

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Fauntleroy/ Area 17

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 510

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$209,800	\$283,400	\$493,200			
2009 Value	\$171,700	\$229,200	\$400,900	\$480,300	83.5%	14.44%
Change	-\$38,100	-\$54,200	-\$92,300			
% Change	-18.2%	-19.1%	-18.7%			

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

** Sales adjusted to 1/1/09.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales along with values were market adjusted to 1/1/09. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

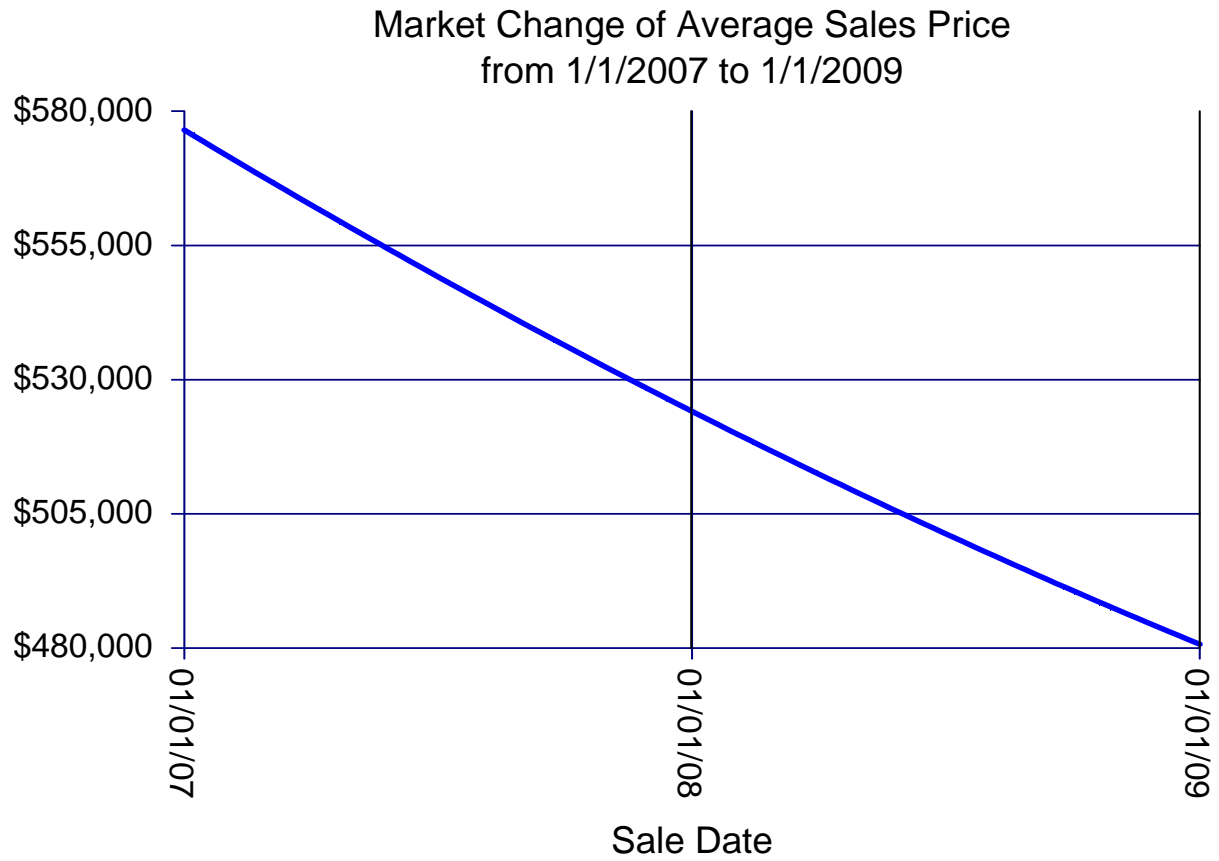
	Land	Imps	Total
2008 Value	\$232,900	\$273,100	\$506,000
2009 Value	\$190,700	\$223,700	\$414,400
Percent Change	-18.1%	-18.1%	-18.1%

Number of one to three unit residences in the Population: 6170

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for townhouse plat. Generally Townhouse parcels were at a higher assessment level than the rest of the population. Regression model corrects for these strata differences.

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

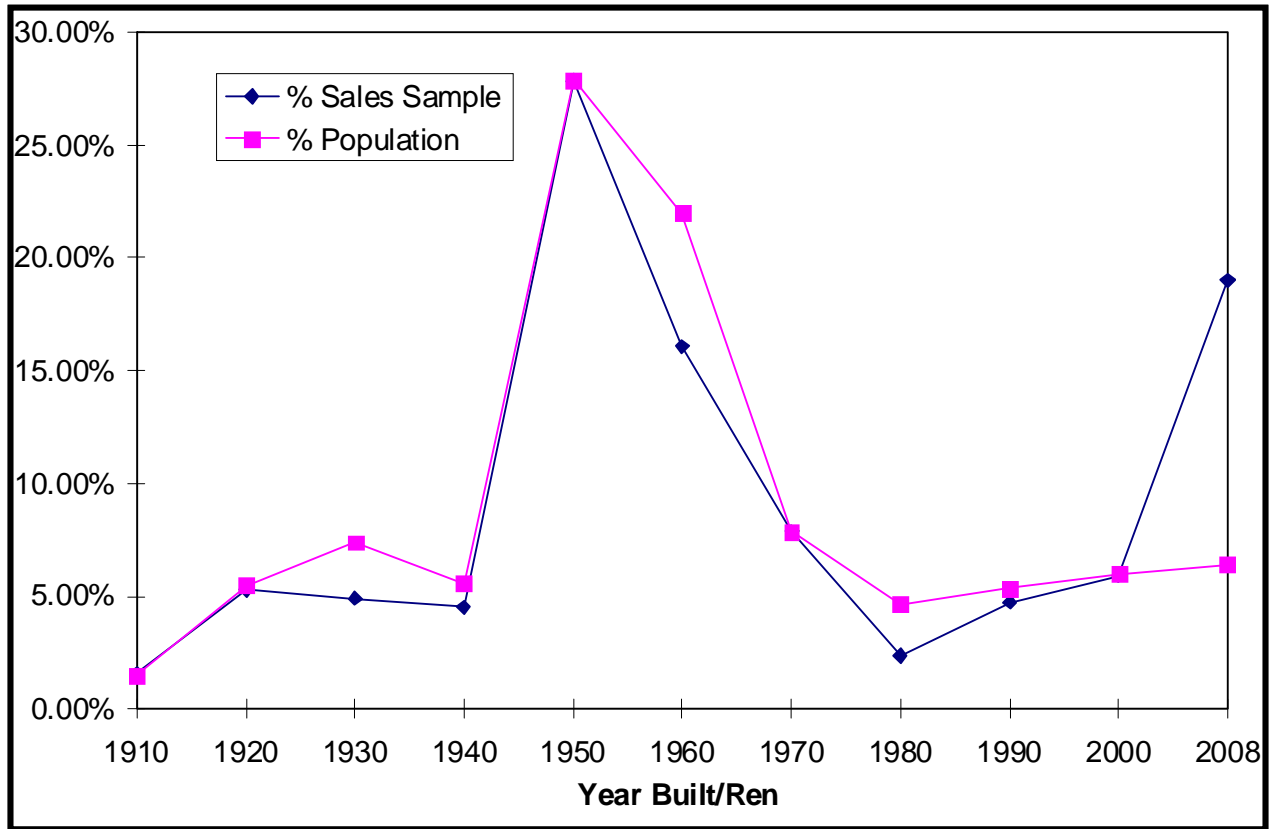
***Market Change of Average Sale Price in Area 17
From 1/1/07 to 1/1/09***



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	1.57%
1920	27	5.29%
1930	25	4.90%
1940	23	4.51%
1950	142	27.84%
1960	82	16.08%
1970	40	7.84%
1980	12	2.35%
1990	24	4.71%
2000	30	5.88%
2008	97	19.02%
	510	

Population		
Year Built/Ren	Frequency	% Population
1910	92	1.49%
1920	339	5.49%
1930	455	7.37%
1940	342	5.54%
1950	1721	27.89%
1960	1355	21.96%
1970	484	7.84%
1980	287	4.65%
1990	331	5.36%
2000	369	5.98%
2008	395	6.40%
	6170	

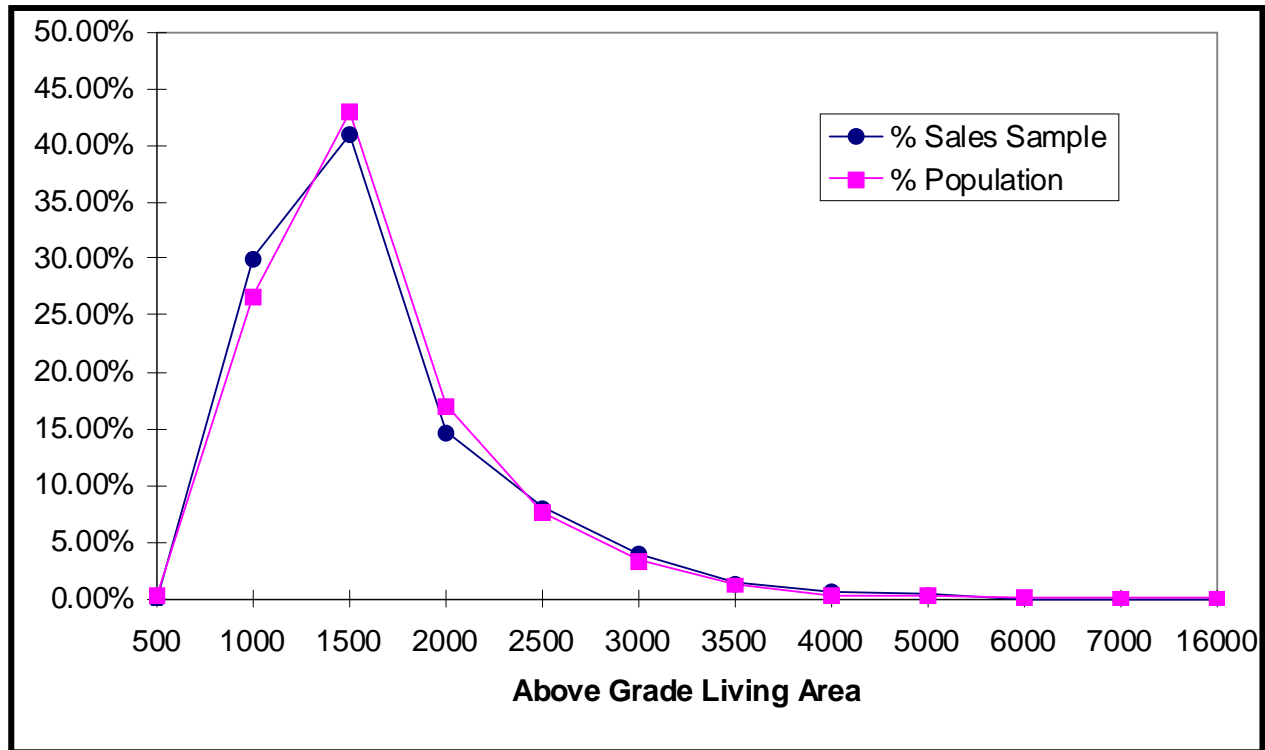


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	153	30.00%
1500	209	40.98%
2000	75	14.71%
2500	41	8.04%
3000	20	3.92%
3500	7	1.37%
4000	3	0.59%
5000	2	0.39%
6000	0	0.00%
7000	0	0.00%
16000	0	0.00%
	510	

Population		
AGLA	Frequency	% Population
500	19	0.31%
1000	1648	26.71%
1500	2650	42.95%
2000	1053	17.07%
2500	472	7.65%
3000	207	3.35%
3500	76	1.23%
4000	19	0.31%
5000	19	0.31%
6000	5	0.08%
7000	1	0.02%
16000	1	0.02%
	6170	

