

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Kent/Renton / 59

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1017

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$132,500	\$249,300	\$381,800	\$423,400	90.2%	14.29%
2008 Value	\$138,600	\$268,500	\$407,100	\$423,400	96.2%	14.04%
Change	+\$6,100	+\$19,200	+\$25,300		+6.0%	-0.25%
% Change	+4.6%	+7.7%	+6.6%		+6.7%	-1.75%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.25% and -1.75% represent an improvement.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$128,200	\$205,700	\$333,900
2008 Value	\$134,100	\$227,000	\$361,100
Percent Change	+4.6%	+10.4%	+8.1%

Number of one to three unit residences in the Population: 4193

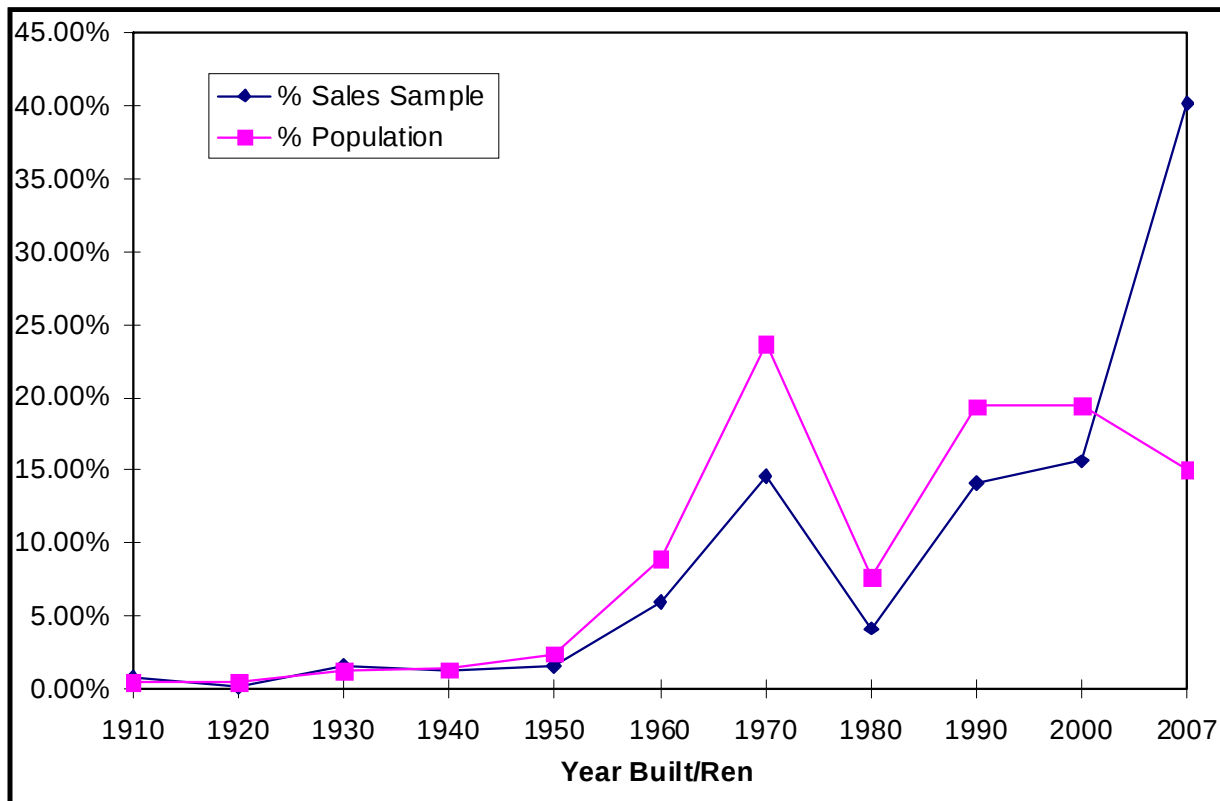
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	0.79%
1920	2	0.20%
1930	16	1.57%
1940	12	1.18%
1950	16	1.57%
1960	61	6.00%
1970	149	14.65%
1980	42	4.13%
1990	143	14.06%
2000	159	15.63%
2007	409	40.22%
	1017	

Population		
Year Built/Ren	Frequency	% Population
1910	20	0.48%
1920	20	0.48%
1930	51	1.22%
1940	56	1.34%
1950	101	2.41%
1960	373	8.90%
1970	993	23.68%
1980	322	7.68%
1990	813	19.39%
2000	814	19.41%
2007	630	15.03%
	4193	

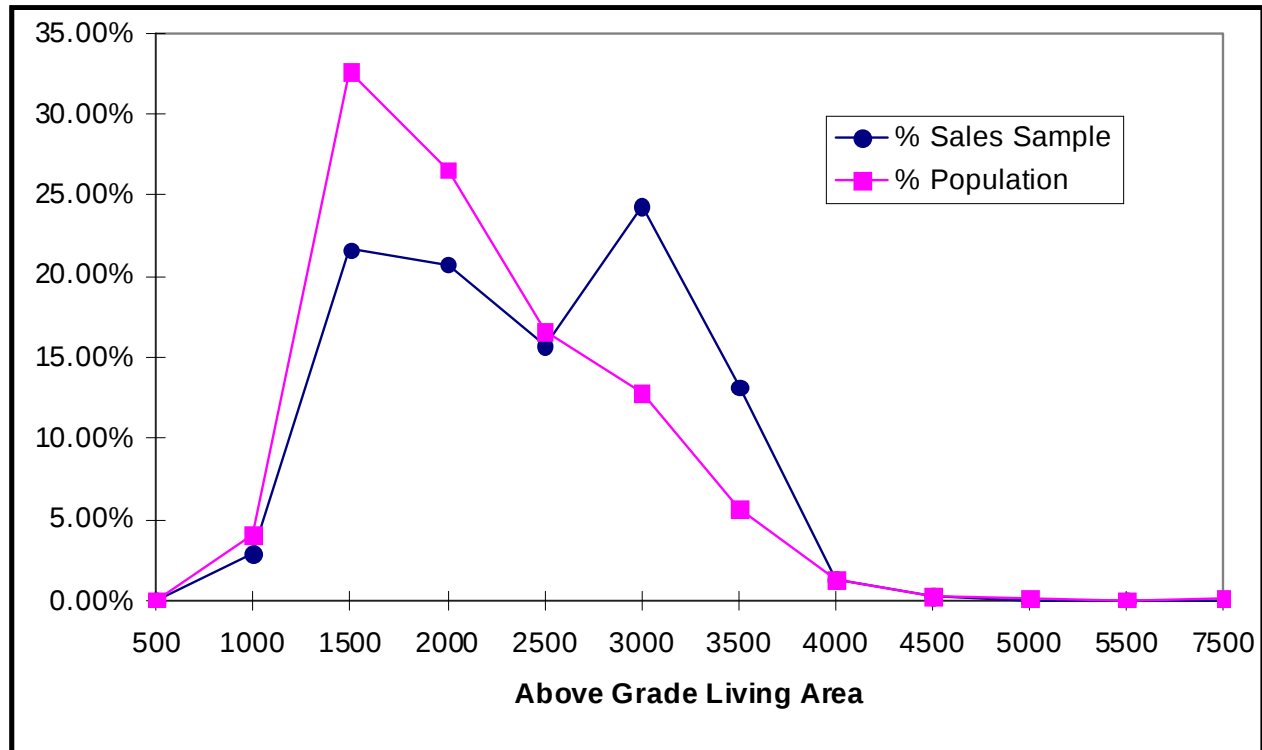


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	29	2.85%
1500	220	21.63%
2000	211	20.75%
2500	160	15.73%
3000	247	24.29%
3500	134	13.18%
4000	13	1.28%
4500	3	0.29%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
1017		

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	168	4.01%
1500	1370	32.67%
2000	1114	26.57%
2500	696	16.60%
3000	536	12.78%
3500	236	5.63%
4000	54	1.29%
4500	10	0.24%
5000	3	0.07%
5500	1	0.02%
10000	5	0.12%
4193		

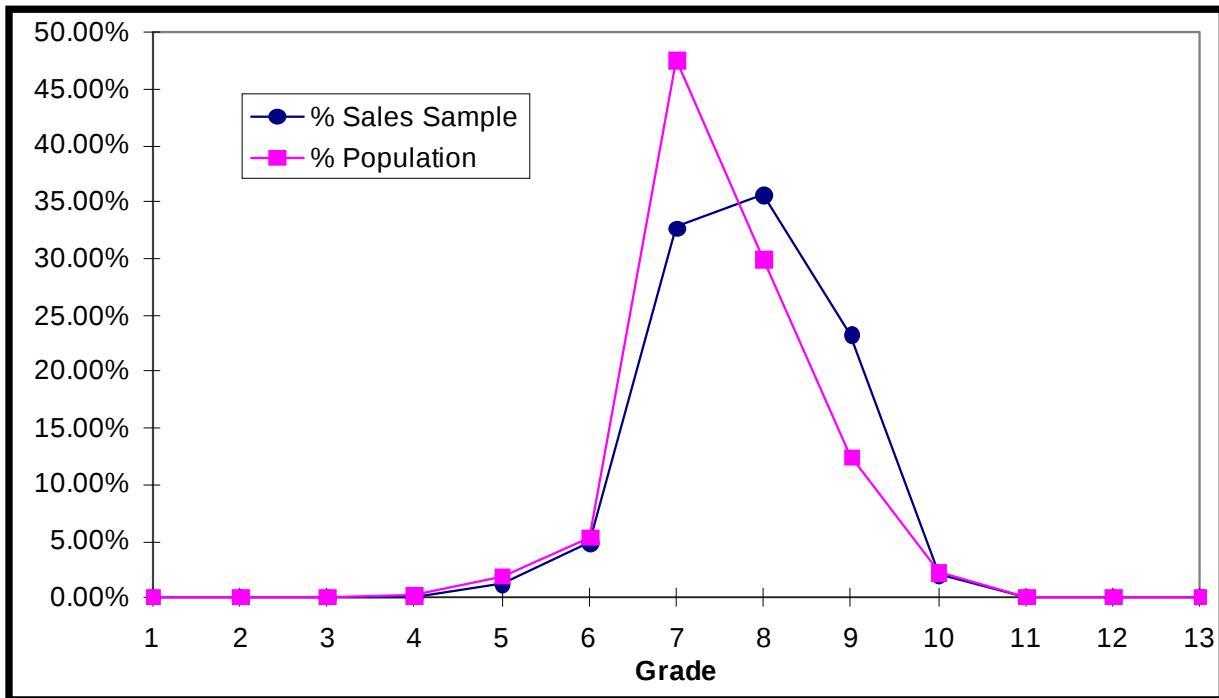


The sales sample frequency distribution is below the population of homes up to 2500 sq. ft. then rises above the population distribution of homes greater than 2500 sq. ft. with regards to above grade living area.

Sales Sample Representation of Population - Grade

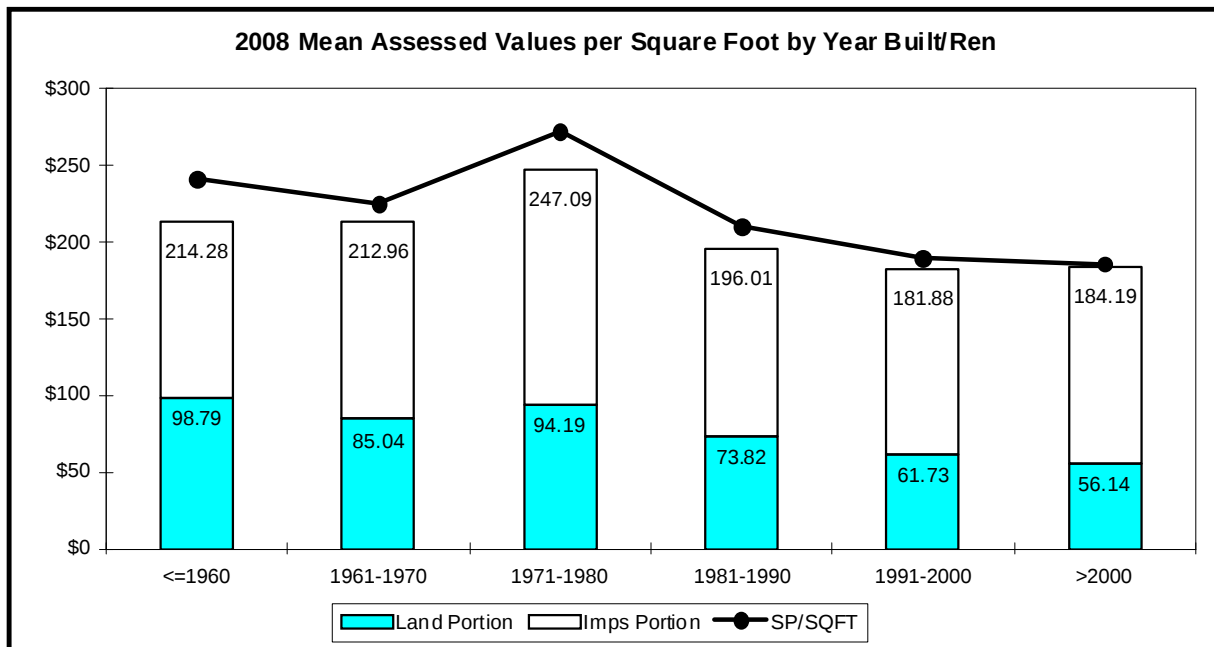
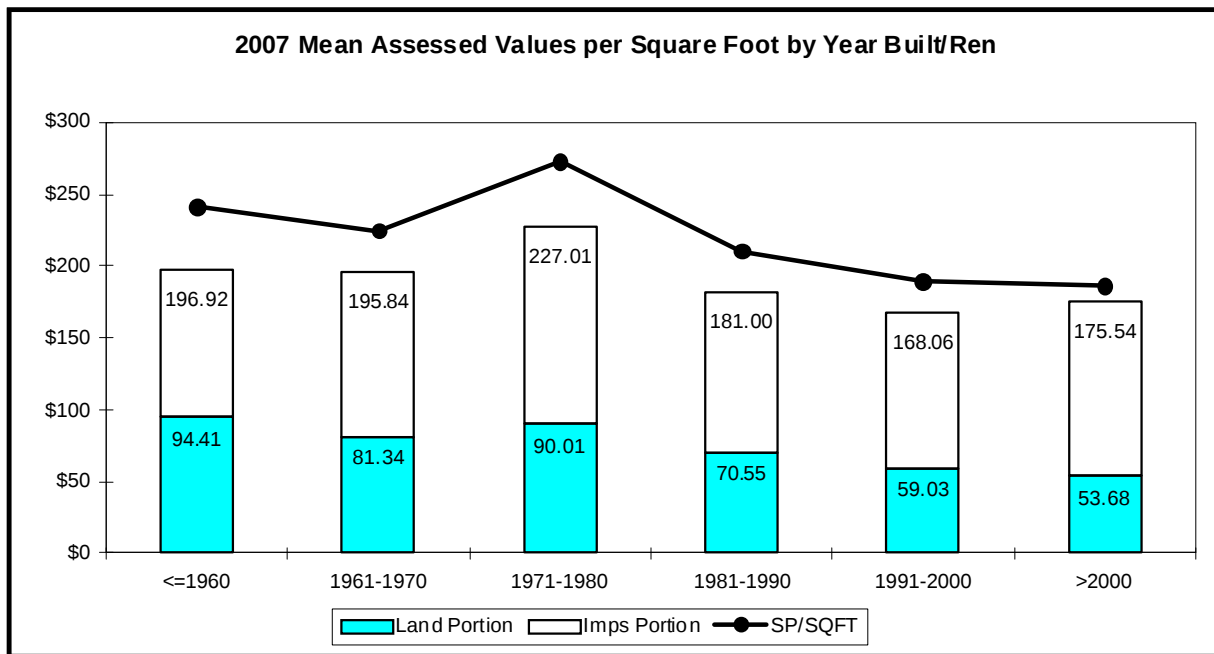
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	1.28%
6	50	4.92%
7	333	32.74%
8	363	35.69%
9	237	23.30%
10	21	2.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1017	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.19%
5	80	1.91%
6	225	5.37%
7	1995	47.58%
8	1257	29.98%
9	526	12.54%
10	93	2.22%
11	5	0.12%
12	3	0.07%
13	1	0.02%
	4193	



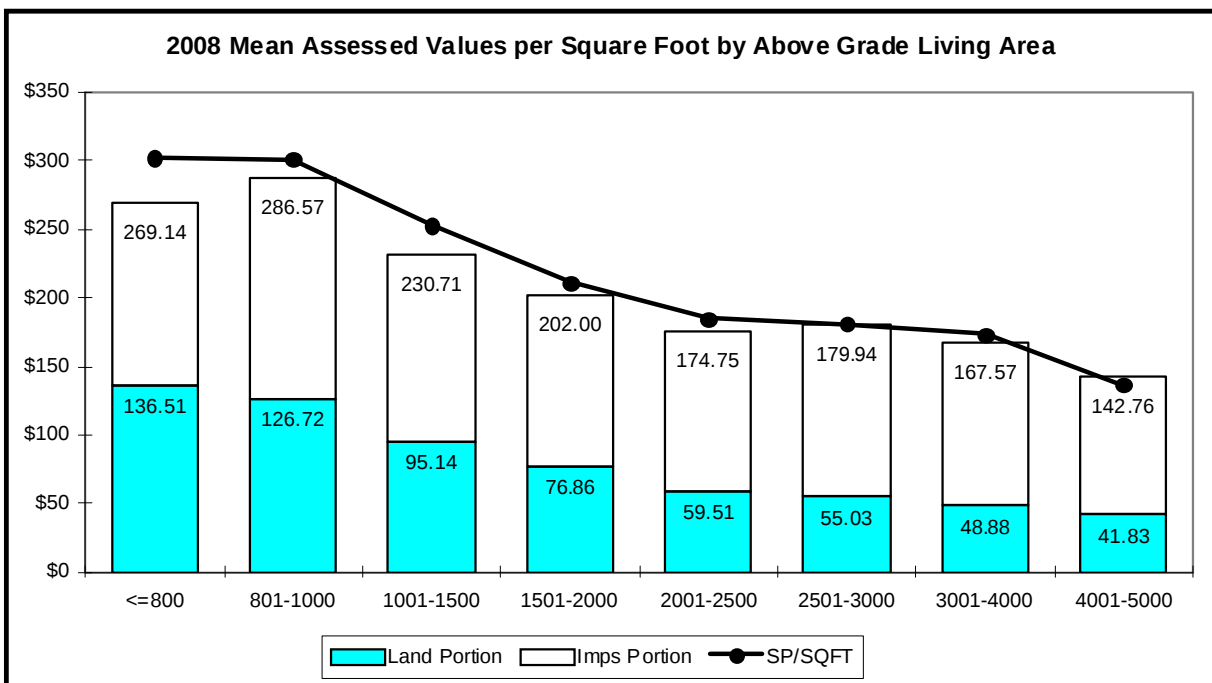
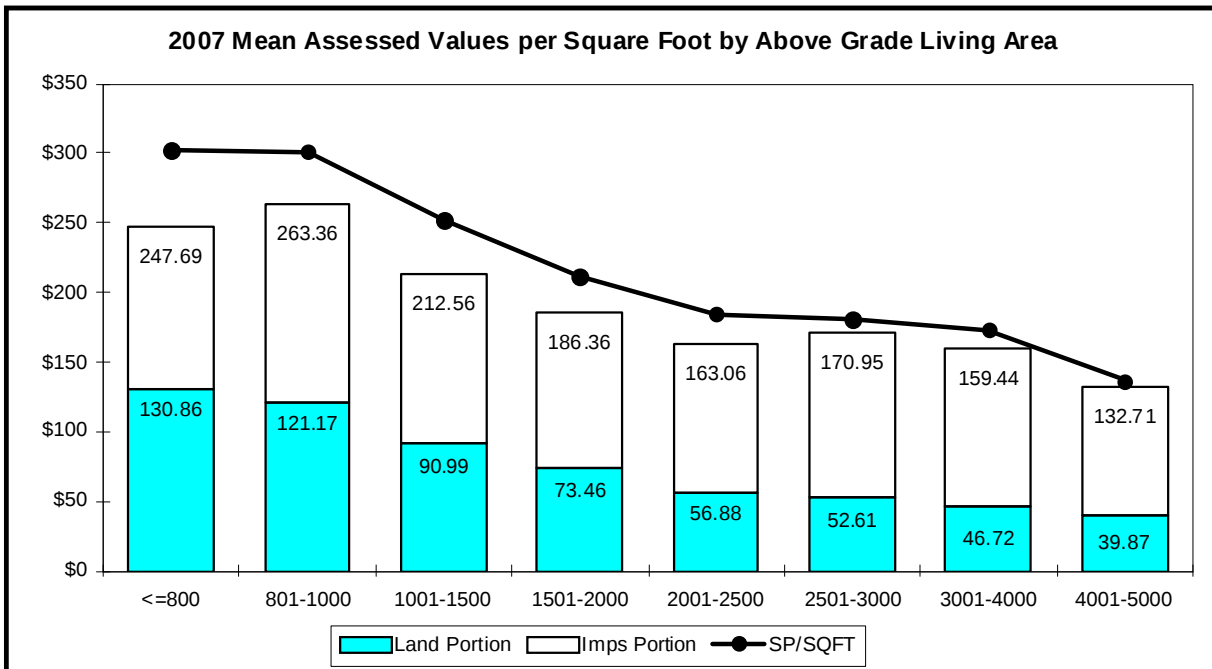
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



