	N	N	1310 S 262ND ST
10	691810	0210	7/19/2007	\$300,000	1,430	0	7	1985	3	7,200	N	N	25824 15TH AVE S
10	752300	0120	4/11/2006	\$268,500	1,440	0	7	1967	3	8,400	N	N	1210 S 256TH PL
10	720300	0465	12/1/2006	\$307,800	1,450	0	7	1972	3	9,333	N	N	28436 14TH AVE S
10	720540	0105	9/11/2006	\$292,000	1,490	0	7	1995	3	9,204	N	N	1308 S 279TH ST
10	720540	0255	2/2/2005	\$395,000	1,560	0	7	1939	3	45,738	Y	N	27901 13TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
10	752260	0090	2/9/2005	\$199,950	1,590	0	7	1967	3	6,370	N	N	26224 14TH PL S
10	752260	0140	11/21/2006	\$325,000	1,590	0	7	1967	4	6,300	N	N	26209 14TH PL S
10	752410	0120	10/24/2006	\$320,950	1,620	0	7	1966	4	7,725	N	N	26016 14TH AVE S
10	752410	0160	7/11/2006	\$309,950	1,620	0	7	1966	3	7,575	N	N	26035 14TH AVE S
10	752410	0220	12/14/2006	\$290,000	1,620	0	7	1966	3	7,150	N	N	1321 S 260TH PL
10	720540	0011	8/4/2005	\$306,000	1,770	0	7	2003	3	7,329	N	N	27804 16TH PL S
10	720540	0013	8/21/2006	\$364,000	1,770	0	7	2003	3	8,812	N	N	27812 16TH PL S
10	752400	0210	2/26/2007	\$301,000	1,780	0	7	1966	3	6,650	N	N	1210 S 259TH PL
10	720300	0430	2/13/2006	\$276,900	1,820	0	7	1976	3	5,000	N	N	1405 S 286TH ST
10	720540	0010	12/8/2005	\$340,000	1,840	0	7	2003	3	10,656	N	N	27805 16TH AVE S
10	720551	0530	11/23/2005	\$297,000	1,850	0	7	1975	3	14,400	N	N	27512 14TH PL S
10	752400	0200	7/18/2006	\$309,950	1,860	0	7	1966	3	9,000	N	N	1204 S 259TH PL
10	720300	0200	11/14/2007	\$359,500	1,890	0	7	1966	5	7,650	N	N	28602 15TH AVE S
10	752260	0130	2/12/2007	\$320,000	1,890	0	7	1967	3	8,625	N	N	26215 14TH PL S
10	087390	0240	4/1/2006	\$339,990	2,050	0	7	2002	3	5,787	N	N	1319 S 277TH PL
10	506740	0163	3/15/2006	\$370,000	2,060	0	7	1991	3	12,826	N	N	25834 11TH AVE S
10	720551	0250	10/25/2005	\$302,500	2,090	0	7	1975	4	7,210	N	N	27516 12TH PL S
10	953720	0026	8/5/2005	\$350,000	2,090	0	7	1927	4	39,891	N	N	26625 16TH AVE S
10	953660	1655	2/26/2007	\$465,000	1,170	310	8	1948	4	14,496	Y	N	27057 12TH AVE S
10	638511	0410	1/10/2005	\$342,500	1,190	840	8	1980	4	7,000	Y	N	916 S 261ST PL
10	752270	0180	1/5/2006	\$300,000	1,220	480	8	1977	3	7,875	N	N	1417 S 262ND ST
10	638511	0440	6/2/2006	\$425,000	1,290	940	8	1979	3	7,700	Y	N	904 S 261ST PL
10	638510	0120	11/5/2007	\$368,000	1,300	1250	8	1977	4	6,250	N	N	26136 11TH PL S
10	638510	0170	4/12/2006	\$375,000	1,300	960	8	1977	3	8,400	N	N	1026 S 262ND PL
10	638510	0170	10/6/2005	\$260,000	1,300	960	8	1977	3	8,400	N	N	1026 S 262ND PL
10	638511	0020	11/3/2005	\$282,000	1,340	460	8	1980	3	7,220	Y	N	909 S 261ST PL
10	720551	0300	4/10/2006	\$503,000	1,350	500	8	1974	3	7,300	Y	N	27531 12TH PL S
10	638510	0240	5/8/2007	\$434,950	1,380	530	8	1977	3	7,200	N	N	914 S 262ND PL
10	638511	0060	2/14/2005	\$280,000	1,400	550	8	1980	3	7,600	N	N	925 S 261ST PL
10	691810	0190	1/26/2005	\$290,000	1,400	1270	8	1988	3	8,484	N	N	25829 15TH PL S
10	638511	0340	12/10/2007	\$310,000	1,410	0	8	1980	3	7,000	N	N	26020 10TH PL S