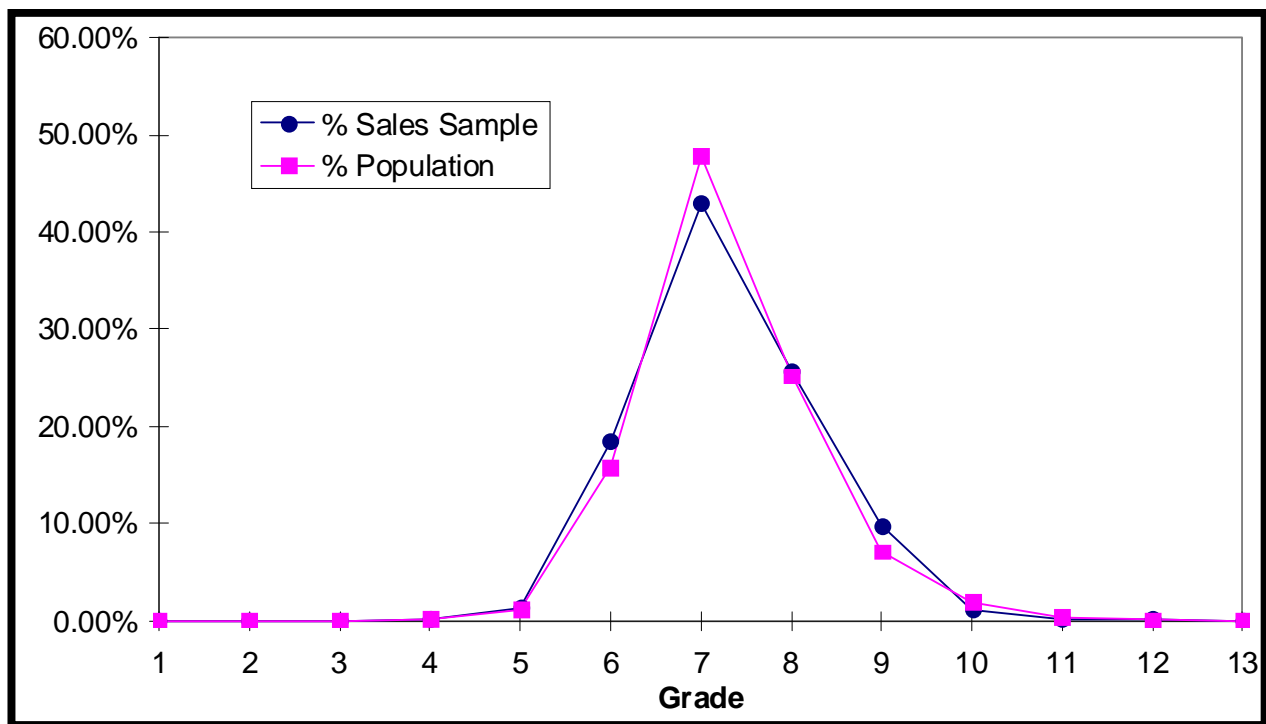


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

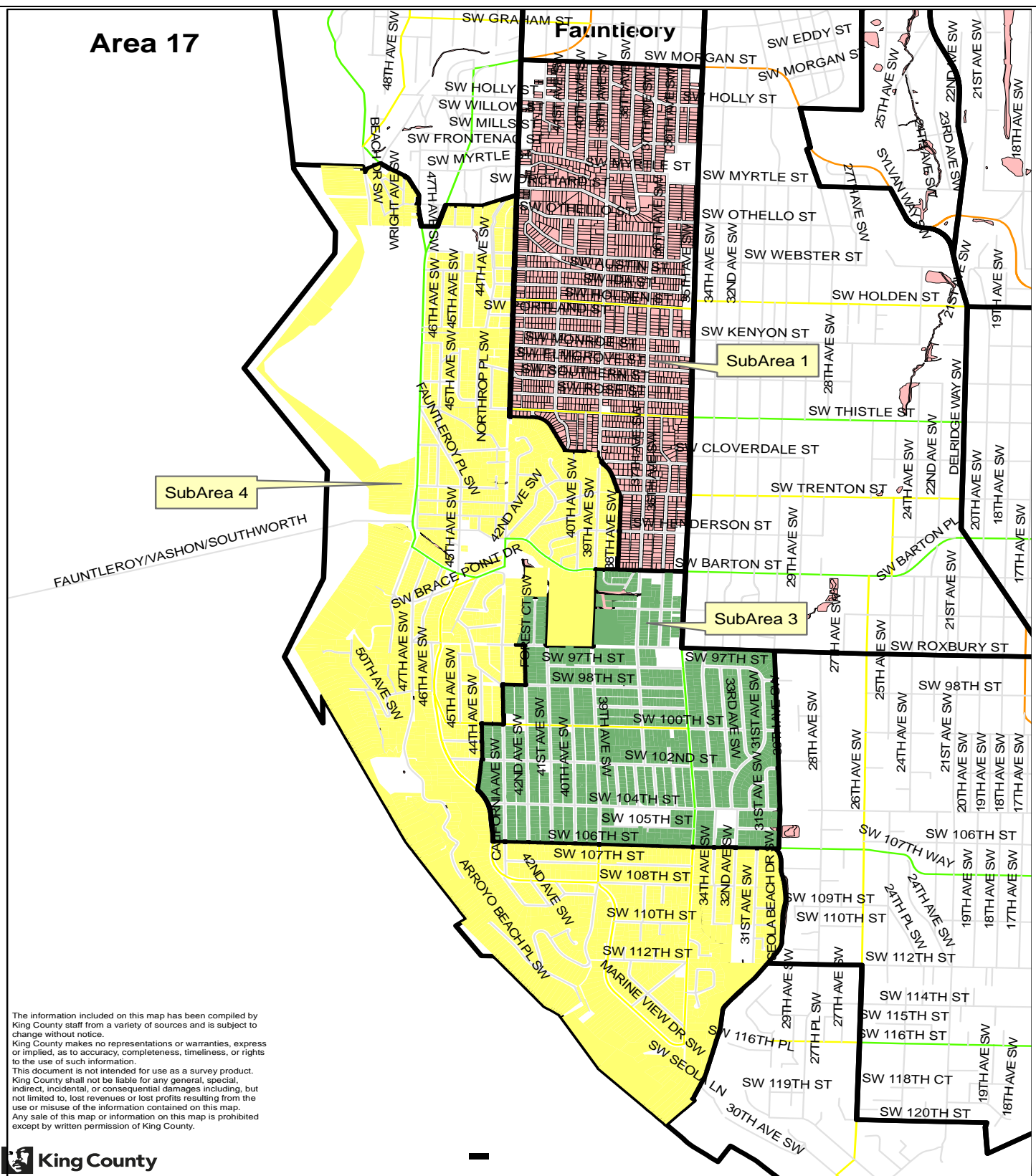
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.20%
5	7	1.37%
6	94	18.43%
7	219	42.94%
8	131	25.69%
9	50	9.80%
10	6	1.18%
11	1	0.20%
12	1	0.20%
13	0	0.00%
510		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	13	0.21%
5	76	1.23%
6	979	15.87%
7	2951	47.83%
8	1555	25.20%
9	440	7.13%
10	119	1.93%
11	26	0.42%
12	8	0.13%
13	2	0.03%
6170		



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

Area 17



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 7, 2009

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 17.89% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.821, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 510 usable residential sales in the area.

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

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

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.035186 + .1113674*Townhouse

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -18.7 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) *0.813
- *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 -18.7 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.813
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Model Validation

The resulting assessment level is 83.5%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

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

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

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

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

Model Validation (continued)

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

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.1%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

Area 17 Annual Update Model Adjustments

2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

Standard Area Adjustment

-17.89%

Townhouse	Yes
% Adjustment	-25.86%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcel would *approximately* receive a -25.86% downward adjustment. 105 parcels in the improved population would receive this adjustment. There were 51 sales.

98.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 17 Sale Price changes (Relative to 1/1/2009 valuation date.)

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

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.833	-16.7%
2/1/2007	0.840	-16.0%
3/1/2007	0.846	-15.4%
4/1/2007	0.854	-14.6%
5/1/2007	0.860	-14.0%
6/1/2007	0.867	-13.3%
7/1/2007	0.874	-12.6%
8/1/2007	0.881	-11.9%
9/1/2007	0.888	-11.2%
10/1/2007	0.895	-10.5%
11/1/2007	0.902	-9.8%
12/1/2007	0.909	-9.1%
1/1/2008	0.916	-8.4%
2/1/2008	0.923	-7.7%
3/1/2008	0.930	-7.0%
4/1/2008	0.937	-6.3%
5/1/2008	0.944	-5.6%
6/1/2008	0.951	-4.9%
7/1/2008	0.958	-4.2%
8/1/2008	0.965	-3.5%
9/1/2008	0.972	-2.8%
10/1/2008	0.979	-2.1%
11/1/2008	0.986	-1.4%
12/1/2008	0.993	-0.7%
1/1/2009	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.854	\$448,000
Sale 2	\$475,000	10/1/2008	0.979	\$465,000
Sale 3	\$515,000	7/1/2008	0.958	\$493,000

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

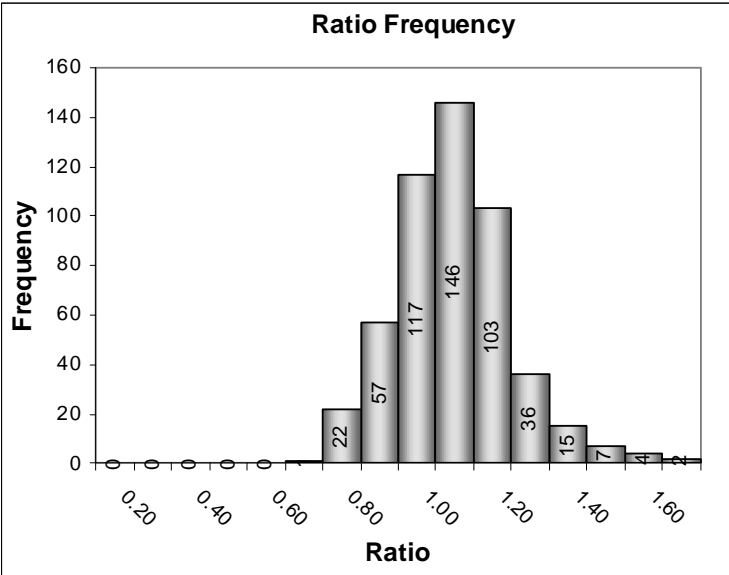
The time adjustment formula for Area 17 is $(1.035186 + 2.391078E-04 * \text{SaleDay} + .1113674 * 0.1) / (1.035186 + .1113674 * 0.1)$

$\text{SaleDay} = \text{SaleDate} - 39814$

$\text{SaleDaySq} = (\text{SaleDate} - 39814)^2$

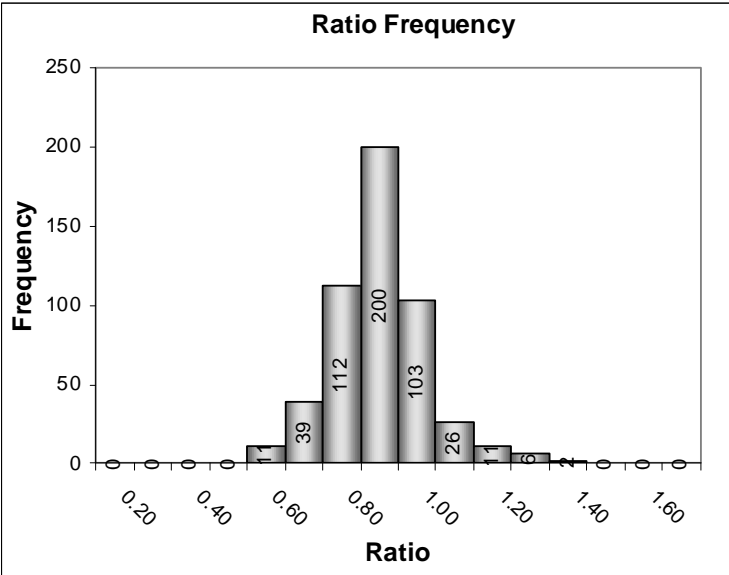
Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC/Team 3	Appr. Date: 01/01/2008	Date of Report: 05/05/2009	Sales Dates: 1/2007 - 12/2008
Area Fauntleroy/ Area 17	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in Area 17. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 160 with increments of 20. The histogram consists of 11 bars. The frequencies for each bar are: 0.70-0.80: 22, 0.80-0.90: 57, 0.90-1.00: 117, 1.00-1.10: 146, 1.10-1.20: 103, 1.20-1.30: 36, 1.30-1.40: 15, 1.40-1.50: 7, 1.50-1.60: 4, 1.60-1.70: 1, 1.70-1.80: 1. The distribution is roughly bell-shaped, centered around 1.00.</p>	
Sample size (n)	510		
Mean Assessed Value	493,200		
Mean Adj. Sales Price	480,300		
Standard Deviation AV	244,792		
Standard Deviation SP	245,911		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.046		
Median Ratio	1.039		
Weighted Mean Ratio	1.027		
UNIFORMITY			
Lowest ratio	0.680		
Highest ratio:	1.674		
Coefficient of Dispersion	11.32%		
Standard Deviation	0.155		
Coefficient of Variation	14.80%		
Price Related Differential (PRD)	1.019		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 17. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
95% Confidence: Median			
Lower limit	1.021		
Upper limit	1.057		
95% Confidence: Mean			
Lower limit	1.033		
Upper limit	1.059		
SAMPLE SIZE EVALUATION			
N (population size)	6170		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.155		
Recommended minimum:	38		
Actual sample size:	510		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	262		
# ratios above mean:	248		
z:	0.620		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC/Team 3	Appr. Date: 01/01/2009	Date of Report: 05/07/2009	Sales Dates: 1/2007 - 12/2008																								
Area Fauntleroy/ Area 17	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																								
SAMPLE STATISTICS		 <p>The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in Area 17. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 250). The distribution is roughly bell-shaped, centered around 0.80. The highest frequency is 200 for the ratio bin 0.80-0.90. Other significant frequencies are 112 for 0.70-0.80 and 103 for 0.90-1.00.</p> <table><caption>Ratio Frequency Data</caption><tr><th>Ratio Bin</th><th>Frequency</th></tr><tr><td>0.50-0.60</td><td>1</td></tr><tr><td>0.60-0.70</td><td>39</td></tr><tr><td>0.70-0.80</td><td>112</td></tr><tr><td>0.80-0.90</td><td>200</td></tr><tr><td>0.90-1.00</td><td>103</td></tr><tr><td>1.00-1.10</td><td>26</td></tr><tr><td>1.10-1.20</td><td>11</td></tr><tr><td>1.20-1.30</td><td>6</td></tr><tr><td>1.30-1.40</td><td>1</td></tr><tr><td>1.40-1.50</td><td>0</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></table>		Ratio Bin	Frequency	0.50-0.60	1	0.60-0.70	39	0.70-0.80	112	0.80-0.90	200	0.90-1.00	103	1.00-1.10	26	1.10-1.20	11	1.20-1.30	6	1.30-1.40	1	1.40-1.50	0	1.50-1.60	0
Ratio Bin	Frequency																										
0.50-0.60	1																										
0.60-0.70	39																										
0.70-0.80	112																										
0.80-0.90	200																										
0.90-1.00	103																										
1.00-1.10	26																										
1.10-1.20	11																										
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Sample size (n)	510																										
Mean Assessed Value	400,900																										
Mean Sales Price	480,300																										
Standard Deviation AV	200,663																										
Standard Deviation SP	245,911																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.848																										
Median Ratio	0.840																										
Weighted Mean Ratio	0.835																										
UNIFORMITY																											
Lowest ratio	0.558																										
Highest ratio:	1.371																										
Coefficient of Dispersion	10.83%																										
Standard Deviation	0.123																										
Coefficient of Variation	14.44%																										
Price Related Differential (PRD)	1.016																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.829																										
Upper limit	0.853																										
95% Confidence: Mean																											
Lower limit	0.838																										
Upper limit	0.859																										
SAMPLE SIZE EVALUATION																											
N (population size)	6170																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.123																										
Recommended minimum:	24																										
Actual sample size:	510																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	268																										
# ratios above mean:	242																										
z:	1.151																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout area 17.