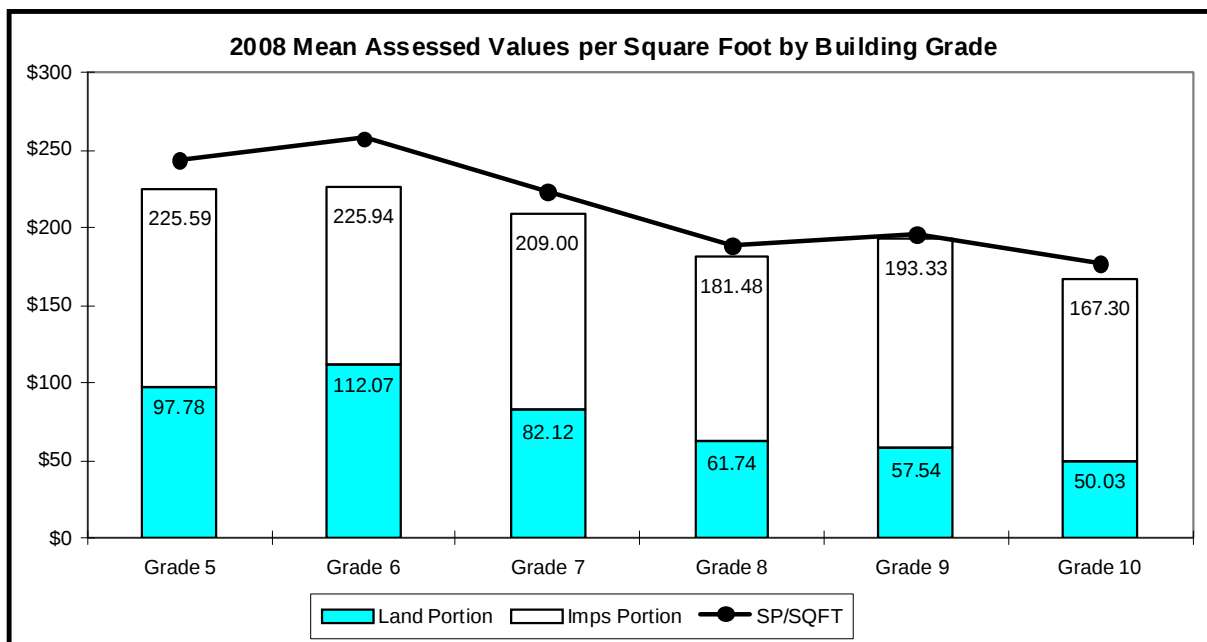
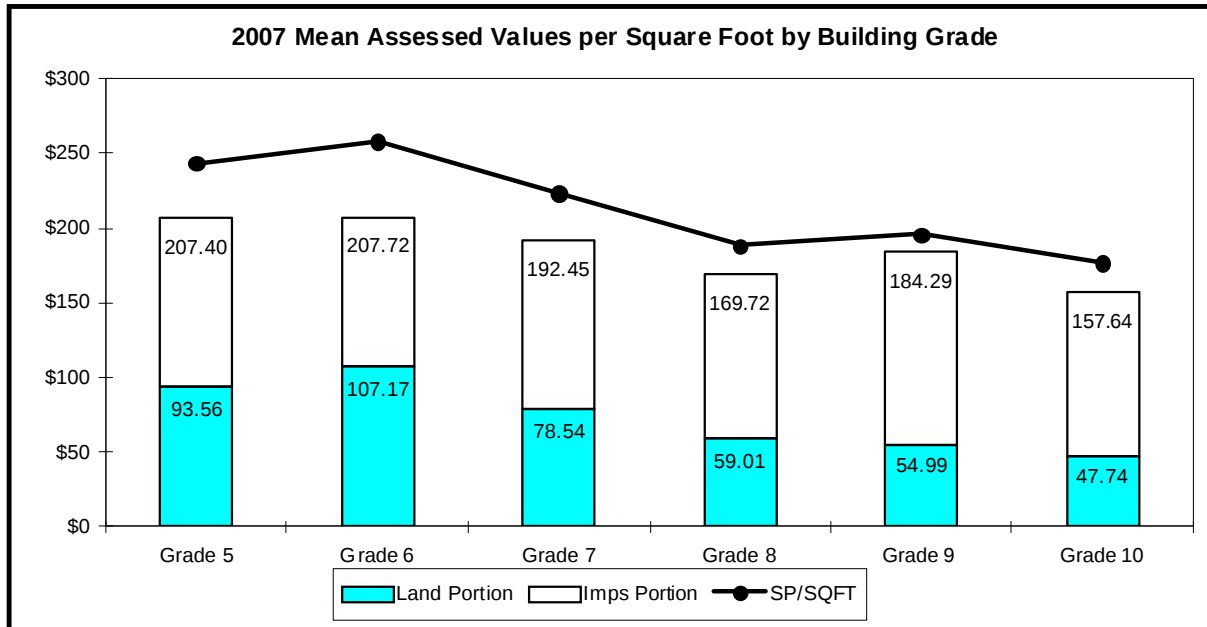
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

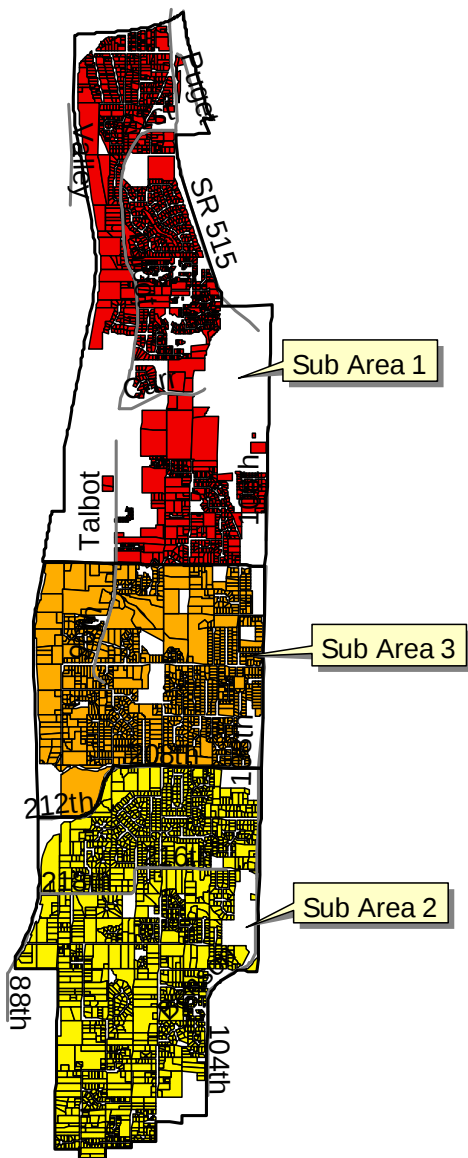


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



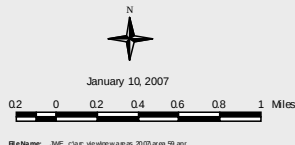
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 59

Kent/Renton

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

- Area 59 outline.shp
- Area 59 streets.shp
- Area 59 Subs.shp
- 001
- 002
- 003

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 24, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

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

Land Update

Based on the 20 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 1017 usable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.09 for all properties except Grade 9 Improvements

2008 Total Value = 2007 Total Value * 1.05 for Grade 9 Improvements

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.077)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
* Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

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

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.077%, with results rounded down to the next \$1,000

Model Validation

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

Area 59 Annual Update Model Adjustments

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

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

Overall For All Properties Except Grade 9 Improvements

9.00%

Overall For All Grade 9 Improvements Only

5.00%

Comments

An overall 9.00% adjustment would be applied to all properties except grade 9 improvements. 97% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

An overall 5% adjustment would be applied to all grade 9 improvements due to a higher average ratio (assessed value/sale price) in comparison to the other grade homes in this population. 3% of the population would receive this adjustment.

Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.962.

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.
5	13	0.831	0.904	8.8%	0.757	1.050
6	50	0.816	0.887	8.8%	0.833	0.942
7	333	0.864	0.940	8.8%	0.923	0.957
8	363	0.907	0.987	8.9%	0.975	1.000
9	237	0.940	0.986	4.9%	0.972	1.001
10	21	0.893	0.973	8.9%	0.893	1.053
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	115	0.820	0.892	8.8%	0.857	0.927
1961-1970	149	0.872	0.948	8.7%	0.923	0.973
1971-1980	42	0.832	0.906	8.9%	0.856	0.955
1981-1990	143	0.866	0.936	8.0%	0.917	0.955
1991-2000	159	0.888	0.959	8.0%	0.938	0.980
>2000	409	0.943	1.007	6.8%	0.996	1.018
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	774	0.914	0.981	7.3%	0.972	0.990
Good	199	0.851	0.925	8.7%	0.902	0.948
Very Good	44	0.855	0.930	8.9%	0.875	0.985
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	376	0.855	0.929	8.6%	0.914	0.945
1.5	34	0.842	0.911	8.2%	0.836	0.986
2	607	0.925	0.992	7.2%	0.982	1.001

Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.962.

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	7	0.823	0.895	8.6%	0.830	0.959
0801-1000	22	0.876	0.953	8.8%	0.855	1.050
1001-1500	220	0.844	0.918	8.8%	0.897	0.939
1501-2000	211	0.884	0.960	8.6%	0.940	0.979
2001-2500	160	0.883	0.958	8.5%	0.940	0.977
2501-3000	247	0.944	1.008	6.8%	0.994	1.022
3001-4000	147	0.920	0.978	6.2%	0.956	0.999
4001-5000	3	0.973	1.047	7.6%	0.245	1.848
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	964	0.900	0.969	7.6%	0.960	0.977
Y	53	0.925	0.997	7.7%	0.957	1.036
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1017	0.902	0.970	7.6%	0.962	0.979
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	412	0.913	0.975	6.8%	0.961	0.988
2	418	0.897	0.971	8.3%	0.957	0.984
3	187	0.883	0.957	8.4%	0.938	0.976
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	3	0.817	0.889	8.9%	0.817	0.961
3000-8000	549	0.933	1.001	7.2%	0.991	1.010
08001-16000	379	0.860	0.929	8.1%	0.914	0.945
16001-30000	44	0.907	0.981	8.1%	0.938	1.024
30001-43559	12	0.873	0.947	8.5%	0.772	1.123
1AC-10AC	30	0.789	0.857	8.6%	0.774	0.939

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW/TEAM 1	Lien Date: 01/01/2007	Date of Report: 6/24/2008	Sales Dates: 1/2005 - 12/2007														
Area KENT/RENTON	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No														
SAMPLE STATISTICS		<table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>28</td></tr><tr><td>0.70-0.80</td><td>149</td></tr><tr><td>0.80-0.90</td><td>299</td></tr><tr><td>0.90-1.00</td><td>275</td></tr><tr><td>1.00-1.10</td><td>189</td></tr><tr><td>1.10-1.20</td><td>49</td></tr></tbody></table>		Ratio Bin	Frequency	0.60-0.70	28	0.70-0.80	149	0.80-0.90	299	0.90-1.00	275	1.00-1.10	189	1.10-1.20	49
Ratio Bin	Frequency																
0.60-0.70	28																
0.70-0.80	149																
0.80-0.90	299																
0.90-1.00	275																
1.00-1.10	189																
1.10-1.20	49																
Sample size (n)	1017																
Mean Assessed Value	381,800																
Mean Sales Price	423,400																
Standard Deviation AV	119,339																
Standard Deviation SP	128,492																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.909																
Median Ratio	0.905																
Weighted Mean Ratio	0.902																
UNIFORMITY																	
Lowest ratio	0.402																
Highest ratio:	1.445																
Coefficient of Dispersion	11.28%																
Standard Deviation	0.130																
Coefficient of Variation	14.29%																
Price Related Differential (PRD)	1.008																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	0.892																
Upper limit	0.913																
95% Confidence: Mean																	
Lower limit	0.901																
Upper limit	0.917																
SAMPLE SIZE EVALUATION																	
N (population size)	4193																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.130																
Recommended minimum:	27																
Actual sample size:	1017																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	528																
# ratios above mean:	489																
z:	1.223																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

COMMENTS:

1 to 3 Unit Residences throughout area 59

COMMENTS:

1 to 3 Unit Residences throughout area 59

e.

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SW/TEAM 1	Lien Date: 01/01/2008	Date of Report: 6/24/2008	Sales Dates: 1/2005 - 12/2007																						
Area KENT/RENTON	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>44</td></tr><tr><td>0.70-0.80</td><td>242</td></tr><tr><td>0.80-0.90</td><td>300</td></tr><tr><td>0.90-1.00</td><td>233</td></tr><tr><td>1.00-1.10</td><td>133</td></tr><tr><td>1.10-1.20</td><td>25</td></tr><tr><td>1.20-1.30</td><td>9</td></tr><tr><td>1.30-1.40</td><td>4</td></tr><tr><td>1.40-1.50</td><td>1</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	44	0.70-0.80	242	0.80-0.90	300	0.90-1.00	233	1.00-1.10	133	1.10-1.20	25	1.20-1.30	9	1.30-1.40	4	1.40-1.50	1	1.50-1.60	0
Ratio	Frequency																								
0.60-0.70	44																								
0.70-0.80	242																								
0.80-0.90	300																								
0.90-1.00	233																								
1.00-1.10	133																								
1.10-1.20	25																								
1.20-1.30	9																								
1.30-1.40	4																								
1.40-1.50	1																								
1.50-1.60	0																								
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Mean Sales Price	423,400																								
Standard Deviation AV	122,280																								
Standard Deviation SP	128,492																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.973																								
Median Ratio	0.963																								
Weighted Mean Ratio	0.962																								
UNIFORMITY																									
Lowest ratio	0.437																								
Highest ratio:	1.575																								
Coefficient of Dispersion	11.01%																								
Standard Deviation	0.137																								
Coefficient of Variation	14.04%																								
Price Related Differential (PRD)	1.012																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.954																								
Upper limit	0.977																								
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SAMPLE SIZE EVALUATION																									
N (population size)	4193																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.137																								
Recommended minimum:	30																								
Actual sample size:	1017																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	532																								
# ratios above mean:	485																								
z:	1.474																								
Conclusion:	Normal*																								
*i.e. no evidence of non-normality																									

COMMENTS:

1 to 3 Unit Residences throughout area 59

Both assessment level and uniformity have been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 59

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723160	0220	11/15/06	\$195,950	620	0	5	1964	3	4000	N	N	1404 WHITWORTH AVE S
001	723160	0424	12/8/05	\$204,950	670	0	5	1933	4	4000	N	N	614 S 15TH ST
001	722200	0265	1/31/05	\$199,400	930	0	5	1926	5	7380	N	N	617 S 15TH ST
001	334040	1426	3/27/07	\$382,000	1090	0	5	1909	5	8033	N	N	1514 DAVIS AVE S
001	722200	0203	7/12/05	\$207,000	1280	240	5	1910	5	7280	N	N	1901 TALBOT RD S
001	322305	9135	9/12/06	\$257,000	2210	0	5	1957	3	10018	N	N	18429 108TH AVE SE
001	723160	0130	9/14/05	\$239,500	650	650	6	1942	4	4000	N	N	1313 WHITWORTH AVE S
001	322305	9221	5/14/07	\$209,500	720	0	6	1962	4	7410	N	N	18617 108TH AVE SE
001	722200	0315	2/9/05	\$206,000	760	0	6	1936	5	7500	N	N	1522 SHATTUCK AVE S
001	322305	9265	12/2/05	\$229,000	770	0	6	1962	3	8640	N	N	18629 108TH AVE SE
001	302305	9039	5/9/07	\$500,000	880	0	6	1933	4	43560	N	N	3300 TALBOT RD S
001	322305	9162	12/14/06	\$298,500	880	0	6	1956	4	17859	N	N	4829 MAIN AVE S
001	722927	0020	4/11/06	\$241,150	890	0	6	2002	3	4993	N	N	728 S 19TH ST
001	723160	0400	11/28/06	\$299,950	900	810	6	1942	5	6000	N	N	1412 MORRIS AVE S
001	334040	1120	6/12/06	\$243,000	960	0	6	1951	4	14524	N	N	1803 LAKE AVE S
001	302305	9030	3/14/05	\$203,000	970	0	6	1955	3	9147	N	N	3130 TALBOT RD S
001	722200	0145	11/13/06	\$304,950	980	0	6	1954	5	9375	N	N	2201 SMITHERS AVE S
001	662340	0098	3/16/07	\$150,000	1000	0	6	1964	4	11000	N	N	10710 SE 190TH PL
001	723160	0125	4/24/07	\$279,950	1020	220	6	1946	4	6000	N	N	1401 WHITWORTH AVE S
001	334040	1115	10/24/07	\$282,500	1050	500	6	1926	4	15096	N	N	1805 LAKE AVE S
001	334040	1115	7/24/06	\$252,500	1050	500	6	1926	4	15096	N	N	1805 LAKE AVE S
001	723160	0060	9/11/07	\$325,000	1070	0	6	1942	5	8000	N	N	1414 SHATTUCK AVE S
001	334040	1595	7/16/07	\$370,000	1080	0	6	1937	4	6001	N	N	1413 SHATTUCK AVE S
001	334040	1180	1/23/07	\$389,000	1080	0	6	1940	4	14965	Y	N	1515 LAKE AVE S
001	662340	0101	8/29/07	\$370,000	1185	0	6	1953	3	42000	N	N	19039 108TH AVE SE
001	723160	0285	7/24/06	\$272,450	1200	800	6	1946	4	6000	Y	N	1401 MORRIS AVE S
001	322305	9215	12/14/07	\$400,000	1230	0	6	1927	5	14810	N	N	10450 SE 192ND ST
001	662340	0100	2/11/05	\$223,950	1330	0	6	1920	3	14374	N	N	19060 106TH AVE SE
001	662340	0050	4/29/05	\$250,000	1470	0	6	1924	4	47416	N	N	18819 108TH AVE SE
001	855860	0140	3/9/05	\$239,000	1770	0	6	1959	3	8625	N	N	517 S 37TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	334040	1380	9/27/05	\$281,000	1850	120	6	1937	4	14700	N	N	1612 LAKE AVE S
001	334040	1418	1/11/06	\$335,000	2210	0	6	1935	5	10018	N	N	327 S 15TH ST
001	722200	0168	4/2/07	\$160,000	950	0	7	1955	4	9750	N	N	2203 TALBOT RD S
001	855860	0015	2/17/05	\$224,950	1010	0	7	1959	4	8700	N	N	3512 TALBOT RD S
001	302305	9020	4/20/06	\$295,000	1040	1040	7	1955	4	10454	N	N	17025 TALBOT RD S
001	722200	0209	12/26/06	\$395,000	1050	750	7	2002	3	5453	N	N	1819 TALBOT RD S
001	889921	0540	6/12/06	\$365,000	1080	410	7	1998	3	8625	N	N	629 S 30TH PL
001	034800	0075	8/29/07	\$370,000	1090	340	7	1967	5	6900	N	N	619 S 17TH ST
001	334040	1330	5/31/05	\$326,000	1090	600	7	1930	5	14700	N	N	1808 LAKE AVE S
001	034800	0075	7/5/05	\$279,000	1090	340	7	1967	5	6900	N	N	619 S 17TH ST
001	855860	0130	7/27/06	\$394,900	1100	0	7	1958	4	9945	N	N	3710 TALBOT RD S
001	855860	0130	5/17/05	\$261,250	1100	0	7	1958	4	9945	N	N	3710 TALBOT RD S
001	889910	0410	10/17/06	\$308,000	1110	500	7	1970	3	7500	N	N	2531 SMITHERS AVE S
001	722200	0030	3/15/06	\$380,500	1150	790	7	1997	3	13888	N	N	1622 TALBOT RD S
001	855860	0170	5/10/06	\$338,000	1150	350	7	1976	4	9381	N	N	3716 MORRIS AVE S
001	507000	0090	9/27/05	\$215,000	1150	0	7	1962	4	9030	N	N	3500 SHATTUCK AVE S
001	507000	0030	6/5/06	\$394,950	1170	920	7	1962	4	12628	N	N	3609 SHATTUCK AVE S
001	889920	0720	3/23/07	\$372,500	1180	290	7	1973	5	7857	N	N	802 S 28TH CT
001	334040	1251	10/24/05	\$359,950	1190	770	7	2005	3	4502	N	N	1517 DAVIS AVE S
001	334040	1250	10/25/05	\$350,000	1190	770	7	2005	3	5088	N	N	1515 DAVIS AVE S
001	334040	1160	9/18/07	\$355,000	1210	550	7	1980	3	17082	N	N	1619 LAKE AVE S
001	889920	0640	4/15/05	\$296,490	1220	520	7	1974	4	11125	N	N	926 S 28TH CT
001	334040	1580	7/18/07	\$343,950	1240	0	7	1925	4	9963	N	N	312 S 15TH ST
001	889920	0670	7/14/06	\$344,900	1240	580	7	1974	3	7812	N	N	908 S 28TH CT
001	338832	0190	12/23/05	\$337,000	1240	1180	7	1978	3	11528	N	N	10020 SE 192ND ST
001	723160	0066	2/21/07	\$400,000	1270	710	7	2003	3	4000	Y	N	1420 SHATTUCK AVE S
001	723160	0068	7/12/06	\$399,950	1270	710	7	2003	3	4000	N	N	1426 SHATTUCK AVE S
001	338832	0150	7/18/05	\$262,000	1270	0	7	1977	4	9100	N	N	19045 102ND AVE SE
001	895030	0030	6/20/05	\$247,500	1270	0	7	1962	4	10384	N	N	10628 SE 186TH ST
001	334040	1443	4/19/07	\$352,990	1280	480	7	1970	4	7875	N	N	1609 SHATTUCK AVE S
001	889900	0290	2/16/06	\$291,950	1280	0	7	1968	4	9116	N	N	608 S 25TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	889920	0100	6/16/06	\$389,900	1290	800	7	1974	4	7500	N	N	2925 MORRIS AVE S
001	889921	0500	1/4/06	\$349,900	1290	930	7	1983	4	8400	N	N	3006 WHITWORTH AVE S
001	889900	0280	5/12/06	\$329,500	1300	0	7	1968	3	7650	N	N	612 S 25TH ST
001	855860	0110	12/20/06	\$355,000	1300	0	7	1977	3	8212	N	N	3606 MORRIS AVE S
001	889920	0310	3/15/06	\$360,000	1300	940	7	1975	4	7700	N	N	1012 S 30TH CT
001	722200	0102	8/30/06	\$295,000	1300	0	7	1993	3	9425	N	N	2132 SMITHERS AVE S
001	895030	0130	7/12/07	\$310,000	1310	0	7	1961	4	9944	N	N	18622 107TH AVE SE
001	895030	0130	2/25/05	\$210,000	1310	0	7	1961	4	9944	N	N	18622 107TH AVE SE
001	855860	0050	6/22/07	\$430,000	1320	1250	7	1977	3	7875	N	N	3507 MORRIS AVE S
001	855860	0020	4/9/07	\$380,000	1320	600	7	1959	4	8325	N	N	3518 TALBOT RD S
001	723160	0215	3/8/06	\$314,000	1320	0	7	1953	4	8000	N	N	1400 WHITWORTH AVE S
001	722200	0340	8/9/06	\$350,950	1330	0	7	1961	4	11880	N	N	1728 SHATTUCK AVE S
001	889910	0480	3/10/05	\$285,000	1330	0	7	1969	4	7696	N	N	2716 MORRIS AVE S
001	722200	0091	9/16/05	\$295,000	1360	0	7	1967	4	12600	N	N	706 S 23RD ST
001	761680	0120	10/10/05	\$262,500	1370	0	7	1963	4	9600	N	N	9630 S 178TH ST
001	855860	0060	7/21/05	\$315,000	1370	1370	7	1977	4	8025	N	N	3519 MORRIS AVE S
001	322305	9298	8/6/07	\$860,000	1400	0	7	1957	4	64033	N	N	18414 102ND AVE SE
001	334040	1550	4/10/07	\$466,000	1410	950	7	1962	3	9040	N	N	220 S 15TH ST
001	855860	0075	9/19/06	\$393,500	1430	1010	7	1976	3	8325	N	N	3613 MORRIS AVE S
001	855860	0025	3/17/05	\$293,000	1460	600	7	1959	3	9186	N	N	3602 TALBOT RD S
001	855860	0025	6/18/05	\$290,000	1460	600	7	1959	3	9186	N	N	3602 TALBOT RD S
001	889910	0150	12/12/05	\$315,000	1470	0	7	1971	4	7500	N	N	818 S 27TH ST
001	889900	0440	3/9/06	\$379,000	1490	800	7	1969	4	8136	N	N	432 S 26TH ST
001	889900	0100	5/20/05	\$284,950	1500	0	7	1968	4	11700	N	N	2611 MORRIS AVE S
001	334040	1325	11/28/06	\$280,000	1500	0	7	1955	4	19497	N	N	1818 LAKE AVE S
001	723160	0200	5/7/07	\$333,500	1510	0	7	1990	3	4000	N	N	1314 WHITWORTH AVE S
001	889920	0110	10/4/05	\$313,000	1530	0	7	1970	4	8700	N	N	3001 MORRIS AVE S
001	322305	9176	10/31/06	\$350,500	1580	0	7	1957	4	17859	N	N	4823 MAIN AVE S
001	889910	0130	7/5/06	\$412,000	1610	1400	7	1969	4	9100	N	N	823 S 27TH ST
001	334040	1406	5/5/06	\$320,000	1620	0	7	1921	5	5621	N	N	211 S 15TH ST
001	808335	0220	12/6/06	\$306,000	1620	0	7	1996	3	2712	N	N	556 S 51ST CT