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
10	638511	0340	11/15/2005	\$308,000	1,410	0	8	1980	3	7,000	N	N	26020 10TH PL S
10	638511	0390	11/14/2006	\$355,000	1,410	680	8	1980	4	6,600	N	N	926 S 261ST PL
10	720551	0280	8/22/2005	\$433,000	1,440	630	8	1974	3	7,300	Y	N	27517 12TH PL S
10	691810	0160	11/3/2006	\$390,000	1,450	1370	8	1987	3	9,073	N	N	25805 15TH PL S
10	516210	0610	8/7/2006	\$240,000	1,600	0	8	1987	3	7,264	N	N	28808 13TH AVE S
10	953660	0325	10/13/2005	\$385,000	1,640	860	8	1975	4	7,500	Y	N	26408 MARINE VIEW DR S
10	720551	0330	11/17/2006	\$578,000	1,720	720	8	1977	3	14,633	Y	N	27547 12TH PL S
10	025130	0150	7/12/2005	\$299,950	1,750	0	8	1988	3	11,960	N	N	28317 15TH AVE S
10	516210	0830	5/10/2006	\$300,000	1,760	0	8	1985	3	8,985	N	N	29021 13TH AVE S
10	516210	0780	4/26/2005	\$324,000	1,810	0	8	1985	3	10,291	N	N	28917 13TH AVE S
10	025130	0270	4/29/2005	\$301,950	1,840	0	8	1988	3	7,815	N	N	1416 S 282ND PL
10	025130	0300	3/11/2005	\$289,950	1,910	0	8	1989	3	8,450	N	N	28205 15TH AVE S
10	709000	0060	6/14/2007	\$706,500	1,950	950	8	1990	3	20,800	Y	N	1131 S 276TH PL
10	709000	0060	7/14/2006	\$660,000	1,950	950	8	1990	3	20,800	Y	N	1131 S 276TH PL
10	025130	0260	9/27/2006	\$380,000	2,070	0	8	1989	3	7,800	N	N	1410 S 282ND PL
10	025130	0310	10/11/2006	\$390,950	2,070	0	8	1989	3	8,255	N	N	28211 15TH AVE S
10	516210	0340	3/6/2006	\$335,000	2,070	0	8	1985	3	8,127	N	N	1334 S 290TH PL
10	516210	0340	2/1/2005	\$290,000	2,070	0	8	1985	3	8,127	N	N	1334 S 290TH PL
10	516210	0710	5/17/2006	\$399,950	2,120	0	8	1987	3	10,891	N	N	28802 14TH AVE S
10	516210	0680	11/20/2006	\$375,000	2,260	0	8	1987	3	8,556	N	N	28813 14TH AVE S
10	720360	1485	6/22/2005	\$689,950	2,280	1140	8	1995	3	4,000	Y	N	28128 9TH AVE S
10	025130	0110	7/24/2006	\$390,000	2,510	0	8	1988	3	12,013	N	N	28318 15TH AVE S
10	720360	1450	9/5/2006	\$695,000	2,660	0	8	1977	4	4,000	Y	N	28107 9TH PL S
10	506740	0159	11/10/2005	\$423,000	2,685	0	8	2005	3	10,000	N	N	25831 12TH AVE S
10	025130	0140	2/16/2006	\$420,000	2,900	0	8	1988	3	9,205	N	N	28321 15TH AVE S
10	720540	0245	6/29/2007	\$620,000	3,104	650	8	1998	3	17,246	Y	N	27911 13TH AVE S
10	953720	0067	10/22/2007	\$858,000	2,640	0	9	1982	3	101,494	N	N	1228 S 268TH ST
10	506740	0131	10/20/2005	\$615,000	2,790	1330	9	1992	3	8,778	Y	N	1014 S 260TH ST
10	506840	0119	5/2/2005	\$465,000	2,850	0	9	1997	3	9,984	Y	N	1004 S 264TH ST
10	322204	9150	8/8/2006	\$1,339,200	3,070	0	9	1995	3	42,688	Y	N	1119 S 274TH PL
10	720300	0880	1/2/2007	\$719,000	3,180	2210	9	2000	3	8,000	Y	N	28619 13TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
10	322204	9012	3/12/2007	\$1,200,000	2,411	1904	10	2006	3	22,688	Y	N	1004 S 280TH ST
10	322204	9186	12/27/2006	\$829,045	2,470	1554	10	2006	3	10,855	N	N	1224 S 274TH ST
10	953660	1545	5/1/2007	\$1,400,000	3,171	1171	10	2006	3	15,465	Y	N	27062 10TH AVE S
10	322204	9184	5/23/2007	\$1,100,000	3,313	1208	10	2006	3	8,431	Y	N	1216 S 274TH ST
11	692860	0390	8/7/2006	\$275,000	910	0	7	2006	3	8,750	N	N	29742 3RD AVE S
11	692860	0500	9/19/2005	\$215,000	910	0	7	1962	4	9,600	N	N	322 S 301ST ST
11	514980	0060	1/2/2007	\$318,000	960	820	7	1960	4	11,664	N	N	30013 8TH PL S
11	692860	0480	1/6/2006	\$263,000	980	740	7	1962	3	9,900	N	N	30020 3RD AVE S
11	692860	0420	2/23/2006	\$313,000	1,020	920	7	1962	4	9,625	N	N	29908 3RD AVE S
11	692860	0420	10/3/2005	\$253,000	1,020	920	7	1962	4	9,625	N	N	29908 3RD AVE S
11	720535	0010	2/9/2005	\$220,000	1,050	530	7	1969	3	13,300	N	N	29954 4TH AVE S
11	720535	0090	9/25/2005	\$255,000	1,050	520	7	1974	3	13,300	N	N	29754 4TH AVE S
11	720535	0070	4/3/2007	\$295,000	1,080	470	7	1973	4	13,300	N	N	29912 4TH AVE S
11	720535	0040	10/25/2005	\$283,950	1,110	1110	7	1970	4	13,300	N	N	29934 4TH AVE S
11	515160	0130	5/5/2005	\$273,000	1,130	1130	7	1959	4	12,750	N	N	29814 8TH PL S
11	039600	0080	12/4/2007	\$295,000	1,150	1150	7	1965	4	9,900	N	N	30011 6TH AVE SW
11	233680	0120	10/13/2006	\$279,950	1,160	0	7	1963	4	9,588	N	N	617 SW 299TH ST
11	119600	1750	11/4/2007	\$412,500	1,170	400	7	1962	3	17,000	Y	N	528 SW 294TH ST
11	233700	0040	7/11/2006	\$400,000	1,180	1060	7	1967	4	9,963	Y	N	530 SW 298TH ST
11	233700	0040	3/10/2005	\$336,000	1,180	1060	7	1967	4	9,963	Y	N	530 SW 298TH ST
11	692860	0200	9/8/2006	\$280,000	1,180	580	7	1967	3	9,632	N	N	29915 3RD AVE S
11	039590	0060	5/25/2006	\$253,950	1,220	0	7	1965	3	9,450	N	N	30004 5TH AVE SW
11	039600	0150	5/24/2006	\$320,000	1,290	950	7	1965	5	9,675	N	N	30044 6TH AVE SW
11	692860	0300	10/23/2006	\$269,000	1,300	0	7	1962	4	10,880	N	N	29727 3RD AVE S
11	039600	0020	2/11/2005	\$202,000	1,310	0	7	1969	3	12,741	N	N	30051 6TH AVE SW
11	720500	0100	5/22/2006	\$328,500	1,310	0	7	1966	4	9,102	N	N	30030 4TH AVE SW
11	052104	9112	6/27/2005	\$245,600	1,320	0	7	1961	3	21,817	N	N	30228 1ST AVE S
11	515160	0485	1/20/2006	\$281,000	1,320	500	7	1960	3	12,000	N	N	1112 S 299TH PL
11	692860	0040	6/12/2006	\$265,000	1,320	0	7	1962	4	11,625	N	N	301 S 301ST ST
11	720500	0060	7/15/2005	\$349,500	1,320	400	7	1964	4	9,804	Y	N	29929 4TH AVE SW
11	720500	0270	7/5/2007	\$469,000	1,340	750	7	2006	3	11,154	Y	N	29809 4TH AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
11	514980	0040	8/26/2005	\$300,000	1,350	1210	7	1960	4	12,500	N	N	30024 8TH PL S
11	776420	0050	2/15/2006	\$457,000	1,370	1320	7	1965	4	10,140	Y	N	148 S 297TH PL
11	720533	0030	5/8/2006	\$355,000	1,380	640	7	1975	4	10,980	N	N	29921 3RD AVE SW
11	720532	0150	3/3/2005	\$375,000	1,410	720	7	1973	4	9,576	Y	N	245 SW 298TH PL
11	515160	0455	8/31/2006	\$330,000	1,420	600	7	1963	3	12,103	N	N	1169 S 299TH PL
11	692860	0020	3/10/2005	\$202,000	1,420	0	7	1962	3	9,750	N	N	315 S 301ST ST
11	233700	0030	8/24/2005	\$385,000	1,460	1170	7	1967	5	9,963	Y	N	542 SW 298TH ST
11	692870	0020	5/19/2005	\$205,000	1,490	0	7	1965	3	9,625	N	N	29941 4TH AVE S
11	692860	0490	10/31/2006	\$310,000	1,510	0	7	1962	4	9,600	N	N	314 S 301ST ST
11	233690	0100	11/27/2007	\$265,000	1,520	0	7	1966	4	11,214	N	N	29932 5TH AVE SW
11	692860	0110	5/1/2006	\$280,000	1,530	0	7	1962	4	10,200	N	N	252 S 301ST ST
11	233690	0010	4/4/2005	\$223,000	1,550	0	7	1953	4	12,152	N	N	29864 8TH AVE SW
11	720500	0250	10/9/2006	\$368,000	1,668	0	7	1964	4	11,076	N	N	29825 4TH AVE SW
11	692860	0320	7/17/2006	\$308,000	1,670	0	7	1962	4	9,750	N	N	29711 3RD AVE S
11	062104	9103	10/25/2006	\$312,500	1,800	0	7	1966	4	12,196	N	N	30012 8TH AVE SW
11	233690	0020	7/10/2006	\$302,000	1,910	0	7	1963	4	9,588	N	N	658 SW 299TH PL
11	720530	0040	9/19/2005	\$349,500	1,990	0	7	1974	5	10,425	N	N	29938 2ND PL SW
11	119600	1015	7/31/2007	\$424,500	2,110	0	7	1987	3	12,750	Y	N	126 SW 293RD ST
11	515160	0140	1/22/2007	\$340,000	1,200	1200	8	1958	4	14,740	N	N	805 S 297TH PL
11	515160	0220	4/20/2005	\$286,000	1,200	870	8	1961	3	17,922	N	N	29616 8TH AVE S
11	513710	0080	9/25/2006	\$411,500	1,250	1250	8	1965	4	10,416	Y	N	106 SW 299TH PL
11	515160	0480	12/29/2006	\$334,950	1,270	570	8	1972	3	20,000	N	N	1120 S 299TH PL
11	515160	0080	5/5/2006	\$275,000	1,290	0	8	1960	4	12,325	N	N	29840 8TH AVE S
11	515190	0140	9/12/2005	\$314,000	1,290	1290	8	1961	3	11,200	N	N	618 S 298TH ST
11	062104	9117	6/5/2006	\$356,650	1,320	770	8	1974	3	10,454	N	N	126 SW 301ST ST
11	515160	0250	8/29/2007	\$369,000	1,320	700	8	1959	4	13,770	N	N	848 S 297TH PL
11	515200	0280	6/16/2006	\$330,098	1,330	730	8	1968	3	13,000	N	N	30221 8TH AVE S
11	513720	0030	10/27/2005	\$505,000	1,340	560	8	1971	4	9,594	Y	N	219 SW 298TH PL
11	515220	0020	5/11/2007	\$342,000	1,340	280	8	1962	3	12,825	N	N	810 S 301ST PL
11	515200	0240	3/15/2006	\$319,000	1,370	500	8	1962	3	12,075	N	N	30117 8TH AVE S
11	515160	0265	8/16/2006	\$340,000	1,380	850	8	1958	4	26,432	N	N	822 S 297TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
11	720530	0160	8/16/2006	\$369,950	1,380	440	8	1974	4	9,856	N	N	29901 2ND PL SW
11	515200	0190	12/23/2005	\$320,000	1,400	650	8	1963	4	11,025	N	N	29859 6TH AVE S
11	515220	0070	2/10/2006	\$334,950	1,420	900	8	1963	3	11,200	N	N	821 S 301ST PL
11	119600	3407	5/11/2006	\$458,000	1,460	1250	8	1981	3	13,125	Y	N	29401 1ST AVE S
11	514980	0090	7/27/2005	\$319,950	1,460	860	8	1961	4	12,000	N	N	30012 8TH AVE S
11	515296	0220	6/13/2005	\$590,000	1,480	1000	8	1980	4	9,700	Y	N	915 S MARINE HILLS WAY
11	516200	0010	3/15/2005	\$300,000	1,480	1430	8	1977	3	18,000	N	N	1330 S 293RD PL
11	720560	0020	5/28/2007	\$409,000	1,480	1410	8	1978	4	9,720	N	N	29238 13TH PL S
11	720580	0010	7/14/2005	\$416,000	1,480	940	8	1967	4	13,110	Y	N	28805 11TH AVE S
11	515220	0010	9/22/2005	\$321,000	1,500	576	8	1962	4	11,050	N	N	30032 8TH AVE S
11	515160	0460	1/24/2006	\$353,000	1,510	780	8	1961	4	9,200	N	N	1177 S 299TH PL
11	515190	0110	11/17/2005	\$310,100	1,510	0	8	1960	4	11,200	N	N	652 S 298TH ST
11	515190	0160	4/25/2006	\$335,000	1,510	0	8	1960	4	11,890	N	N	604 S 298TH ST
11	039600	0050	8/1/2005	\$299,000	1,520	0	8	1967	4	10,695	N	N	30031 6TH AVE SW
11	515180	0025	10/12/2005	\$449,000	1,530	1530	8	1962	5	17,850	Y	N	1033 S 295TH PL
11	543720	0090	4/3/2006	\$490,000	1,530	730	8	1985	3	9,600	Y	N	150 S 294TH PL
11	515160	0405	12/7/2006	\$365,000	1,540	0	8	1959	5	14,600	N	N	29636 10TH PL S
11	720510	0040	7/26/2006	\$547,884	1,540	1420	8	1976	4	13,300	Y	N	29707 4TH AVE SW
11	186270	0210	10/5/2005	\$447,500	1,560	1500	8	1980	4	10,350	Y	N	29501 3RD AVE S
11	515200	0010	4/12/2005	\$345,000	1,560	500	8	1963	3	12,000	N	N	29820 6TH AVE S
11	515296	0080	11/9/2005	\$524,000	1,570	630	8	1977	4	9,600	Y	N	28638 8TH PL S