Assessment level reflects the downward trend of the market.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	431920	0675	3/1/07	\$220,000	\$186,000	770	5	1919	3	8365	N	N	7335 35TH AVE SW
001	431920	0695	2/19/08	\$250,000	\$232,000	790	5	1916	3	8372	N	N	7317 35TH AVE SW
001	112100	0200	3/25/07	\$335,000	\$285,000	580	6	1930	4	4726	N	N	6753 36TH AVE SW
001	249120	0145	9/21/07	\$355,000	\$317,000	680	6	1949	4	6425	N	N	8820 37TH AVE SW
001	923890	1465	5/23/07	\$370,000	\$320,000	730	6	1947	4	4938	N	N	4141 SW WEBSTER ST
001	431920	0570	3/18/08	\$250,000	\$233,000	800	6	1912	3	8316	N	N	7107 35TH AVE SW
001	029300	0046	3/2/07	\$395,950	\$335,000	810	6	1942	3	6572	N	N	3813 SW HOLDEN ST
001	249220	0120	3/1/07	\$329,950	\$279,000	820	6	1941	4	4080	N	N	3522 SW AUSTIN ST
001	249020	0630	3/27/07	\$366,000	\$312,000	820	6	1948	3	5100	N	N	3902 SW KENYON ST
001	923890	1495	8/25/08	\$323,000	\$313,000	850	6	1951	3	5100	N	N	4140 SW AUSTIN ST
001	249220	0395	1/21/08	\$390,000	\$359,000	890	6	1928	5	4080	N	N	3753 SW AUSTIN ST
001	431920	0320	1/28/08	\$460,000	\$424,000	990	6	1908	3	9000	Y	N	7233 36TH AVE SW
001	262403	9099	11/28/07	\$495,000	\$450,000	990	6	1933	4	6125	Y	N	4011 SW FRONTENAC ST
001	923890	1050	8/17/07	\$435,000	\$385,000	1040	6	1918	5	4769	N	N	4112 SW KENYON ST
001	431820	0105	2/27/07	\$400,000	\$338,000	1050	6	1906	4	6658	Y	N	4120 SW OTHELLO ST
001	431820	0335	8/29/07	\$600,000	\$533,000	1070	6	1912	4	7738	N	N	4103 SW OTHELLO ST
001	249020	0625	2/15/08	\$395,000	\$366,000	1110	6	1914	4	5100	N	N	3906 SW KENYON ST
001	431920	0565	8/2/07	\$420,000	\$370,000	1150	6	1912	5	8314	N	N	7113 35TH AVE SW
001	431920	0625	4/23/07	\$569,950	\$489,000	1970	6	1908	3	9100	N	N	7336 36TH AVE SW
001	431920	0870	2/20/07	\$780,000	\$659,000	3977	6	1953	4	9500	Y	N	3726 SW WEBSTER ST
001	563750	0124	7/11/07	\$369,000	\$323,000	650	7	1999	3	3019	N	N	4109 SW MORGAN ST
001	249020	0490	12/28/07	\$362,000	\$331,000	710	7	1943	3	5100	N	N	3906 SW PORTLAND ST
001	984230	0100	3/1/07	\$400,000	\$339,000	720	7	1944	4	4166	N	N	3743 SW SOUTHERN ST
001	984230	0100	9/25/08	\$390,000	\$381,000	720	7	1944	4	4166	N	N	3743 SW SOUTHERN ST
001	178150	0095	3/7/08	\$419,000	\$390,000	720	7	1944	4	5075	N	N	3746 SW SULLIVAN ST
001	178150	0015	10/22/07	\$329,500	\$297,000	730	7	1941	4	5075	N	N	3711 SW THISTLE ST
001	301330	0401	6/27/08	\$378,000	\$362,000	740	7	1943	4	4869	Y	N	8113 41ST AVE SW
001	984230	0535	1/23/07	\$399,000	\$334,000	760	7	1942	4	4131	N	N	3551 SW SOUTHERN ST
001	301330	0630	12/28/07	\$385,000	\$352,000	760	7	1931	5	4239	Y	N	4130 SW THISTLE ST
001	386990	0162	5/28/08	\$329,950	\$314,000	765	7	2006	3	1066	N	N	7114 F CALIFORNIA AVE SW 98136

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	249220	0035	8/30/07	\$309,900	\$275,000	790	7	1942	3	4400	N	N	3525 SW WEBSTER ST
001	301330	0300	4/9/08	\$397,900	\$374,000	800	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
001	301330	1465	3/23/07	\$440,000	\$375,000	800	7	1938	4	4031	Y	N	8316 41ST AVE SW
001	249120	0025	3/26/08	\$443,000	\$415,000	800	7	1948	3	6050	N	N	8820 36TH AVE SW
001	178150	0308	6/11/07	\$445,000	\$387,000	810	7	1952	3	5628	N	N	3751 SW TILLMAN ST
001	301330	1135	1/25/08	\$440,000	\$406,000	810	7	1942	5	5232	N	N	3908 SW SOUTHERN ST
001	178150	0130	8/20/07	\$382,000	\$338,000	820	7	1944	5	5075	N	N	3712 SW SULLIVAN ST
001	248920	0155	6/8/07	\$475,000	\$413,000	820	7	1940	3	4132	Y	N	3700 SW MYRTLE ST
001	923890	0975	8/13/07	\$469,000	\$415,000	820	7	1944	4	5100	Y	N	4131 SW PORTLAND ST
001	249220	0405	4/27/07	\$350,000	\$301,000	830	7	1941	4	4080	N	N	3754 SW IDA ST
001	269560	0290	8/28/08	\$409,000	\$397,000	830	7	1950	4	5512	N	N	3541 SW MONROE ST
001	431920	0830	6/6/08	\$423,000	\$403,000	830	7	1944	4	5255	N	N	7331 36TH AVE SW
001	431820	0280	8/9/07	\$490,000	\$433,000	830	7	1946	4	10136	N	N	4138 SW WEBSTER ST
001	386990	0148	1/30/07	\$292,450	\$246,000	840	7	2006	3	2461	N	N	7108 CALIFORNIA AVE SW
001	269560	0260	7/3/07	\$372,000	\$325,000	850	7	1941	3	5366	N	N	3524 SW ELMGROVE ST
001	269560	0445	6/12/07	\$401,000	\$349,000	850	7	1942	5	5114	N	N	3735 SW ELMGROVE ST
001	984230	0466	9/6/07	\$339,000	\$302,000	860	7	1949	4	4761	N	N	8317 35TH AVE SW
001	249120	0360	10/24/07	\$350,000	\$315,000	860	7	1942	4	5137	N	N	8829 37TH AVE SW
001	178200	0205	2/22/08	\$353,400	\$328,000	860	7	1942	4	5118	N	N	8619 36TH AVE SW
001	178200	0080	7/23/07	\$305,000	\$268,000	870	7	1942	3	6410	N	N	8601 35TH AVE SW
001	923890	1415	7/3/07	\$387,000	\$339,000	870	7	1941	4	5100	N	N	4106 SW IDA ST
001	249020	0375	9/18/08	\$410,000	\$400,000	870	7	1941	4	5100	N	N	3902 SW HOLDEN ST
001	269560	0110	8/1/08	\$399,000	\$385,000	880	7	1948	3	5330	N	N	3707 SW KENYON ST
001	301330	0610	2/5/08	\$267,500	\$247,000	890	7	1951	3	4246	N	N	4208 SW THISTLE ST
001	271910	0330	4/28/08	\$559,000	\$527,000	900	7	1948	4	6314	Y	N	4005 SW HOLLY ST
001	984230	0560	11/14/07	\$375,000	\$340,000	910	7	1950	3	6695	N	N	3533 SW SOUTHERN ST
001	269560	0470	5/11/07	\$372,500	\$321,000	920	7	1941	4	5000	N	N	8103 37TH AVE SW
001	178250	0130	8/14/07	\$338,000	\$299,000	930	7	1942	3	4600	N	N	8427 36TH AVE SW
001	923890	1105	3/20/07	\$390,000	\$332,000	930	7	1942	4	5100	Y	N	4141 SW HOLDEN ST
001	178250	0065	6/7/07	\$420,000	\$365,000	940	7	1942	4	4978	N	N	8560 37TH AVE SW
001	563750	0080	3/28/08	\$309,950	\$290,000	950	7	1951	3	3096	N	N	6516 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	029300	0095	2/27/08	\$420,000	\$390,000	950	7	1947	3	6383	N	N	7727 37TH AVE SW
001	301330	0790	11/5/07	\$450,000	\$407,000	950	7	1955	4	8390	N	N	3924 SW MONROE ST
001	029300	0170	7/20/07	\$429,950	\$378,000	960	7	1911	5	7213	N	N	7725 36TH AVE SW
001	249320	0500	4/23/07	\$445,000	\$382,000	960	7	1943	4	4800	Y	N	8517 39TH AVE SW
001	249120	0095	5/23/07	\$399,950	\$346,000	980	7	1951	4	6047	N	N	8825 35TH AVE SW
001	269560	0100	5/13/08	\$390,000	\$369,000	980	7	1948	4	5225	N	N	3711 SW KENYON ST
001	301330	1055	3/26/08	\$442,250	\$414,000	980	7	1941	4	8365	N	N	8103 39TH AVE SW
001	178200	0195	8/21/07	\$375,000	\$332,000	990	7	1942	5	5880	N	N	8607 36TH AVE SW
001	431920	0890	5/7/08	\$410,000	\$388,000	1000	7	1944	4	6364	N	N	3744 SW WEBSTER ST
001	178200	0065	11/13/07	\$357,500	\$324,000	1040	7	1942	5	6860	N	N	8461 35TH AVE SW
001	249120	0705	6/22/07	\$399,950	\$349,000	1050	7	1919	4	6375	N	N	9056 37TH AVE SW
001	271910	0007	2/28/08	\$350,000	\$325,000	1060	7	2007	3	1259	N	N	6533 A 42ND AVE SW
001	271910	0005	3/18/08	\$350,000	\$327,000	1060	7	2007	3	1278	N	N	6533 D 42ND AVE SW
001	271910	0001	3/28/08	\$350,000	\$328,000	1060	7	2007	3	954	N	N	6533 C 42ND AVE SW
001	271910	0003	3/27/08	\$350,000	\$328,000	1060	7	2007	3	950	N	N	6533 B 42ND AVE SW
001	178200	0020	10/30/07	\$382,600	\$345,000	1060	7	1942	3	6860	N	N	8417 35TH AVE SW
001	301330	0980	10/14/08	\$128,000	\$126,000	1070	7	1919	5	4505	Y	N	3957 SW ELMGROVE ST
001	249320	0255	12/12/07	\$440,000	\$401,000	1070	7	1960	4	4612	Y	N	4015 SW THISTLE ST
001	269560	0350	6/19/07	\$447,000	\$390,000	1080	7	1954	5	8987	N	N	3715 SW MONROE ST
001	249020	0141	4/26/07	\$469,000	\$403,000	1090	7	1943	4	4590	N	N	3911 SW AUSTIN ST
001	301330	0921	7/9/07	\$550,000	\$482,000	1090	7	1988	3	4205	Y	N	3938 SW ELMGROVE ST
001	249320	0535	4/15/08	\$308,000	\$290,000	1130	7	1942	4	4000	N	N	8417 39TH AVE SW
001	984230	0515	6/13/08	\$425,000	\$405,000	1130	7	1952	3	5166	N	N	3608 SW THISTLE ST
001	112100	0073	5/17/07	\$463,000	\$400,000	1140	7	1948	3	5326	N	N	6738 36TH AVE SW
001	431770	0245	4/23/08	\$678,500	\$639,000	1140	7	1912	5	9120	Y	N	3928 SW OTHELLO ST
001	984230	0156	1/8/08	\$454,500	\$417,000	1150	7	1957	4	4186	N	N	8213 37TH AVE SW
001	269560	0030	8/31/07	\$392,500	\$349,000	1190	7	1954	4	4494	N	N	3817 SW KENYON ST
001	269560	0030	4/22/08	\$415,000	\$391,000	1190	7	1954	4	4494	N	N	3817 SW KENYON ST
001	269560	0265	3/14/07	\$431,700	\$367,000	1210	7	1949	4	5829	N	N	3525 SW MONROE ST
001	112100	0175	5/3/07	\$519,000	\$447,000	1230	7	1928	4	6304	Y	N	6735 36TH AVE SW
001	271910	0009	3/27/08	\$375,000	\$351,000	1240	7	2007	3	1686	N	N	6531 C 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	271910	0013	3/11/08	\$379,500	\$354,000	1240	7	2007	3	1349	N	N	6531 A 42ND AVE SW
001	984230	0645	1/18/08	\$420,000	\$387,000	1240	7	1958	4	5155	N	N	3538 SW ROSE ST
001	301330	0625	12/4/07	\$432,000	\$393,000	1240	7	1971	4	4241	Y	N	4200 SW THISTLE ST
001	301330	1155	3/14/08	\$425,000	\$397,000	1240	7	1924	4	4906	Y	N	8202 41ST AVE SW
001	984230	0490	7/30/08	\$400,000	\$386,000	1260	7	1954	4	5150	N	N	3526 SW THISTLE ST
001	249220	0890	11/21/07	\$495,000	\$449,000	1260	7	1987	3	4242	N	N	3743 SW IDA ST
001	029300	0156	8/15/07	\$525,000	\$464,000	1270	7	1957	4	7627	N	N	7701 36TH AVE SW
001	249120	0015	5/23/07	\$499,000	\$432,000	1310	7	2006	3	6054	N	N	8810 36TH AVE SW
001	271910	0011	12/27/07	\$379,500	\$347,000	1320	7	2007	3	1132	N	N	6531 B 42ND AVE SW
001	249020	0076	7/30/08	\$487,000	\$470,000	1320	7	1961	3	4964	N	N	3944 SW AUSTIN ST
001	431820	0185	3/21/07	\$729,000	\$620,000	1330	7	1945	4	16830	Y	N	7339 40TH AVE SW
001	178200	0045	1/19/07	\$399,500	\$334,000	1370	7	1942	5	9310	N	N	8441 35TH AVE SW
001	249220	0280	4/23/07	\$549,950	\$472,000	1380	7	1987	3	4086	Y	N	3716 SW AUSTIN ST
001	431920	0575	7/18/07	\$554,950	\$487,000	1380	7	1917	3	9025	N	N	7103 35TH AVE SW
001	249120	0755	6/19/07	\$469,000	\$409,000	1420	7	1925	4	6399	N	N	9007 36TH AVE SW
001	249220	0450	6/26/07	\$450,000	\$393,000	1430	7	1999	3	6120	N	N	3720 SW IDA ST
001	006500	0235	1/2/08	\$449,000	\$412,000	1430	7	1941	5	6328	Y	N	6502 37TH AVE SW
001	269560	0530	8/7/08	\$395,000	\$382,000	1440	7	1926	4	6598	N	N	8103 35TH AVE SW
001	271910	0215	7/26/07	\$735,000	\$647,000	1440	7	1927	5	6297	Y	N	6702 40TH AVE SW
001	301330	0880	3/15/08	\$367,000	\$343,000	1460	7	1954	5	6288	N	N	3919 SW MONROE ST
001	249120	0682	4/9/07	\$562,000	\$481,000	1520	7	1998	3	6387	N	N	9030 37TH AVE SW
001	112100	0180	2/4/08	\$465,000	\$430,000	1540	7	1929	4	6303	Y	N	6739 36TH AVE SW
001	249020	0225	7/18/07	\$549,950	\$483,000	1600	7	1995	3	5100	N	N	3922 SW IDA ST
001	249120	0210	2/7/07	\$403,000	\$339,000	1620	7	1992	3	6420	N	N	8833 36TH AVE SW
001	352590	0070	11/1/07	\$655,700	\$592,000	1660	7	1982	4	4551	Y	N	6755 41ST AVE SW
001	178150	0076	3/21/08	\$495,000	\$463,000	1700	7	1990	3	4568	Y	N	3755 SW THISTLE ST
001	923890	1085	5/21/07	\$641,000	\$554,000	1820	7	1991	3	5100	Y	N	4123 SW HOLDEN ST
001	984230	0441	1/11/08	\$349,500	\$321,000	1870	7	1972	3	6021	N	N	3514 SW THISTLE ST
001	984230	0441	12/1/08	\$545,000	\$541,000	1870	7	1972	3	6021	N	N	3514 SW THISTLE ST
001	431770	0205	8/22/07	\$537,500	\$476,000	1960	7	1972	3	7228	N	N	3907 SW ORCHARD ST
001	431770	0120	6/16/08	\$460,000	\$439,000	2050	7	1987	3	7388	N	N	4008 SW ORCHARD ST