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	808335	0120	11/21/05	\$277,500	1620	0	7	1996	3	3485	N	N	515 S 51ST CT
001	808335	0090	11/29/05	\$253,225	1620	0	7	1995	3	3167	N	N	455 S 51ST CT
001	808335	0130	11/22/05	\$286,500	1660	0	7	1996	3	4435	N	N	521 S 51ST CT
001	662340	0096	6/7/05	\$274,950	1670	0	7	1966	3	13950	N	N	19031 108TH AVE SE
001	722928	0080	2/1/06	\$329,000	1680	0	7	1998	3	5867	N	N	2215 MORRIS AVE S
001	895650	0170	11/20/06	\$400,000	1790	0	7	1992	3	6600	N	N	18630 106TH PL SE
001	302305	9036	7/18/06	\$452,500	1790	1210	7	1931	5	51836	Y	N	2709 TALBOT RD S
001	302305	9036	11/21/05	\$442,500	1790	1210	7	1931	5	51836	Y	N	2709 TALBOT RD S
001	334040	1470	11/15/06	\$345,850	1810	730	7	1952	3	12150	N	N	1722 DAVIS AVE S
001	507000	0100	1/20/06	\$310,000	1820	0	7	1962	4	8585	N	N	3504 SHATTUCK AVE S
001	312305	9100	3/29/06	\$510,000	1830	1430	7	1964	5	17579	Y	N	700 S 50TH ST
001	312305	9100	6/6/05	\$435,000	1830	1430	7	1964	5	17579	Y	N	700 S 50TH ST
001	272850	0100	4/26/06	\$365,000	1880	0	7	2003	3	4050	N	N	531 S 53RD PL
001	722928	0030	5/18/05	\$317,599	1890	0	7	1998	3	6266	N	N	2223 SMITHERS AVE S
001	722928	0060	6/29/05	\$250,000	1890	0	7	1998	3	6221	N	N	2210 MORRIS AVE S
001	334040	1500	2/15/07	\$537,750	1908	1380	7	1950	5	7885	N	N	305 S 14TH ST
001	334040	1500	8/28/06	\$450,000	1908	1380	7	1950	5	7885	N	N	305 S 14TH ST
001	272850	0020	6/28/06	\$360,000	1940	0	7	2003	3	3645	N	N	407 S 53RD PL
001	723160	0070	7/15/05	\$318,000	1960	0	7	2005	3	4000	N	N	1432 SHATTUCK AVE S
001	855860	0150	8/17/06	\$325,000	1970	0	7	1959	4	8850	N	N	3715 98TH AVE S
001	334040	1252	4/14/05	\$315,000	2010	0	7	2005	3	5051	N	N	1519 DAVIS AVE S
001	722200	0327	7/13/07	\$350,000	2080	0	7	1956	4	11880	N	N	1625 MORRIS AVE S
001	322305	9285	7/27/06	\$474,000	2270	0	7	1954	5	17250	N	N	18845 102ND AVE SE
001	889910	0270	10/18/07	\$449,950	2280	570	7	1970	4	7600	N	N	2539 BURNETT CT S
001	722200	0391	9/12/06	\$422,000	2420	1000	7	1964	4	8250	N	N	1901 SHATTUCK AVE S
001	722928	0040	10/20/06	\$437,000	2460	0	7	1998	3	7260	N	N	2222 MORRIS AVE S
001	334040	1475	6/28/05	\$485,000	2460	1060	7	2003	3	11250	N	N	1731 SHATTUCK AVE S
001	322305	9167	3/14/05	\$262,300	2870	0	7	1953	5	8036	N	N	18613 108TH AVE SE
001	948576	0050	1/4/07	\$317,500	1390	0	8	1990	3	5127	N	N	901 SE 169TH PL
001	889920	0570	9/12/05	\$325,000	1390	510	8	1977	4	7800	N	N	811 S 28TH CT
001	889921	0280	9/1/06	\$400,000	1550	760	8	1979	4	12298	N	N	701 S 31ST ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	034800	0180	5/2/06	\$379,000	1570	1570	8	1959	3	12075	N	N	505 S 18TH ST
001	886050	0030	10/4/05	\$369,000	1580	650	8	1999	3	4517	Y	N	320 S 20TH PL
001	886050	0040	5/17/05	\$339,700	1600	620	8	1999	3	4520	Y	N	314 S 20TH PL
001	855700	0010	5/12/05	\$349,000	1600	1100	8	1974	4	8320	Y	N	2320 TALBOT CREST DR S
001	761680	0330	9/27/06	\$435,000	1630	850	8	1962	4	22031	N	N	9720 S 177TH ST
001	322305	9286	8/6/07	\$1,140,000	1670	0	8	1976	4	85813	N	N	18404 102ND AVE SE
001	948575	0310	8/17/05	\$339,950	1680	0	8	1989	3	5083	N	N	706 S 32ND PL
001	948575	0110	1/14/05	\$275,000	1680	0	8	1989	3	6108	N	N	729 S 32ND ST
001	948575	0490	11/13/06	\$399,950	1690	0	8	1989	3	6281	N	N	637 S 32ND PL
001	264140	0240	7/13/06	\$424,950	1710	0	8	1995	3	8114	N	N	10411 SE 187TH CT
001	264140	0400	3/23/05	\$308,500	1710	0	8	1995	3	8501	N	N	10367 SE 187TH PL
001	855740	0020	9/6/05	\$420,000	1720	940	8	1999	3	7026	Y	N	2105 SHATTUCK PL S
001	948574	0390	3/21/06	\$345,000	1720	0	8	1999	3	4865	N	N	1115 S 35TH ST
001	761680	0070	6/19/07	\$417,000	1730	0	8	1966	3	14476	N	N	17710 TALBOT RD S
001	948576	0330	7/31/07	\$385,000	1740	0	8	1990	3	5366	N	N	930 S 32ND ST
001	948576	0320	10/4/06	\$380,000	1740	0	8	1990	3	5357	N	N	927 S 32ND PL
001	855700	0200	6/6/06	\$410,000	1770	910	8	1991	3	11256	N	N	2401 TALBOT CREST DR S
001	662430	0170	8/18/06	\$360,000	1780	0	8	1990	3	6703	N	N	10325 SE 190TH PL
001	662430	0080	8/27/07	\$358,000	1780	0	8	1990	3	6407	N	N	19014 102ND AVE SE
001	322305	9151	2/26/07	\$515,000	1800	0	8	1942	5	23522	N	N	10204 SE 192ND ST
001	948576	0020	9/8/06	\$362,950	1800	0	8	1990	3	5291	N	N	807 SE 169TH PL
001	264140	0490	8/24/06	\$350,000	1800	0	8	1995	3	7875	N	N	10340 SE 187TH PL
001	322305	9151	8/26/05	\$399,950	1800	0	8	1942	5	23522	N	N	10204 SE 192ND ST
001	948576	0120	5/30/07	\$419,000	1820	0	8	1990	3	4500	N	N	3200 WELLS AVE S
001	761680	0320	1/12/05	\$297,000	1830	1400	8	1964	3	9922	N	N	9630 S 177TH ST
001	886050	0200	4/18/05	\$428,000	1850	420	8	1999	3	4500	Y	N	2121 DAVIS AVE S
001	886050	0050	3/11/06	\$472,000	1860	600	8	2000	3	4528	Y	N	308 S 20TH PL
001	886050	0220	6/20/07	\$465,000	1860	420	8	2000	3	4500	Y	N	2133 DAVIS AVE S
001	177830	0020	11/13/06	\$425,000	1900	0	8	1993	3	7843	N	N	18835 104TH PL SE
001	322305	9311	6/22/07	\$395,000	1910	0	8	1991	3	7630	N	N	10133 SE 188TH ST
001	948574	0130	5/29/06	\$366,000	1950	0	8	1999	3	5278	N	N	1117 S 34TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	948574	0130	6/13/05	\$335,000	1950	0	8	1999	3	5278	N	N	1117 S 34TH ST
001	363950	0020	5/10/06	\$521,000	1960	0	8	1987	3	27656	N	N	10310 SE 192ND ST
001	948576	0130	8/1/06	\$425,000	1960	0	8	1990	3	4500	N	N	3142 WELLS AVE S
001	948576	0010	4/18/07	\$380,000	1960	0	8	1990	3	5120	N	N	801 S 32ND ST
001	948574	0100	9/13/05	\$350,000	1970	0	8	1999	3	4752	N	N	3418 MAIN AVE S
001	177830	0030	9/26/06	\$415,000	1980	0	8	1993	3	7309	N	N	18829 104TH PL SE
001	855700	0190	4/21/06	\$450,000	1980	1930	8	1991	4	12665	N	N	2337 TALBOT CREST DR S
001	855700	0190	10/27/05	\$440,000	1980	1930	8	1991	4	12665	N	N	2337 TALBOT CREST DR S
001	322305	9325	5/21/07	\$405,500	2010	0	8	1997	3	13125	N	N	18717 102ND AVE SE
001	889921	0160	10/25/06	\$465,000	2020	480	8	1983	3	10050	N	N	518 S 31ST ST
001	363950	0010	5/29/07	\$440,000	2020	0	8	1988	3	19788	N	N	10304 SE 192ND ST
001	264140	0410	9/21/06	\$449,500	2030	0	8	1995	3	8719	N	N	10363 SE 187TH PL
001	948574	0430	11/7/07	\$378,000	2050	0	8	1999	3	6041	N	N	1209 S 35TH ST
001	214127	0100	7/12/05	\$349,000	2050	0	8	1987	3	7459	N	N	19026 104TH PL SE
001	948574	0310	4/2/07	\$428,000	2060	0	8	1998	3	6585	N	N	3315 MAIN AVE S
001	948575	0370	12/11/06	\$395,800	2080	0	8	1989	3	4589	N	N	630 S 32ND PL
001	722200	0183	9/12/05	\$333,167	2090	0	8	1990	3	12000	N	N	2008 SHATTUCK AVE S
001	948575	0420	3/22/07	\$425,000	2100	0	8	1989	3	4838	N	N	600 S 32ND PL
001	941600	0010	6/1/07	\$499,950	2100	600	8	2006	3	6750	N	N	300 S 22ND CT
001	889910	0350	2/6/06	\$401,100	2100	0	8	1969	4	9600	N	N	762 S 25TH ST
001	214127	0050	7/27/05	\$393,000	2100	0	8	1988	3	9345	N	N	19116 104TH PL SE
001	177830	0230	8/16/05	\$414,950	2110	0	8	1993	3	8063	N	N	18908 104TH PL SE
001	177830	0140	9/27/07	\$404,500	2150	0	8	1994	3	7552	N	N	10419 SE 188TH CT
001	948575	0400	8/4/06	\$417,000	2170	0	8	1989	3	7905	N	N	612 S 32ND PL
001	334040	1522	8/2/05	\$460,000	2170	780	8	1979	5	11725	Y	N	211 S 14TH ST
001	948575	0130	11/21/06	\$435,000	2220	0	8	1989	3	8953	N	N	737 S 32ND ST
001	722200	0244	6/1/06	\$520,000	2240	610	8	1977	4	9375	Y	N	628 S 16TH ST
001	722200	0244	5/5/05	\$457,000	2240	610	8	1977	4	9375	Y	N	628 S 16TH ST
001	177830	0270	3/15/07	\$550,000	2260	0	8	1997	3	11866	N	N	18923 106TH AVE SE
001	264140	0060	2/9/06	\$412,000	2260	0	8	1995	3	6719	N	N	10302 SE 186TH ST
001	948576	0220	7/22/05	\$390,000	2260	0	8	1990	3	8840	N	N	932 SE 168TH CT