11	543721	0190	6/21/2006	\$589,950	1,580	1540	8	1975	4	7,800	Y	N	104 S 295TH PL
11	516200	0340	12/18/2007	\$441,000	1,600	1400	8	1976	4	7,150	N	N	1312 S 295TH PL
11	718300	0050	7/17/2007	\$519,000	1,600	0	8	1964	5	9,647	Y	N	212 S 296TH PL
11	516200	0420	4/8/2005	\$324,990	1,610	840	8	1977	3	8,250	Y	N	1309 S 293RD PL
11	515160	0070	5/22/2007	\$306,000	1,630	0	8	1959	3	12,325	N	N	841 S 299TH PL
11	515160	0070	10/20/2005	\$264,200	1,630	0	8	1959	3	12,325	N	N	841 S 299TH PL
11	720500	0220	2/10/2006	\$698,500	1,640	1670	8	1978	5	9,984	Y	N	29810 4TH AVE SW
11	515296	0600	8/7/2006	\$495,000	1,670	720	8	1975	3	11,800	Y	N	28644 11TH AVE S
11	516200	0290	2/20/2007	\$420,000	1,670	600	8	1976	4	7,700	N	N	1305 S 295TH PL
11	516200	0360	4/12/2006	\$342,950	1,670	420	8	1977	4	8,000	N	N	29326 13TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
11	720560	0010	5/30/2006	\$395,000	1,670	1400	8	1978	4	10,925	N	N	29244 13TH PL S
11	515160	0545	12/31/2007	\$390,000	1,690	960	8	1963	4	12,000	Y	N	1012 S 296TH PL
11	515160	0240	6/23/2005	\$389,305	1,700	1700	8	1959	3	12,540	Y	N	29607 9TH PL S
11	516201	0050	8/14/2006	\$372,500	1,700	530	8	1977	3	10,920	N	N	28941 12TH AVE S
11	720520	0120	2/13/2007	\$545,000	1,700	1200	8	1978	3	11,970	Y	N	435 SW 297TH ST
11	515160	0535	6/14/2005	\$537,000	1,710	1710	8	1956	4	18,173	Y	N	928 S 296TH PL
11	515190	0220	1/30/2006	\$324,950	1,710	480	8	1960	4	12,000	N	N	29841 8TH AVE S
11	543721	0160	3/6/2006	\$625,000	1,710	1550	8	1974	4	9,200	Y	N	142 S 295TH ST
11	186270	0190	2/2/2006	\$560,000	1,730	1610	8	1980	3	10,880	Y	N	306 S 295TH PL
11	515180	0070	12/14/2005	\$480,000	1,730	1090	8	1961	3	16,500	Y	N	1040 S 295TH PL
11	515180	0070	3/2/2005	\$405,000	1,730	1090	8	1961	3	16,500	Y	N	1040 S 295TH PL
11	515200	0210	10/18/2005	\$397,500	1,750	1530	8	1962	4	10,880	N	N	611 S 301ST ST
11	515293	0050	8/28/2006	\$532,000	1,760	490	8	1978	5	10,150	Y	N	823 S MARINE HILLS WAY
11	515190	0280	7/13/2005	\$320,000	1,770	0	8	1960	3	14,630	N	N	639 S 298TH ST
11	515296	0460	8/4/2006	\$469,990	1,780	530	8	1975	4	12,300	Y	N	1119 S 287TH PL
11	515200	0220	4/6/2006	\$477,450	1,810	1810	8	1961	5	10,974	N	N	617 S 301ST ST
11	543720	0010	8/25/2005	\$566,950	1,820	1010	8	1974	4	8,100	Y	N	103 S 294TH PL
11	233700	0090	6/12/2007	\$530,000	1,840	940	8	1992	3	10,010	Y	N	29806 5TH AVE SW
11	720520	0205	6/15/2006	\$397,000	1,870	840	8	1978	3	8,750	Y	N	707 SW 296TH ST
11	513700	0070	9/18/2006	\$585,000	1,920	1460	8	1966	5	9,440	Y	N	29916 2ND AVE SW
11	052104	9040	2/22/2006	\$380,000	2,030	0	8	1950	3	17,784	Y	N	29854 1ST AVE S
11	720520	0010	11/17/2005	\$497,500	2,040	1140	8	1976	4	10,584	Y	N	29605 7TH AVE SW
11	516200	0190	12/6/2006	\$499,950	2,125	1257	8	1977	4	18,900	N	N	29310 12TH PL S
11	720500	0190	10/26/2006	\$419,000	2,150	590	8	1966	3	10,218	Y	N	29834 4TH AVE SW
11	186270	0300	6/9/2005	\$349,950	2,190	0	8	1983	3	9,350	N	N	29600 3RD AVE S
11	515160	0335	3/10/2005	\$395,000	2,230	1610	8	1969	5	12,150	N	N	29644 9TH PL S
11	720510	0050	11/7/2006	\$540,000	2,280	780	8	1982	4	9,540	Y	N	415 SW 297TH ST
11	720560	0060	4/5/2006	\$334,000	2,290	0	8	1979	3	8,470	N	N	29214 13TH PL S
11	515190	0120	3/28/2006	\$435,000	2,620	0	8	1961	5	12,060	N	N	638 S 298TH ST
11	515296	0610	9/20/2007	\$725,000	2,770	0	8	1975	4	12,560	Y	N	28638 11TH AVE S
11	233700	0020	7/10/2007	\$515,000	2,850	1350	8	1994	3	9,963	Y	N	558 SW 298TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
11	233700	0020	1/11/2007	\$510,000	2,850	1350	8	1994	3	9,963	Y	N	558 SW 298TH ST
11	515296	0630	1/30/2007	\$728,000	2,950	570	8	1975	4	14,143	Y	N	28626 11TH AVE S
11	543720	0150	10/11/2006	\$652,000	1,420	1200	9	1976	3	8,800	Y	N	104 S 294TH PL
11	543720	0080	7/13/2006	\$539,000	1,490	1010	9	1979	4	15,000	Y	N	151 S 294TH PL
11	720510	0070	8/28/2007	\$425,000	1,500	200	9	1977	3	13,540	N	N	400 SW 297TH ST
11	720560	0080	6/26/2006	\$449,950	1,520	1070	9	1990	3	10,000	N	N	29204 13TH PL S
11	515240	0050	10/28/2005	\$594,000	1,570	1280	9	1962	4	14,260	Y	N	920 S 294TH PL
11	515296	0740	2/2/2005	\$702,000	1,630	1630	9	1979	4	13,425	Y	N	28529 10TH AVE S
11	513700	0130	6/11/2007	\$586,500	1,640	1280	9	1978	3	10,488	Y	N	219 SW 299TH PL
11	513730	0090	3/8/2005	\$449,950	1,650	600	9	1977	3	13,375	Y	N	29634 2ND AVE SW
11	720570	0090	6/27/2005	\$540,000	1,700	880	9	1968	4	12,750	Y	N	28938 11TH AVE S
11	720580	0130	11/4/2005	\$384,000	1,730	1340	9	1963	4	18,939	N	N	28910 12TH AVE S
11	515280	0130	3/24/2006	\$433,000	1,760	0	9	1975	3	11,259	Y	N	822 S 293RD ST
11	515280	0130	9/13/2005	\$301,600	1,760	0	9	1975	3	11,259	Y	N	822 S 293RD ST
11	513700	0150	10/11/2005	\$510,000	1,770	700	9	1977	4	9,500	Y	N	205 SW 299TH PL
11	720570	0010	8/8/2005	\$475,000	1,800	1800	9	1976	3	11,938	Y	N	1029 S 289TH ST
11	720570	0040	8/17/2005	\$620,000	1,910	600	9	1963	4	12,000	Y	N	28933 11TH AVE S
11	515210	0170	2/2/2006	\$580,000	1,980	1020	9	1961	2	44,600	Y	N	707 S 295TH PL
11	515160	0560	1/12/2007	\$580,000	2,100	300	9	1957	4	18,565	N	N	1030 S 296TH PL
11	515296	0500	7/5/2006	\$639,950	2,100	930	9	1976	4	9,825	Y	N	28716 11TH AVE S
11	515292	0230	3/23/2005	\$555,000	2,140	2020	9	1973	4	10,000	Y	N	28822 8TH AVE S
11	515210	0030	10/17/2005	\$365,000	2,190	0	9	1961	4	13,300	N	N	29415 9TH PL S
11	515250	0010	11/21/2007	\$650,000	2,210	2000	9	1971	4	28,080	Y	N	29423 7TH PL S
11	119600	1590	10/23/2006	\$560,080	2,250	430	9	2000	3	16,752	Y	N	323 SW 293RD ST
11	119600	2945	10/9/2006	\$650,000	2,260	950	9	1991	3	11,900	Y	N	509 SW 294TH ST
11	515210	0120	5/16/2006	\$332,000	2,260	0	9	1967	3	14,000	N	N	815 S 295TH PL
11	515290	0080	9/27/2006	\$725,000	2,320	0	9	1970	4	16,014	Y	N	631 S 291ST ST
11	513720	0070	5/29/2007	\$660,000	2,520	1740	9	1977	4	9,628	Y	N	212 SW 298TH PL
11	515160	0370	7/12/2005	\$470,000	2,690	0	9	1993	3	13,020	N	N	29621 11TH PL S
11	119600	3105	4/7/2006	\$597,450	2,740	350	9	1997	3	11,376	N	N	319 SW 294TH ST
11	543721	0090	3/2/2007	\$780,000	3,000	240	9	1993	3	12,800	Y	N	167 S 295TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
11	119600	3810	3/22/2006	\$650,000	3,080	0	9	2001	3	19,150	N	N	29530 2ND PL SW
11	515280	0190	6/25/2007	\$785,000	3,150	2380	9	1968	4	15,312	Y	N	29315 8TH AVE S
11	543720	0160	5/1/2006	\$755,000	3,330	0	9	2000	3	9,594	Y	N	29410 1ST AVE S
11	515296	0010	2/3/2006	\$679,500	2,040	2040	10	1980	4	10,025	Y	N	833 S MARINE HILLS WAY
11	515293	0190	1/24/2006	\$845,000	2,232	1391	10	1986	4	19,022	Y	N	704 S 288TH LN
11	119600	3428	7/12/2006	\$672,500	2,360	0	10	1995	3	12,750	N	N	29414 2ND AVE SW
11	515296	0780	2/9/2007	\$899,950	2,798	0	10	2006	3	11,875	Y	N	856 S MARINE HILLS WAY
11	119600	2942	11/7/2006	\$790,000	3,020	0	10	1994	3	17,000	Y	N	29437 6TH AVE SW
11	119600	1350	7/25/2005	\$700,000	3,050	0	10	1996	3	15,000	Y	N	29309 2ND AVE SW
11	515330	0190	3/8/2005	\$710,000	3,140	720	10	1991	3	9,496	Y	N	29107 9TH PL S
11	891420	0090	7/29/2005	\$560,000	3,430	0	10	1994	3	10,640	Y	N	135 S 300TH PL
11	052104	9038	7/16/2007	\$820,000	3,640	1640	10	1974	4	43,124	Y	N	29812 1ST AVE S
11	515298	0010	2/21/2005	\$855,000	2,420	1550	11	2004	3	15,504	Y	N	28922 5TH AVE S
11	515291	0060	3/27/2006	\$845,999	2,640	1100	11	1976	4	14,300	Y	N	28920 6TH AVE S
11	119600	3006	8/2/2007	\$1,199,900	3,150	1000	11	1994	3	13,900	Y	N	522 SW 295TH PL
14	515320	0381	8/21/2007	\$230,000	770	0	6	1953	3	15,600	N	N	1404 SW 304TH ST
14	515320	0621	11/13/2007	\$300,000	1,390	0	6	1950	4	18,750	N	N	1216 SW DASH POINT RD
14	416710	0240	10/11/2005	\$287,500	1,440	0	6	1925	4	16,819	N	N	30018 31ST AVE SW
14	515320	0607	9/21/2005	\$259,500	1,000	570	7	1958	4	21,336	N	N	1221 SW 304TH ST
14	189850	0090	9/19/2005	\$215,000	1,080	0	7	1968	3	9,521	N	N	31855 54TH AVE SW
14	515320	0450	2/1/2007	\$260,000	1,090	0	7	1962	4	20,900	N	N	30402 12TH AVE SW
14	321020	0340	12/3/2007	\$355,000	1,100	540	7	1978	4	15,840	N	N	5344 SW 316TH PL
14	416770	0200	10/2/2006	\$324,950	1,100	1000	7	1966	3	9,600	N	N	2427 SW 307TH ST
14	416760	0030	5/25/2005	\$242,500	1,120	1000	7	1961	2	12,054	N	N	30837 21ST AVE SW
14	416770	0250	7/29/2006	\$314,000	1,120	1100	7	1963	3	9,600	N	N	2223 SW 307TH ST
14	321020	0435	12/11/2006	\$337,000	1,130	480	7	1978	4	5,792	Y	N	5141 SW 311TH PL
14	321020	0356	6/21/2005	\$235,000	1,160	1060	7	1968	2	14,864	N	N	31529 53RD AVE SW
14	189860	0060	8/22/2007	\$290,000	1,170	0	7	1968	4	9,611	N	N	31819 53RD AVE SW
14	321020	0373	8/10/2006	\$269,950	1,180	560	7	1978	3	9,344	N	N	5108 SW 316TH PL
14	514930	0270	4/11/2006	\$350,350	1,180	510	7	1979	4	12,675	N	N	1427 SW 306TH ST
14	416790	0300	5/19/2005	\$250,000	1,190	480	7	1976	3	9,720	N	N	2222 SW 308TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	515320	0455	7/26/2005	\$240,500	1,190	0	7	1950	3	24,400	N	N	30168 12TH AVE SW
14	321020	0357	7/8/2005	\$236,000	1,200	0	7	1967	3	10,103	N	N	31527 53RD AVE SW
14	416730	0120	3/14/2005	\$273,000	1,200	820	7	1977	2	7,140	N	N	30604 24TH AVE SW
14	005100	0240	2/8/2006	\$287,000	1,220	830	7	1977	3	12,741	N	N	30423 23RD AVE SW
14	189870	0140	7/26/2006	\$263,450	1,240	0	7	1971	4	9,360	N	N	31430 50TH AVE SW
14	195460	0140	7/28/2005	\$327,750	1,240	600	7	1962	3	13,500	Y	N	1007 SW 298TH ST
14	189870	0010	2/23/2006	\$255,000	1,250	0	7	1971	3	9,500	N	N	31444 51ST AVE SW
14	321020	0089	4/12/2007	\$550,000	1,250	1000	7	1950	4	28,951	Y	N	5308 SW 315TH ST
14	515320	0205	1/26/2007	\$284,950	1,250	0	7	1958	3	22,000	N	N	1201 SW 300TH PL
14	184080	0065	5/11/2006	\$299,950	1,280	640	7	1973	3	15,200	N	N	31008 50TH AVE SW
14	515320	0415	8/21/2007	\$365,000	1,280	1280	7	1960	4	24,880	Y	N	30049 10TH AVE SW