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	984230	0087	1/26/07	\$397,950	\$334,000	2710	7	2007	3	4135	N	N	8208 39TH AVE SW
001	984230	0355	9/11/08	\$445,000	\$434,000	960	8	2005	3	4161	N	N	3734 SW THISTLE ST
001	112100	0305	5/16/07	\$430,000	\$371,000	1040	8	1927	3	6540	Y	N	6727 37TH AVE SW
001	431820	0464	8/26/08	\$411,950	\$400,000	1060	8	2007	3	2014	N	N	7204 C CALIFORNIA AVE SW
001	386990	0034	3/6/07	\$650,000	\$551,000	1060	8	2008	3	1382	N	N	4215 SW HOLLY ST
001	431820	0440	1/28/08	\$399,000	\$368,000	1090	8	2007	3	1578	N	N	7202 A CALIFORNIA AVE SW
001	431820	0472	4/1/08	\$399,000	\$374,000	1090	8	2007	3	1586	N	N	7210 B CALIFORNIA AVE SW
001	431820	0442	4/11/08	\$404,000	\$380,000	1090	8	2007	3	1564	N	N	7202 B CALIFORNIA AVE SW
001	431820	0474	8/15/08	\$389,000	\$377,000	1140	8	2007	3	2065	N	N	7208 B CALIFORNIA AVE SW
001	431820	0476	6/12/08	\$399,000	\$380,000	1140	8	2007	3	1901	N	N	7208 A CALIFORNIA AVE SW
001	386990	0115	9/25/07	\$450,000	\$402,000	1140	8	2004	3	1321	N	N	7008 A CALIFORNIA AVE SW
001	431820	0446	12/20/07	\$399,000	\$365,000	1150	8	2007	3	2076	N	N	7200 A CALIFORNIA AVE SW
001	431820	0444	2/4/08	\$399,000	\$369,000	1150	8	2007	3	1922	N	N	7200 B CALIFORNIA AVE SW
001	431820	0462	5/13/08	\$429,000	\$406,000	1180	8	2007	3	2175	N	N	7206 B CALIFORNIA AVE SW
001	431820	0460	7/7/08	\$430,000	\$413,000	1180	8	2007	3	1668	N	N	7206 A CALIFORNIA AVE SW
001	984230	0195	11/12/08	\$499,000	\$493,000	1190	8	1950	5	5725	N	N	3736 SW ROSE ST
001	431770	0195	9/25/07	\$449,000	\$401,000	1210	8	1960	4	9198	N	N	3923 SW ORCHARD ST
001	249020	0415	11/12/07	\$544,000	\$492,000	1250	8	1954	3	6120	Y	N	3937 SW HOLDEN ST
001	431770	0290	6/27/08	\$650,000	\$622,000	1250	8	1955	5	9500	Y	N	7312 40TH AVE SW
001	249320	0475	8/17/07	\$680,000	\$602,000	1260	8	1953	4	6299	Y	N	8559 39TH AVE SW
001	248920	0200	7/30/07	\$640,000	\$564,000	1330	8	1951	4	6302	Y	N	7108 38TH AVE SW
001	271910	0031	7/31/08	\$405,803	\$392,000	1380	8	2008	3	1522	N	N	6532 A 42ND AVE SW
001	271910	0033	6/23/08	\$420,000	\$402,000	1380	8	2008	3	1511	N	N	6532 B 42ND AVE SW
001	563750	0090	6/13/08	\$425,000	\$405,000	1380	8	2008	3	1522	N	N	6528 42ND AVE SW
001	563750	0092	3/19/08	\$469,950	\$439,000	1380	8	2008	3	1511	N	N	6526 B 42ND AVE SW
001	563750	0090	1/11/07	\$650,000	\$543,000	1380	8	2008	3	1522	N	N	6528 42ND AVE SW
001	269560	0200	6/3/08	\$435,000	\$414,000	1420	8	1951	4	8944	N	N	3519 SW KENYON ST
001	563750	0094	7/3/08	\$415,000	\$398,000	1430	8	2008	3	1612	N	N	6528 B 42ND AVE SW
001	563750	0096	8/25/08	\$412,000	\$400,000	1430	8	2008	3	1601	N	N	6528 A 42ND AVE SW
001	271910	0035	1/8/07	\$650,000	\$542,000	1430	8	2008	3	1562	N	N	6530 B 42ND AVE SW
001	006500	0135	2/19/08	\$629,500	\$584,000	1430	8	1957	4	6419	Y	N	6517 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	923890	1180	4/12/07	\$750,000	\$642,000	1450	8	1999	3	5103	N	N	7711 41ST AVE SW
001	923890	1180	12/21/07	\$775,000	\$708,000	1450	8	1999	3	5103	N	N	7711 41ST AVE SW
001	271910	0085	1/17/08	\$565,000	\$520,000	1480	8	1958	5	6758	Y	N	6535 41ST AVE SW
001	386990	0122	7/17/07	\$467,500	\$410,000	1490	8	2004	3	2449	N	N	4149 A SW FRONTENAC ST
001	301330	0745	5/22/07	\$590,000	\$510,000	1500	8	1952	4	6466	Y	N	7916 41ST AVE SW
001	386990	0124	8/11/07	\$467,000	\$413,000	1530	8	2004	3	1619	N	N	4149 B SW FRONTENAC ST
001	271910	0040	7/30/07	\$625,000	\$551,000	1590	8	1953	3	6150	N	N	6536 42ND AVE SW
001	301330	0318	5/8/08	\$607,000	\$574,000	1620	8	1995	4	4236	Y	N	4127 SW ELMGROVE ST
001	431770	0325	11/5/07	\$810,000	\$732,000	1660	8	1993	3	10457	Y	N	7344 40TH AVE SW
001	431770	0165	5/25/07	\$715,678	\$620,000	1740	8	1969	4	6750	Y	N	7135 39TH AVE SW
001	431920	0185	7/13/07	\$600,000	\$526,000	1810	8	1987	3	4785	N	N	3835 SW ORCHARD ST
001	431920	0235	8/19/08	\$548,000	\$531,000	1850	8	1969	3	13999	Y	N	7228 38TH AVE SW
001	248920	0075	1/8/08	\$845,000	\$776,000	1910	8	1993	3	6000	Y	N	3824 SW MYRTLE ST
001	431920	0325	9/19/08	\$750,000	\$732,000	2070	8	1946	4	9000	Y	N	7237 36TH AVE SW
001	112100	0011	6/20/07	\$566,500	\$494,000	2380	8	1991	3	6033	Y	N	6709 35TH AVE SW
001	923890	1530	5/19/08	\$550,000	\$521,000	2530	8	2001	3	6122	N	N	4102 SW AUSTIN ST
001	006500	0270	11/27/07	\$820,000	\$745,000	3070	8	2005	3	6500	N	N	6527 37TH AVE SW
001	271910	0279	6/23/08	\$1,195,000	\$1,143,000	4480	8	1996	3	6149	Y	N	6708 41ST AVE SW
001	262403	9086	1/12/07	\$639,200	\$534,000	1900	9	1985	3	5899	Y	N	4052 SW MYRTLE ST
001	301330	0655	3/12/07	\$750,000	\$637,000	2290	9	1995	3	6011	Y	N	8313 41ST AVE SW
001	249120	0140	8/22/08	\$541,500	\$525,000	2330	9	2005	3	6427	N	N	8812 37TH AVE SW
001	301330	1100	7/25/07	\$912,000	\$802,000	2480	9	1912	4	11553	N	N	3934 SW SOUTHERN ST
001	178150	0220	12/11/07	\$730,000	\$665,000	2590	9	2007	3	4961	N	N	3738 SW TILLMAN ST
001	249320	0395	2/16/07	\$725,000	\$612,000	2680	9	1967	5	6869	Y	N	8416 41ST AVE SW
001	112100	0357	5/18/07	\$1,110,000	\$959,000	2680	9	2007	3	6541	Y	N	6742 38TH AVE SW
001	249320	0395	2/13/08	\$1,355,000	\$1,255,000	2680	9	1967	5	6869	Y	N	8416 41ST AVE SW
001	984230	0365	1/11/07	\$755,000	\$631,000	2860	9	2007	3	4168	Y	N	3744 SW THISTLE ST 98126
001	271910	0080	5/23/08	\$995,000	\$944,000	2330	10	2008	3	5040	N	N	6539 41ST AVE SW
003	025400	0550	11/23/08	\$183,500	\$182,000	880	4	1918	4	5280	N	N	10026 41ST AVE SW
003	935700	0520	4/11/07	\$280,000	\$240,000	550	5	1942	3	6000	N	N	10247 37TH AVE SW
003	249120	1185	1/24/07	\$220,000	\$184,000	590	5	1914	3	6300	N	N	9407 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	025400	0560	3/20/08	\$299,000	\$279,000	960	5	1943	4	5280	N	N	10028 41ST AVE SW
003	025400	0095	6/23/08	\$275,000	\$263,000	600	6	1930	4	5400	Y	N	10022 44TH AVE SW
003	285860	0084	8/14/08	\$230,000	\$223,000	640	6	1941	3	10011	N	N	3609 SW ROXBURY ST
003	745400	0595	5/16/08	\$175,000	\$166,000	670	6	1942	3	6300	N	N	9728 33RD AVE SW
003	745400	0140	1/31/07	\$250,000	\$210,000	670	6	1942	3	6600	N	N	3126 SW 97TH ST
003	745400	0080	5/8/07	\$256,000	\$221,000	670	6	1942	3	6840	N	N	3103 SW ROXBURY ST
003	745400	0070	4/3/08	\$237,500	\$223,000	670	6	1942	3	6840	N	N	3115 SW ROXBURY ST
003	745400	0790	11/26/07	\$276,000	\$251,000	670	6	1942	3	6885	N	N	9802 32ND AVE SW
003	745400	0500	3/7/07	\$300,000	\$254,000	670	6	1942	3	6300	N	N	9819 33RD AVE SW
003	745400	0185	8/14/07	\$289,950	\$256,000	670	6	1942	4	6300	N	N	9916 35TH AVE SW
003	745400	0375	5/17/08	\$285,000	\$270,000	670	6	1942	3	7490	N	N	3410 SW 100TH ST
003	289560	0334	10/28/08	\$285,000	\$281,000	700	6	1924	3	5192	N	N	4011 SW 102ND ST
003	745400	0205	7/25/07	\$240,000	\$211,000	710	6	1942	3	6300	N	N	9828 35TH AVE SW
003	745400	0840	2/20/07	\$270,000	\$228,000	710	6	1942	3	6384	N	N	3105 SW 97TH ST
003	745400	0950	7/26/07	\$282,000	\$248,000	710	6	1942	5	7200	N	N	9928 31ST AVE SW
003	745400	0480	4/25/07	\$332,000	\$285,000	710	6	1942	3	6300	N	N	9733 33RD AVE SW
003	745400	1285	2/22/08	\$267,500	\$248,000	740	6	1942	3	6300	N	N	10107 33RD AVE SW
003	745400	0865	3/12/08	\$271,000	\$253,000	740	6	1942	3	6834	N	N	9807 31ST AVE SW
003	745400	0955	12/26/07	\$282,000	\$258,000	740	6	1942	3	6720	N	N	9920 31ST AVE SW
003	745400	0245	6/15/07	\$300,000	\$261,000	740	6	1942	3	6300	N	N	9716 35TH AVE SW
003	745400	0920	11/14/08	\$273,000	\$270,000	740	6	1942	3	7564	N	N	9929 31ST AVE SW
003	935700	0040	4/25/07	\$314,000	\$270,000	760	6	1948	3	4500	N	N	10219 35TH AVE SW
003	935700	0635	3/9/07	\$347,500	\$295,000	760	6	1943	3	5600	N	N	10214 37TH PL SW
003	935700	1020	4/26/07	\$284,500	\$244,000	780	6	1937	3	4410	N	N	10236 39TH AVE SW
003	289560	0420	4/9/07	\$398,000	\$340,000	780	6	1942	3	5236	N	N	4124 SW 104TH ST
003	745400	1015	3/22/07	\$315,000	\$268,000	790	6	1942	3	7410	N	N	9724 31ST AVE SW
003	025400	0675	11/27/07	\$320,000	\$291,000	790	6	1923	4	5240	N	N	10006 40TH AVE SW
003	745400	0515	3/16/07	\$226,200	\$192,000	810	6	1942	3	6300	N	N	9901 33RD AVE SW
003	289560	0430	6/12/08	\$296,500	\$283,000	810	6	1942	3	5280	N	N	4116 SW 104TH ST
003	245840	0275	4/12/07	\$280,000	\$240,000	820	6	1953	3	10020	N	N	10203 31ST AVE SW
003	245840	0290	3/27/07	\$350,000	\$298,000	840	6	1954	4	12880	N	N	3118 SW 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	249120	1115	2/26/08	\$372,500	\$346,000	840	6	1944	3	6000	N	N	3616 SW ROXBURY ST
003	950510	0055	8/26/08	\$285,000	\$277,000	850	6	1928	3	8460	N	N	3545 SW 97TH ST
003	190960	0010	12/19/07	\$255,000	\$233,000	860	6	1937	3	6720	N	N	3507 SW 100TH ST
003	003700	0485	7/12/07	\$318,000	\$279,000	890	6	1942	3	5320	N	N	3550 SW 100TH ST
003	935700	0580	9/26/07	\$332,521	\$297,000	900	6	1941	4	5000	N	N	10244 37TH PL SW
003	245840	0190	6/25/07	\$399,000	\$348,000	900	6	1950	3	7006	Y	N	10231 33RD AVE SW
003	003700	0440	6/13/08	\$320,000	\$305,000	910	6	1971	3	5320	N	N	3512 SW 100TH ST
003	811860	0310	8/1/07	\$385,000	\$339,000	910	6	1941	4	7980	N	N	10401 40TH AVE SW
003	745400	0565	7/29/08	\$210,000	\$203,000	930	6	1942	3	6300	N	N	9826 33RD AVE SW
003	935700	0025	2/20/07	\$325,000	\$274,000	960	6	1926	4	4499	N	N	10215 35TH AVE SW
003	259530	0320	6/11/08	\$285,000	\$272,000	970	6	1937	3	8400	N	N	3937 SW 97TH ST
003	745400	1110	2/28/08	\$389,950	\$363,000	990	6	1942	3	7920	N	N	10146 32ND PL SW
003	745400	0560	7/24/08	\$310,000	\$299,000	1000	6	1942	3	6300	N	N	9832 33RD AVE SW
003	245840	0330	6/20/08	\$425,000	\$406,000	1010	6	1904	4	6900	Y	N	10271 32ND AVE SW
003	745400	0930	6/21/07	\$335,000	\$292,000	1020	6	1942	3	7080	N	N	10007 31ST AVE SW
003	811860	0246	12/21/07	\$306,000	\$280,000	1080	6	1954	4	6780	N	N	4018 SW 106TH ST
003	259530	0315	11/13/08	\$250,500	\$248,000	1090	6	1932	5	8400	N	N	3943 SW 97TH ST
003	745400	1360	12/8/08	\$316,000	\$314,000	1110	6	1942	3	6650	N	N	3403 SW 100TH ST
003	745400	0475	11/19/07	\$288,250	\$261,000	1120	6	1942	3	6300	N	N	9725 33RD AVE SW
003	745400	0495	8/17/07	\$395,000	\$350,000	1130	6	1942	3	6300	N	N	9813 33RD AVE SW
003	245840	0120	3/26/08	\$340,000	\$318,000	1140	6	1941	3	6300	N	N	10248 34TH AVE SW
003	003700	0195	8/22/07	\$389,950	\$346,000	1140	6	1947	3	5320	N	N	3525 SW 98TH ST
003	190960	0005	1/24/07	\$298,900	\$251,000	1150	6	1929	3	6720	N	N	10007 35TH AVE SW
003	935700	1085	7/19/07	\$370,000	\$325,000	1210	6	1936	3	5456	N	N	10202 39TH AVE SW
003	004900	0052	8/9/07	\$315,000	\$278,000	1250	6	1983	3	7201	N	N	3008 SW 106TH ST
003	025400	0795	9/9/08	\$336,000	\$327,000	1250	6	1947	3	9372	N	N	10013 39TH AVE SW
003	745400	1200	7/20/07	\$385,000	\$338,000	1250	6	1942	3	7500	N	N	10111 32ND PL SW
003	935700	0820	7/5/07	\$308,000	\$270,000	1380	6	1943	3	6000	N	N	10234 38TH AVE SW
003	745400	1145	6/1/07	\$340,000	\$295,000	1410	6	1991	3	6300	Y	N	10020 33RD AVE SW
003	285860	0078	7/28/08	\$370,000	\$357,000	1460	6	1930	3	6784	N	N	3617 SW ROXBURY ST
003	745400	0470	11/7/07	\$394,000	\$356,000	1530	6	1942	3	6300	N	N	9719 33RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	249120	1017	3/20/08	\$269,000	\$251,000	720	7	2007	3	871	N	N	9243 B 35TH AVE SW
003	249120	1019	3/20/08	\$279,000	\$261,000	730	7	2007	3	1202	N	N	9243 C 35TH AVE SW
003	249120	1013	3/20/08	\$279,000	\$261,000	730	7	2007	3	1193	N	N	9243 A 35TH AVE SW
003	249120	1296	4/25/08	\$284,000	\$268,000	780	7	2007	3	945	N	N	9415 B 35TH AVE SW
003	249120	1297	1/10/08	\$299,950	\$275,000	780	7	2007	3	1306	N	N	9415 C 35TH AVE SW
003	249120	1295	3/7/08	\$299,000	\$279,000	780	7	2007	3	1293	N	N	9415 A 35TH AVE SW
003	249120	1295	3/19/07	\$485,000	\$413,000	780	7	2007	3	1293	N	N	9415 A 35TH AVE SW
003	025400	0260	6/18/08	\$295,000	\$282,000	840	7	1937	4	5297	N	N	10030 CALIFORNIA AVE SW
003	249120	1145	5/19/08	\$397,500	\$377,000	870	7	1950	3	6300	N	N	9443 36TH AVE SW
003	259780	0145	4/26/07	\$450,000	\$387,000	940	7	1953	3	14080	N	N	9359 FOREST CT SW
003	935700	0925	9/5/07	\$199,995	\$178,000	960	7	1950	3	6000	N	N	10235 38TH AVE SW
003	935700	0925	4/10/08	\$389,000	\$365,000	960	7	1950	3	6000	N	N	10235 38TH AVE SW
003	811860	0043	9/2/08	\$397,000	\$386,000	980	7	1933	4	7980	N	N	10450 CALIFORNIA AVE SW
003	249120	1298	1/28/08	\$319,950	\$295,000	1000	7	2007	3	1393	N	N	9417 B 35TH AVE SW
003	249120	1299	2/5/08	\$320,000	\$296,000	1000	7	2007	3	1020	N	N	9417 A 35TH AVE SW
003	249120	1100	3/26/08	\$422,500	\$395,000	1040	7	1961	4	6300	N	N	9434 37TH AVE SW
003	259530	0205	5/15/07	\$470,000	\$406,000	1040	7	1968	3	8400	N	N	9608 41ST AVE SW
003	003700	0100	11/29/07	\$337,000	\$306,000	1060	7	1965	3	5320	N	N	3724 SW 99TH ST
003	289560	0165	4/22/08	\$285,000	\$268,000	1070	7	1966	3	4956	N	N	3907 SW 102ND ST
003	312380	0020	5/5/08	\$382,500	\$361,000	1070	7	1964	3	8060	N	N	9822 CALIFORNIA AVE SW
003	312380	0206	12/13/07	\$420,000	\$383,000	1090	7	1965	3	8280	N	N	9828 41ST AVE SW
003	004900	0083	2/12/07	\$399,950	\$337,000	1110	7	1955	3	8336	N	N	10514 32ND AVE SW
003	190960	0040	3/27/07	\$500,000	\$426,000	1130	7	1986	3	8757	N	N	3545 SW 100TH ST
003	003700	0151	4/18/07	\$434,000	\$372,000	1140	7	1969	3	6360	N	N	3756 SW 99TH ST
003	003700	0505	10/3/07	\$367,500	\$329,000	1160	7	1937	3	7980	N	N	3749 SW 99TH ST
003	745400	1035	2/21/07	\$350,000	\$296,000	1190	7	1953	5	9960	N	N	3018 SW 102ND ST
003	025400	0525	9/26/07	\$489,950	\$438,000	1190	7	1967	3	6026	N	N	4025 SW 100TH ST
003	025400	0670	5/23/08	\$344,000	\$326,000	1200	7	1948	5	5240	N	N	10002 40TH AVE SW
003	285860	0006	5/15/08	\$379,950	\$360,000	1200	7	1952	4	7200	N	N	9702 37TH AVE SW
003	150480	0101	3/28/07	\$419,950	\$358,000	1260	7	1955	4	8400	N	N	9212 37TH AVE SW
003	289560	0105	4/4/07	\$316,000	\$270,000	1320	7	1940	3	5710	N	N	10247 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	190960	0171	10/3/08	\$460,000	\$451,000	1340	7	1996	3	7200	N	N	3804 SW 102ND ST
003	289560	0455	3/21/07	\$332,500	\$283,000	1420	7	1915	4	5320	N	N	10251 41ST AVE SW
003	312380	0120	4/4/08	\$375,000	\$352,000	1500	7	1950	3	8556	N	N	9822 42ND AVE SW
003	190960	0006	4/30/08	\$260,000	\$245,000	1530	7	1950	3	7200	N	N	10015 35TH AVE SW
003	259780	0155	8/19/08	\$370,000	\$359,000	1580	7	1952	3	10512	N	N	9368 FOREST CT SW
003	249120	1300	6/5/07	\$417,000	\$362,000	1630	7	1925	3	5950	N	N	9411 35TH AVE SW
003	249120	1230	8/9/07	\$385,000	\$340,000	1830	7	1948	3	5950	N	N	9434 36TH AVE SW
003	249120	1015	3/20/08	\$350,000	\$327,000	820	8	1961	4	2707	N	N	9245 35TH AVE SW
003	312380	0295	6/26/07	\$489,950	\$428,000	950	8	1949	4	8618	N	N	9840 40TH AVE SW
003	190410	0040	4/23/07	\$576,000	\$495,000	1290	8	1923	4	8875	N	N	3811 SW BARTON ST
003	571560	0050	9/24/07	\$400,000	\$357,000	1580	8	1952	3	9044	N	N	3817 SW 105TH ST
003	935700	1035	3/11/08	\$575,000	\$536,000	1620	8	2006	3	5700	N	N	10230 39TH AVE SW
003	150480	0160	7/2/07	\$510,000	\$446,000	1870	8	1990	3	7208	N	N	9449 37TH AVE SW
003	025400	0101	12/3/07	\$600,000	\$546,000	2060	8	2007	3	4150	Y	N	10032 44TH AVE SW
003	025400	0465	7/12/07	\$599,950	\$526,000	2120	8	2006	3	5308	N	N	10037 41ST AVE SW
003	025400	0250	11/1/07	\$549,950	\$496,000	2210	8	2007	3	5285	N	N	10020 CALIFORNIA AVE SW
003	025400	0251	10/15/07	\$599,950	\$539,000	2210	8	2007	3	5291	N	N	10024 CALIFORNIA AVE SW
003	025400	0241	12/10/08	\$505,000	\$502,000	2220	8	2006	3	5279	N	N	10016 CALIFORNIA AVE SW
003	025400	0100	1/17/08	\$582,000	\$535,000	2220	8	1926	4	5453	Y	N	10030 44TH AVE SW
003	003700	0040	4/8/07	\$560,000	\$479,000	2240	8	2003	3	5240	N	N	3719 SW 98TH ST
003	289560	0095	11/28/07	\$568,000	\$516,000	2290	8	2001	3	6328	N	N	10261 39TH AVE SW
003	025400	0720	11/17/07	\$550,000	\$498,000	2320	8	2007	3	4256	N	N	10042 40TH AVE SW
003	289560	0351	5/30/07	\$650,000	\$564,000	2450	8	2007	3	5237	N	N	4123 SW 102ND ST
003	025400	0098	8/1/07	\$837,000	\$738,000	2480	8	2007	3	4200	Y	N	10026 44TH AVE SW
003	003700	0175	2/19/08	\$528,486	\$490,000	2500	8	2007	3	5320	N	N	3539 SW 98TH ST
003	935700	0390	12/26/07	\$645,000	\$590,000	2930	8	2007	3	6000	N	N	10234 37TH AVE SW
003	025400	0304	3/30/07	\$764,000	\$652,000	3040	8	2006	3	6578	N	N	10045 42ND AVE SW
003	022303	9331	4/10/08	\$550,000	\$517,000	2090	9	1994	3	7345	Y	N	10447 35TH AVE SW
003	259780	0148	5/1/07	\$806,000	\$693,000	2160	9	2002	3	7590	N	N	9367 FOREST CT SW
003	312380	0221	4/23/07	\$920,000	\$790,000	3220	9	2006	3	8601	N	N	9856 41ST AVE SW
004	248820	0025	3/19/08	\$349,000	\$326,000	820	5	1924	4	4000	N	N	4328 SW CONCORD ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	022303	9178	7/9/08	\$299,000	\$287,000	880	5	1944	3	5058	N	N	4420 SW 101ST ST
004	003400	1706	10/21/08	\$490,000	\$482,000	660	6	1942	5	7240	Y	N	8027 CALIFORNIA AVE SW
004	003400	1875	1/2/08	\$363,000	\$333,000	810	6	1941	3	4320	Y	N	8229 CALIFORNIA AVE SW
004	923890	0800	9/26/07	\$443,950	\$397,000	810	6	1919	3	4297	Y	N	7608 44TH AVE SW
004	248820	0105	11/27/07	\$313,000	\$284,000	820	6	1919	3	4000	N	N	4333 SW TRENTON ST
004	632900	0490	10/8/07	\$359,950	\$323,000	900	6	1940	4	8100	N	N	3524 SW OCEAN VIEW DR
004	259530	0075	1/23/07	\$479,200	\$402,000	910	6	1937	3	8136	N	N	9635 42ND AVE SW
004	923890	0855	7/11/07	\$495,000	\$434,000	930	6	1926	3	5000	Y	N	7710 44TH AVE SW
004	248720	0965	8/17/07	\$415,000	\$367,000	940	6	1920	4	5000	N	N	9227 47TH AVE SW
004	109000	0080	6/3/08	\$330,000	\$314,000	1090	6	1914	3	4200	N	N	4445 SW KENYON PL
004	916910	0270	6/5/07	\$436,500	\$379,000	1240	6	1915	4	5000	N	N	8654 46TH AVE SW
004	248720	0405	5/9/07	\$459,950	\$397,000	1240	6	1910	4	6750	Y	N	4317 SW FLETCHER ST
004	176960	0276	3/1/07	\$415,950	\$352,000	1350	6	1962	3	8910	Y	N	3526 SW 112TH ST
004	176960	0276	2/19/08	\$517,000	\$480,000	1350	6	1962	3	8910	Y	N	3526 SW 112TH ST
004	259530	0080	7/16/07	\$660,000	\$579,000	1360	6	1934	3	8071	Y	N	9629 42ND AVE SW
004	022303	9276	5/15/07	\$659,950	\$570,000	2110	6	1949	4	13366	N	N	3754 SW 107TH ST
004	248770	0210	4/3/07	\$300,000	\$256,000	640	7	1943	2	6400	N	N	9007 45TH AVE SW
004	923890	0866	3/21/08	\$427,000	\$399,000	810	7	1944	3	5248	N	N	4308 SW PORTLAND ST
004	248720	0586	7/25/08	\$410,000	\$395,000	820	7	1949	3	5400	Y	N	9430 45TH AVE SW
004	248820	0295	2/13/08	\$448,000	\$415,000	850	7	1950	3	6900	Y	N	9029 CALIFORNIA AVE SW
004	710000	0210	6/13/07	\$375,000	\$326,000	860	7	1948	4	8710	N	N	3707 SW 107TH ST
004	710060	0095	5/14/07	\$335,000	\$289,000	870	7	1948	3	6136	N	N	10853 37TH AVE SW
004	710000	0115	3/5/08	\$345,000	\$321,000	870	7	1948	4	8308	N	N	3706 SW 107TH ST
004	809840	0075	10/3/07	\$407,896	\$365,000	880	7	1942	4	6720	N	N	4005 SW 106TH ST
004	176960	0210	4/25/07	\$275,000	\$236,000	900	7	1946	4	5850	N	N	3715 SW 110TH ST
004	249120	0551	5/21/08	\$442,000	\$419,000	900	7	1947	3	4736	Y	N	9032 39TH AVE SW
004	809840	0145	1/3/08	\$385,000	\$353,000	910	7	1943	4	6600	N	N	4115 SW 106TH ST
004	248820	0010	5/31/07	\$361,000	\$313,000	940	7	1950	3	4850	N	N	4356 SW CONCORD ST
004	632900	0560	10/23/08	\$299,950	\$295,000	960	7	1947	3	8100	N	N	3611 SW 112TH ST
004	432220	0191	5/8/07	\$450,000	\$388,000	990	7	1953	3	6206	N	N	7322 BLAKE PL SW
004	632900	0320	7/6/07	\$369,950	\$324,000	1010	7	1947	3	8100	N	N	11441 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	632900	0445	2/18/08	\$355,000	\$329,000	1010	7	1947	3	8640	N	N	11223 37TH AVE SW
004	632900	0330	2/28/07	\$397,000	\$336,000	1040	7	1947	3	8100	N	N	11451 37TH AVE SW
004	176960	0098	4/10/07	\$453,000	\$388,000	1050	7	1973	3	8513	Y	N	3716 SW 110TH ST
004	176960	0098	6/10/08	\$585,000	\$558,000	1050	7	1973	3	8513	Y	N	3716 SW 110TH ST
004	234680	0061	6/5/08	\$600,000	\$571,000	1060	7	1908	3	13818	Y	N	9628 50TH AVE SW
004	248720	0780	3/11/08	\$400,000	\$373,000	1100	7	1960	3	3300	N	N	9315 45TH AVE SW
004	248820	0373	9/22/08	\$397,000	\$388,000	1110	7	2008	3	1163	N	N	9002 45TH AVE SW
004	248820	0371	7/24/08	\$405,000	\$390,000	1110	7	2008	3	1430	N	N	9000 45TH AVE SW
004	038700	0135	4/23/08	\$369,950	\$349,000	1120	7	1954	3	7000	N	N	11311 32ND AVE SW
004	012303	9605	5/29/07	\$459,000	\$398,000	1120	7	1966	3	9100	N	N	3019 SW 110TH ST
004	248720	0055	4/2/07	\$637,500	\$544,000	1120	7	1927	4	6550	N	N	4324 SW BRACE POINT DR
004	632900	0565	1/23/07	\$417,000	\$349,000	1130	7	1947	3	8100	N	N	3605 SW 112TH ST
004	012303	9564	4/14/08	\$437,000	\$411,000	1150	7	1965	4	7656	N	N	3004 SW 110TH ST
004	710000	0260	5/7/08	\$312,000	\$295,000	1160	7	1948	3	8844	N	N	3504 SW 108TH ST
004	678420	0085	2/21/08	\$443,500	\$412,000	1160	7	1961	3	6313	Y	N	10219 44TH AVE SW
004	022303	9034	5/11/07	\$1,750,000	\$1,510,000	1160	7	1936	4	24633	Y	Y	10263 MAPLEWOOD PL SW
004	259780	0006	11/29/07	\$394,585	\$359,000	1200	7	1938	4	8720	N	N	9440 CALIFORNIA AVE SW
004	012303	9368	4/16/08	\$353,165	\$332,000	1220	7	1989	3	7488	N	N	3319 SW 106TH ST
004	012303	9262	6/18/08	\$385,000	\$368,000	1220	7	1942	4	10672	N	N	10858 31ST AVE SW
004	502820	0030	5/25/07	\$465,000	\$403,000	1220	7	1956	4	9500	N	N	3427 SW 111TH ST
004	721500	0030	2/1/08	\$430,000	\$397,000	1250	7	1963	4	7383	N	N	11042 MARINE VIEW PL SW
004	248770	0025	7/24/08	\$453,000	\$436,000	1250	7	1963	3	5000	N	N	4526 SW CONCORD ST
004	126150	0020	4/19/07	\$545,000	\$467,000	1250	7	1962	3	7540	N	N	10624 35TH AVE SW
004	131530	0075	3/12/08	\$580,000	\$541,000	1270	7	1924	5	4960	Y	N	7338 44TH AVE SW
004	790220	0125	5/10/07	\$705,000	\$608,000	1270	7	1942	3	12168	Y	N	10784 MARINE VIEW DR SW
004	632900	0705	3/27/07	\$499,950	\$426,000	1280	7	1954	3	13380	Y	N	3539 SW OCEAN VIEW DR
004	384460	0005	5/3/07	\$426,000	\$367,000	1290	7	1948	4	9558	Y	N	11033 35TH AVE SW
004	029000	0180	3/27/07	\$835,000	\$712,000	1300	7	1947	3	21000	Y	N	10813 44TH AVE SW
004	012303	9555	6/20/07	\$412,000	\$359,000	1310	7	1961	3	21534	N	N	3215 SW 110TH ST
004	916910	0010	3/19/07	\$430,000	\$366,000	1330	7	1937	3	3402	N	N	8416 FAUNTLEROY WAY SW
004	809840	0311	4/2/07	\$716,000	\$611,000	1340	7	1988	3	8176	Y	N	3918 SW 107TH ST