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	948575	0460	8/24/06	\$444,000	2270	0	8	1989	3	5500	N	N	619 S 32ND PL
001	886050	0310	4/19/05	\$359,000	2290	0	8	2000	3	4502	Y	N	307 S 20TH PL
001	948575	0240	11/30/07	\$395,000	2310	0	8	1989	3	4930	N	N	715 S 32ND PL
001	214127	0210	8/1/05	\$366,000	2310	0	8	1989	3	7834	N	N	19113 104TH PL SE
001	264140	0530	6/28/05	\$367,500	2340	0	8	1995	3	6460	N	N	10376 SE 187TH PL
001	948576	0140	11/27/06	\$408,000	2370	0	8	1990	3	5000	N	N	3136 WELLS AVE S
001	947600	0170	3/3/06	\$415,000	2380	0	8	1996	3	7820	N	N	10226 SE 185TH PL
001	947600	0200	8/6/07	\$454,000	2410	0	8	1996	3	745	N	N	10208 SE 185TH PL
001	947600	0200	5/1/06	\$427,500	2410	0	8	1996	3	745	N	N	10208 SE 185TH PL
001	144100	0160	7/7/06	\$479,950	2430	0	8	2006	3	4151	N	N	1129 S 36TH ST
001	302305	9130	3/2/06	\$485,000	2440	0	8	2005	3	12269	N	N	402 S 33RD PL
001	662430	0120	9/13/05	\$390,000	2480	0	8	1990	3	8912	N	N	10305 SE 190TH PL
001	855740	0010	3/22/05	\$354,000	2500	0	8	1999	3	7815	Y	N	2117 SHATTUCK PL S
001	722200	0109	7/22/05	\$389,000	2550	0	8	2005	3	5215	N	N	2210 SMITHERS PL S
001	947600	0140	9/29/05	\$410,500	2560	0	8	1995	3	6244	N	N	10322 SE 185TH PL
001	144100	0400	6/4/07	\$600,000	2560	910	8	2006	3	5934	N	N	3511 MILL AVE S
001	144100	0410	2/3/06	\$594,000	2560	910	8	2006	3	5473	N	N	3505 MILL AVE S
001	264140	0090	8/10/05	\$393,300	2560	0	8	1995	3	7086	N	N	10320 SE 186TH ST
001	144100	0450	12/19/07	\$575,000	2570	910	8	2007	3	5511	N	N	3501-MILL PL. S
001	722200	0098	2/20/07	\$521,250	2600	0	8	2005	3	4612	N	N	632 S 23RD ST
001	144100	0240	6/8/06	\$503,000	2600	0	8	2006	3	4629	N	N	3525 WELLS AVE S
001	144100	0170	6/16/06	\$502,950	2600	0	8	2006	3	3896	N	N	1123 S 36TH ST
001	144100	0270	6/22/06	\$499,950	2600	0	8	2006	3	3600	N	N	3507 WELLS AVE S
001	144100	0320	11/16/05	\$492,000	2600	0	8	2006	3	4323	N	N	3518 WELLS AVE S
001	722200	0098	2/22/05	\$377,990	2600	0	8	2005	3	4612	N	N	632 S 23RD ST
001	948575	0120	5/24/06	\$449,500	2610	0	8	1989	3	7747	N	N	731 S 32ND ST
001	722200	0097	4/8/05	\$377,990	2620	0	8	2005	3	4674	N	N	626 S 23RD ST
001	941600	0020	1/12/07	\$540,000	2630	600	8	2006	3	8893	N	N	301 S 22ND CT
001	941600	0030	9/5/06	\$495,900	2640	0	8	2006	3	8753	N	N	307 S 22ND CT
001	144100	0420	5/4/06	\$558,000	2640	330	8	2006	3	5557	N	N	3504 MILL AVE S
001	322305	9336	7/13/06	\$438,000	2660	0	8	1988	3	11250	N	N	18839 102ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	322305	9336	2/14/05	\$355,000	2660	0	8	1988	3	11250	N	N	18839 102ND AVE SE
001	722200	0108	6/21/05	\$384,990	2660	0	8	2005	3	5251	N	N	2211 SMITHERS PL S
001	144100	0330	11/9/07	\$550,000	2680	1200	8	2007	3	4650	N	N	3515-WELLS PL S
001	722200	0095	11/3/05	\$399,990	2690	0	8	2005	3	7419	N	N	620 S 23RD ST
001	302305	9068	5/1/05	\$325,000	2700	0	8	2005	3	12223	N	N	408 S 33RD PL
001	722200	0104	6/20/05	\$405,990	2770	0	8	2005	3	9237	N	N	2218 SMITHERS AVE S
001	144100	0370	8/9/07	\$486,950	2780	0	8	2006	3	4650	N	N	3514-WELLS PL S
001	144100	0260	9/19/06	\$529,950	2780	0	8	2006	3	3600	N	N	3513 WELLS AVE S
001	144100	0210	10/2/06	\$510,000	2780	0	8	2006	3	3600	N	N	1015 S 36TH ST
001	144100	0190	2/6/07	\$519,000	2780	0	8	2006	3	3600	N	N	1111 S 36TH ST
001	722200	0099	6/2/05	\$390,990	2780	0	8	2005	3	4581	N	N	2222 SMITHERS AVE S
001	722200	0096	5/23/05	\$386,000	2790	0	8	2005	3	5199	N	N	704 S 23RD ST
001	144100	0430	7/12/07	\$590,000	2820	680	8	2007	3	5122	N	N	3510 MILL AVE S
001	948574	0060	9/19/06	\$460,000	2830	0	8	1998	3	6603	N	N	1208 S 35TH ST
001	177830	0280	5/5/05	\$482,500	2830	0	8	1988	5	24067	N	N	18835 106TH AVE SE
001	144100	0390	7/7/06	\$570,000	2840	0	8	2006	3	4918	N	N	1124 S 36TH ST
001	144100	0300	11/2/06	\$555,000	2840	0	8	2006	3	4021	N	N	3506 WELLS AVE S
001	144100	0310	2/21/06	\$539,950	2840	0	8	2006	3	4035	N	N	3512 WELLS AVE S
001	941600	0040	4/13/06	\$529,950	2860	0	8	2006	3	8613	N	N	315 S 22ND CT
001	941600	0050	4/3/06	\$520,000	2860	0	8	2006	3	7912	N	N	321 S 22ND CT
001	144100	0250	3/6/06	\$555,000	2860	0	8	2006	3	3658	N	N	3519 WELLS AVE S
001	144100	0380	10/23/06	\$545,950	2860	0	8	2006	3	4461	N	N	1118 S 36TH ST
001	144100	0280	1/18/06	\$539,950	2860	0	8	2006	3	3550	N	N	3501 WELLS AVE S
001	144100	0200	11/2/06	\$532,000	2860	0	8	2006	3	3600	N	N	1105 S 36TH ST
001	144100	0150	1/12/07	\$524,950	2860	0	8	2006	3	6352	N	N	1135 S 36TH ST
001	144100	0180	7/23/07	\$499,950	2860	0	8	2006	3	3611	N	N	1117 S 36TH ST
001	292305	9182	6/18/07	\$480,000	2940	0	8	1999	3	5803	N	N	3308 WELLS AVE S
001	292305	9184	12/5/07	\$475,000	2940	0	8	1999	3	9512	N	N	1005 S 34TH ST
001	144100	0360	4/17/07	\$507,300	3296	0	8	2006	3	5415	N	N	3508 WELLS PL S
001	855740	0015	9/27/07	\$520,000	3600	360	8	1952	3	12365	Y	N	2111 SHATTUCK PL S
001	889921	0150	1/29/07	\$547,800	4420	0	8	2000	3	9100	N	N	606 S 31ST ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0100	9/6/05	\$589,950	1750	1060	9	2005	3	4984	Y	N	3725 SMITHERS AVE S
001	810630	0110	7/13/05	\$544,950	1750	1060	9	2005	3	4984	N	N	3751 SMITHERS AVE S
001	810630	0060	6/29/06	\$551,027	1750	1060	9	2006	3	4984	Y	N	3701 SMITHERS AVE S
001	810630	0090	3/28/06	\$548,334	1750	1060	9	2006	3	4984	Y	N	3719 SMITHERS AVE S
001	810630	0080	3/28/06	\$539,950	1750	1060	9	2006	3	4984	Y	N	3713 SMITHERS AVE S
001	338832	0070	3/24/05	\$403,000	2340	0	9	1981	4	20592	N	N	10033 SE 190TH ST
001	810630	0930	12/14/06	\$609,950	2490	0	9	2006	3	4859	N	N	1020 S 36TH PL
001	810630	0760	7/3/07	\$681,950	2510	0	9	2006	3	5029	N	N	1101 S 36TH PL
001	810630	0920	10/24/07	\$619,950	2510	0	9	2007	3	4967	N	N	1014-S 36TH PL
001	810630	0750	3/21/07	\$735,000	2520	0	9	2006	3	4852	N	N	1027 S 36TH PL
001	810630	0740	8/29/06	\$637,239	2550	0	9	2006	3	6576	N	N	1021 S 36TH PL
001	723800	0190	4/25/07	\$470,405	2580	0	9	2007	3	6342	N	N	932 S 48TH ST
001	723800	0170	4/3/07	\$464,900	2580	0	9	2007	3	5768	N	N	920 S 48TH ST
001	723800	0220	6/13/07	\$464,900	2580	0	9	2007	3	5316	N	N	902 S 48TH ST
001	723800	0080	10/24/06	\$463,850	2580	0	9	2006	3	5729	N	N	855 S 48TH ST
001	723800	0260	1/11/07	\$460,500	2580	0	9	2006	3	5267	N	N	866 S 48TH ST
001	723800	0100	4/3/07	\$459,266	2580	0	9	2007	3	4566	N	N	867 S 48TH ST
001	723800	0040	11/7/06	\$454,950	2580	0	9	2006	3	4882	N	N	4721 BURNETT CT S
001	723800	0070	11/7/06	\$456,950	2580	0	9	2006	3	4505	N	N	4739 BURNETT CT S
001	723800	0210	3/7/07	\$449,275	2580	0	9	2007	3	5324	N	N	914 S 48TH ST
001	723800	0250	3/7/07	\$442,400	2580	0	9	2007	3	5308	N	N	880 S 48TH ST
001	723800	0110	11/5/07	\$438,880	2580	0	9	2007	3	4565	N	N	875 S 48TH ST
001	723800	0060	9/26/06	\$450,000	2581	0	9	2006	3	5124	N	N	4733 BURNETT CT S
001	855920	0030	1/27/05	\$425,000	2610	0	9	2001	3	4751	N	N	723 S 47TH ST
001	154300	0160	2/16/07	\$570,000	2650	0	9	2007	3	5437	N	N	805 S 34TH PL
001	154300	0010	2/15/07	\$510,000	2650	0	9	2006	3	5152	N	N	1001 S 35TH ST
001	810630	0780	4/23/07	\$715,000	2660	0	9	2006	3	5273	N	N	1113 S 36TH PL
001	810630	0800	11/7/06	\$695,950	2660	0	9	2006	3	5628	N	N	1125 S 36TH PL
001	810630	1030	7/13/06	\$619,950	2670	0	9	2006	3	5077	N	N	1144 S 36TH PL
001	810630	1010	10/9/06	\$629,950	2680	0	9	2006	3	5102	N	N	1132 S 36TH PL
001	810630	0020	8/10/06	\$665,438	2680	710	9	2006	3	5892	Y	N	3655 SMITHERS AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0040	7/20/06	\$645,950	2680	710	9	2006	3	6117	Y	N	3667 SMITHERS AVE S
001	810630	0070	5/1/06	\$643,950	2680	710	9	2006	3	4984	Y	N	3707 SMITHERS AVE S
001	810630	1040	9/7/05	\$579,950	2690	0	9	2005	3	5067	N	N	1200 S 36TH PL
001	810630	0050	7/11/06	\$660,671	2730	710	9	2006	3	4987	Y	N	3673 SMITHERS AVE S
001	810630	0450	2/22/06	\$598,894	2730	0	9	2006	3	4965	N	N	805 S 37TH PL
001	810630	0380	3/16/06	\$596,250	2730	0	9	2006	3	4972	N	N	708 S 38TH CT
001	810630	0030	8/16/06	\$637,750	2730	710	9	2006	3	7135	Y	N	3661 SMITHERS AVE S
001	855920	0040	11/3/05	\$529,950	2750	0	9	2001	3	6340	N	N	4712 SMITHERS AVE S
001	154300	0050	2/26/07	\$541,344	2750	0	9	2006	3	5983	N	N	3480 WELLS AVE S
001	810630	0890	11/16/07	\$619,950	2780	0	9	2007	3	5370	N	N	3602 WELLS AVE S
001	154300	0110	9/12/06	\$611,432	2800	0	9	2006	3	4709	N	N	921 S 34TH PL
001	810630	1140	6/1/06	\$690,950	2840	0	9	2006	3	6252	N	N	1211 S 36TH PL
001	810630	1140	12/7/06	\$647,000	2840	0	9	2006	3	6252	N	N	1211 S 36TH PL
001	810630	1000	1/26/06	\$632,950	2840	0	9	2006	3	5889	N	N	1126 S 36TH PL
001	810630	0730	7/26/06	\$665,502	2850	0	9	2006	3	6655	N	N	1015 S 36TH PL
001	810630	0730	12/11/07	\$664,900	2850	0	9	2006	3	6655	N	N	1015 S 36TH PL
001	810630	0960	9/6/06	\$715,950	2860	0	9	2006	3	8296	N	N	1102 S 36TH PL
001	810630	1120	1/27/06	\$687,950	2860	0	9	2006	3	5100	N	N	1145 S 36TH PL
001	154300	0020	2/9/07	\$560,000	2880	0	9	2007	3	4500	N	N	1007 S 35TH ST
001	154300	0040	12/20/06	\$535,000	2880	0	9	2006	3	4714	N	N	1019 S 35TH ST
001	154300	0100	2/19/07	\$520,000	2910	0	9	2006	3	5784	N	N	3450 WELLS AVE S
001	810630	0940	6/26/07	\$649,950	2920	0	9	2006	3	4708	N	N	1026 S 36TH PL
001	810630	0400	7/20/05	\$588,950	2920	0	9	2005	3	5926	N	N	703 S 37TH PL
001	810630	0330	9/23/05	\$572,238	2920	0	9	2006	3	4984	N	N	810 S 38TH CT
001	810630	0300	4/22/05	\$542,672	2920	0	9	2005	3	4995	N	N	912 S 38TH CT
001	810630	0980	12/26/06	\$675,000	2930	0	9	2006	3	6443	N	N	1114 S 36TH PL
001	810630	1110	12/22/05	\$670,000	2930	0	9	2005	3	5100	N	N	1137 S 36TH PL
001	810630	1100	9/14/05	\$613,777	2930	0	9	2005	3	5100	N	N	1131 S 36TH PL
001	810630	1080	9/15/06	\$660,950	2940	0	9	2006	3	5090	N	N	916 S 37TH PL
001	810630	0790	5/8/06	\$674,004	2940	0	9	2006	3	5933	N	N	1119 S 36TH PL
001	810630	0270	2/13/06	\$581,950	2950	0	9	2006	3	6986	N	N	1013 S 38TH CT

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	312305	9049	12/18/06	\$716,000	2960	0	9	2006	3	31050	N	N	715 S 50TH ST
001	810630	0520	2/22/06	\$669,950	2960	0	9	2004	3	5928	N	N	3712 SMITHERS AVE S
001	810630	0550	5/14/07	\$655,000	2960	0	9	2005	3	8560	N	N	3664 SMITHERS AVE S
001	810630	0550	5/8/07	\$655,000	2960	0	9	2005	3	8560	N	N	3664 SMITHERS AVE S
001	810630	0220	1/10/06	\$622,507	2960	0	9	2006	3	5409	N	N	905 S 38TH CT
001	810630	0350	11/8/05	\$616,500	2960	0	9	2006	3	4979	N	N	726 S 38TH CT
001	810630	0570	2/10/06	\$599,450	2960	0	9	2006	3	7058	N	N	723 S 37TH ST
001	810630	1070	10/14/05	\$595,073	2960	0	9	2006	3	6504	N	N	910 S 37TH PL
001	810630	0560	8/23/05	\$593,748	2960	0	9	2005	3	7540	N	N	729 S 37TH ST
001	810630	0320	9/20/05	\$587,157	2960	0	9	2006	3	5777	N	N	816 S 38TH CT
001	810630	0120	7/13/05	\$591,332	2960	0	9	2005	3	6394	N	N	701 S 38TH CT
001	810630	0250	6/2/06	\$582,250	2960	0	9	2006	3	10679	N	N	1001 S 38TH CT
001	810630	0550	8/9/05	\$578,867	2960	0	9	2005	3	8560	N	N	3664 SMITHERS AVE S
001	810630	0630	6/16/05	\$570,832	2960	0	9	2005	3	5519	N	N	712 S 36TH PL
001	810630	0440	3/2/06	\$555,950	2960	0	9	2006	3	4947	N	N	727 S 37TH PL
001	810630	0130	2/10/05	\$552,620	2960	0	9	2005	3	6007	N	N	707 S 38TH CT
001	810630	0460	9/27/05	\$544,950	2960	0	9	2006	3	4982	N	N	811 S 37TH PL
001	810630	0290	12/6/05	\$539,950	2960	0	9	2006	3	4997	N	N	918 S 38TH CT
001	810630	0140	3/3/05	\$559,950	2970	0	9	2005	3	6017	N	N	713 S 38TH CT
001	723800	0330	6/26/07	\$609,950	2980	0	9	2006	3	7338	N	N	4726 BURNETT CT S
001	810630	0410	5/2/05	\$549,950	2980	0	9	2004	3	4896	N	N	709 S 37TH PL
001	723800	0320	6/23/06	\$549,950	2982	0	9	2006	3	5303	N	N	865 S 47TH ST
001	723800	0280	7/11/07	\$549,950	2982	0	9	2007	3	5215	N	N	1003 S 47TH ST
001	810630	0990	8/21/06	\$689,950	2990	0	9	2006	3	5877	N	N	1120 S 36TH PL
001	810630	0770	3/17/07	\$695,000	2990	0	9	2006	3	5256	N	N	1107 S 36TH PL
001	810630	1020	5/2/06	\$645,200	2990	0	9	2006	3	5090	N	N	1136 S 36TH PL
001	154300	0150	5/24/07	\$555,000	3000	0	9	2007	3	4500	N	N	811 S 34TH PL
001	723800	0010	8/22/06	\$551,297	3010	0	9	2006	3	5258	N	N	4703 BURNETT CT S
001	723800	0360	11/7/06	\$537,350	3010	0	9	2006	3	5277	N	N	4700 BURNETT CT S
001	723800	0050	9/15/06	\$534,950	3010	0	9	2006	3	6400	N	N	4727 BURNETT CT S
001	723800	0140	5/29/07	\$528,500	3010	0	9	2007	3	4568	N	N	919 S 48TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723800	0090	3/15/07	\$523,950	3010	0	9	2006	3	4506	N	N	861 S 48TH ST
001	723800	0130	9/10/07	\$505,000	3010	0	9	2007	3	4565	N	N	913 S 48 TH ST
001	723800	0120	11/5/07	\$470,000	3010	0	9	2007	3	4565	N	N	907 S 48TH ST
001	154300	0070	2/16/07	\$600,000	3020	0	9	2007	3	3468	N	N	3468 WELLS AVE S
001	154300	0080	2/16/07	\$595,000	3020	0	9	2007	3	5126	N	N	3462 WELLS AVE S
001	810630	0200	11/29/05	\$597,322	3020	0	9	2006	3	5748	N	N	813 S 38TH CT
001	810630	0480	2/15/05	\$567,950	3020	0	9	2004	3	6395	N	N	724 S 37TH PL
001	810630	0880	12/18/07	\$769,000	3030	0	9	2007	3	8093	N	N	3603 WELLS AVE S
001	810630	0580	10/31/05	\$642,663	3040	0	9	2006	3	5350	N	N	722 S 37TH ST
001	810630	0500	2/24/05	\$552,756	3040	0	9	2004	3	7385	N	N	3724 SMITHERS AVE S
001	810630	0470	8/26/05	\$528,950	3040	0	9	2005	3	5796	N	N	817 S 37TH PL
001	810630	0530	8/4/06	\$648,500	3050	0	9	2006	3	5711	N	N	3706 SMITHERS AVE S
001	312305	9107	5/20/05	\$620,000	3050	0	9	1987	4	158558	N	N	701 S 52ND ST
001	154300	0060	2/16/07	\$585,888	3070	0	9	2006	3	6432	N	N	3474 WELLS AVE S
001	723800	0290	4/3/07	\$582,900	3080	0	9	2007	3	5303	N	N	911 S 48TH ST
001	723800	0310	3/7/07	\$569,900	3080	0	9	2007	3	5303	N	N	873 S 48TH ST
001	723800	0240	10/30/06	\$535,170	3080	0	9	2006	3	5598	N	N	874 S 48TH ST
001	723800	0200	11/7/06	\$529,950	3080	0	9	2006	3	5598	N	N	910 S 48TH ST
001	810630	0970	4/12/06	\$660,583	3080	0	9	2006	3	7363	N	N	1108 S 36TH PL
001	810630	1050	2/16/06	\$663,622	3080	0	9	2006	3	5252	N	N	1206 S 36TH PL
001	810630	0150	5/5/06	\$639,000	3120	0	9	2005	3	6027	N	N	719 S 38TH CT
001	810630	1060	10/10/05	\$601,422	3120	0	9	2006	3	4770	N	N	904 S 37TH PL
001	810630	0150	6/25/05	\$589,322	3120	0	9	2005	3	6027	N	N	719 S 38TH CT
001	154300	0130	5/15/07	\$605,000	3150	0	9	2007	3	5500	N	N	903 S 34TH PL
001	154300	0140	4/5/07	\$580,000	3150	0	9	2007	3	5998	N	N	817 S 34TH PL
001	810630	0490	2/16/05	\$569,796	3150	0	9	2004	3	6763	N	N	716 S 37TH PL
001	154300	0120	10/12/06	\$588,888	3170	0	9	2006	3	5257	N	N	909 S 34TH PL
001	723800	0030	12/11/06	\$534,950	3170	0	9	2006	3	4502	N	N	4715 BURNETT CT S
001	723800	0350	7/11/07	\$521,241	3170	0	9	2006	3	4502	N	N	4706 BURNETT CT S
001	154300	0030	10/12/06	\$595,888	3170	0	9	2006	3	4500	N	N	1013 S 35TH ST
001	810630	0420	7/28/05	\$578,496	3170	0	9	2005	3	4913	N	N	715 S 37TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	154300	0090	2/16/07	\$540,000	3170	0	9	2006	3	4910	N	N	3456 WELLS AVE S
001	855920	0050	5/17/05	\$469,500	3180	0	9	2001	3	4501	N	N	4714 SMITHERS AVE S
001	723800	0160	5/29/07	\$539,950	3190	0	9	2007	3	6117	N	N	1011 S 48TH ST
001	723800	0020	5/18/07	\$525,000	3190	0	9	2006	3	4502	N	N	4709 BURNETT CT S
001	723800	0340	3/15/07	\$522,000	3190	0	9	2006	3	4502	N	N	4712 BURNETT CT S
001	723800	0150	8/31/07	\$512,950	3190	0	9	2007	3	4631	N	N	1005 S 48TH ST
001	723800	0180	8/28/07	\$509,950	3190	0	9	2007	3	6658	N	N	926 S 48TH ST
001	810630	1090	10/11/06	\$699,950	3230	0	9	2006	3	5372	N	N	922 S 37TH PL
001	723800	0300	3/7/07	\$572,900	3250	0	9	2007	3	5303	N	N	903 S 48TH ST
001	810630	0360	11/14/07	\$722,200	3250	0	9	2006	3	4977	N	N	720 S 38TH CT
001	723800	0270	11/7/06	\$556,310	3250	0	9	2006	3	5598	N	N	870 S 48TH ST
001	810630	0260	8/17/06	\$699,950	3250	0	9	2006	3	6984	N	N	1007 S 38TH CT
001	723800	0230	10/25/06	\$534,950	3250	0	9	2006	3	5598	N	N	906 S 48TH ST
001	810630	0180	5/8/06	\$625,412	3250	0	9	2006	3	6047	N	N	803 S 38TH CT
001	810630	0360	2/24/06	\$621,950	3250	0	9	2006	3	4977	N	N	720 S 38TH CT
001	810630	0230	4/26/06	\$605,800	3250	0	9	2006	3	5240	N	N	911 S 38TH CT
001	810630	0510	8/23/07	\$690,000	3270	0	9	2004	3	6129	N	N	3718 SMITHERS AVE S
001	810630	0510	10/27/05	\$659,950	3270	0	9	2004	3	6129	N	N	3718 SMITHERS AVE S
001	810630	0190	5/2/06	\$591,950	3270	0	9	2006	3	5917	N	N	809 S 38TH CT
001	810630	0340	2/8/06	\$584,950	3270	0	9	2006	3	4982	N	N	804 S 38TH CT
001	810630	0280	10/3/05	\$586,450	3270	0	9	2006	3	4999	N	N	924 S 38TH CT
001	810630	0640	1/5/06	\$582,950	3270	0	9	2005	3	6231	N	N	718 S 36TH PL
001	810630	0610	12/6/05	\$576,250	3270	0	9	2005	3	5642	N	N	711 S 36TH PL
001	810630	0600	9/15/05	\$575,950	3270	0	9	2005	3	6378	N	N	705 S 36TH PL
001	810630	0170	6/1/05	\$577,885	3270	0	9	2005	3	6047	N	N	731 S 38TH CT
001	810630	0540	6/15/05	\$554,450	3270	0	9	2005	3	7740	N	N	3670 SMITHERS AVE S
001	810630	0310	10/25/05	\$561,450	3270	0	9	2006	3	5787	N	N	906 S 38TH CT
001	810630	0720	3/2/07	\$802,556	3280	0	9	2007	3	5126	N	N	1009 S 36TH PL
001	810630	1130	6/12/06	\$700,000	3280	0	9	2006	3	5985	N	N	1205 S 36TH PL
001	810630	1161	7/12/07	\$699,000	3280	0	9	2007	3	7449	N	N	1212 S 36TH PL
001	810630	0210	5/18/06	\$626,750	3310	0	9	2006	3	5578	N	N	821 S 38TH CT