14	515320	0427	6/23/2005	\$290,000	1,280	0	7	1986	3	35,172	N	N	30149 10TH AVE SW
14	515320	0430	4/13/2007	\$340,000	1,280	1080	7	1962	4	27,300	N	N	1010 SW DASH POINT RD
14	515320	0666	8/1/2006	\$354,000	1,280	620	7	1968	4	18,000	N	N	1458 SW DASH POINT RD
14	514930	0260	8/17/2007	\$364,500	1,290	980	7	1976	3	14,790	N	N	1435 SW 306TH ST
14	514930	0280	4/23/2007	\$260,000	1,290	980	7	1976	3	11,250	N	N	1417 SW 306TH ST
14	416770	0170	4/7/2006	\$345,950	1,300	1200	7	1966	3	10,680	Y	N	2451 SW 307TH ST
14	416780	0070	9/14/2006	\$335,000	1,300	600	7	1968	3	10,890	N	N	2400 SW 308TH PL
14	515320	0480	7/6/2007	\$380,000	1,300	940	7	1963	4	27,810	N	N	30030 12TH AVE SW
14	515320	0475	7/11/2005	\$286,000	1,330	0	7	1954	3	24,400	N	N	30110 12TH AVE SW
14	873219	0860	10/29/2007	\$259,000	1,330	0	7	1979	3	8,400	N	N	32601 49TH CT SW
14	012103	9101	7/6/2006	\$425,000	1,370	0	7	1947	3	33,105	Y	N	30011 23RD AVE SW
14	416790	0190	8/23/2005	\$259,950	1,370	440	7	1976	3	10,800	N	N	2236 SW 309TH ST
14	515320	0647	2/27/2007	\$275,000	1,370	0	7	1957	4	18,000	N	N	1338 SW DASH POINT RD
14	416660	0590	11/27/2006	\$285,000	1,380	0	7	1996	3	17,100	N	N	2940 SW DASH POINT RD
14	515320	0646	11/14/2006	\$312,500	1,380	1100	7	1957	4	18,000	N	N	1346 SW DASH POINT RD
14	195460	0091	3/22/2005	\$399,950	1,420	990	7	1961	3	13,485	Y	N	29856 12TH AVE SW
14	416730	0140	8/5/2005	\$320,000	1,430	660	7	1976	3	7,548	N	N	2408 SW 306TH PL
14	416790	0180	5/9/2005	\$258,000	1,430	440	7	1976	3	8,625	N	N	2239 SW 309TH ST
14	515320	0505	6/1/2006	\$295,975	1,440	1140	7	1964	2	14,940	N	N	30039 8TH AVE SW
14	416790	0230	6/16/2005	\$311,000	1,450	700	7	1975	3	11,500	N	N	2216 SW 309TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	321020	0332	10/20/2006	\$240,000	1,480	0	7	1952	3	16,500	N	N	5341 SW DASH POINT RD
14	515320	0540	2/2/2005	\$400,000	1,500	0	7	1950	3	45,000	Y	N	30022 10TH AVE SW
14	515320	0476	2/9/2006	\$308,000	1,540	0	7	1957	3	24,400	N	N	30104 12TH AVE SW
14	321020	0375	1/24/2007	\$315,000	1,560	0	7	1978	3	25,584	N	N	5231 SW DASH POINT RD
14	178990	0080	7/19/2006	\$250,000	1,570	0	7	1981	3	15,570	N	N	2216 SW DASH POINT RD
14	102103	9027	2/9/2006	\$404,500	1,630	0	7	1953	4	60,984	N	N	5353 SW 316TH PL
14	189870	0070	12/22/2005	\$279,950	1,730	0	7	1970	4	9,555	N	N	31413 50TH AVE SW
14	416660	0391	8/7/2006	\$358,000	1,740	0	7	1919	4	11,553	N	N	2832 SW 302ND PL
14	515320	0326	4/13/2007	\$370,000	1,820	0	7	1950	3	20,000	N	N	1265 SW 301ST ST
14	416660	0645	11/30/2006	\$610,000	1,830	1320	7	1988	3	84,431	Y	N	30428 28TH AVE SW
14	195460	0141	10/17/2006	\$334,750	1,890	0	7	1958	3	10,800	N	N	29804 11TH AVE SW
14	514930	0040	4/13/2005	\$288,297	1,930	0	7	1976	4	15,000	N	N	1519 SW 308TH PL
14	416660	0170	10/5/2006	\$1,511,000	1,950	180	7	1918	3	14,524	Y	Y	2854 SW 300TH PL
14	515320	0662	2/9/2005	\$224,900	1,950	0	7	1958	3	18,000	N	N	1436 SW DASH POINT RD
14	515320	0486	10/25/2005	\$269,450	1,990	0	7	1955	3	27,810	N	N	30020 12TH AVE SW
14	195460	0151	7/17/2007	\$341,000	2,020	0	7	1963	4	13,950	N	N	29821 8TH AVE SW
14	515320	0350	1/25/2005	\$303,000	2,080	680	7	1974	4	16,000	N	N	30143 12TH AVE SW
14	515320	0410	3/27/2006	\$395,000	2,087	0	7	1962	4	15,500	N	N	30037 10TH AVE SW
14	416770	0120	7/28/2005	\$290,000	2,360	0	7	1966	4	9,600	N	N	2420 SW 307TH ST
14	195460	0115	5/9/2005	\$390,000	2,770	0	7	1996	3	13,020	Y	N	29852 11TH AVE SW
14	189831	0460	12/15/2005	\$245,800	1,000	0	8	1984	3	7,882	N	N	32415 51ST AVE SW
14	189830	0310	4/13/2005	\$246,000	1,030	380	8	1986	3	7,237	N	N	32600 51ST PL SW
14	873219	0840	4/25/2006	\$319,950	1,080	720	8	1979	4	8,400	N	N	32604 49TH CT SW
14	873219	1040	8/8/2006	\$324,400	1,080	720	8	1979	4	7,420	N	N	32615 49TH CT SW
14	189831	0170	4/15/2005	\$298,250	1,100	620	8	1987	2	17,993	N	N	5416 SW 326TH CT
14	873218	0200	3/1/2006	\$289,000	1,130	310	8	1985	3	7,225	N	N	32611 45TH CT SW
14	873219	0390	2/10/2006	\$296,000	1,140	720	8	1978	3	8,424	N	N	4911 SW 324TH PL
14	873219	0950	4/13/2006	\$304,000	1,170	840	8	1979	3	9,000	N	N	32642 50TH PL SW
14	873219	0990	9/19/2005	\$288,500	1,170	840	8	1979	3	7,350	N	N	4908 SW 327TH PL
14	211572	0210	3/14/2005	\$241,950	1,220	0	8	1987	3	5,000	N	N	4803 SW 315TH PL
14	873219	0010	2/6/2007	\$267,000	1,220	0	8	1979	3	7,200	N	N	4616 SW 325TH WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	873218	0190	4/5/2007	\$325,000	1,240	270	8	1985	3	7,211	N	N	32617 45TH CT SW
14	873218	0300	7/16/2007	\$320,000	1,240	310	8	1985	3	7,200	N	N	4619 SW 327TH ST
14	873219	0330	4/10/2006	\$350,000	1,240	810	8	1979	3	7,725	N	N	32430 50TH PL SW
14	873219	1030	11/21/2007	\$325,000	1,240	840	8	1979	3	7,700	N	N	32617 49TH CT SW
14	195460	0095	7/9/2007	\$710,000	1,250	900	8	2007	3	13,485	Y	N	29865 11TH AVE SW
14	873219	0480	10/12/2006	\$317,000	1,280	480	8	1979	3	10,500	N	N	4703 SW 325TH PL
14	873219	0930	12/4/2007	\$342,500	1,280	760	8	1979	3	7,700	N	N	32626 50TH PL SW
14	211572	0420	12/8/2005	\$264,950	1,300	0	8	1987	3	5,000	N	N	31423 47TH PL SW
14	873219	0110	8/3/2006	\$304,950	1,330	980	8	1979	3	8,400	N	N	4810 SW 325TH PL
14	012103	9025	3/4/2005	\$290,000	1,340	460	8	1979	3	43,124	N	N	30331 18TH AVE SW
14	211572	0240	8/15/2006	\$265,000	1,340	0	8	1986	3	5,000	N	N	4745 SW 315TH PL
14	873219	0190	11/30/2006	\$302,500	1,340	410	8	1978	4	7,200	N	N	4910 SW 324TH PL
14	873219	0430	4/23/2007	\$336,800	1,340	410	8	1978	4	7,150	N	N	32436 50TH CT SW
14	416780	0080	3/15/2007	\$354,150	1,370	1200	8	1968	3	11,250	N	N	2406 SW 308TH ST
14	085050	0090	8/23/2006	\$350,000	1,380	770	8	1976	3	15,051	N	N	30328 19TH PL SW
14	873219	0440	5/19/2006	\$328,000	1,380	960	8	1978	3	7,000	N	N	32428 50TH CT SW
14	873219	0320	8/15/2006	\$329,950	1,390	940	8	1979	3	7,931	N	N	32438 50TH PL SW
14	873219	0530	11/28/2007	\$350,000	1,390	0	8	1978	3	7,500	N	N	4801 SW 325TH PL
14	873219	0670	12/16/2005	\$295,000	1,390	380	8	1979	4	7,500	N	N	32625 50TH PL SW
14	873219	0680	2/10/2005	\$242,000	1,390	460	8	1979	3	7,500	N	N	32633 50TH PL SW
14	893750	0050	8/11/2006	\$393,900	1,400	500	8	1975	3	15,525	N	N	30217 24TH AVE SW
14	893750	0050	10/17/2005	\$332,000	1,400	500	8	1975	3	15,525	N	N	30217 24TH AVE SW
14	893750	0220	10/11/2006	\$500,000	1,400	790	8	1964	4	15,950	Y	N	29844 24TH AVE SW
14	189832	0220	7/6/2005	\$299,450	1,410	540	8	1986	3	9,600	N	N	5131 SW 327TH PL
14	189831	0390	7/24/2006	\$299,000	1,420	0	8	1984	3	8,257	N	N	5217 SW 324TH PL
14	873219	0450	8/23/2007	\$319,600	1,420	580	8	1978	3	7,200	N	N	32425 50TH CT SW
14	893750	0160	5/31/2005	\$370,500	1,420	920	8	1964	4	17,050	N	N	30040 24TH AVE SW
14	189831	0260	4/11/2007	\$359,000	1,440	360	8	1987	4	7,409	N	N	5313 SW 326TH ST
14	873218	0060	2/14/2006	\$285,500	1,440	0	8	1985	4	8,792	N	N	4616 SW 327TH ST
14	893750	0100	6/27/2005	\$323,000	1,440	770	8	1966	3	17,600	N	N	30244 24TH AVE SW
14	873219	0200	12/19/2006	\$349,950	1,460	1030	8	1978	3	7,350	N	N	4918 SW 324TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	873219	0420	2/13/2007	\$296,000	1,470	0	8	1978	3	8,300	N	N	32433 49TH AVE SW
14	122103	9145	3/29/2005	\$335,000	1,480	520	8	1977	4	15,246	N	N	2003 SW 304TH ST
14	189831	0340	4/20/2006	\$300,000	1,480	0	8	1984	4	12,115	N	N	32417 53RD PL SW
14	416660	0676	10/23/2006	\$465,000	1,480	1480	8	1969	4	18,500	Y	N	2618 SW 308TH ST
14	515320	0411	12/5/2005	\$418,000	1,490	1440	8	1995	3	15,700	Y	N	30041 10TH AVE SW
14	893750	0120	1/31/2007	\$445,000	1,490	960	8	1966	4	17,000	N	N	30224 24TH AVE SW
14	189832	0290	11/9/2007	\$333,700	1,500	340	8	1986	3	7,763	N	N	32706 51ST PL SW
14	416770	0210	7/27/2005	\$242,000	1,520	0	8	1966	3	9,600	N	N	2419 SW 307TH ST
14	893750	0040	9/29/2006	\$329,900	1,520	0	8	1968	3	14,375	N	N	30225 24TH AVE SW
14	085050	0040	5/11/2006	\$348,000	1,540	880	8	1976	3	16,200	N	N	30300 19TH PL SW
14	189830	0040	6/12/2006	\$294,000	1,550	0	8	1983	3	7,754	N	N	32421 51ST AVE SW
14	211570	0190	6/19/2007	\$364,950	1,570	390	8	1980	3	7,560	N	N	31228 47TH PL SW
14	515320	0407	6/26/2006	\$449,950	1,580	1200	8	1975	4	12,000	Y	N	30031 10TH AVE SW
14	005100	0220	1/19/2006	\$339,950	1,600	880	8	1977	4	13,125	N	N	30435 23RD AVE SW
14	211570	0010	3/12/2007	\$305,000	1,600	0	8	1980	3	11,475	N	N	4747 SW 312TH PL
14	873218	0220	1/5/2005	\$251,500	1,610	0	8	1989	3	9,982	N	N	32601 45TH CT SW
14	515320	0345	5/25/2005	\$310,000	1,620	930	8	1960	4	16,000	N	N	30129 12TH AVE SW
14	012103	9131	3/27/2007	\$449,950	1,650	1100	8	1967	3	38,430	N	N	30230 23RD AVE SW
14	211572	0020	5/18/2007	\$327,200	1,650	0	8	1987	3	5,000	N	N	4712 SW 314TH PL
14	189832	0280	11/13/2006	\$335,000	1,660	0	8	1986	3	7,746	N	N	32712 51ST PL SW
14	211572	0400	11/27/2006	\$325,000	1,660	0	8	1987	3	5,608	N	N	4719 SW 314TH PL
14	211572	0030	8/23/2007	\$310,000	1,670	0	8	1987	3	5,000	N	N	4718 SW 314TH PL
14	211572	0180	8/28/2006	\$300,000	1,670	0	8	1987	3	5,000	N	N	31445 48TH PL SW
14	119600	4775	11/29/2007	\$719,000	1,720	1720	8	1960	3	11,700	Y	N	1104 SW 296TH ST
14	211572	0450	4/24/2006	\$365,000	1,720	920	8	1986	3	5,000	N	N	4726 SW 315TH PL
14	661350	0020	7/26/2006	\$795,000	1,730	1070	8	1978	3	24,720	Y	Y	3608 SW DASH POINT RD
14	184080	0045	2/12/2007	\$322,000	1,750	0	8	1968	3	15,010	N	N	4830 SW 310TH ST
14	184090	0015	8/1/2005	\$330,000	1,750	520	8	1982	3	14,250	N	N	31015 50TH AVE SW
14	893760	0010	3/13/2006	\$379,950	1,750	810	8	1975	3	14,112	Y	N	30254 25TH AVE SW
14	189831	0250	3/28/2006	\$327,950	1,790	0	8	1988	3	7,399	N	N	5319 SW 326TH ST
14	211572	0330	10/2/2006	\$324,900	1,796	0	8	1987	3	5,014	N	N	31444 47TH PL SW