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Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	176960	0269	6/5/07	\$425,000	\$369,000	1350	7	1956	4	6000	N	N	3608 SW 112TH ST
004	012303	9535	9/11/08	\$390,000	\$380,000	1350	7	1989	3	9000	N	N	10852 35TH AVE SW
004	678420	0075	10/3/08	\$420,000	\$411,000	1360	7	1948	3	6118	Y	N	10233 44TH AVE SW
004	431670	0152	5/11/07	\$825,000	\$712,000	1370	7	1963	4	6210	N	N	7214 LEDROIT CT SW
004	710000	0205	7/19/07	\$399,950	\$351,000	1380	7	1948	3	8710	N	N	3703 SW 107TH ST
004	916960	0035	7/13/07	\$665,000	\$583,000	1410	7	1951	3	6012	N	N	8400 46TH AVE SW
004	352403	9127	9/26/07	\$955,000	\$854,000	1420	7	1951	3	28862	Y	N	8623 41ST AVE SW
004	248720	1340	4/18/07	\$1,480,000	\$1,269,000	1420	7	1932	3	10750	Y	Y	9263 FAUNTLEROY WAY SW
004	038700	0100	4/1/08	\$392,000	\$367,000	1440	7	1954	5	7140	N	N	3215 SW 113TH ST
004	176960	0051	1/17/07	\$610,500	\$511,000	1440	7	1953	3	11455	Y	N	10832 MARINE VIEW DR SW
004	248820	0375	7/9/08	\$486,000	\$466,000	1460	7	2008	3	2415	N	N	4417 SW HENDERSON ST
004	916960	0245	5/1/08	\$449,950	\$425,000	1500	7	1942	4	6600	Y	N	8636 FAUNTLEROY PL SW
004	884530	0050	4/26/07	\$749,900	\$644,000	1500	7	1926	5	6084	Y	N	4318 SW WEBSTER ST
004	248720	0900	5/11/07	\$598,000	\$516,000	1510	7	1952	4	5000	N	N	9262 FAUNTLEROY WAY SW
004	234680	0190	12/14/07	\$700,000	\$639,000	1530	7	1908	4	16800	Y	N	9659 48TH AVE SW
004	126150	0110	3/25/08	\$484,000	\$453,000	1540	7	1962	3	7370	N	N	10645 34TH AVE SW
004	248720	0976	5/29/08	\$508,500	\$483,000	1540	7	1946	4	9000	N	N	9215 47TH AVE SW
004	249320	0030	3/21/08	\$560,000	\$523,000	1540	7	1926	4	7209	Y	N	8418 CALIFORNIA AVE SW
004	431670	0151	7/3/07	\$899,000	\$786,000	1550	7	1916	4	4399	N	N	4803 SW LEDROIT PL
004	632900	0475	11/21/07	\$290,000	\$263,000	1630	7	1947	4	8160	N	N	3710 SW OCEAN VIEW DR
004	126150	0090	11/7/07	\$530,000	\$479,000	1680	7	1963	3	7656	N	N	3410 SW 108TH ST
004	012303	9326	6/28/07	\$465,000	\$406,000	1690	7	1959	3	8750	N	N	10655 31ST AVE SW
004	038700	0040	4/16/07	\$470,000	\$403,000	1700	7	1954	2	6500	N	N	3220 SW 113TH ST
004	248770	0195	6/20/07	\$540,000	\$471,000	1720	7	1951	3	8000	N	N	4518 SW DIRECTOR ST
004	923890	0015	10/25/07	\$676,450	\$609,000	1720	7	1939	3	7380	N	N	4511 SW WEBSTER ST
004	234680	0020	7/19/07	\$952,000	\$836,000	1790	7	1915	5	13959	Y	N	9633 47TH AVE SW
004	109000	0036	2/14/07	\$929,500	\$784,000	2040	7	1914	5	8400	N	N	4432 SW KENYON PL
004	511900	0010	1/31/07	\$425,000	\$357,000	2100	7	1960	4	7590	N	N	10801 32ND AVE SW
004	234680	0553	3/14/08	\$1,630,000	\$1,521,000	2455	7	1980	4	12584	Y	Y	9827 51ST AVE SW
004	248770	0165	12/1/08	\$635,000	\$631,000	2470	7	1994	3	5000	N	N	4539 SW CONCORD ST
004	234680	0110	6/22/07	\$1,650,000	\$1,439,000	2490	7	1915	3	15388	Y	Y	9645 50TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	029000	0155	4/25/07	\$640,000	\$550,000	910	8	1952	4	6600	Y	N	10820 44TH AVE SW
004	916960	0036	7/18/07	\$610,000	\$536,000	1080	8	1956	3	5150	N	N	8412 TILlicum RD SW
004	248820	0457	7/24/08	\$374,000	\$360,000	1140	8	2006	3	1247	N	N	9124 B 45TH AVE SW
004	248770	0268	7/5/07	\$415,000	\$363,000	1140	8	2007	3	1413	N	N	9105 45TH AVE SW
004	248770	0264	2/12/08	\$410,500	\$380,000	1140	8	2007	3	1398	N	N	9107 45TH AVE SW
004	248770	0274	3/10/08	\$417,000	\$389,000	1140	8	2007	3	1452	N	N	9115 45TH AVE SW
004	248770	0266	5/6/08	\$419,000	\$396,000	1140	8	2007	3	1403	N	N	9113 45TH AVE SW
004	248770	0262	1/29/08	\$431,000	\$398,000	1140	8	2007	3	1261	N	N	4501 SW DIRECTOR ST
004	248770	0260	8/15/07	\$469,000	\$415,000	1140	8	2007	3	1489	N	N	4503 SW DIRECTOR ST
004	003400	1720	10/23/07	\$765,000	\$689,000	1140	8	1951	3	5160	Y	N	8023 CALIFORNIA AVE SW
004	248420	0070	1/10/07	\$532,000	\$444,000	1160	8	1953	3	8400	N	N	4008 SW TRENTON ST
004	248320	0110	6/19/07	\$709,000	\$618,000	1160	8	1951	3	7200	Y	N	4026 SW HENDERSON ST
004	029000	0300	7/31/08	\$700,000	\$675,000	1170	8	1947	3	8000	Y	N	3927 SW 109TH ST
004	352403	9201	11/14/07	\$585,000	\$530,000	1180	8	1957	3	5830	N	N	4027 SW BARTON ST
004	923890	0380	3/5/07	\$440,000	\$373,000	1200	8	1953	3	6360	N	N	7802 FAUNTLEROY WAY SW
004	431570	0910	5/29/07	\$650,000	\$563,000	1200	8	1910	4	5200	N	N	7329 WRIGHT AVE SW
004	923890	0845	5/16/08	\$486,000	\$460,000	1220	8	1942	3	4998	Y	N	7702 44TH AVE SW
004	248370	0035	10/29/08	\$689,000	\$679,000	1230	8	1955	3	10300	Y	N	4052 SW HENDERSON ST
004	003400	1246	5/19/08	\$435,000	\$412,000	1240	8	1962	3	5320	Y	N	4525 SW HEMLOCK WAY
004	003400	1725	5/24/07	\$610,000	\$528,000	1240	8	1957	3	5280	Y	N	8019 CALIFORNIA AVE SW
004	028700	0130	6/20/07	\$830,000	\$724,000	1250	8	1953	3	7260	Y	N	3936 SW ARROYO DR
004	511900	0140	6/5/08	\$490,000	\$466,000	1270	8	1960	3	7260	N	N	10830 34TH AVE SW
004	432250	0060	5/19/08	\$495,000	\$469,000	1280	8	1954	3	5900	N	N	7716 FAUNTLEROY WAY SW
004	432270	0016	6/20/07	\$584,950	\$510,000	1280	8	1958	4	6175	N	N	7749 46TH AVE SW
004	248720	0561	8/10/07	\$585,000	\$517,000	1300	8	1954	3	6600	Y	N	9412 45TH AVE SW
004	432270	0035	2/6/08	\$570,000	\$527,000	1300	8	1958	4	6240	N	N	7803 45TH AVE SW
004	028700	0227	8/7/07	\$759,000	\$670,000	1300	8	1960	3	10729	Y	N	11066 ARROYO BEACH PL SW
004	012303	9597	11/15/07	\$432,500	\$392,000	1330	8	1963	3	9996	N	N	10822 31ST AVE SW
004	022303	9028	9/22/08	\$860,000	\$840,000	1330	8	1966	3	13685	Y	N	10027 47TH AVE SW
004	248470	0155	2/5/08	\$575,000	\$532,000	1370	8	1954	3	6000	Y	N	8824 40TH AVE SW
004	248770	0276	8/6/07	\$515,000	\$455,000	1400	8	2007	3	1885	N	N	9111 45TH AVE SW