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0010	3/28/06	\$599,950	3310	0	9	2006	3	13670	N	N	3649 SMITHERS AVE S
001	810630	0430	9/22/05	\$588,807	3310	0	9	2005	3	4930	N	N	721 S 37TH PL
001	810630	0370	6/1/06	\$591,950	3310	0	9	2006	3	4974	N	N	714 S 38TH CT
001	810630	0160	6/15/05	\$591,315	3360	0	9	2005	3	6037	N	N	725 S 38TH CT
001	810630	0390	12/16/05	\$576,950	3360	0	9	2006	3	6742	N	N	702 S 38TH CT
001	810630	1150	5/24/05	\$651,000	3380	0	9	2005	3	6621	N	N	1217 S 36TH PL
001	810630	0620	5/14/07	\$659,000	3400	0	9	2006	3	4705	N	N	717 S 36TH PL
001	810630	0240	9/5/06	\$715,129	3400	0	9	2006	3	7117	N	N	917 S 38TH CT
001	810630	0950	12/5/06	\$920,280	3540	0	9	2006	3	10107	N	N	1032 S 36TH PL
001	810630	0590	8/1/06	\$678,950	3610	0	9	2006	3	7242	N	N	728 S 37TH ST
002	182205	9120	11/2/06	\$202,000	770	0	5	1947	4	18616	N	N	22627 100TH AVE SE
002	082205	9261	5/2/05	\$208,000	860	0	5	1945	4	17005	N	N	10503 SE 211TH ST
002	182205	9161	9/17/07	\$274,900	1300	0	5	1942	5	12884	N	N	9445 S 232ND ST
002	182205	9195	4/27/06	\$253,500	1670	0	5	1913	5	6075	N	N	23711 100TH AVE SE
002	182205	9035	8/16/06	\$389,950	1820	0	5	1910	4	15625	N	N	23313 100TH AVE SE
002	182205	9035	6/19/07	\$389,850	1820	0	5	1910	4	15625	N	N	23313 100TH AVE SE
002	082205	9218	10/9/07	\$259,000	1090	0	6	1968	3	8148	N	N	21333 108TH AVE SE
002	172205	9114	1/13/06	\$248,000	1110	0	6	1959	4	9147	N	N	23006 100TH AVE SE
002	182205	9242	4/26/07	\$307,000	1170	0	6	1934	4	10920	N	N	23015 100TH AVE SE
002	182205	9242	5/5/05	\$246,000	1170	0	6	1934	4	10920	N	N	23015 100TH AVE SE
002	880240	0605	12/9/05	\$215,000	1200	0	6	1926	4	20969	N	N	22002 93RD AVE S
002	072205	9040	8/2/05	\$414,000	1240	900	6	1981	3	70817	N	N	21421 94TH PL S
002	880240	0785	1/19/07	\$600,000	1460	0	6	1928	4	75358	N	N	22401 100TH AVE SE
002	182205	9062	6/7/06	\$272,250	1470	0	6	1928	5	16120	N	N	23610 94TH AVE S
002	182205	9333	6/15/06	\$250,000	1560	0	6	1980	3	14667	N	N	9912 S 237TH ST
002	327698	0130	7/28/06	\$395,000	1580	0	6	1926	4	29336	N	N	22821 104TH AVE SE
002	072205	9108	2/22/05	\$285,000	1930	0	6	1952	4	81892	N	N	20815 96TH PL S
002	803565	0010	6/9/06	\$282,500	940	0	7	1968	4	14033	N	N	21214 104TH AVE SE
002	082205	9209	8/1/05	\$255,000	960	960	7	1967	4	14400	N	N	20859 108TH AVE SE
002	932070	0320	3/5/07	\$318,000	1000	1000	7	1968	3	9858	Y	N	21433 96TH AVE S
002	932070	0220	4/14/05	\$277,000	1020	750	7	1966	5	9544	N	N	9607 S 213TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	880240	0411	8/24/07	\$295,000	1050	0	7	1959	4	8498	N	N	22028 103RD PL SE
002	508380	0050	8/10/06	\$339,950	1050	550	7	1981	4	13500	N	N	10247 SE 224TH ST
002	880240	0414	6/16/06	\$275,000	1050	0	7	1958	4	8498	N	N	22131 103RD PL SE
002	932070	0590	7/6/05	\$229,950	1060	0	7	1966	4	9964	N	N	9622 S 214TH ST
002	526700	0080	2/14/05	\$227,250	1080	0	7	1967	4	10283	N	N	21312 98TH AVE S
002	932060	0380	4/28/05	\$250,000	1080	880	7	1966	3	13465	N	N	21005 97TH PL S
002	072205	9052	1/27/05	\$215,000	1090	0	7	1960	3	12302	N	N	21441 100TH AVE SE
002	932070	0160	4/18/05	\$240,000	1120	0	7	1968	4	10293	N	N	9548 S 213TH ST
002	932080	0020	5/25/05	\$190,000	1130	1100	7	1966	3	9600	N	N	9639 S 213TH ST
002	880240	0891	8/12/05	\$247,200	1170	0	7	1957	4	7734	N	N	22210 104TH PL SE
002	082205	9322	4/22/05	\$278,000	1180	540	7	1994	3	8890	N	N	21325 108TH AVE SE
002	932070	0290	1/25/05	\$238,900	1180	1000	7	1968	4	9600	Y	N	21409 96TH AVE S
002	880240	0897	7/11/07	\$340,000	1200	0	7	1959	3	8185	N	N	22220 104TH PL SE
002	932080	0030	2/12/07	\$363,200	1200	1000	7	1967	4	9600	N	N	9635 S 213TH ST
002	638650	0310	5/15/06	\$339,990	1200	470	7	1979	4	9632	N	N	10105 SE 212TH ST
002	932060	0540	8/9/06	\$270,000	1200	0	7	1962	3	9448	N	N	9831 S 212TH ST
002	880240	0897	3/14/05	\$177,000	1200	0	7	1959	3	8185	N	N	22220 104TH PL SE
002	241650	0030	1/18/05	\$295,000	1210	860	7	1988	4	12001	N	N	9421 S 213TH PL
002	172205	9326	10/30/07	\$220,050	1210	0	7	2003	3	7136	N	N	22508 103RD PL SE
002	082205	9250	11/13/07	\$348,000	1220	1050	7	1963	3	14592	N	N	10030 SE 216TH ST
002	082205	9154	8/24/05	\$245,000	1240	0	7	1959	3	13632	N	N	10433 SE 212TH ST
002	508380	0040	12/8/06	\$430,000	1250	340	7	1957	4	22400	N	N	10235 SE 224TH ST
002	109150	0440	7/6/07	\$372,000	1260	864	7	1986	3	7200	N	N	10010 SE 228TH CT
002	526700	0090	4/10/07	\$307,450	1260	600	7	1964	3	10119	N	N	21457 99TH AVE S
002	526700	0090	4/30/05	\$274,000	1260	600	7	1964	3	10119	N	N	21457 99TH AVE S
002	526700	0040	9/8/06	\$355,000	1270	650	7	1968	4	10205	N	N	21420 98TH AVE S
002	880240	0394	8/31/05	\$425,000	1300	1300	7	1969	4	51732	N	N	22019 104TH PL SE
002	295290	0020	5/19/05	\$268,000	1300	0	7	1965	4	9337	N	N	20817 101ST AVE SE
002	182205	9245	9/16/05	\$369,950	1310	1000	7	1965	4	15000	N	N	22725 100TH AVE SE
002	932060	0060	5/15/07	\$293,000	1310	0	7	1961	4	8400	N	N	21045 99TH AVE S
002	295290	0120	8/8/06	\$287,500	1310	0	7	1967	4	10790	N	N	21032 102ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072205	9055	6/20/07	\$321,000	1320	0	7	1961	4	15300	N	N	21636 98TH AVE S
002	172205	9273	11/28/05	\$300,000	1320	590	7	1959	3	22021	N	N	23224 100TH AVE SE
002	564140	0240	1/8/07	\$318,000	1330	680	7	2006	3	6952	N	N	9608 S 236TH PL
002	564140	0240	5/27/05	\$227,000	1330	680	7	2006	3	6952	N	N	9608 S 236TH PL
002	182205	9262	6/5/07	\$380,000	1340	0	7	1958	3	15868	N	N	9905 S 230TH PL
002	082205	9173	6/29/06	\$319,950	1340	0	7	1962	4	11426	N	N	10640 SE 213TH ST
002	241650	0010	8/16/05	\$374,000	1340	730	7	1988	3	13829	N	N	9409 S 213TH ST
002	295290	0180	10/21/05	\$258,000	1340	0	7	1965	4	10400	N	N	20855 102ND AVE SE
002	803565	0120	11/27/06	\$380,000	1350	1010	7	1995	3	7211	N	N	10419 SE 214TH PL
002	803565	0160	2/17/05	\$289,000	1350	630	7	1994	3	6628	N	N	21420 105TH PL SE
002	803565	0080	7/25/05	\$280,000	1350	1010	7	1994	3	6825	N	N	21333 104TH PL SE
002	295290	0220	12/29/05	\$259,950	1360	0	7	1964	4	9014	N	N	20826 101ST AVE SE
002	209560	0280	12/28/07	\$315,000	1370	650	7	1991	3	4342	N	N	22644 102ND PL SE
002	072205	9074	11/28/05	\$251,000	1370	0	7	1963	4	11326	N	N	9645 S 208TH ST
002	082205	9168	1/2/07	\$270,000	1380	0	7	1966	3	11200	N	N	10327 SE 216TH ST
002	082205	9152	9/2/05	\$267,500	1380	0	7	1959	4	14060	N	N	10604 SE 212TH ST
002	932070	0470	5/17/05	\$244,000	1380	0	7	1965	3	9608	N	N	9821 S 213TH PL
002	932070	0680	2/23/06	\$279,000	1390	0	7	1966	4	9600	N	N	9616 S 216TH ST
002	182205	9192	4/4/07	\$317,000	1400	0	7	1965	3	10843	N	N	23514 98TH AVE S
002	109150	0390	4/14/06	\$349,950	1400	680	7	1986	3	7350	N	N	22906 100TH AVE SE
002	932060	0710	9/1/05	\$326,800	1400	1230	7	1962	4	10939	N	N	21204 99TH AVE S
002	182205	9192	2/21/06	\$269,500	1400	0	7	1965	3	10843	N	N	23514 98TH AVE S
002	803565	0250	2/10/05	\$295,000	1400	400	7	1928	5	20106	N	N	10650 SE 213TH ST
002	932080	0072	6/21/06	\$405,000	1410	920	7	1997	3	11703	N	N	9618 S 214TH ST
002	880240	0894	3/15/06	\$255,000	1410	0	7	1957	3	8885	N	N	10443 SE 222ND ST
002	109150	0450	5/24/05	\$311,000	1410	600	7	1986	3	7200	N	N	10006 SE 228TH CT
002	327697	0040	9/22/06	\$324,000	1420	0	7	1984	3	14603	N	N	10305 SE 230TH PL
002	109150	0380	10/26/06	\$361,500	1430	340	7	1986	3	7134	N	N	10004 SE 229TH PL
002	109150	0040	7/24/06	\$345,000	1430	290	7	1986	4	8300	N	N	10019 SE 229TH PL
002	109150	0040	8/8/05	\$304,950	1430	290	7	1986	4	8300	N	N	10019 SE 229TH PL
002	072205	9073	2/22/07	\$280,000	1440	0	7	1957	3	10890	N	N	9731 S 208TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	182205	9214	6/22/05	\$501,000	1440	1440	7	1966	4	124166	N	N	22501 100TH AVE SE
002	109150	0350	4/27/05	\$293,000	1440	360	7	1985	4	7800	N	N	10036 SE 229TH PL
002	270850	0110	7/16/07	\$400,000	1450	1180	7	1997	3	12680	N	N	21516 95TH PL S
002	638655	0200	11/13/06	\$287,000	1450	0	7	1969	4	10125	N	N	21318 103RD PL SE
002	932060	0460	6/22/07	\$409,950	1460	690	7	1962	5	9574	N	N	21202 97TH PL S
002	270850	0080	6/14/07	\$383,515	1460	1200	7	1996	3	13216	N	N	21426 95TH PL S
002	932060	0460	8/2/05	\$310,000	1460	690	7	1962	5	9574	N	N	21202 97TH PL S
002	932060	0460	2/22/05	\$280,000	1460	690	7	1962	5	9574	N	N	21202 97TH PL S
002	109150	0220	5/4/07	\$340,000	1470	0	7	1984	4	8630	N	N	10320 SE 228TH ST
002	072205	9080	5/2/06	\$470,000	1480	470	7	1961	5	15246	N	N	21602 94TH PL S
002	327697	0030	5/6/06	\$283,500	1480	0	7	1982	3	6205	N	N	10309 SE 230TH PL
002	775780	0300	11/23/07	\$480,000	1500	860	7	1979	3	46609	Y	N	22023 92ND AVE S
002	270850	0170	11/5/07	\$359,000	1500	1060	7	2001	3	12024	N	N	9505 S 214TH PL
002	072205	9051	2/22/05	\$225,000	1500	0	7	1959	3	13068	N	N	21638 94TH AVE S
002	327698	0040	11/5/07	\$375,000	1510	0	7	1987	3	14608	N	N	22829 103RD AVE SE
002	327698	0040	2/17/06	\$345,000	1510	0	7	1987	3	14608	N	N	22829 103RD AVE SE
002	638650	0270	8/9/06	\$318,000	1510	0	7	1968	4	9632	N	N	10013 SE 212TH ST
002	570220	0180	3/26/07	\$337,900	1510	840	7	1961	4	11223	N	N	21604 104TH PL SE
002	072205	9063	6/6/05	\$239,000	1510	0	7	2004	3	10890	N	N	9653 S 208TH ST
002	082205	9138	6/1/07	\$295,000	1520	0	7	1958	4	14800	N	N	10428 SE 211TH ST
002	172205	9078	3/24/06	\$260,000	1520	0	7	1962	3	20260	N	N	23211 104TH AVE SE
002	932060	0230	11/16/06	\$322,450	1530	0	7	1963	4	9620	N	N	9734 S 212TH ST
002	880240	0416	11/15/07	\$284,000	1530	0	7	1959	3	8498	N	N	22115 103RD PL SE
002	880240	0416	8/30/05	\$250,000	1530	0	7	1959	3	8498	N	N	22115 103RD PL SE
002	182205	9220	4/30/05	\$272,950	1530	0	7	1960	5	9780	N	N	9521 S 228TH ST
002	880240	0887	12/18/07	\$365,000	1540	1230	7	1956	4	15468	N	N	22224 104TH PL SE
002	072205	9053	8/7/06	\$267,500	1540	0	7	1960	4	8000	N	N	21037 100TH AVE SE
002	880240	0130	5/12/06	\$580,000	1550	400	7	1946	3	113214	N	N	22025 100TH AVE SE
002	932070	0050	4/24/07	\$314,950	1550	0	7	1965	4	9600	N	N	9636 S 213TH ST
002	082205	9292	9/1/06	\$349,000	1560	0	7	1996	3	13632	N	N	10510 SE 213TH ST
002	932060	0090	10/18/05	\$277,000	1560	0	7	1962	3	8314	N	N	21071 99TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	082205	9264	5/9/05	\$270,000	1560	0	7	1978	4	11593	N	N	10206 SE 216TH ST
002	109150	0090	5/11/05	\$289,000	1560	900	7	1988	3	15450	N	N	22911 101ST PL SE
002	932070	0400	7/6/05	\$253,000	1560	0	7	1967	4	9514	N	N	21601 98TH AVE S
002	295290	0060	5/25/06	\$298,000	1570	0	7	1965	4	10429	N	N	20830 102ND AVE SE
002	570220	0190	10/26/06	\$379,950	1580	1250	7	1962	4	10707	N	N	21605 104TH PL SE
002	570220	0190	4/19/05	\$307,500	1580	1250	7	1962	4	10707	N	N	21605 104TH PL SE
002	932060	0420	9/12/06	\$305,000	1590	0	7	1964	3	11250	N	N	21035 97TH PL S
002	880240	0924	10/28/06	\$390,000	1610	0	7	1958	4	11855	N	N	22357 108TH AVE SE
002	182205	9405	4/24/06	\$337,000	1610	0	7	1999	3	6168	N	N	9909 S 235TH PL
002	172205	9236	11/28/07	\$328,000	1610	790	7	1969	4	11325	N	N	23030 100TH AVE SE
002	172205	9236	7/25/05	\$305,000	1610	790	7	1969	4	11325	N	N	23030 100TH AVE SE
002	182205	9405	6/21/05	\$279,000	1610	0	7	1999	3	6168	N	N	9909 S 235TH PL
002	570220	0220	7/25/07	\$315,000	1620	400	7	1962	3	10688	N	N	21629 104TH PL SE
002	943000	0070	5/11/07	\$339,000	1640	0	7	1995	3	5707	N	N	22251 98TH PL S
002	570230	0180	5/11/07	\$340,000	1650	0	7	1965	3	12065	N	N	21904 105TH AVE SE
002	209560	0270	4/19/05	\$271,000	1670	0	7	1992	3	4342	N	N	22640 102ND PL SE
002	295290	0170	8/2/05	\$257,000	1680	0	7	1965	3	10400	N	N	21007 102ND AVE SE
002	295300	0030	3/10/05	\$254,950	1680	0	7	1968	4	9548	N	N	10104 SE 212TH ST
002	638650	0260	2/13/07	\$365,000	1690	0	7	1999	3	9546	N	N	10007 SE 212TH ST
002	570230	0090	5/25/05	\$259,900	1700	0	7	1975	4	17636	N	N	10501 SE 220TH ST
002	082205	9206	6/19/06	\$319,950	1710	0	7	1967	4	11426	N	N	10632 SE 213TH ST
002	880240	0889	3/28/06	\$280,000	1710	0	7	1955	3	15436	N	N	10404 SE 224TH ST
002	327697	0010	3/8/06	\$294,950	1740	0	7	1984	4	7681	N	N	10321 SE 230TH PL
002	082205	9290	5/24/06	\$288,000	1740	0	7	1985	3	15000	N	N	10413 SE 212TH ST
002	109150	0360	4/26/05	\$295,100	1760	0	7	1985	4	9085	N	N	10028 SE 229TH PL
002	082205	9123	5/25/07	\$660,000	1780	0	7	1954	4	55321	N	N	21131 104TH AVE SE
002	209560	0010	7/31/06	\$335,000	1790	0	7	1991	3	4344	N	N	22707 103RD AVE SE
002	209560	0300	8/28/07	\$322,143	1790	0	7	1991	3	4295	N	N	10306 SE 227TH ST
002	209560	0220	4/4/07	\$325,000	1790	0	7	1993	3	4305	N	N	22618 102ND PL SE
002	943000	0050	8/12/05	\$319,000	1790	0	7	1996	3	5827	N	N	22239 98TH PL S
002	943000	0110	6/15/05	\$304,950	1790	0	7	1995	3	4925	N	N	22236 98TH PL S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	182205	9401	4/6/05	\$269,950	1790	0	7	1999	3	7991	N	N	9920 S 235TH PL
002	182205	9418	9/16/05	\$200,000	1790	0	7	1998	3	8424	N	N	9919 S 237TH ST
002	943000	0030	2/14/05	\$268,000	1850	0	7	1996	3	5754	N	N	22207 98TH PL S
002	082205	9084	10/8/07	\$304,000	1870	0	7	1956	4	12300	N	N	10427 SE 211TH ST
002	880240	0811	1/25/06	\$567,000	1880	0	7	1999	3	39506	N	N	10034 SE 224TH ST
002	327697	0060	12/15/06	\$319,000	1880	0	7	1983	3	16074	N	N	10302 SE 230TH PL
002	295290	0080	6/8/05	\$275,000	1880	0	7	1967	4	10401	N	N	20850 102ND AVE SE
002	182205	9353	4/19/05	\$310,000	1880	0	7	1988	3	18000	N	N	22418 94TH AVE S
002	270850	0070	6/24/06	\$323,000	1890	0	7	1996	3	13011	N	N	21420 95TH PL S
002	943000	0040	6/27/07	\$369,000	1910	0	7	1996	3	5593	N	N	22233 98TH PL S
002	172205	9319	1/20/05	\$282,500	1930	0	7	1996	3	8964	N	N	22510 100TH AVE SE
002	803565	0070	4/13/06	\$350,000	1990	0	7	1995	3	6300	N	N	21327 104TH PL SE
002	638655	0290	2/24/06	\$282,000	1990	0	7	1968	3	9775	N	N	10230 SE 213TH PL
002	803565	0360	3/21/05	\$304,000	1990	0	7	1994	3	8563	N	N	21321 105TH PL SE
002	109150	0060	8/25/05	\$339,950	2050	0	7	1986	4	10350	N	N	10027 SE 229TH PL
002	803565	0440	11/17/06	\$426,000	2160	0	7	1995	3	7350	N	N	21322 104TH PL SE
002	133220	0110	6/20/06	\$422,300	2200	0	7	1998	3	8065	N	N	9526 S 221ST PL
002	209560	0250	6/18/07	\$322,000	2200	0	7	1992	3	5192	N	N	22624 102ND PL SE
002	133220	0160	6/16/05	\$329,000	2200	0	7	1998	3	7464	N	N	9605 S 221ST PL
002	172205	9321	1/7/05	\$314,000	2210	0	7	1999	3	9393	N	N	10020 SE 233RD ST
002	570220	0150	8/21/06	\$315,500	2260	0	7	1962	4	11201	N	N	21630 104TH PL SE
002	270850	0160	6/5/06	\$432,950	2270	0	7	1999	3	12185	N	N	21501 95TH PL S
002	327698	0080	3/20/06	\$343,000	2280	0	7	1987	3	10968	N	N	22848 103RD AVE SE
002	209560	0260	8/1/05	\$315,000	2290	0	7	1992	3	4342	N	N	22636 102ND PL SE
002	327697	0070	10/3/06	\$350,000	2380	0	7	1983	3	14405	N	N	10306 SE 230TH PL
002	570220	0170	5/29/07	\$304,000	2400	0	7	1962	4	11201	N	N	21612 104TH PL SE
002	943000	0120	6/25/07	\$394,950	2430	0	7	1996	3	5273	N	N	22230 98TH PL S
002	880240	0892	4/4/05	\$294,000	2480	0	7	1959	4	15468	N	N	22252 104TH PL SE
002	172205	9080	12/7/06	\$536,000	2520	0	7	1945	5	63597	N	N	23105 104TH AVE SE
002	133220	0100	8/3/06	\$410,000	2641	0	7	1998	3	8091	N	N	9602 S 221ST PL
002	133220	0020	6/2/06	\$388,000	2670	0	7	1998	3	6053	N	N	22120 96TH PL S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	133220	0180	12/7/05	\$380,000	2916	0	7	1997	3	8535	N	N	22119 96TH PL S
002	133220	0150	12/20/06	\$493,500	2940	0	7	1998	3	17710	N	N	9604 S 222ND ST
002	133220	0010	4/22/05	\$365,000	2960	0	7	1998	3	6806	N	N	22126 96TH PL S
002	082205	9119	3/9/07	\$720,000	3030	0	7	1999	3	10697	N	N	21203 108TH AVE SE
002	133220	0070	5/18/05	\$385,000	3330	0	7	1998	3	10010	N	N	9622 S 221ST PL
002	241650	0070	4/14/06	\$411,000	1370	1170	8	1987	3	13434	Y	N	9514 S 213TH ST
002	379138	0020	5/29/07	\$444,000	1410	920	8	2004	3	6029	N	N	22011 100TH CT SE
002	379138	0180	7/10/07	\$441,000	1410	920	8	2004	3	7598	N	N	10113 SE 220TH PL
002	803560	0620	6/9/05	\$329,950	1490	520	8	1989	3	7699	N	N	10319 SE 209TH PL
002	775780	0182	3/23/07	\$430,000	1530	800	8	1980	3	23394	N	N	9014 S 218TH ST
002	775780	0182	4/5/06	\$397,000	1530	800	8	1980	3	23394	N	N	9014 S 218TH ST
002	775780	0297	12/6/05	\$410,000	1550	1150	8	1978	3	33106	Y	N	22002 92ND AVE S
002	775780	0297	7/25/05	\$375,000	1550	1150	8	1978	3	33106	Y	N	22002 92ND AVE S
002	109150	0170	5/23/05	\$298,500	1610	430	8	1985	3	7008	N	N	10213 SE 228TH ST
002	072205	9107	7/21/06	\$695,000	1630	780	8	1978	3	51400	N	N	21707 96TH PL S
002	638650	0040	1/18/06	\$262,000	1690	0	8	1966	4	9520	N	N	10059 SE 213TH PL
002	072205	9106	10/30/06	\$750,000	1730	0	8	1978	3	51400	N	N	21717 96TH PL S
002	072205	9106	7/19/05	\$425,000	1730	0	8	1978	3	51400	N	N	21717 96TH PL S