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	178990	0060	1/27/2006	\$425,000	1,800	1420	8	1959	4	31,336	N	N	2253 SW 313TH ST
14	178990	0075	6/16/2006	\$380,000	1,800	0	8	1959	4	24,534	N	N	2225 SW 313TH ST
14	189831	0100	8/1/2006	\$320,000	1,830	0	8	1987	3	8,514	N	N	5134 SW 324TH PL
14	189831	0100	4/28/2005	\$287,000	1,830	0	8	1987	3	8,514	N	N	5134 SW 324TH PL
14	416660	0652	1/30/2006	\$463,670	1,830	1130	8	1986	2	21,652	Y	N	30425 26TH AVE S
14	189831	0360	6/20/2005	\$285,500	1,850	0	8	1987	3	8,387	N	N	32412 53RD PL SW
14	189832	0320	3/21/2007	\$317,950	1,850	0	8	1987	3	7,968	N	N	32634 51ST PL SW
14	515320	0030	2/22/2006	\$709,500	1,870	820	8	1987	3	15,000	Y	N	1247 SW 296TH ST
14	515320	0030	8/11/2005	\$660,000	1,870	820	8	1987	3	15,000	Y	N	1247 SW 296TH ST
14	189832	0340	7/12/2007	\$329,950	1,880	0	8	1987	3	9,597	N	N	32622 51ST PL SW
14	802950	0230	9/1/2005	\$356,000	1,900	0	8	1988	3	9,570	N	N	32823 47TH AVE SW
14	189832	0310	8/30/2005	\$299,500	1,910	0	8	1987	3	7,766	N	N	32640 51ST PL SW
14	189890	0180	5/5/2005	\$435,000	1,930	1070	8	1999	3	14,897	N	N	4622 SW 330TH CT
14	189890	0060	8/29/2005	\$349,500	1,960	0	8	1999	3	8,853	N	N	4630 SW 333RD CT
14	189890	0250	8/30/2007	\$386,800	1,960	0	8	1999	3	11,602	N	N	33019 47TH AVE SW
14	189890	0250	9/14/2005	\$349,950	1,960	0	8	1999	3	11,602	N	N	33019 47TH AVE SW
14	012103	9032	10/24/2005	\$533,000	1,970	1780	8	1966	4	26,136	Y	N	29926 21ST AVE SW
14	211570	0210	8/17/2005	\$290,000	1,980	0	8	1980	3	8,400	N	N	4720 SW 312TH PL
14	941269	0010	5/10/2005	\$313,000	1,990	920	8	1998	3	9,600	N	N	30724 21ST AVE SW
14	189831	0330	10/13/2006	\$339,000	2,010	0	8	1984	3	8,794	N	N	32413 53RD PL SW
14	211572	0370	11/8/2005	\$319,000	2,030	0	8	1985	3	5,000	N	N	31420 47TH PL SW
14	211572	0370	3/10/2005	\$268,500	2,030	0	8	1985	3	5,000	N	N	31420 47TH PL SW
14	941269	0040	11/19/2007	\$365,000	2,040	540	8	1998	3	9,600	N	N	30816 21ST AVE SW
14	211572	0510	4/5/2005	\$272,000	2,090	0	8	1986	3	5,000	N	N	31434 48TH PL SW
14	873219	0470	4/11/2007	\$327,500	2,090	0	8	1978	3	6,930	N	N	32437 50TH CT SW
14	515320	0185	9/15/2005	\$574,500	2,100	1660	8	1977	3	23,300	Y	N	1234 SW 300TH PL
14	802950	0160	9/21/2005	\$349,950	2,150	0	8	1989	3	7,339	N	N	4627 SW 328TH PL
14	012103	9125	12/22/2006	\$390,000	2,190	880	8	1965	3	16,117	Y	N	2250 SW 300TH ST
14	122103	9161	7/21/2005	\$384,500	2,390	600	8	1981	3	44,866	N	N	1851 SW 304TH ST
14	515320	0397	7/23/2007	\$485,000	2,440	0	8	1962	4	16,200	Y	N	30146 16TH AVE SW
14	184090	0035	7/21/2005	\$570,000	2,590	1080	8	1980	3	14,378	Y	N	30903 45TH PL SW