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Area 17
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	932280	0245	11/8/07	\$845,000	\$764,000	1400	8	1944	3	11690	Y	N	10641 MARINE VIEW DR SW
004	248770	0005	3/26/07	\$632,000	\$539,000	1420	8	1953	3	7800	Y	N	8808 FAUNTLEROY WAY SW
004	923890	0505	2/27/08	\$462,510	\$430,000	1440	8	1963	3	7500	N	N	7728 45TH AVE SW
004	012303	9501	8/21/07	\$450,000	\$399,000	1470	8	1959	3	11300	N	N	10802 1/2 31ST AVE SW
004	923890	0442	11/30/07	\$495,000	\$450,000	1490	8	1970	3	6696	N	N	7815 45TH AVE SW
004	432270	0055	4/25/08	\$585,000	\$551,000	1490	8	1958	3	6336	N	N	7754 46TH AVE SW
004	352403	9202	8/13/07	\$775,000	\$685,000	1520	8	1983	3	7232	Y	N	8615 39TH AVE SW
004	790220	0042	2/7/08	\$650,950	\$602,000	1550	8	1976	3	7500	Y	N	4119 SW 107TH ST
004	790220	0045	7/16/07	\$791,000	\$694,000	1550	8	1948	4	11700	Y	N	10710 MARINE VIEW DR SW
004	248320	0070	5/19/08	\$590,000	\$559,000	1560	8	1951	3	6600	Y	N	9038 40TH AVE SW
004	809840	0305	3/19/07	\$599,999	\$510,000	1580	8	1954	3	8322	Y	N	3928 SW 107TH ST
004	916910	0155	7/17/07	\$645,000	\$566,000	1620	8	1937	3	5712	Y	N	8656 FAUNTLEROY WAY SW
004	248820	0410	5/15/08	\$334,319	\$317,000	1650	8	1956	3	6660	N	N	9011 44TH AVE SW
004	234680	0062	7/9/07	\$590,000	\$517,000	1710	8	1966	3	9638	N	N	9700 50TH AVE SW
004	790220	0100	5/20/08	\$700,000	\$664,000	1730	8	1957	4	7500	Y	N	3925 SW 107TH ST
004	571500	0025	10/3/08	\$435,000	\$426,000	1750	8	1952	4	8512	N	N	3815 SW 107TH ST
004	176960	0148	1/30/08	\$530,000	\$489,000	1760	8	2000	3	3711	Y	N	10831 35TH AVE SW
004	003400	1188	7/22/08	\$620,000	\$597,000	1840	8	1981	3	6250	Y	N	4435 SW ROSE ST
004	022303	9270	2/1/07	\$940,000	\$790,000	1850	8	1975	3	15720	Y	N	10239 MARINE VIEW DR SW
004	916960	0286	8/15/07	\$590,000	\$522,000	1900	8	1969	3	7560	N	N	8720 43RD PL SW
004	916960	0206	5/18/07	\$510,000	\$441,000	1910	8	1956	3	7473	Y	N	4324 SW CLOVERDALE ST
004	249320	0125	3/11/08	\$940,000	\$876,000	1920	8	1995	3	7600	Y	N	8467 42ND AVE SW
004	916910	0105	2/21/07	\$574,950	\$486,000	1990	8	1931	3	4704	Y	N	8618 FAUNTLEROY WAY SW
004	632900	0370	1/24/08	\$700,000	\$645,000	2024	8	2000	3	8100	Y	N	11266 MARINE VIEW DR SW
004	248320	0215	3/29/07	\$745,000	\$635,000	2070	8	1951	5	7300	Y	N	9117 40TH AVE SW
004	028700	0145	2/26/07	\$840,000	\$710,000	2190	8	2006	3	10020	Y	N	3914 SW ARROYO DR
004	431670	0095	6/19/07	\$730,000	\$636,000	2330	8	1995	3	6200	N	N	7244 LEDROIT CT SW
004	176960	0099	2/14/08	\$600,000	\$556,000	2350	8	2006	3	7662	N	N	3714 SW 110TH ST
004	248720	1285	6/16/08	\$1,475,000	\$1,408,000	2510	8	1920	5	9500	Y	Y	9207 FAUNTLEROY WAY SW
004	003400	1855	7/16/08	\$710,000	\$683,000	2660	8	1996	3	4320	Y	N	8309 CALIFORNIA AVE SW
004	248720	0235	4/22/08	\$895,000	\$843,000	2810	8	2006	3	4500	Y	N	9282 44TH AVE SW