002	241650	0190	4/15/05	\$420,000	1760	1530	8	1989	4	12050	N	N	9434 S 213TH ST
002	803560	0470	8/3/06	\$387,500	1780	500	8	1989	3	7727	N	N	10315 SE 210TH PL
002	880240	0683	8/1/06	\$619,000	1780	1000	8	1977	4	59677	N	N	22228 94TH AVE S
002	803560	0790	7/25/05	\$363,950	1790	450	8	1989	3	7019	N	N	20842 102ND PL SE
002	880240	0654	2/8/07	\$420,000	1800	0	8	2007	3	6925	N	N	22228 93RD AVE S
002	241650	0100	12/7/05	\$353,000	1830	0	8	1987	4	12349	N	N	21220 95TH CT S
002	178961	0130	4/20/06	\$371,000	1860	0	8	1998	3	9611	N	N	10025 SE 226TH PL
002	803560	0400	2/1/05	\$305,000	1880	500	8	1990	3	7165	N	N	10320 SE 212TH ST
002	178960	0070	5/27/05	\$364,950	1970	0	8	1994	3	8517	N	N	10121 SE 225TH PL
002	564140	0200	12/14/05	\$356,425	1980	0	8	2006	3	5801	N	N	23621 97TH AVE S
002	803560	0440	10/26/05	\$369,950	2010	0	8	1990	4	8115	N	N	10300 SE 212TH ST
002	803560	0740	9/15/06	\$380,000	2020	0	8	1989	3	7367	N	N	10332 SE 209TH PL
002	564140	0330	7/11/06	\$412,928	2020	0	8	2006	3	5700	N	N	23604 97TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	564140	0050	6/12/06	\$400,940	2020	0	8	2006	3	5712	N	N	9715 S 237TH ST
002	564140	0270	7/11/06	\$396,801	2020	0	8	2006	3	5853	N	N	23533 97TH AVE S
002	564140	0190	5/5/06	\$387,352	2020	0	8	2006	3	5760	N	N	23627 97TH AVE S
002	803560	0740	4/12/05	\$320,000	2020	0	8	1989	3	7367	N	N	10332 SE 209TH PL
002	564140	0170	12/22/05	\$379,537	2030	0	8	2006	3	5826	N	N	23631 97TH AVE S
002	564140	0110	2/24/06	\$369,950	2030	0	8	2006	3	6228	N	N	9603 S 237TH ST
002	072205	9233	2/12/07	\$389,950	2090	0	8	1991	3	12027	N	N	21610 95TH PL S
002	564140	0450	8/16/06	\$432,842	2100	0	8	2006	3	5724	N	N	23705 98TH AVE S
002	564140	0370	7/28/06	\$413,248	2100	0	8	2006	3	5707	N	N	23626 97TH AVE S
002	178960	0100	5/8/07	\$399,950	2110	0	8	1994	3	9506	N	N	10103 SE 225TH PL
002	072205	9223	8/20/07	\$522,500	2130	680	8	1987	3	22272	N	N	21647 98TH AVE S
002	182205	9391	4/10/07	\$420,000	2180	0	8	1998	3	16140	N	N	9321 S 225TH PL
002	182205	9455	5/16/06	\$401,000	2240	0	8	2006	3	7612	N	N	9710 S 234TH ST
002	182205	9470	6/18/07	\$399,950	2250	0	8	2007	3	6462	N	N	9904 SE 237TH ST
002	880240	0525	10/9/07	\$850,000	2260	1840	8	1967	4	40425	N	N	9650 S 222ND ST
002	880240	0525	8/18/05	\$624,950	2260	1840	8	1967	4	40425	N	N	9650 S 222ND ST
002	182205	9234	6/10/05	\$325,000	2260	0	8	1993	3	9404	N	N	22807 96TH PL S
002	803560	0060	7/19/06	\$374,900	2280	0	8	1989	3	9927	N	N	20843 102ND PL SE
002	803560	0100	4/7/06	\$370,000	2290	0	8	1990	3	7560	N	N	20941 103RD AVE SE
002	803560	0100	6/7/05	\$280,000	2290	0	8	1990	3	7560	N	N	20941 103RD AVE SE
002	803560	0350	10/20/05	\$359,950	2300	0	8	1990	3	7148	N	N	10347 SE 212TH ST
002	803560	0270	5/25/07	\$450,000	2360	0	8	1990	3	8538	N	N	21232 103RD CT SE
002	803560	0170	3/21/07	\$409,250	2360	0	8	1990	3	9068	N	N	21049 103RD AVE SE
002	803560	0170	5/26/05	\$344,000	2360	0	8	1990	3	9068	N	N	21049 103RD AVE SE
002	178961	0040	9/26/07	\$415,000	2370	0	8	1998	3	10096	N	N	10110 SE 226TH PL
002	178961	0030	7/11/05	\$400,000	2370	0	8	1998	3	10500	N	N	10104 SE 226TH PL
002	803560	0030	8/18/06	\$400,000	2380	0	8	1989	3	7000	N	N	20819 102ND PL SE
002	082205	9320	11/27/07	\$360,000	2380	0	8	1994	3	6878	N	N	20831 103RD CT SE
002	379138	0150	3/28/05	\$403,950	2390	780	8	2005	3	6465	N	N	22019 101ST PL SE
002	803560	0540	4/4/05	\$329,000	2400	0	8	1990	3	6945	N	N	10330 SE 210TH PL
002	182205	9090	11/7/06	\$864,000	2430	2080	8	1965	4	75776	N	N	23224 94TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	564140	0400	8/2/06	\$476,873	2460	0	8	2006	3	5897	N	N	9702 SE 237TH ST
002	564140	0020	5/8/06	\$457,561	2460	0	8	2006	3	6231	N	N	23725 98TH AVE S
002	564140	0380	7/11/06	\$470,000	2460	0	8	2006	3	5712	N	N	23632 97TH AVE S
002	178961	0100	11/29/06	\$417,950	2460	0	8	1998	3	9652	N	N	10115 SE 226TH PL
002	564140	0350	6/12/06	\$465,269	2460	0	8	2006	3	5713	N	N	23616 97TH AVE S
002	564140	0310	6/12/06	\$446,500	2460	0	8	2006	3	5725	N	N	23526 97TH AVE S
002	564140	0150	2/24/06	\$435,409	2460	0	8	2006	3	6543	N	N	9618 S 237TH ST
002	564140	0080	4/25/06	\$430,629	2460	0	8	2006	3	6012	N	N	9625 S 237TH ST
002	564140	0230	12/13/05	\$416,425	2460	0	8	2006	3	7359	N	N	9604 S 236TH ST
002	178961	0020	10/30/07	\$464,950	2490	0	8	1998	3	10500	N	N	10030 SE 226TH PL
002	564140	0320	6/12/06	\$424,975	2500	0	8	2006	3	5739	N	N	23532 97TH AVE S
002	564140	0300	5/22/06	\$427,002	2500	0	8	2006	3	5732	N	N	23520 97TH AVE S
002	564140	0140	6/1/06	\$420,132	2500	0	8	2006	3	5703	N	N	9612 S 237TH ST
002	564140	0060	4/6/06	\$414,073	2500	0	8	2006	3	5713	N	N	9709 S 237TH PL
002	564140	0030	12/20/05	\$409,950	2500	0	8	2006	3	5712	N	N	9725 S 237TH ST
002	564140	0250	3/11/06	\$399,369	2500	0	8	2006	3	5916	N	N	23609 97TH AVE S
002	182205	9457	6/24/06	\$479,000	2540	0	8	2006	3	7616	N	N	9630 S 234TH ST
002	182205	9459	8/29/06	\$434,950	2540	0	8	2006	3	7620	N	N	9620 S 234TH ST
002	182205	9457	5/22/06	\$429,950	2540	0	8	2006	3	7616	N	N	9630 S 234TH ST
002	178961	0010	6/9/06	\$450,000	2550	0	8	1998	3	10500	N	N	10022 SE 226TH PL
002	178961	0010	6/9/06	\$450,000	2550	0	8	1998	3	10500	N	N	10022 SE 226TH PL
002	024190	0210	4/21/06	\$410,000	2580	0	8	2005	3	5460	N	N	22116 102ND PL SE
002	024190	0210	9/7/05	\$384,950	2580	0	8	2005	3	5460	N	N	22116 102ND PL SE
002	024190	0030	8/3/05	\$384,950	2580	0	8	2005	3	5400	N	N	22109 102ND PL SE
002	024190	0230	9/7/05	\$384,950	2580	0	8	2005	3	5818	N	N	10216 SE 222ND ST
002	024190	0060	7/19/05	\$369,950	2580	0	8	2005	3	5476	N	N	22037 102ND PL SE
002	182205	9466	8/9/07	\$425,000	2590	0	8	2007	3	7363	N	N	9828 SE 235TH PL
002	182205	9392	3/24/05	\$349,950	2590	0	8	1998	3	35203	Y	N	9308 S 225TH PL
002	564140	0340	8/2/06	\$418,540	2620	0	8	2006	3	5715	N	N	23610 97TH AVE S
002	564140	0180	2/7/06	\$400,500	2620	0	8	2006	3	5985	N	N	23629 97TH AVE S
002	182205	9464	4/5/07	\$479,000	2640	0	8	2007	3	6390	N	N	9803 S 235TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	182205	9464	6/25/07	\$464,500	2640	0	8	2007	3	6390	N	N	9803 S 235TH PL
002	182205	9465	4/20/07	\$472,000	2640	0	8	2007	3	6146	N	N	9815 S 235TH PL
002	182205	9468	6/21/07	\$458,000	2640	0	8	2007	3	5994	N	N	9808 S 235TH PL
002	182205	9467	8/17/07	\$455,000	2640	0	8	2007	3	5994	N	N	9818 S 235TH PL
002	379138	0080	10/6/05	\$397,000	2650	0	8	2004	3	5738	N	N	22016 100TH CT SE
002	880240	0810	1/20/06	\$440,000	2670	800	8	1968	3	17250	N	N	10042 SE 224TH ST
002	024190	0090	9/30/05	\$400,000	2740	0	8	2005	3	5995	N	N	10208 SE 220TH PL
002	024190	0240	8/23/05	\$389,950	2740	0	8	2005	3	5873	N	N	10222 SE 222ND ST
002	024190	0050	9/7/05	\$389,950	2740	0	8	2005	3	5400	N	N	22043 102ND PL SE
002	024190	0160	5/24/05	\$379,950	2740	0	8	2005	3	5460	N	N	22036 102ND PL SE
002	024190	0020	5/13/05	\$364,950	2740	0	8	2005	3	5400	N	N	22117 102ND PL SE
002	174880	0060	5/25/07	\$498,450	2750	0	8	2007	3	4794	N	N	10333 SE 225TH PL
002	174880	0100	5/25/07	\$492,000	2750	0	8	2007	3	4650	N	N	10328 SE 225TH PL
002	379138	0110	3/9/05	\$374,950	2750	0	8	2004	3	5880	N	N	10033 SE 220TH ST
002	379138	0030	12/6/05	\$450,000	2810	790	8	2005	3	5381	N	N	22017 100TH CT SE
002	379138	0030	3/1/05	\$409,950	2810	790	8	2005	3	5381	N	N	22017 100TH CT SE
002	379138	0140	1/19/05	\$406,950	2810	790	8	2005	3	7921	N	N	22015 101ST PL SE
002	379138	0170	2/22/05	\$400,950	2810	790	8	2005	3	7000	N	N	22027 101ST PL SE
002	379138	0040	2/19/07	\$553,000	2900	1030	8	2005	3	6066	N	N	22025 100TH CT SE
002	024190	0140	8/1/05	\$409,950	2900	0	8	2005	3	8667	N	N	22024 102ND PL SE
002	024190	0190	7/26/05	\$409,950	2900	0	8	2005	3	8060	N	N	22054 102ND PL SE
002	024190	0120	6/24/05	\$399,950	2900	0	8	2005	3	5839	N	N	10224 220TH PL SE
002	024190	0180	7/15/05	\$399,950	2900	0	8	2005	3	7116	N	N	22048 102ND PL SE
002	379138	0040	4/25/05	\$429,000	2900	1030	8	2005	3	6066	N	N	22025 100TH CT SE
002	024190	0110	6/2/05	\$389,950	2900	0	8	2005	3	6505	N	N	10218 SE 220TH PL
002	379138	0160	1/18/05	\$411,309	2900	1030	8	2005	3	7598	N	N	22023 100TH PL SE
002	174880	0130	6/1/07	\$505,000	2960	0	8	2007	3	4650	N	N	10310 SE 225TH PL
002	174880	0110	2/2/07	\$503,000	2960	0	8	2007	3	4650	N	N	10322 SE 225TH PL
002	174880	0010	5/21/07	\$503,000	2960	0	8	2007	3	4924	N	N	10225 SE 225TH PL
002	174880	0070	3/29/07	\$500,000	2960	0	8	2007	3	4795	N	N	10339 SE 225TH PL
002	174880	0020	3/2/07	\$501,000	2960	0	8	2007	3	5254	N	N	10231 SE 225TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	564140	0430	9/7/06	\$512,491	2960	0	8	2006	3	5712	N	N	9718 S 237TH ST
002	564140	0070	5/17/06	\$518,697	2960	0	8	2006	3	5802	N	N	9701 S 237TH ST
002	564140	0410	8/2/06	\$496,857	2960	0	8	2006	3	5793	N	N	9708 S 237TH ST
002	564140	0130	11/21/06	\$507,000	2960	0	8	2006	3	5703	N	N	9608 S 237TH PL
002	564140	0130	4/7/06	\$476,596	2960	0	8	2006	3	5703	N	N	9608 S 237TH PL
002	564140	0290	5/22/06	\$476,367	2960	0	8	2006	3	5843	N	N	23521 97TH AVE S
002	564140	0160	12/21/05	\$460,939	2960	0	8	2006	3	5752	N	N	23635 97TH AVE S
002	564140	0260	3/21/06	\$447,285	2960	0	8	2006	3	5843	N	N	23603 97TH AVE S
002	564140	0210	4/3/06	\$436,513	2960	0	8	2006	3	5739	N	N	23611 98TH AVE S
002	182205	9456	10/23/06	\$495,000	2970	0	8	2006	3	7614	N	N	9704 S 234TH ST
002	182205	9458	10/23/06	\$489,950	2970	0	8	2006	3	7618	N	N	9626 S 234TH ST
002	182205	9460	9/11/06	\$459,950	2970	0	8	2006	3	7622	N	N	9614 S 234TH ST
002	182205	9458	6/6/06	\$454,950	2970	0	8	2006	3	7618	N	N	9626 S 234TH ST
002	182205	9456	7/13/06	\$449,950	2970	0	8	2006	3	7614	N	N	9704 S 234TH ST
002	564140	0440	5/5/06	\$559,950	3070	0	8	2005	3	5712	N	N	9722 S 237TH ST
002	564140	0420	8/16/06	\$538,229	3070	0	8	2006	3	5729	N	N	9712 S 237TH ST
002	564140	0120	1/23/06	\$490,195	3070	0	8	2006	3	5706	N	N	9604 S 237TH ST
002	564140	0280	7/20/06	\$523,597	3070	0	8	2006	3	5758	N	N	23527 97TH AVE S
002	564140	0390	9/15/06	\$514,293	3070	0	8	2006	3	5712	N	N	23706 97TH AVE S
002	564140	0360	7/7/06	\$511,167	3070	0	8	2006	3	5798	N	N	23622 97TH AVE S
002	564140	0010	6/6/06	\$456,725	3070	0	8	2006	3	5722	N	N	23731 98TH AVE S
002	564140	0040	1/23/06	\$454,363	3070	0	8	2006	3	5712	N	N	9719 S 237TH ST
002	564140	0090	2/24/06	\$449,890	3070	0	8	2006	3	7363	N	N	9619 S 237TH PL
002	564140	0220	12/21/05	\$419,950	3070	0	8	2005	3	5827	N	N	9605 S 236TH ST
002	182205	9469	6/11/07	\$450,000	3080	0	8	2007	3	6092	N	N	23619 100TH AVE SE
002	379138	0050	2/1/07	\$599,950	3090	1000	8	2006	3	7678	N	N	22031 100TH CT SE
002	174880	0180	9/19/07	\$525,000	3250	0	8	2007	3	7413	N	N	10210 SE 225TH PL
002	174880	0120	3/23/07	\$514,000	3250	0	8	2007	3	4650	N	N	10316 SE 225TH PL
002	174880	0030	4/13/07	\$511,000	3250	0	8	2007	3	5273	N	N	10303 SE 225TH PL
002	174880	0090	3/22/07	\$505,000	3250	0	8	2007	3	4650	N	N	10334 SE 225TH PL
002	182205	9471	11/28/06	\$519,950	3260	0	8	2007	3	6452	N	N	9902 SE 237TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379138	0090	2/22/07	\$510,000	3260	0	8	2004	3	5721	N	N	10021 SE 220TH ST
002	379138	0210	6/7/05	\$428,950	3260	0	8	2004	3	6028	N	N	22014 101ST PL SE
002	024190	0170	11/9/05	\$445,500	3280	0	8	2005	3	5460	N	N	22042 102ND PL SE
002	024190	0100	9/23/05	\$434,950	3280	0	8	2005	3	7952	N	N	10212 SE 220TH PL
002	024190	0040	9/30/05	\$435,250	3280	0	8	2005	3	5400	N	N	22103 102ND PL SE
002	024190	0010	9/15/05	\$434,950	3280	0	8	2005	3	5883	N	N	10200 SE 222ND ST
002	024190	0130	7/25/05	\$424,950	3280	0	8	2005	3	7029	N	N	10228 SE 220TH PL
002	024190	0150	5/11/05	\$423,450	3280	0	8	2005	3	5971	N	N	22030 102ND PL SE
002	024190	0080	4/20/05	\$414,950	3280	0	8	2005	3	6238	N	N	10204 SE 220TH PL
002	024190	0200	5/13/05	\$414,950	3280	0	8	2005	3	5460	N	N	22108 102ND PL SE
002	024190	0220	5/13/05	\$414,950	3280	0	8	2005	3	5993	N	N	22126 102ND PL SE
002	024190	0070	3/29/05	\$389,950	3280	0	8	2005	3	6237	N	N	22031 102ND PL SE
002	182205	9461	7/10/06	\$489,950	3310	0	8	2006	3	7714	N	N	9610 S 234TH ST
002	182205	9462	7/13/06	\$489,950	3310	0	8	2006	3	7618	N	N	9606 S 234TH ST
002	270840	0020	9/12/05	\$589,990	1890	1810	9	1998	3	19462	N	N	21823 95TH PL SE
002	182205	9219	1/14/05	\$355,320	1950	0	9	2004	3	9780	N	N	9517 S 228TH ST
002	182205	9173	2/10/05	\$353,000	1950	0	9	2004	3	9706	N	N	22811 96TH AVE S
002	182205	9276	8/17/07	\$525,000	2090	0	9	1997	3	13511	N	N	22818 94TH AVE S
002	422410	0010	1/24/06	\$357,950	2090	0	9	1991	3	9676	N	N	9324 S 237TH PL
002	940640	0030	6/5/07	\$485,000	2130	0	9	1990	3	9177	N	N	9427 S 233RD PL
002	379140	0090	4/25/07	\$454,000	2300	0	9	1998	3	5881	N	N	9831 S 220TH ST
002	880240	0205	7/18/06	\$720,000	2330	0	9	1983	4	51836	N	N	10300 SE 220TH ST
002	379140	0210	12/13/07	\$399,950	2340	0	9	1999	3	6263	N	N	22116 99TH PL S
002	742900	0330	4/6/05	\$438,500	2490	0	9	1990	3	13118	N	N	22717 97TH AVE S
002	379140	0140	6/28/07	\$495,000	2520	0	9	1999	3	6957	N	N	22109 99TH PL S
002	742900	0240	9/15/05	\$485,000	2550	0	9	1990	3	8824	N	N	22742 97TH AVE S
002	742900	0060	7/28/06	\$495,000	2590	0	9	1992	3	11281	N	N	22637 96TH PL S
002	742900	0090	9/25/06	\$540,000	2590	0	9	1997	3	26718	N	N	22617 96TH PL S
002	182205	9107	8/21/06	\$549,000	2630	0	9	1986	3	15176	N	N	9626 S 232ND ST
002	182205	9429	11/17/05	\$450,000	2640	0	9	2001	3	7647	N	N	9614 S 232ND PL
002	880240	0677	9/15/05	\$435,950	2660	0	9	2005	3	7230	N	N	9327 S 223RD ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379140	0240	10/6/06	\$500,000	2700	0	9	1999	3	6180	N	N	22028 99TH PL S
002	940640	0240	4/21/05	\$390,000	2710	0	9	1998	3	8212	N	N	23310 94TH CT S
002	379140	0300	7/1/05	\$379,000	2850	0	9	1998	3	6180	N	N	9908 S 220TH ST
002	940640	0120	5/2/06	\$485,000	2860	0	9	1989	3	8513	N	N	23408 95TH CT S
002	940640	0170	4/25/06	\$470,700	2860	0	9	1990	3	9112	N	N	9516 S 234TH PL
002	379140	0220	1/10/06	\$424,950	2870	0	9	1999	3	6180	N	N	22110 99TH PL S
002	880240	0675	8/22/06	\$492,000	2880	1030	9	2006	3	6977	N	N	9304 S 223RD ST
002	880240	0673	10/9/06	\$479,950	2880	1030	9	2006	3	6976	N	N	9312 S 223RD PL
002	880240	0674	12/6/06	\$479,950	2880	1030	9	2006	3	6977	N	N	9308 S 223RD ST
002	880240	0667	10/24/05	\$442,950	2890	0	9	2005	3	7282	N	N	9309 S 233RD PL
002	880240	0678	9/19/05	\$440,000	2890	0	9	2005	3	7281	N	N	9323 S 223RD ST
002	072205	9019	8/4/06	\$682,500	2900	400	9	2005	3	12000	N	N	21631 94TH PL S
002	072205	9019	9/16/05	\$604,177	2900	400	9	2005	3	12000	N	N	21631 94TH PL S
002	880240	0681	11/4/05	\$452,950	2910	0	9	2005	3	7279	N	N	9303 S 223RD ST
002	379140	0070	11/8/05	\$432,000	2930	0	9	1999	3	8583	N	N	22022 98TH AVE S
002	742900	0130	7/22/05	\$481,000	2980	0	9	1996	3	12534	N	N	22618 97TH AVE S
002	880240	0680	5/3/05	\$449,950	2980	0	9	2005	3	7282	N	N	9313 S 223RD ST
002	940640	0020	8/31/07	\$529,500	2990	0	9	1990	3	8899	N	N	9419 S 233RD PL
002	742900	0070	1/29/07	\$525,000	2990	0	9	1992	3	13907	N	N	22631 96TH PL S
002	802990	0070	9/14/06	\$533,500	3000	0	9	2001	3	12410	N	N	9705 S 230TH PL
002	880240	0679	7/11/05	\$449,950	3000	0	9	2005	3	7282	N	N	9317 S 223RD PL
002	182205	9426	1/29/07	\$498,500	3050	0	9	2001	3	8885	N	N	22710 95TH AVE S
002	182205	9426	8/18/05	\$460,000	3050	0	9	2001	3	8885	N	N	22710 95TH AVE S
002	742900	0210	7/16/07	\$545,950	3070	0	9	1993	3	10167	N	N	22728 97TH AVE S
002	742900	0080	3/29/05	\$460,000	3080	0	9	1993	3	21611	N	N	22625 96TH AVE S
002	182205	9425	7/14/06	\$525,000	3140	0	9	2001	3	8885	N	N	22718 95TH AVE S
002	940640	0070	1/28/06	\$471,000	3140	0	9	1990	3	10007	N	N	23425 95TH CT S
002	940640	0210	6/2/06	\$479,999	3170	0	9	1990	3	11204	N	N	9426 S 233RD PL
002	940640	0140	11/22/05	\$490,000	3210	0	9	1993	3	9944	N	N	9521 S 234TH PL
002	379140	0040	8/19/05	\$451,000	3250	0	9	1999	3	6089	N	N	22108 98TH AVE S
002	379140	0290	10/31/07	\$475,000	3270	0	9	1998	3	6180	N	N	9914 S 220TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379140	0290	10/11/05	\$425,000	3270	0	9	1998	3	6180	N	N	9914 S 220TH PL
002	295300	0340	2/7/06	\$650,000	3330	0	9	2006	3	8913	N	N	20846 100TH AVE SE
002	802990	0030	11/23/05	\$534,950	3470	0	9	2000	3	8450	N	N	9615 S 230TH PL
002	880240	0665	1/29/07	\$610,000	3510	0	9	2006	3	7026	N	N	9324 S 223RD ST
002	880240	0665	7/11/06	\$465,950	3510	0	9	2006	3	7026	N	N	9324 S 223RD ST
002	802990	0040	12/5/05	\$540,000	3560	0	9	2000	3	8450	N	N	9621 S 230TH PL
002	880240	0073	9/22/05	\$680,000	4140	0	9	1998	3	20000	N	N	9621 S 219TH PL