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	189890	0050	7/3/2006	\$449,950	2,660	0	8	1999	3	15,037	N	N	4624 SW 333RD ST
14	189890	0120	6/9/2006	\$459,500	2,660	0	8	1999	3	15,730	N	N	33032 47TH AVE SW
14	189890	0080	7/19/2005	\$410,000	2,680	0	8	1999	3	14,707	N	N	33128 47TH AVE SW
14	189890	0190	6/19/2007	\$460,000	2,680	0	8	1999	3	12,664	N	N	4626 SW 330TH ST
14	211570	0130	3/23/2006	\$361,500	2,790	0	8	1980	4	7,560	N	N	4729 SW 313TH PL
14	893760	0120	6/28/2006	\$700,000	1,900	1080	9	1975	3	12,350	Y	N	30165 25TH AVE SW
14	112103	9118	8/14/2007	\$460,000	1,930	710	9	1978	3	21,780	N	N	31107 44TH AVE SW
14	802950	0080	8/15/2005	\$425,000	1,960	1100	9	1990	3	8,037	N	N	4605 SW 328TH PL
14	195460	0051	10/26/2007	\$700,000	2,220	850	9	1993	3	8,551	Y	N	29640 MARINE VIEW DR SW
14	195460	0150	6/15/2006	\$529,950	2,250	1220	9	1998	3	13,950	Y	N	29816 9TH AVE SW
14	058755	0330	8/17/2007	\$692,950	2,260	1520	9	1989	3	27,896	Y	N	30830 36TH CT SW
14	058755	0360	3/30/2005	\$450,000	2,300	0	9	1989	3	34,693	Y	N	30812 36TH CT SW
14	802950	0060	12/20/2005	\$429,700	2,320	0	9	1989	3	9,719	N	N	4610 SW 328TH PL
14	802951	0050	3/14/2006	\$420,000	2,350	0	9	1991	3	10,678	N	N	32817 49TH AVE SW
14	802952	0055	5/2/2005	\$465,000	2,360	830	9	2002	3	9,450	N	N	33129 49TH AVE SW
14	802950	0090	9/23/2005	\$433,950	2,370	530	9	1993	3	7,496	N	N	4609 SW 328TH PL
14	195460	0170	7/20/2005	\$534,500	2,410	340	9	1990	3	13,950	Y	N	29848 9TH AVE SW
14	802950	0640	1/11/2006	\$515,000	2,440	1450	9	1990	3	9,682	N	N	32906 46TH CT SW
14	802951	0060	1/18/2006	\$399,950	2,450	0	9	1991	3	9,812	N	N	32823 49TH AVE SW
14	189820	0110	4/11/2006	\$472,000	2,560	0	9	1989	3	9,701	N	N	4621 SW 327TH PL
14	802950	0570	1/30/2007	\$492,000	2,590	200	9	2002	3	9,193	N	N	32902 47TH AVE SW
14	802950	0570	3/16/2005	\$392,000	2,590	200	9	2002	3	9,193	N	N	32902 47TH AVE SW
14	893750	0200	8/29/2006	\$549,000	2,610	0	9	1966	3	16,200	Y	N	30012 24TH AVE SW
14	802951	0300	4/22/2005	\$406,500	2,680	0	9	1992	3	10,565	N	N	32912 49TH AVE SW
14	893750	0330	3/20/2007	\$670,000	2,810	0	9	1974	4	17,575	Y	N	30009 24TH AVE SW
14	802950	0520	7/6/2007	\$460,000	2,880	0	9	1988	3	8,280	N	N	32903 47TH AVE SW
14	802950	0520	6/13/2006	\$454,950	2,880	0	9	1988	3	8,280	N	N	32903 47TH AVE SW
14	802951	0330	5/4/2007	\$562,000	2,950	0	9	1990	4	14,192	N	N	33023 48TH AVE SW
14	416660	0673	5/5/2006	\$699,900	3,001	0	9	1995	3	35,490	Y	N	30621 26TH AVE SW
14	119600	4560	8/15/2005	\$800,000	3,050	1400	9	1989	3	11,261	Y	N	926 SW 296TH ST
14	122103	9001	4/2/2005	\$699,950	3,390	0	9	1987	3	116,826	N	N	1827 SW 304TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	802952	0090	7/6/2007	\$685,000	3,510	0	9	1998	3	22,601	Y	N	33226 49TH AVE SW
14	416660	0385	3/7/2007	\$768,950	3,556	0	9	2007	3	13,596	N	N	2824 SW 300TH PL
14	802952	0210	6/12/2006	\$554,325	3,640	0	9	1992	3	11,721	N	N	4935 SW 329TH WAY
14	112103	9058	2/17/2005	\$795,000	3,660	1080	9	1982	3	32,234	Y	Y	30855 50TH PL SW
14	058755	0230	8/24/2006	\$715,000	2,510	0	10	1989	3	25,180	Y	N	3517 SW 310TH CT
14	058755	0310	5/23/2007	\$800,000	2,510	1240	10	1990	3	26,700	Y	N	30900 36TH AVE SW
14	058755	0310	3/28/2005	\$640,000	2,510	1240	10	1990	3	26,700	Y	N	30900 36TH AVE SW
14	005050	0090	6/15/2007	\$768,000	2,850	1,440	10	1990	3	15,001	Y	N	30147 16TH AVE SW
14	058755	0490	8/31/2006	\$990,000	2,860	1,540	10	1989	3	14,220	Y	N	30939 36TH AVE SW
14	005050	0030	11/14/2005	\$1,010,000	2,970	2,880	10	1991	3	15,002	Y	N	30035 16TH AVE SW
14	802951	0230	4/11/2005	\$584,900	2,980	0	10	1991	3	11,424	Y	N	4923 SW 330TH ST
14	889420	0130	5/30/2006	\$705,000	3,053	0	10	2005	3	9,617	Y	N	30419 24TH AVE SW
14	195460	0196	1/18/2005	\$500,000	3,100	930	10	2000	3	11,154	Y	N	29852 10TH AVE SW
14	802951	0180	1/12/2005	\$580,000	3,170	1,180	10	1993	3	13,664	Y	N	32915 49TH PL SW
14	889420	0100	9/26/2005	\$689,950	3,186	0	10	2005	3	9,651	N	N	30511 24TH AVE SW
14	889420	0170	9/23/2005	\$699,950	3,186	0	10	2005	3	10,853	Y	N	2415 SW 305TH ST
14	802951	0210	8/15/2006	\$649,950	3,210	0	10	1990	3	9,450	Y	N	32933 49TH PL SW
14	889420	0070	2/7/2007	\$800,000	3,297	0	10	2005	3	9,773	N	N	30512 24TH AVE SW
14	889420	0070	8/24/2005	\$735,000	3,297	0	10	2005	3	9,773	N	N	30512 24TH AVE SW
14	889420	0050	10/12/2006	\$711,000	3,336	0	10	2006	3	9,773	Y	N	30502 24TH AVE SW
14	005070	0010	9/25/2006	\$592,000	3,340	0	10	1990	3	15,295	N	N	30323 17TH AVE SW
14	889420	0010	11/15/2007	\$799,999	3,413	0	10	2005	3	11,359	N	N	30406 24TH AVE SW
14	889420	0110	9/26/2005	\$699,950	3,415	0	10	2005	3	10,013	N	N	30505 24TH AVE SW
14	005050	0080	12/8/2005	\$650,000	3,450	0	10	1989	3	15,001	Y	N	30137 16TH AVE SW
14	515320	0155	9/20/2006	\$659,000	3,590	0	10	1966	4	23,800	Y	N	29880 MARINE VIEW DR SW
14	005050	0010	9/9/2005	\$753,000	3,740	0	10	1993	3	22,632	Y	N	30015 16TH AVE SW
14	416660	0400	3/29/2007	\$926,788	3,977	0	10	2006	3	17,094	N	N	2836 SW 302ND PL
14	758200	0120	1/4/2007	\$1,030,000	4,460	930	10	1986	3	16,728	Y	N	31001 39TH AVE SW
14	005070	0160	5/16/2006	\$882,000	4,710	0	10	1993	3	15,427	N	N	30230 17TH AVE SW
14	889420	0030	11/10/2006	\$900,000	4,729	0	10	2005	3	9,751	N	N	30420 24TH AVE SW
14	005070	0130	3/2/2006	\$870,000	4,930	0	10	1993	3	15,427	Y	N	30200 17TH AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 52**

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
14	889420	0190	9/18/2006	\$1,015,000	4,435	0	11	2005	3	10,046	Y	N	30514 25TH PL SW
14	112103	9014	6/28/2006	\$899,000	4,620	0	11	2004	3	38,332	N	N	4304 SW DASH POINT RD
14	112103	9031	4/24/2006	\$1,770,000	5,194	0	11	2006	3	47,044	Y	Y	4338 SW 307TH PL
14	889420	0140	7/18/2006	\$1,125,000	5,582	0	11	2005	3	10,064	Y	N	30413 24TH AVE SW

**Improved Sales Removed From This Physical Inspection Analysis
Area 52**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	052104	9168	5/2/2006	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	052104	9168	5/2/2006	\$675,000	RELOCATION - SALE TO SERVICE;
9	119600	0032	3/1/2005	\$525,000	NO MARKET EXPOSURE;
9	322204	9027	7/15/2005	\$820,000	MULTI-PARCEL SALE;
9	322204	9119	3/1/2005	\$600,000	BUILDER OR DEVELOPER SALES;
9	506740	0043	8/22/2005	\$399,990	NON-REPRESENTATIVE SALE;
9	506840	0095	2/3/2005	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
9	720360	0230	1/20/2006	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	720360	0385	8/26/2005	\$830,000	NO MARKET EXPOSURE;
9	720360	0655	11/1/2007	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	720360	0655	10/20/2006	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	720360	0680	7/12/2005	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	720360	0705	3/21/2005	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	720360	0730	4/30/2006	\$756,657	NO MARKET EXPOSURE;
9	720420	0080	11/14/2006	\$1,850,000	NON-REPRESENTATIVE SALE;
9	953660	0145	7/20/2007	\$483,500	RELOCATION - SALE TO SERVICE;
9	953660	0270	10/26/2005	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	953660	0639	6/27/2006	\$339,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
9	953660	0645	6/22/2005	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	953660	0665	2/21/2007	\$424,000	FORCED SALE;
9	953660	1295	10/11/2005	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	953660	1340	6/14/2007	\$600,000	NO MARKET EXPOSURE;
10	292204	9084	8/6/2005	\$63,813	QUIT CLAIM DEED
10	322204	9109	7/5/2006	\$250,000	QUIT CLAIM DEED;
10	419300	0090	2/18/2005	\$233,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	506740	0155	1/27/2006	\$402,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	506840	0117	9/19/2007	\$340,000	LEASE OR LEASE-HOLD
10	516210	0250	11/29/2005	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	516210	0530	6/20/2006	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	638510	0120	1/10/2005	\$299,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	638510	0130	9/27/2006	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	638510	0170	9/8/2005	\$119,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	638511	0190	10/4/2005	\$299,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	638511	0320	11/19/2007	\$309,600	LEASE OR LEASE-HOLD;
10	638511	0320	11/27/2006	\$282,518	LEASE OR LEASE-HOLD;
10	638511	0320	7/12/2005	\$272,800	LEASE OR LEASE-HOLD;
10	720300	0200	10/18/2005	\$299,950	1031 TRADE;
10	720300	0528	9/23/2005	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	720360	1425	5/24/2007	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	720360	1680	4/18/2006	\$219,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
10	720360	1680	6/9/2005	\$245,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
10	720360	1680	5/19/2005	\$245,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
10	720540	0010	11/21/2007	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 52**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	720550	0050	7/11/2006	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	720550	0050	12/4/2007	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	720551	0230	1/12/2007	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	752300	0290	1/26/2007	\$164,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	752400	0010	5/12/2006	\$116,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
10	752410	0080	7/11/2005	\$230,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	752410	0300	3/7/2006	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10	953660	0325	2/10/2005	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	953660	0375	5/5/2005	\$440,160	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	953660	0380	1/26/2005	\$305,000	RELOCATION - SALE TO SERVICE;
10	953660	1086	3/14/2005	\$200,000	QUIT CLAIM DEED;
10	953660	1655	2/22/2006	\$600,000	SEGREGATION AND/OR MERGER;
10	953660	1714	12/28/2005	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	953660	2040	1/18/2005	\$160,000	NON-REPRESENTATIVE SALE;
10	953720	0020	1/27/2005	\$169,699	QUIT CLAIM DEED
10	953720	0065	4/19/2005	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	039600	0150	10/27/2005	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	052104	9218	4/23/2007	\$1,099,000	NON-REPRESENTATIVE SALE;
11	062104	9130	3/16/2005	\$850,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	119600	0840	1/21/2005	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	119600	2986	3/23/2005	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	186270	0240	2/7/2005	\$250,000	NON-REPRESENTATIVE SALE;
11	186270	0270	5/23/2005	\$299,000	NON-REPRESENTATIVE SALE;
11	186270	0380	2/16/2005	\$292,500	RELOCATION - SALE BY SERVICE;
11	233680	0030	2/11/2005	\$286,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	513700	0070	11/10/2005	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	513710	0090	4/12/2005	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	513720	0180	2/17/2005	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	513730	0100	9/15/2005	\$73,028	QUIT CLAIM DEED
11	514980	0040	8/29/2006	\$273,100	EXEMPT FROM EXCISE TAX;
11	515160	0115	3/26/2007	\$287,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	515160	0135	11/8/2007	\$76,017	RELATED PARTY, FRIEND, OR NEIGHBOR
11	515160	0270	8/9/2007	\$305,000	NO MARKET EXPOSURE;
11	515160	0305	3/4/2005	\$305,000	FORCED SALE;
11	515160	0450	11/28/2005	\$230,000	NON-REPRESENTATIVE SALE;
11	515160	0535	6/14/2005	\$537,000	RELOCATION - SALE TO SERVICE;
11	515180	0080	4/7/2006	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	515260	0070	1/31/2006	\$289,000	NON-REPRESENTATIVE SALE;
11	515270	0050	4/24/2006	\$635,000	NON-REPRESENTATIVE SALE;
11	515280	0190	4/20/2005	\$695,000	RELOCATION - SALE BY SERVICE;
11	515280	0190	4/11/2005	\$695,000	RELOCATION - SALE TO SERVICE;
11	515291	0030	4/21/2005	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	515292	0210	10/31/2005	\$667,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	515293	0130	1/11/2005	\$660,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	515296	0270	2/23/2005	\$436,100	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	515296	0330	8/1/2005	\$499,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 52**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	515296	0400	2/23/2006	\$134,000	QUIT CLAIM DEED;
11	515296	0660	3/3/2006	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	515330	0030	1/2/2007	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	515330	0030	2/3/2005	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	515330	0150	1/21/2005	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	516200	0290	8/17/2005	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
11	662080	0040	6/28/2006	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	692860	0040	2/8/2006	\$209,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	692860	0250	6/8/2006	\$98,261	RELATED PARTY, FRIEND, OR NEIGHBOR
11	692860	0330	9/20/2007	\$233,926	FORCED SALE
11	692860	0390	6/17/2005	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	692860	0490	1/13/2005	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	692860	0520	2/22/2006	\$200,000	FORCED SALE;
11	718300	0020	8/15/2005	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	718300	0140	5/13/2005	\$357,000	NO MARKET EXPOSURE;
11	720500	0220	8/8/2007	\$599,703	FORCED SALE;
11	720500	0270	2/22/2006	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	720530	0110	7/13/2005	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	720530	0110	4/23/2007	\$117,377	QUIT CLAIM DEED
11	720560	0020	5/28/2007	\$409,000	RELOCATION - SALE BY SERVICE;
11	720580	0100	11/23/2005	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	891420	0330	3/2/2005	\$485,000	NO MARKET EXPOSURE;
14	005070	0180	3/13/2006	\$181,123	QUIT CLAIM DEED; STATEMENT TO DOR;
14	012103	9094	7/5/2006	\$469,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	102103	9028	3/24/2007	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	112103	9118	8/6/2007	\$460,000	RELOCATION - SALE TO SERVICE;
14	122103	9166	7/28/2005	\$214,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	142103	9060	9/13/2006	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	184090	0045	11/18/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	189831	0230	9/21/2007	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	189890	0180	4/28/2005	\$435,000	RELOCATION - SALE TO SERVICE;
14	195460	0090	7/19/2006	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	195460	0120	2/8/2005	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	195460	0150	6/12/2006	\$529,950	RELOCATION - SALE TO SERVICE;
14	195460	0200	2/25/2005	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	211572	0420	12/8/2005	\$264,950	CORRECTION DEED;
14	321020	0340	10/5/2005	\$299,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	416730	0060	4/28/2006	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	416780	0050	3/2/2005	\$102,771	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	514930	0270	8/30/2005	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0175	10/2/2007	\$353,094	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	515320	0185	8/29/2007	\$580,000	FORCED SALE;
14	515320	0185	7/26/2006	\$709,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	515320	0360	10/12/2006	\$163,516	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0362	5/3/2007	\$282,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	515320	0370	8/28/2006	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

**Improved Sales Removed From This Physical Inspection Analysis
Area 52**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
14	515320	0410	4/12/2005	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0450	9/27/2005	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0480	8/1/2005	\$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0525	4/5/2007	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0641	6/22/2005	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	515320	0661	7/14/2006	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	515320	0666	8/3/2005	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	515320	0681	2/25/2005	\$206,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	802950	0650	5/5/2005	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	802951	0230	3/30/2005	\$584,900	RELOCATION - SALE TO SERVICE;
14	873218	0150	4/27/2007	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	873218	0150	2/14/2005	\$257,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	873219	0430	3/22/2006	\$278,354	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	893750	0200	8/1/2007	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	893750	0330	6/15/2005	\$664,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +14.10%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

Area 52 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is .984

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	21	0.793	0.991	25.0%	0.935	1.048
7	210	0.878	0.986	12.3%	0.968	1.004
8	229	0.872	0.977	12.1%	0.962	0.993
>=9	130	0.828	0.988	19.3%	0.960	1.017
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1960	76	0.840	0.968	15.3%	0.935	1.001
1961-1970	146	0.879	0.993	12.9%	0.972	1.013
1971-1980	155	0.846	0.973	15.0%	0.953	0.994
1981-1990	104	0.889	0.984	10.7%	0.959	1.009
1991-2000	61	0.894	1.000	11.8%	0.954	1.045
>2000	48	0.769	0.988	28.4%	0.949	1.027
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	8	0.947	0.938	-1.0%	0.879	0.997
Average	376	0.863	0.984	14.0%	0.970	0.998
Good	178	0.853	0.983	15.3%	0.965	1.002
Very Good	28	0.758	0.997	31.5%	0.948	1.047
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	388	0.860	0.980	14.0%	0.968	0.993
1.5	24	0.766	0.944	23.3%	0.871	1.018
>=2	178	0.859	0.994	15.7%	0.972	1.016
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1001	22	0.804	0.954	18.7%	0.898	1.011
1001-1500	246	0.876	0.998	14.0%	0.983	1.013
1501-2500	225	0.854	0.973	14.0%	0.956	0.991
2501-3000	49	0.889	0.983	10.6%	0.939	1.027
>=3000	48	0.805	0.989	22.9%	0.933	1.045

Area 52 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is .984

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

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

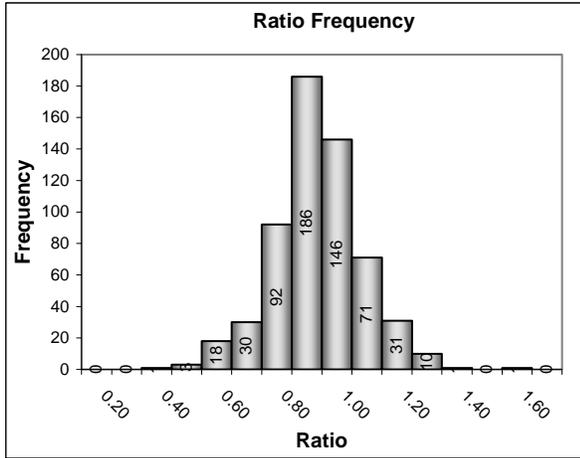
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	207	0.835	0.985	17.9%	0.962	1.008
N	383	0.876	0.983	12.3%	0.972	0.995
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	580	0.859	0.984	14.5%	0.973	0.995
Y	10	0.778	0.982	26.3%	0.857	1.108
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
9	40	0.820	0.995	21.3%	0.946	1.043
10	147	0.858	0.964	12.4%	0.940	0.988
11	166	0.859	0.987	14.9%	0.969	1.006
14	237	0.862	0.988	14.7%	0.971	1.006
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	20	0.786	0.909	15.7%	0.832	0.987
05001-08000	129	0.866	0.998	15.3%	0.976	1.020
08001-12000	227	0.866	0.999	15.3%	0.981	1.016
12001-16000	114	0.849	0.970	14.3%	0.944	0.995
16001-20000	44	0.830	0.974	17.3%	0.936	1.012
20001-30000	32	0.891	0.980	9.9%	0.940	1.020
30001-43559	14	0.820	0.984	20.0%	0.857	1.111
1AC-3AC	10	0.819	0.921	12.5%	0.810	1.032

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: SW/Team-2	Lien Date: 01/01/2007	Date of Report: 6/30/2008	Sales Dates: 1/2005- 12/2007
Area Woodmont/Redondo	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	590
Mean Assessed Value	375,400
Mean Sales Price	438,700
Standard Deviation AV	172,724
Standard Deviation SP	223,926
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.885
Median Ratio	0.878
Weighted Mean Ratio	0.856
UNIFORMITY	
Lowest ratio	0.375
Highest ratio:	1.564
Coefficient of Dispersion	12.74%
Standard Deviation	0.148
Coefficient of Variation	16.70%
Price Related Differential (PRD)	1.034
RELIABILITY	
95% Confidence: Median	
Lower limit	0.864
Upper limit	0.893
95% Confidence: Mean	
Lower limit	0.873
Upper limit	0.896
SAMPLE SIZE EVALUATION	
N (population size)	4424
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.148
Recommended minimum:	35
Actual sample size:	590
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	310
# ratios above mean:	280
z:	1.235
Conclusion:	Normal*
*i.e. no evidence of non-normality	



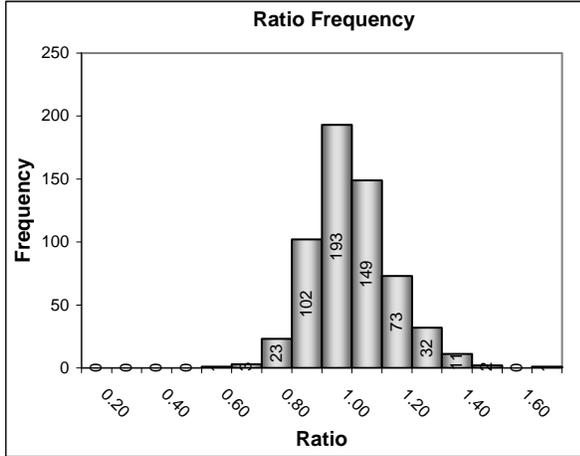
COMMENTS:

1 to 3 Unit Residences throughout area 52

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: SW/Team-2	Lien Date: 01/01/2008	Date of Report: 6/30/2008	Sales Dates: 1/2005 - 12/2007
Area Woodmont/Redondo	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	590		
<i>Mean Assessed Value</i>	431,700		
<i>Mean Sales Price</i>	438,700		
<i>Standard Deviation AV</i>	208,893		
<i>Standard Deviation SP</i>	223,926		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	1.002		
<i>Median Ratio</i>	0.989		
<i>Weighted Mean Ratio</i>	0.984		
UNIFORMITY			
<i>Lowest ratio</i>	0.576		
<i>Highest ratio:</i>	1.820		
<i>Coefficient of Dispersion</i>	10.48%		
<i>Standard Deviation</i>	0.135		
<i>Coefficient of Variation</i>	13.51%		
<i>Price Related Differential (PRD)</i>	1.018		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.977		
<i>Upper limit</i>	1.000		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.013		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	4424		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.135		
Recommended minimum:	29		
<i>Actual sample size:</i>	590		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	324		
<i># ratios above mean:</i>	266		
<i>z:</i>	2.388		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 52
Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 31 parcels in Area 52 that are improved with a mobile home and 3 sales available for analysis. Sales used were from 1/1/2005 through 12/31/2007.

Model Development, Description and Conclusions

There were not enough mobile home sales for a separate analysis. Due to the lack of further evidence mobile homes were valued at:

Base Land + Previous improvement value = 2009 Total Value

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of 39%.

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

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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County

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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