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Area 17
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	029000	0190	5/6/08	\$1,195,000	\$1,129,000	3070	8	1958	5	21000	Y	N	10819 44TH AVE SW
004	916960	0209	5/25/07	\$660,000	\$571,000	1140	9	1964	3	5721	Y	N	8499 TILlicum RD SW
004	861260	0022	3/6/07	\$910,250	\$772,000	1300	9	1965	3	7232	Y	N	8605 VASHON VIEW SW
004	248500	0202	7/11/07	\$830,000	\$728,000	1340	9	1964	4	16080	Y	N	8626 FAUNTLee CREST SW
004	248500	0105	2/28/07	\$704,500	\$596,000	1520	9	1962	3	8640	Y	N	8746 FAUNTLee CREST SW
004	249120	0430	5/17/07	\$785,000	\$678,000	1530	9	1957	3	7500	Y	N	8824 39TH AVE SW
004	028400	0015	7/8/08	\$1,337,000	\$1,283,000	1570	9	1947	4	21386	Y	Y	11027 ARROYO BEACH PL SW
004	248720	1100	1/5/07	\$679,000	\$566,000	1610	9	1998	3	5177	N	N	4607 SW WILDWOOD PL
004	259420	0020	6/8/07	\$695,000	\$604,000	1630	9	1975	3	8400	Y	N	9623 46TH AVE SW
004	790220	0030	1/19/07	\$750,000	\$628,000	1660	9	1961	4	7500	Y	N	4125 SW 107TH ST
004	916960	0208	10/8/07	\$750,000	\$673,000	1670	9	1963	4	5328	Y	N	8487 TILlicum RD SW
004	233380	0027	6/25/07	\$1,695,000	\$1,480,000	1715	9	1997	3	16687	Y	Y	10125 51ST AVE SW
004	259420	0070	10/18/07	\$810,000	\$728,000	1760	9	1961	3	9900	Y	N	9819 46TH AVE SW
004	029000	0209	9/25/07	\$1,560,000	\$1,395,000	1810	9	1983	5	9348	Y	N	10841 44TH AVE SW
004	259420	0245	6/6/08	\$1,175,000	\$1,119,000	1880	9	2007	3	10927	Y	N	9853 45TH AVE SW
004	431670	0036	9/19/07	\$675,000	\$603,000	1890	9	1990	3	3874	Y	N	7051 D LINCOLN PARK WAY SW
004	248720	1280	2/8/07	\$1,900,000	\$1,599,000	1910	9	1983	4	9650	Y	Y	9201 FAUNTLEROY WAY SW
004	259420	0220	10/16/07	\$925,000	\$831,000	1940	9	1999	3	10323	Y	N	9825 45TH AVE SW
004	234680	0510	6/19/07	\$940,000	\$819,000	1984	9	2000	3	10300	Y	N	9828 51ST AVE SW
004	916910	0305	9/26/07	\$975,000	\$872,000	2020	9	2003	3	6742	Y	N	8639 FAUNTLEROY PL SW
004	352403	9159	5/14/08	\$1,079,000	\$1,022,000	2020	9	1952	3	22600	Y	N	9369 FAUNTLEROY WAY SW
004	003400	1337	7/22/08	\$630,000	\$607,000	2110	9	2004	3	3832	N	N	4514 SW HEMLOCK WAY
004	003400	1337	9/14/07	\$700,000	\$624,000	2110	9	2004	3	3832	N	N	4514 SW HEMLOCK WAY
004	431670	0041	9/24/07	\$840,000	\$751,000	2150	9	1990	4	4038	Y	N	7051 H LINCOLN PARK WAY SW
004	431670	0034	6/19/07	\$719,000	\$627,000	2220	9	1990	3	3479	Y	N	7051 C LINCOLN PARK WAY SW
004	515470	0025	3/12/07	\$935,000	\$794,000	2220	9	1990	3	5000	Y	N	8645 FAUNTLEROY WAY SW
004	916910	0225	5/21/07	\$1,170,000	\$1,012,000	2330	9	2006	3	5538	Y	N	8601 FAUNTLEROY PL SW
004	234680	0530	8/1/07	\$950,000	\$837,000	2390	9	1989	3	13680	Y	N	9848 51ST AVE SW
004	916910	0260	2/22/08	\$977,500	\$907,000	2630	9	2000	3	5000	Y	N	8644 46TH AVE SW
004	352403	9225	3/27/07	\$880,000	\$750,000	2650	9	2006	3	6458	N	N	7925 45TH AVE SW
004	352403	9224	1/29/07	\$905,000	\$760,000	2650	9	2006	3	6773	N	N	7921 45TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	022303	9333	2/11/08	\$800,000	\$741,000	2820	9	2007	3	5026	Y	N	4436 SW 101ST ST
004	916910	0200	2/16/07	\$1,025,000	\$865,000	2840	9	2006	3	5000	Y	N	8623 46TH AVE SW
004	022303	9185	12/31/07	\$869,000	\$796,000	2860	9	2007	3	5026	Y	N	4434 SW 101ST ST
004	003400	1335	7/18/07	\$840,000	\$738,000	2870	9	2004	3	7496	N	N	4510 SW HEMLOCK WAY
004	710000	0175	2/20/07	\$602,000	\$508,000	2930	9	2007	3	8660	N	N	3515 SW 107TH ST
004	198120	0150	4/14/08	\$1,410,000	\$1,326,000	2950	9	1911	3	9268	Y	Y	7045 BEACH DR SW
004	248720	0717	3/23/07	\$1,490,000	\$1,269,000	3230	9	2005	3	4931	Y	N	9135 15TH Ave SW
004	352403	9133	2/15/07	\$985,000	\$831,000	3240	9	2005	3	15031	N	N	7920 45TH AVE SW
004	198120	0162	8/5/08	\$1,500,000	\$1,449,000	1500	10	2006	3	18665	Y	Y	7053 BEACH DR SW
004	932280	0010	8/19/08	\$1,700,000	\$1,648,000	1920	10	1988	3	14960	Y	Y	10405 MAPLEWOOD PL SW
004	248720	0415	10/16/07	\$1,300,000	\$1,168,000	1940	10	1977	5	7400	Y	N	4337 SW FLETCHER ST
004	022303	9329	12/3/07	\$1,025,000	\$932,000	3290	10	2004	3	5994	Y	N	10116 MARINE VIEW DR SW
004	916960	0305	4/8/08	\$1,500,000	\$1,408,000	3700	10	2004	3	7263	Y	N	4303 SW DONOVAN ST
004	932280	0190	8/10/07	\$1,950,000	\$1,723,000	3928	11	1998	3	20800	Y	N	10431 MARINE VIEW DR SW
004	234680	0080	2/6/08	\$1,422,000	\$1,315,000	4430	12	1992	4	12474	N	N	5032 SW 97TH ST