002	379141	0210	3/16/06	\$599,950	2830	600	10	2002	3	6872	N	N	21813 100TH PL SE
002	182205	9070	3/23/05	\$478,750	2920	0	10	2005	3	7929	N	N	9408 S 237TH PL
002	379141	0230	1/18/07	\$600,000	3020	0	10	2002	3	6000	N	N	21818 100TH PL SE
002	379141	0060	8/2/05	\$540,000	3020	0	10	2002	3	6300	N	N	10032 SE 220TH ST
002	379141	0290	1/24/06	\$564,900	3100	0	10	2002	3	5825	N	N	10042 SE 219TH PL
002	182205	9440	7/19/05	\$567,000	3100	0	10	2005	3	7600	N	N	9420 S 237TH ST
002	379141	0440	8/21/06	\$663,000	3190	0	10	2002	3	11079	N	N	10028 SE 218TH PL
002	379141	0450	6/8/05	\$655,000	3190	0	10	2002	3	9660	N	N	10022 SE 218TH PL
002	379141	0250	3/23/07	\$590,000	3210	0	10	2002	3	6257	N	N	10018 SE 219TH PL
002	379141	0340	9/2/05	\$540,000	3310	0	10	2002	3	5762	N	N	21912 101ST PL SE
002	379141	0400	2/20/07	\$599,980	3360	0	10	2002	3	6077	N	N	10052 SE 218TH PL
002	182205	9259	12/5/06	\$789,000	3520	1670	10	1993	4	64872	N	N	22630 94TH AVE S
002	379141	0270	4/5/07	\$619,000	3680	0	10	2002	3	6000	N	N	10030 SE 219TH PL
002	379141	0390	2/1/06	\$595,000	3680	0	10	2002	3	7429	N	N	10058 SE 218TH PL
002	379141	0160	5/23/05	\$592,000	3680	1000	10	2002	3	6026	N	N	10005 SE 219TH PL
002	295300	0330	3/9/05	\$188,000	3680	0	10	2007	3	9064	N	N	20854 100TH AVE SE
002	072205	9242	11/21/05	\$680,000	3930	260	10	2005	3	11858	N	N	21617 94TH PL S
002	082205	9128	6/20/05	\$515,000	4250	0	10	1967	4	64904	N	N	10520 SE 211TH ST
003	662340	0231	10/20/05	\$390,000	960	0	5	1900	3	34182	N	N	19525 108TH AVE SE
003	025590	0070	7/5/06	\$258,900	1010	0	6	1979	3	7350	N	N	10705 SE 201ST ST
003	025590	0080	5/22/07	\$288,500	1070	0	6	1979	3	7800	N	N	10707 SE 201ST ST
003	025590	0130	8/7/07	\$310,000	1140	0	6	1986	3	7078	N	N	10731 SE 201ST ST
003	025590	0130	8/10/06	\$265,000	1140	0	6	1986	3	7078	N	N	10731 SE 201ST ST
003	155700	0310	11/1/07	\$295,000	1150	0	6	1980	4	9477	N	N	20245 103RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	062205	9068	10/2/07	\$285,000	1150	460	6	1954	3	23522	N	N	20742 92ND AVE S
003	062205	9017	12/23/05	\$300,000	1300	300	6	1928	4	15733	N	N	9319 S 200TH ST
003	062205	9053	12/1/05	\$801,000	1450	0	6	1940	4	115434	N	N	9807 S 200TH ST
003	155700	0320	6/19/07	\$280,000	1460	0	6	1981	3	9819	N	N	20253 103RD PL SE
003	793100	0065	4/20/05	\$176,000	1480	0	6	1930	3	10850	N	N	9548 S 200TH ST
003	052205	9095	6/15/05	\$215,000	1510	0	6	1951	4	11160	N	N	20117 108TH AVE SE
003	374950	0180	4/24/06	\$254,950	1520	0	6	1949	4	7200	N	N	20711 106TH PL SE
003	052205	9116	11/28/05	\$437,750	1740	0	6	1908	5	184258	N	N	10018 SE 208TH ST
003	052205	9013	8/28/06	\$262,500	820	0	7	1965	3	10450	N	N	19620 106TH AVE SE
003	052205	9018	4/5/06	\$188,000	840	0	7	1970	3	5313	N	N	20038 104TH PL SE
003	865400	0030	7/19/06	\$318,000	910	480	7	1984	4	7211	N	N	20415 104TH AVE SE
003	011070	0110	3/22/06	\$359,950	960	380	7	1983	3	11404	N	N	10025 SE 202ND ST
003	011070	0010	8/29/06	\$329,500	970	600	7	1983	3	9904	N	N	10003 SE 203RD ST
003	011070	0120	5/31/07	\$330,000	980	600	7	1983	3	9617	N	N	20106 100TH AVE SE
003	011070	0050	8/30/06	\$330,000	990	590	7	1984	3	9987	N	N	10016 SE 203RD ST
003	662340	0186	9/12/06	\$249,000	1010	0	7	1966	3	8876	N	N	19252 107TH AVE SE
003	813800	0040	7/17/06	\$268,900	1010	0	7	1967	4	12300	N	N	10208 SE 205TH ST
003	662340	0236	12/14/05	\$225,000	1010	0	7	1965	3	8325	N	N	19404 107TH AVE SE
003	052205	9270	4/11/06	\$260,000	1040	0	7	1954	4	11200	N	N	10701 SE 196TH ST
003	388310	0050	2/9/07	\$320,000	1050	760	7	1983	3	7275	N	N	10525 SE 206TH PL
003	388310	0190	12/13/05	\$309,950	1050	760	7	1983	3	9496	N	N	10414 SE 206TH PL
003	865400	0040	7/7/05	\$232,000	1050	0	7	1984	3	7216	N	N	20423 104TH AVE SE
003	388310	0220	7/21/06	\$353,500	1090	920	7	1984	3	8065	N	N	10405 SE 206TH PL
003	388310	0240	12/6/07	\$323,000	1090	700	7	1984	3	7538	N	N	10413 SE 206TH PL
003	011070	0030	8/29/06	\$323,000	1120	290	7	1984	3	10137	N	N	10015 SE 203RD ST
003	865400	0130	9/22/05	\$292,000	1130	260	7	1983	3	7918	N	N	20450 104TH AVE SE
003	379770	0080	9/16/05	\$295,000	1140	280	7	1989	3	6190	N	N	20443 105TH PL SE
003	011070	0020	7/17/07	\$325,000	1150	380	7	1983	4	9912	N	N	10011 SE 203RD ST
003	011070	0160	7/19/05	\$297,000	1150	380	7	1983	3	9766	N	N	10018 SE 202ND ST
003	388310	0150	3/2/07	\$320,000	1170	0	7	1984	3	7612	N	N	10436 SE 206TH PL
003	011070	0040	7/3/06	\$297,000	1190	0	7	1983	3	9556	N	N	10020 SE 203RD ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	011070	0070	8/24/06	\$379,500	1200	600	7	1983	3	11160	N	N	10002 SE 203RD ST
003	918060	0027	11/29/05	\$368,000	1210	1100	7	1962	5	8800	N	N	20416 92ND AVE S
003	011070	0180	11/9/05	\$270,000	1210	0	7	1983	4	10134	N	N	20115 101ST CT SE
003	379770	0070	3/23/05	\$249,000	1210	300	7	1989	3	8884	N	N	20437 105TH PL SE
003	793100	0152	12/4/06	\$388,000	1220	930	7	1971	5	15526	N	N	9609 S 192ND ST
003	052205	9298	1/18/07	\$299,000	1230	0	7	1956	3	12370	N	N	19605 108TH AVE SE
003	052205	9298	9/28/06	\$222,600	1230	0	7	1956	3	12370	N	N	19605 108TH AVE SE
003	794100	0320	4/4/06	\$265,000	1280	0	7	1962	4	13572	N	N	9400 S 200TH ST
003	885830	0160	9/14/06	\$378,000	1300	780	7	1963	3	9198	N	N	9526 S 207TH PL
003	813800	0010	3/28/07	\$365,000	1310	500	7	1967	4	9642	N	N	10227 SE 204TH ST
003	793100	0063	5/17/06	\$287,500	1310	0	7	1964	4	15255	N	N	9530 S 200TH ST
003	155700	0270	9/25/07	\$370,000	1320	0	7	1966	4	9477	N	N	20213 103RD PL SE
003	142040	0080	1/10/05	\$254,900	1330	810	7	1967	4	11704	N	N	20208 106TH AVE SE
003	918060	0064	3/22/05	\$249,950	1360	0	7	1968	4	10320	N	N	9654 S 206TH PL
003	155700	0220	12/20/06	\$329,500	1390	0	7	1962	4	9868	N	N	20035 103RD PL SE
003	052205	9158	4/14/06	\$276,000	1400	0	7	1957	3	6956	N	N	10642 SE 200TH ST
003	638800	0040	5/26/06	\$300,000	1400	0	7	1967	4	11775	N	N	10426 SE 196TH ST
003	155700	0300	10/19/05	\$295,000	1400	700	7	1963	4	9477	N	N	20237 103RD PL SE
003	142040	0150	8/24/05	\$245,950	1410	0	7	1968	4	9600	N	N	20233 106TH AVE SE
003	937850	0110	11/29/07	\$325,000	1420	0	7	1993	3	7966	N	N	9302 S 203RD PL
003	542200	0010	1/27/05	\$214,950	1440	0	7	1963	4	12089	N	N	20005 106TH AVE SE
003	662340	0193	10/12/06	\$288,000	1450	0	7	1910	5	7850	N	N	10607 SE 192ND ST
003	662340	0193	9/19/05	\$256,000	1450	0	7	1910	5	7850	N	N	10607 SE 192ND ST
003	918060	0063	4/24/06	\$369,950	1460	0	7	1968	4	12600	N	N	9651 S 206TH PL
003	793100	0068	11/22/06	\$425,000	1490	0	7	1986	3	68389	N	N	9616 S 198TH PL
003	052205	9332	5/8/06	\$363,000	1510	0	7	1984	3	10920	N	N	10221 SE 192ND ST
003	638800	0100	6/9/06	\$385,000	1510	520	7	1967	4	12668	N	N	10439 SE 194TH PL
003	638800	0100	7/29/05	\$325,000	1510	520	7	1967	4	12668	N	N	10439 SE 194TH PL
003	062205	9031	9/22/05	\$460,000	1540	0	7	1923	4	115434	N	N	9138 S 208TH ST
003	052205	9204	9/30/05	\$270,000	1540	0	7	1961	3	12825	N	N	19915 106TH AVE SE
003	374950	0200	8/18/05	\$250,000	1540	0	7	1964	4	9564	N	N	20705 106TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	178910	0025	12/13/07	\$292,000	1560	0	7	1958	4	10350	N	N	19222 106TH AVE SE
003	388310	0270	8/11/05	\$279,500	1560	0	7	1984	3	7829	N	N	10431 SE 206TH PL
003	937850	0040	9/26/05	\$302,450	1580	0	7	1993	3	9463	N	N	9404 S 203RD PL
003	567200	0080	3/25/05	\$246,000	1610	0	7	1962	4	11803	N	N	19630 104TH AVE SE
003	567200	0040	4/16/07	\$339,990	1650	0	7	1962	4	11760	N	N	19660 104TH AVE SE
003	794100	0240	5/23/05	\$327,000	1680	950	7	1967	4	12600	N	N	9247 S 198TH ST
003	052205	9265	1/30/07	\$326,000	1690	0	7	1969	4	14850	N	N	20029 104TH PL SE
003	379771	0040	3/26/07	\$365,000	1770	0	7	1998	3	7591	N	N	20425 105TH AVE SE
003	379771	0040	2/15/06	\$359,000	1770	0	7	1998	3	7591	N	N	20425 105TH AVE SE
003	796851	0030	5/13/05	\$253,000	1800	0	7	1970	4	9694	N	N	9617 S 206TH PL
003	052205	9047	9/23/05	\$276,000	1820	0	7	1957	4	14854	N	N	20060 104TH PL SE
003	062205	9143	2/16/07	\$509,950	1830	0	7	1997	3	79180	N	N	9533 S 192ND ST
003	572700	0020	6/25/07	\$391,000	1870	0	7	2003	3	6451	N	N	20149 105TH AVE SE
003	071300	0050	7/23/07	\$355,000	1870	0	7	1962	4	11430	N	N	20623 98TH PL S
003	572700	0170	2/22/06	\$362,000	1870	0	7	2003	3	5346	N	N	20032 104TH PL SE
003	206850	0100	7/25/05	\$355,000	1870	390	7	1984	3	9895	N	N	19639 105TH AVE SE
003	142040	0130	2/23/07	\$324,000	1900	0	7	1967	4	9600	N	N	20219 106TH AVE SE
003	062205	9007	8/9/05	\$901,000	1920	0	7	1945	3	415562	Y	N	20227 92ND AVE S
003	937850	0210	10/13/06	\$360,000	1970	0	7	1993	3	7000	N	N	20218 94TH PL S
003	937850	0210	3/14/05	\$309,250	1970	0	7	1993	3	7000	N	N	20218 94TH PL S
003	572700	0070	2/17/06	\$357,000	1990	0	7	2003	3	5863	N	N	20148 105TH AVE SE
003	052205	9102	6/1/06	\$420,000	2140	0	7	1985	3	17925	N	N	20219 108TH AVE SE
003	919770	0040	11/2/07	\$435,000	2330	0	7	2004	3	5820	N	N	19926 101ST AVE SE
003	919770	0200	5/10/05	\$338,500	2450	0	7	2004	3	4480	N	N	19925 101ST AVE SE
003	937850	0160	6/4/07	\$525,000	3000	350	7	1994	3	21986	Y	N	9411 S 203RD PL
003	937850	0190	3/28/05	\$398,500	3010	350	7	1994	3	25631	Y	N	9423 S 203RD PL
003	793100	0049	12/7/06	\$486,000	3050	0	7	1991	3	10890	N	N	9226 S 200TH ST
003	071300	0120	3/14/05	\$279,000	1190	1190	8	1963	4	11340	Y	N	20423 98TH PL S
003	794100	0280	4/21/06	\$358,950	1240	670	8	1967	4	12600	N	N	9501 S 199TH ST
003	640220	0020	9/21/07	\$379,500	1340	630	8	1966	4	16200	N	N	19825 98TH AVE S
003	505480	0130	8/21/06	\$415,000	1420	1420	8	1968	3	10434	N	N	19801 97TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	071300	0140	5/13/05	\$309,950	1430	710	8	1963	4	11340	Y	N	20410 98TH PL S
003	052205	9089	9/19/05	\$360,000	1490	740	8	1980	3	43124	N	N	10311 SE 207TH ST
003	071300	0160	12/19/07	\$397,000	1500	780	8	1961	4	14868	Y	N	20434 98TH PL S
003	525200	0140	11/14/07	\$380,000	1500	300	8	1965	4	10800	N	N	20607 101ST AVE SE
003	794100	0020	8/28/07	\$360,000	1500	580	8	1966	4	12525	N	N	9220 S 198TH ST
003	885830	0060	9/1/05	\$339,000	1520	690	8	1964	3	11000	N	N	9443 S 207TH PL
003	885850	0050	8/5/05	\$339,950	1520	700	8	1965	4	10160	N	N	20436 95TH AVE S
003	525210	0080	3/30/06	\$315,500	1540	0	8	1966	4	10047	N	N	10124 SE 207TH ST
003	794120	0150	5/24/05	\$363,750	1590	840	8	1986	3	7447	N	N	19236 98TH AVE S
003	526600	0110	7/18/07	\$359,950	1660	0	8	1999	3	3710	N	N	20105 102ND AVE SE
003	338820	0160	8/10/05	\$375,000	1730	150	8	1973	3	22500	N	N	19341 99TH PL S
003	885840	0100	7/5/07	\$310,000	1790	0	8	1980	3	9628	N	N	20628 95TH AVE S
003	526600	0010	4/6/05	\$317,045	1810	0	8	1999	3	7267	N	N	20138 102ND AVE SE
003	338820	0110	8/15/05	\$532,500	1850	1600	8	1971	5	10185	Y	N	19219 99TH PL S
003	666686	0110	11/29/05	\$315,000	1890	0	8	1986	3	9791	N	N	20217 102ND PL SE
003	526600	0130	7/21/06	\$374,500	1920	0	8	1999	3	5910	N	N	20117 102ND AVE SE
003	638512	0220	7/20/06	\$399,950	1980	0	8	2006	3	3504	N	N	9420 S 196TH PL
003	107947	0150	9/28/05	\$429,000	1990	0	8	1999	3	8015	Y	N	20123 95TH PL S
003	107947	0130	4/17/06	\$397,000	1990	0	8	1999	3	7558	N	N	20116 95TH PL S
003	107947	0080	10/3/07	\$375,000	1990	0	8	1999	3	8107	N	N	20012 95TH PL S
003	638512	0200	3/29/06	\$409,950	2000	0	8	2005	3	4253	N	N	9408 S 196TH PL
003	638512	0210	4/25/06	\$409,950	2000	0	8	2006	3	3653	N	N	9414 S 196TH PL
003	638512	0160	9/6/06	\$399,950	2000	0	8	2006	3	4472	N	N	9409 S 196TH PL
003	885840	0010	6/12/07	\$639,500	2040	1550	8	1995	3	11200	Y	N	20609 95TH AVE S
003	885840	0010	6/8/06	\$443,500	2040	1550	8	1995	3	11200	Y	N	20609 95TH AVE S
003	666686	0320	3/7/07	\$394,000	2060	0	8	1987	3	9633	N	N	20026 102ND PL SE
003	794100	0030	7/6/06	\$435,000	2070	0	8	1985	3	12862	N	N	9222 S 198TH ST
003	071300	0250	11/18/05	\$280,000	2070	0	8	1961	4	11430	N	N	20644 98TH PL S
003	638512	0050	2/5/07	\$419,950	2080	550	8	2006	3	3886	N	N	9473 S 196TH PL
003	666686	0360	7/14/06	\$394,950	2100	0	8	1987	3	9602	N	N	10223 SE 200TH ST
003	666686	0010	5/11/05	\$325,000	2110	0	8	1986	3	9678	N	N	20005 102ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	666685	0100	3/26/05	\$328,500	2150	0	8	1986	3	9601	N	N	19817 104TH AVE SE
003	510465	0070	5/10/05	\$325,000	2150	0	8	1998	3	7635	N	N	20306 102ND AVE SE
003	638512	0070	6/23/06	\$465,000	2160	410	8	2005	3	3584	N	N	9461 S 196TH PL
003	666685	0050	3/14/05	\$280,000	2160	0	8	1986	3	9601	N	N	19645 104TH AVE SE
003	885840	0030	12/1/07	\$497,000	2170	1100	8	1966	4	9600	Y	N	20605 95TH AVE S
003	071300	0200	12/16/05	\$430,000	2200	0	8	1961	5	11430	N	N	20606 98TH PL S
003	638512	0080	2/22/06	\$489,950	2200	670	8	2006	3	3653	N	N	9455 S 196TH PL
003	638512	0060	6/8/06	\$459,950	2200	670	8	2006	3	3692	N	N	9467 S 196TH PL
003	638512	0150	7/12/05	\$389,950	2210	0	8	2005	3	3685	N	N	9413 S 196TH PL
003	638512	0010	6/22/05	\$377,950	2210	0	8	2005	3	5532	N	N	9497 S 196TH PL
003	638512	0270	5/20/05	\$355,150	2210	0	8	2005	3	5702	N	N	9454 S 196TH PL
003	638512	0140	10/20/05	\$406,450	2240	0	8	2005	3	4593	N	N	9419 S 196TH PL
003	638512	0090	9/1/05	\$397,950	2240	0	8	2005	3	3628	N	N	9449 S 196TH PL
003	638512	0230	6/14/05	\$389,950	2240	0	8	2005	3	3740	N	N	9430 S 196TH PL
003	885830	0040	1/20/06	\$412,000	2260	810	8	1964	3	9628	Y	N	9505 S 207TH PL
003	855720	0080	4/12/07	\$460,000	2290	0	8	1999	3	7131	N	N	9657 S 194TH ST
003	794120	0080	3/19/07	\$479,900	2370	0	8	1988	3	9353	N	N	19255 98TH AVE S
003	855720	0150	4/25/06	\$466,500	2380	0	8	1999	3	7111	N	N	9627 S 194TH ST
003	638512	0040	3/6/06	\$439,950	2430	0	8	2005	3	5791	N	N	9479 S 196TH PL
003	638512	0110	1/11/06	\$429,950	2430	0	8	2005	3	4687	N	N	9437 S 196TH PL
003	638512	0260	4/27/05	\$413,000	2430	0	8	2005	3	4401	N	N	9448 S 196TH PL
003	638512	0170	4/21/05	\$359,950	2430	0	8	2005	3	7436	N	N	9405 S 196TH PL
003	638512	0020	4/20/05	\$375,000	2470	0	8	2005	3	5325	N	N	9491 S 196TH PL
003	638512	0100	3/9/05	\$369,950	2470	0	8	2005	3	4281	N	N	9443 S 196TH PL
003	918060	0100	9/1/05	\$469,700	2489	0	8	2001	3	11236	N	N	9720 SE 208TH ST
003	918060	0101	8/18/06	\$502,500	2497	0	8	2001	3	11047	N	N	9730 SE 208TH ST
003	793100	0064	10/11/07	\$549,000	2540	0	8	1988	3	32799	N	N	9615 S 198TH PL
003	918060	0042	8/29/05	\$472,000	2540	0	8	1990	3	15159	N	N	20447 96TH WAY S
003	638512	0130	8/9/05	\$429,950	3000	0	8	2005	3	4687	N	N	9425 S 196TH PL
003	638512	0250	6/15/05	\$424,950	3000	0	8	2005	3	5007	N	N	9442 S 196TH PL
003	638512	0120	7/18/05	\$411,000	3000	0	8	2005	3	4687	N	N	9431 S 196TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	638512	0240	6/14/05	\$414,000	3000	0	8	2005	3	5080	N	N	9436 S 196TH PL
003	638512	0180	4/12/05	\$399,950	3000	0	8	2005	3	6326	N	N	9401 S 196TH PL
003	638512	0190	5/25/05	\$399,950	3000	0	8	2005	3	4650	N	N	9402 S 196TH PL
003	638512	0030	4/1/05	\$379,000	3000	0	8	2005	3	7290	N	N	9485 S 196TH PL
003	638512	0120	3/7/05	\$350,000	3000	0	8	2005	3	4687	N	N	9431 S 196TH PL
003	505480	0020	7/12/05	\$360,000	3030	0	8	1966	4	9920	N	N	19932 97TH AVE S
003	338820	0040	3/16/07	\$405,000	1230	810	9	1968	4	10170	Y	N	19240 99TH PL S
003	338820	0040	6/16/05	\$357,500	1230	810	9	1968	4	10170	Y	N	19240 99TH PL S
003	855720	0120	11/15/05	\$386,000	2020	0	9	1999	3	10675	N	N	9641 S 194TH ST
003	855720	0130	7/14/05	\$380,000	2020	0	9	1999	3	8458	N	N	9637 S 194TH ST
003	156190	0290	7/31/07	\$448,888	2200	0	9	1989	3	10550	N	N	9718 S 205TH CT
003	855720	0110	7/11/05	\$400,000	2350	0	9	1998	3	8726	N	N	9645 S 194TH ST
003	156190	0120	3/29/05	\$380,000	2410	0	9	1989	3	8496	N	N	20413 96TH WAY S
003	156191	0190	7/20/07	\$469,000	2570	0	9	1989	3	10431	N	N	9523 S 204TH PL
003	156191	0140	3/9/05	\$360,000	2590	0	9	1990	3	6791	N	N	9427 S 204TH PL
003	794120	0060	6/14/07	\$465,000	2610	0	9	1990	3	7427	Y	N	19245 98TH AVE S
003	855720	0040	5/9/06	\$465,000	2620	0	9	2004	3	7680	N	N	9626 S 194TH ST
003	156190	0390	7/1/05	\$410,000	2640	0	9	1989	3	9955	N	N	9716 S 204TH CT
003	156190	0230	10/26/06	\$504,000	2820	0	9	1988	3	9398	N	N	20524 97TH AVE S
003	156190	0410	5/23/06	\$475,000	2820	0	9	1989	3	7594	N	N	9706 S 204TH CT
003	156190	0360	8/16/05	\$435,000	2820	0	9	1988	3	10796	N	N	9709 S 204TH CT
003	156190	0520	6/21/06	\$547,500	2830	0	9	1989	3	17129	N	N	9917 S 203RD ST
003	918060	0043	6/26/06	\$718,000	3850	300	9	1990	3	15159	N	N	20503 96TH AVE S
003	885840	0050	2/7/05	\$570,000	2900	1550	10	1981	4	9696	Y	N	20625 95TH AVE S
003	793100	0022	2/27/05	\$520,000	2910	0	10	1995	3	22098	N	N	9224 S 197TH ST
003	918060	0071	2/24/05	\$750,000	3310	0	10	1992	3	31259	Y	N	20627 95TH AVE S

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	264140	0530	6/3/05	\$367,500	RELOCATION - SALE TO SERVICE
001	302305	9032	3/30/05	\$62,241	DOR RATIO;UNFIN AREA;REL PARTY, FRND, OR NEIGH
001	302305	9032	5/8/07	\$500,000	UNFIN AREA
001	312305	9049	10/4/05	\$135,000	DOR RATIO;MOBILE HOME
001	312305	9051	8/23/07	\$1,015,000	DOR RATIO;IMP CT;EST ADM, GUARD, OR EXECUTOR
001	312305	9090	3/28/07	\$930,000	Builder sale
001	322305	9028	5/11/06	\$285,000	PREVIMP<=25K
001	322305	9028	3/29/05	\$162,000	PREVIMP<=25K
001	322305	9086	4/4/07	\$850,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
001	322305	9086	3/9/05	\$460,000	NEED TO ADD SALE WARNING!!!;IMP COUNT
001	322305	9163	9/4/07	\$648,600	RELATED PARTY, FRIEND, OR NEIGHBOR
001	334040	1115	6/19/06	\$180,000	QUIT CLAIM DEED
001	334040	1300	9/21/07	\$85,036	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
001	334040	1328	2/3/06	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334040	1407	11/8/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334040	1530	10/11/06	\$236,900	OBSOL
001	334040	1606	4/3/06	\$100,000	DOR RATIO
001	334040	1606	1/5/05	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	662340	0101	12/13/06	\$353,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	662340	0102	12/13/06	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	662340	0106	12/13/06	\$100,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN,
001	722200	0120	11/18/05	\$370,000	IMP COUNT
001	722200	0180	4/20/06	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	722200	0260	6/29/07	\$425,000	PREVIMP<=25K
001	722200	0335	5/8/06	\$293,500	UNFIN AREA
001	723160	0270	8/4/06	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	723160	0505	12/11/07	\$540,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	761680	0370	5/9/05	\$97,500	DOR RATIO;REL PARTY, FRIEND, OR NEIGH;
001	808335	0010	1/17/06	\$286,500	RELOC - SALE BY SERVICE; STATEMENT TO DOR
001	808335	0010	1/17/06	\$286,500	RELOCATION - SALE TO SERVICE
001	810630	0150	5/5/06	\$639,000	RELOCATION - SALE TO SERVICE
001	810630	1161	7/11/06	\$138,500	DOR RATIO
001	855700	0210	7/18/05	\$170,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	855860	0025	4/25/07	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	886050	0070	12/18/06	\$198,324	ASSUM OF MORTG W/NO ADDL CONSIDERATION PD;
001	889900	0040	9/14/06	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	889920	0690	11/21/06	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	889921	0040	7/20/06	\$100,654	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	056515	0010	1/11/05	\$110,000	DOR RATIO
002	072205	9106	7/10/06	\$186,200	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	082205	9057	6/29/05	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	082205	9176	4/12/05	\$175,000	NON REP
002	082205	9225	3/5/07	\$375,000	GOVERNMENT AGENCY
002	082205	9264	3/19/07	\$345,000	GOVERNMENT AGENCY
002	109150	0120	3/5/07	\$349,950	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	133220	0100	8/3/06	\$410,000	RELOCATION - SALE TO SERVICE
002	133220	0160	5/27/05	\$329,000	RELOCATION - SALE TO SERVICE
002	178960	0070	5/27/05	\$364,950	RELOCATION - SALE TO SERVICE
002	182205	9045	4/25/06	\$220,000	DOR RATIO
002	182205	9093	9/6/06	\$152,500	DOR RATIO
002	182205	9111	3/7/06	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	182205	9162	12/18/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	182205	9192	11/7/05	\$287,500	SEGREGATION AND/OR MERGER
002	182205	9197	1/22/07	\$27,000	DOR RATIO;QUIT CLAIM DEED
002	182205	9327	6/27/05	\$400,000	UNFIN AREA
002	182205	9352	10/17/05	\$285,001	GOVERNMENT AGENCY
002	182205	9386	11/10/06	\$183,712	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	182205	9425	7/14/06	\$525,000	RELOCATION - SALE TO SERVICE
002	182205	9427	9/27/05	\$100,000	DOR RATIO
002	182205	9446	5/13/05	\$150,000	DOR RATIO
002	241650	0160	8/24/05	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	270840	0020	11/3/06	\$294,932	DOR RATIO;QUIT CLAIM DEED
002	295290	0060	5/10/07	\$198,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	295300	0340	3/9/05	\$92,000	DOR RATIO
002	379138	0030	10/11/05	\$450,000	RELOCATION - SALE TO SERVICE
002	379140	0210	11/13/07	\$399,950	RELOCATION - SALE TO SERVICE
002	379140	0290	3/13/07	\$475,000	RELOCATION - SALE TO SERVICE
002	379141	0250	3/6/07	\$590,000	RELOCATION - SALE TO SERVICE
002	379141	0400	3/5/07	\$599,980	RELOCATION - SALE TO SERVICE
002	564140	0460	9/6/06	\$532,792	PREVIMP<=25K
002	742900	0070	1/29/07	\$525,000	RELOCATION - SALE TO SERVICE
002	742900	0090	8/15/06	\$540,000	RELOCATION - SALE TO SERVICE
002	742900	0130	6/9/05	\$481,000	RELOCATION - SALE TO SERVICE
002	742900	0260	2/14/07	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	802990	0130	8/25/05	\$194,544	DOR RATIO;STATEMENT TO DOR
002	880240	0422	1/24/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	880240	0645	12/23/05	\$200,000	diagnostic outlier
002	880240	0652	9/13/07	\$589,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	880240	0686	6/16/05	\$150,000	QUESTIONABLE PER SALES IDENTIFICATION
002	880240	0687	5/17/05	\$150,000	%NETCOND;PREVIMP<=25K
002	880240	0687	6/28/06	\$315,000	DOR RATIO;%NETCOND;PREVIMP<=25K
002	880240	0926	5/22/06	\$300,000	%NETCOND;PREVIMP<=25K
002	932050	0010	5/2/05	\$220,000	NON REP
002	932050	0040	9/24/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052205	9048	1/4/07	\$1,020,000	DOR RATIO
003	052205	9113	8/23/06	\$556,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052205	9270	6/25/07	\$235,000	EXEMPT FROM EXCISE TAX
003	052205	9308	3/1/05	\$320,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
003	052205	9327	6/15/05	\$85,000	NON-REPRESENTATIVE SALE
003	062205	9036	6/6/05	\$440,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	062205	9036	6/6/05	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	062205	9056	5/25/05	\$375,000	NO MARKET EXPOSURE
003	062205	9061	6/28/05	\$626,000	IMP COUNT;ESTATE ADM, GUARDIAN, OR EXECUTOR
003	062205	9083	7/1/05	\$180,000	PREVIMP<=25K
003	062205	9094	7/17/06	\$77,700	DOR RATIO;QUIT CLAIM DEED
003	062205	9099	8/15/05	\$40,000	DOR RATIO
003	062205	9158	12/3/07	\$1,800,000	NON REP
003	071300	0010	5/10/05	\$125,000	DOR RATIO;STATEMENT TO DOR
003	155700	0020	5/29/07	\$125,000	DOR RATIO
003	155700	0280	7/23/07	\$157,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	156190	0290	7/31/07	\$448,888	RELOCATION - SALE TO SERVICE
003	156190	0410	4/21/06	\$475,000	RELOCATION - SALE TO SERVICE
003	206850	0180	4/16/07	\$281,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	338820	0040	6/9/05	\$357,500	RELOCATION - SALE TO SERVICE
003	525200	0260	4/27/05	\$67,114	;QUIT CLAIM DEED;RELATEDED PARTY,
003	662340	0187	8/17/06	\$111,755	DOR RATIO;QUIT CLAIM DEED
003	662340	0194	6/8/05	\$176,000	EXEMPT FROM EXCISE TAX
003	662340	0228	8/2/06	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	793100	0152	4/18/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	794120	0160	1/12/07	\$27,927	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	796850	0060	1/6/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	885840	0050	1/24/07	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	918060	0027	6/17/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	918060	0028	10/25/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	918060	0071	4/2/07	\$745,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	919770	0210	10/26/07	\$305,500	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 59***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	312305	9119	12/28/2006	650,000	98010	N	N
1	722200	0125	1/26/2005	100,000	7981	N	N
1	722200	0422	9/6/2007	295,000	15202	N	N
1	723160	0100	2/21/2007	164,950	6000	N	N
1	948574	0480	3/4/2007	235,000	14242	N	N
2	072205	9044	6/8/2005	157,000	21887	N	N
2	072205	9044	9/26/2006	360,000	21887	N	N
2	182205	9104	8/12/2005	315,000	72907	N	N
2	378285	0110	7/31/2007	226,200	6997	N	N
2	378285	0120	7/31/2007	226,200	6257	N	N
2	378285	0130	4/9/2007	230,000	6906	N	N
2	729780	0190	12/5/2007	389,262	6452	N	N
2	729780	0200	12/4/2007	404,011	6557	N	N
2	729780	0210	11/7/2007	449,221	7485	N	N
2	880240	0580	10/24/2005	250,000	211266	N	N
3	052205	9045	2/19/2005	1,500,000	189921	Y	N
3	052205	9045	3/22/2007	2,210,000	189921	Y	N
3	155700	0010	9/4/2007	215,000	9418	N	N
3	155700	0010	6/20/2007	170,000	9418	N	N
3	525210	0010	9/20/2007	100,000	9986	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 59***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	322305	9062	6/12/2007	120000	DOR RATIO;PREVIMP<=25K
1	722200	0125	2/16/2006	275000	DOR RATIO;PREVIMP<=25K
1	948574	0240	11/28/2006	110000	DOR RATIO;PREVIMP<=25K
2	072205	9242	3/21/2005	150000	NEW IMP
2	174880	0190	12/17/2007	480000	DOR RATIO;PREVIMP<=25K
2	182205	9132	3/7/2007	160000	QUIT CLAIM DEED; STATEMENT TO DOR;
2	378285	0140	11/20/2007	490000	DOR RATIO;PREVIMP<=25K
2	729780	0180	12/18/2007	491688	DOR RATIO;PREVIMP<=25K
2	880240	0672	12/5/2006	500000	DOR RATIO;PREVIMP<=25K
3	793100	0151	4/6/2005	469000	1031 TRADE;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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

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

Scott Noble
Assessor

MEMORANDUM

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

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

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

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

SN:swr