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	006500	0090	12/26/07	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	006500	0260	10/9/08	\$685,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	029300	0165	2/15/08	\$132,159	QUIT CLAIM DEED
001	112100	0048	9/19/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	178200	0075	2/8/08	\$161,317	QUIT CLAIM DEED
001	178200	0250	8/21/08	\$140,343	QUIT CLAIM DEED
001	249020	0070	11/13/08	\$525,000	CORPORATE AFFILIATES
001	249120	0385	6/21/07	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249220	0115	8/18/08	\$68,750	QUIT CLAIM DEED
001	249220	0330	12/10/07	\$365,000	SEGREGATION AND/OR MERGER
001	249320	0010	7/21/07	\$195,000	DOR RATIO
001	249320	0010	7/21/07	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	262403	9112	9/19/08	\$659,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	271660	0130	10/13/08	\$74,906	QUIT CLAIM DEED
001	271910	0279	6/3/08	\$1,195,000	RELOCATION - SALE TO SERVICE
001	301330	0017	7/20/07	\$453,599	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	301330	0318	6/7/07	\$607,000	RELOCATION - SALE TO SERVICE
001	301330	0565	6/26/07	\$207,500	QUIT CLAIM DEED
001	301330	0945	5/7/08	\$180,000	DOR RATIO
001	301330	0980	10/14/08	\$250,000	DIAGNOSTIC OUTLIER
001	301330	1165	3/20/08	\$212,500	DOR RATIO
001	301330	1254	3/14/08	\$425,000	SEGREGATION AND/OR MERGER
001	352590	0056	8/15/08	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	386990	0162	5/28/08	\$329,950	RELOCATION - SALE TO SERVICE
001	431770	0395	10/4/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	431820	0205	1/8/08	\$261,536	QUIT CLAIM DEED
001	431820	0205	1/9/08	\$418,200	BANKRUPTCY - RECEIVER OR TRUSTEE
001	431820	0205	2/26/07	\$544,362	EXEMPT FROM EXCISE TAX
001	431820	0265	4/23/07	\$114,429	QUIT CLAIM DEED
001	431820	0470	1/28/08	\$399,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	431920	0325	9/19/08	\$750,000	RELOCATION - SALE TO SERVICE
001	431920	0582	12/22/08	\$113,000	DOR RATIO
001	431920	0860	11/28/07	\$300,000	DOR RATIO
001	431920	0870	2/20/07	\$780,000	RELOCATION - SALE TO SERVICE
001	984230	0730	5/25/07	\$369,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	003700	0200	10/1/08	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	003700	0554	12/11/08	\$422,000	RELOCATION - SALE TO SERVICE
003	025400	0460	9/23/08	\$279,000	UNFINISHED AREA CODED
003	249120	0955	7/2/07	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	249120	0980	2/1/07	\$129,600	QUIT CLAIM DEED
003	249120	0985	4/24/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	251840	0035	6/3/08	\$141,000	QUIT CLAIM DEED
003	259780	0120	12/16/08	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	312380	0080	3/14/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	312380	0105	5/4/07	\$47,367	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	745400	0420	4/17/08	\$265,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	745400	0605	4/21/08	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	0615	8/16/07	\$26,630	QUIT CLAIM DEED
003	745400	0720	5/7/08	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	745400	1350	4/7/08	\$96,313	QUIT CLAIM DEED
003	935700	0275	3/8/07	\$115,113	QUIT CLAIM DEED
003	935700	0550	1/11/07	\$417,500	UNFINISHED AREA CODED
003	950510	0025	10/6/08	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	003400	1575	6/10/08	\$728,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	012303	9256	4/4/08	\$503,600	EXEMPT FROM EXCISE TAX
004	012303	9256	4/4/08	\$503,603	EXEMPT FROM EXCISE TAX
004	012303	9367	3/18/08	\$122,853	QUIT CLAIM DEED
004	012303	9564	11/14/08	\$51,000	DOR RATIO
004	022303	9170	12/29/08	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	022303	9178	3/19/08	\$250,000	SEGREGATION AND/OR MERGER
004	029000	0080	9/6/07	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	122303	9207	6/8/07	\$193,700	QUIT CLAIM DEED
004	176960	0181	12/11/07	\$449,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	234680	0161	10/23/08	\$1,500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	234680	0190	5/9/07	\$40,000	QUIT CLAIM DEED
004	234680	0481	11/12/08	\$750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	234680	0551	3/26/07	\$1,732,900	PERCENT COMPLETE CODED
004	248320	0155	4/3/07	\$760,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248320	0175	2/12/08	\$675,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248320	0195	7/11/07	\$688,000	EXEMPT FROM EXCISE TAX
004	248370	0020	11/11/08	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248420	0080	10/21/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248720	0735	7/15/08	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	248720	0995	5/3/07	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	248770	0210	7/12/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	248820	0310	6/25/07	\$590,950	OBSOLESCENCE
004	249120	0431	6/30/08	\$1,290,670	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	249120	0545	8/22/08	\$569,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	249120	0556	4/25/07	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	251050	0020	5/22/07	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	259420	0290	6/9/08	\$99,194	QUIT CLAIM DEED
004	259420	0465	10/6/08	\$452,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	259530	0010	6/22/07	\$579,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	259530	0015	7/26/07	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	259530	0055	6/19/08	\$705,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	352403	9147	9/26/07	\$2,775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	511900	0240	2/20/08	\$313,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	632900	0130	11/1/07	\$925,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	790220	0020	9/20/07	\$780,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	809840	0025	9/14/07	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	916910	0040	8/30/08	\$393,552	EXEMPT FROM EXCISE TAX
004	923890	0610	6/25/07	\$31,599	QUIT CLAIM DEED
004	923890	0875	2/21/07	\$397,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	932280	0010	9/6/07	\$1,912,500	RELOCATION - SALE TO SERVICE
004	932280	0340	3/17/08	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
001	431820	0100	02/27/2007	150000	8319	Y	N
004	022303	9154	09/24/2008	75000	14030	Y	N
004	916960	0308	11/29/2007	350000	7290	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	022303	9029	03/06/2007	718692	EXEMPT FROM EXCISE TAX;
004	022303	9029	05/15/2008	160000	DIAGNOSTIC OUTLIER
004	766680	0205	04/01/2008	31000	DIAGNOSTIC OUTLIER

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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Scott Noble

Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor