

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Black Diamond/East Maple Valley / 57

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 489

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$136,200	\$290,800	\$427,000			
2009 Value	\$122,200	\$233,600	\$355,800	\$422,300	84.3%	9.66%
Change	-\$14,000	-\$57,200	-\$71,200			
% Change	-10.3%	-19.7%	-16.7%			

*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.

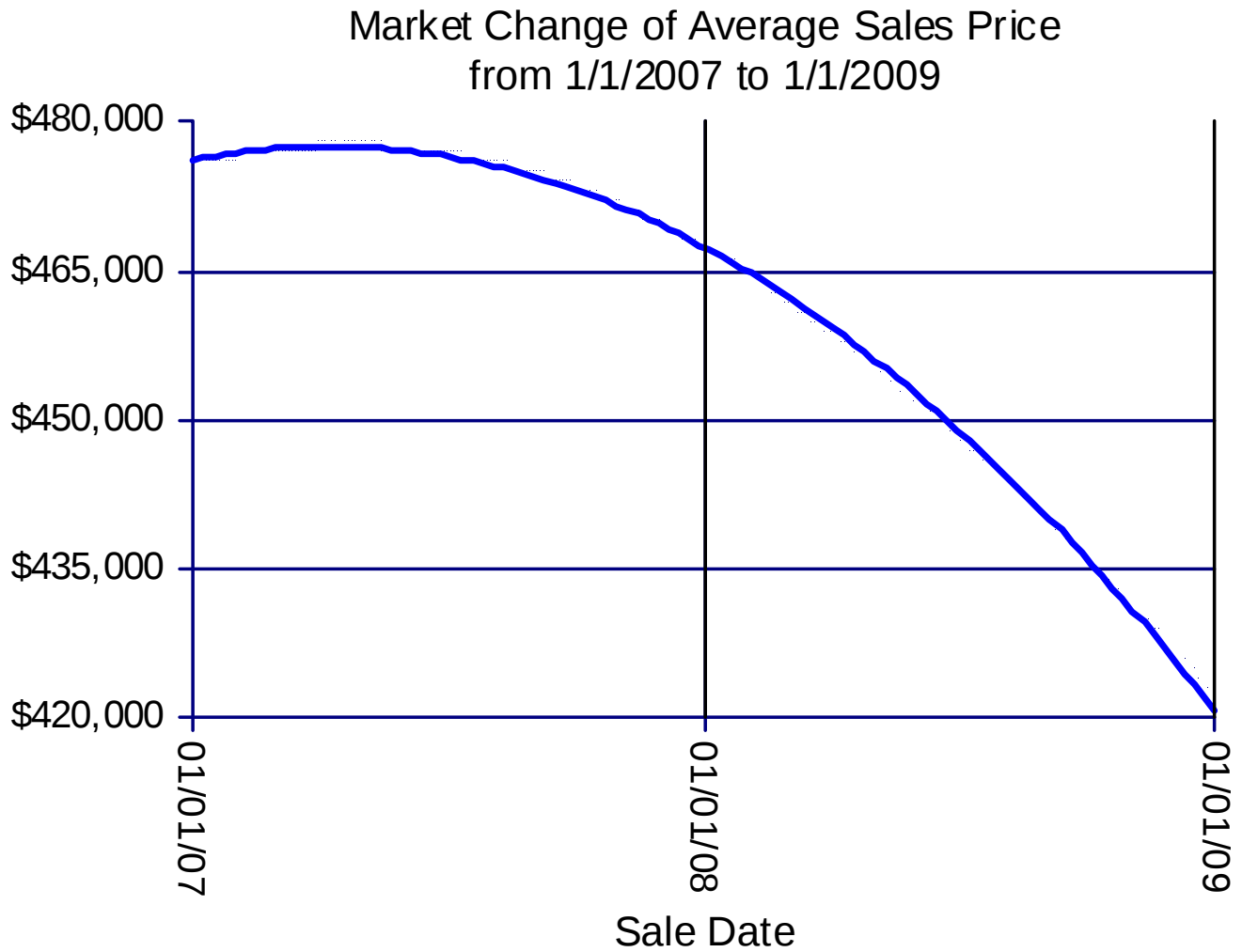
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$153,300	\$271,200	\$424,500
2009 Value	\$137,600	\$221,900	\$359,500
Percent Change	-10.2%	-18.2%	-15.3%

Number of one to three unit residences in the Population: 5877

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 houses sited in Majors 214095, 510453 and 510454, which had a higher average ratio in comparison to the rest of the population; therefore, resulting in a larger downward adjustment. The formula adjusts for these differences, thus improving equalization.

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

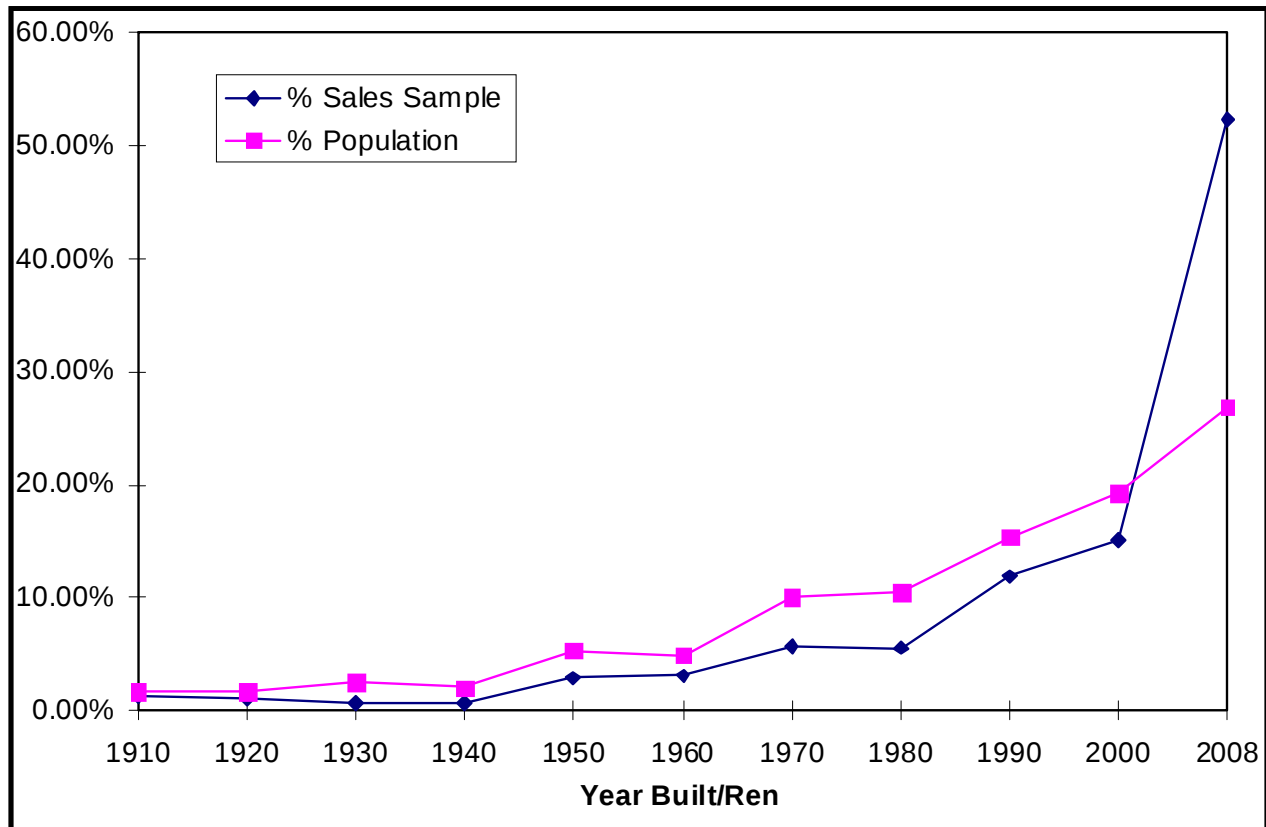
**Market Change of Average Sale Price in Area 57
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	6	1.23%
1920	5	1.02%
1930	3	0.61%
1940	3	0.61%
1950	14	2.86%
1960	15	3.07%
1970	28	5.73%
1980	27	5.52%
1990	58	11.86%
2000	74	15.13%
2008	256	52.35%
	489	

Population		
Year Built/Ren	Frequency	% Population
1910	97	1.65%
1920	95	1.62%
1930	145	2.47%
1940	119	2.02%
1950	312	5.31%
1960	289	4.92%
1970	591	10.06%
1980	617	10.50%
1990	903	15.36%
2000	1128	19.19%
2008	1581	26.90%
	5877	

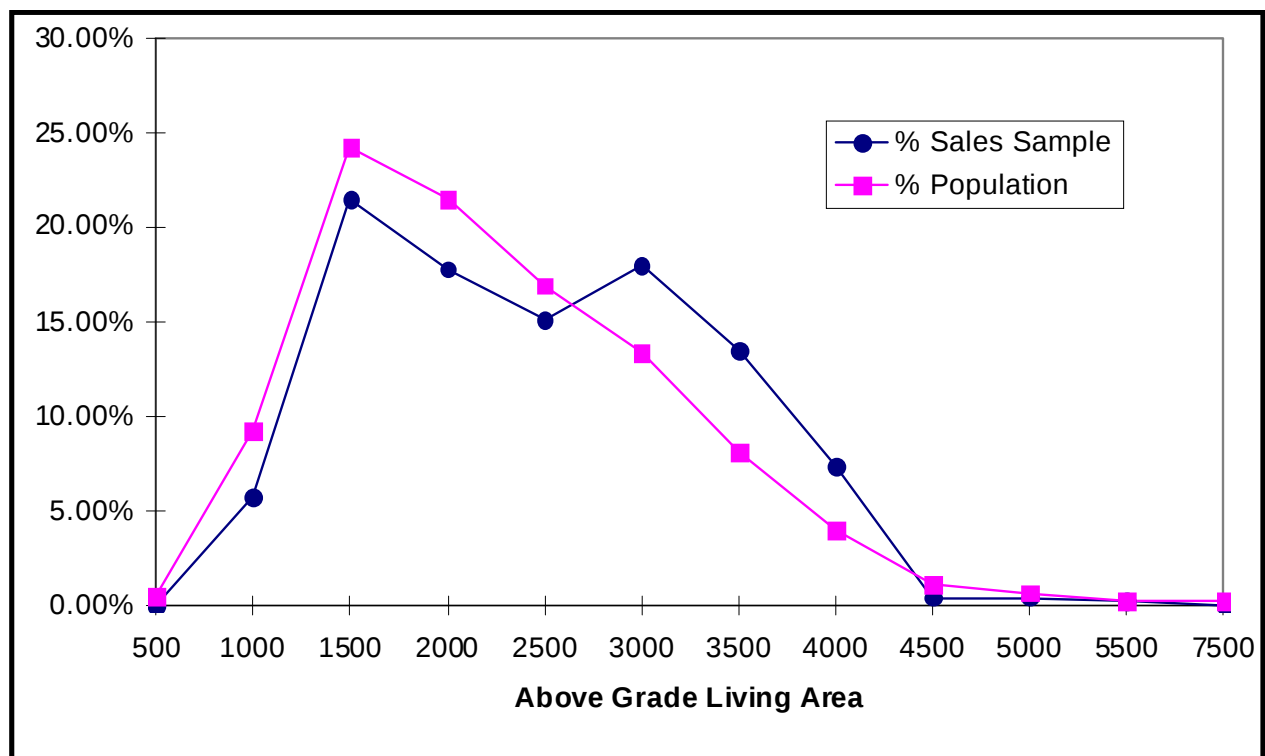


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	28	5.73%
1500	105	21.47%
2000	87	17.79%
2500	74	15.13%
3000	88	18.00%
3500	66	13.50%
4000	36	7.36%
4500	2	0.41%
5000	2	0.41%
5500	1	0.20%
7500	0	0.00%
	489	

Population		
AGLA	Frequency	% Population
500	29	0.49%
1000	544	9.26%
1500	1425	24.25%
2000	1263	21.49%
2500	993	16.90%
3000	784	13.34%
3500	476	8.10%
4000	234	3.98%
4500	63	1.07%
5000	39	0.66%
5500	15	0.26%
7500	12	0.20%
	5877	

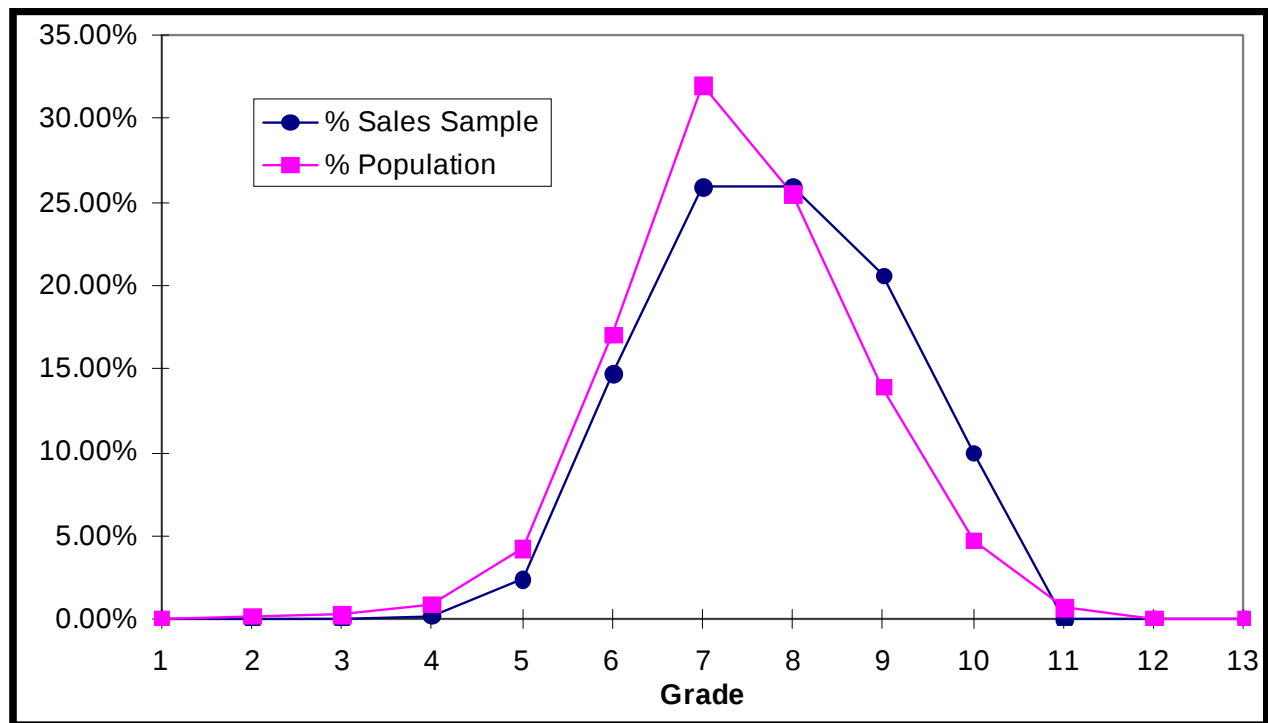


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

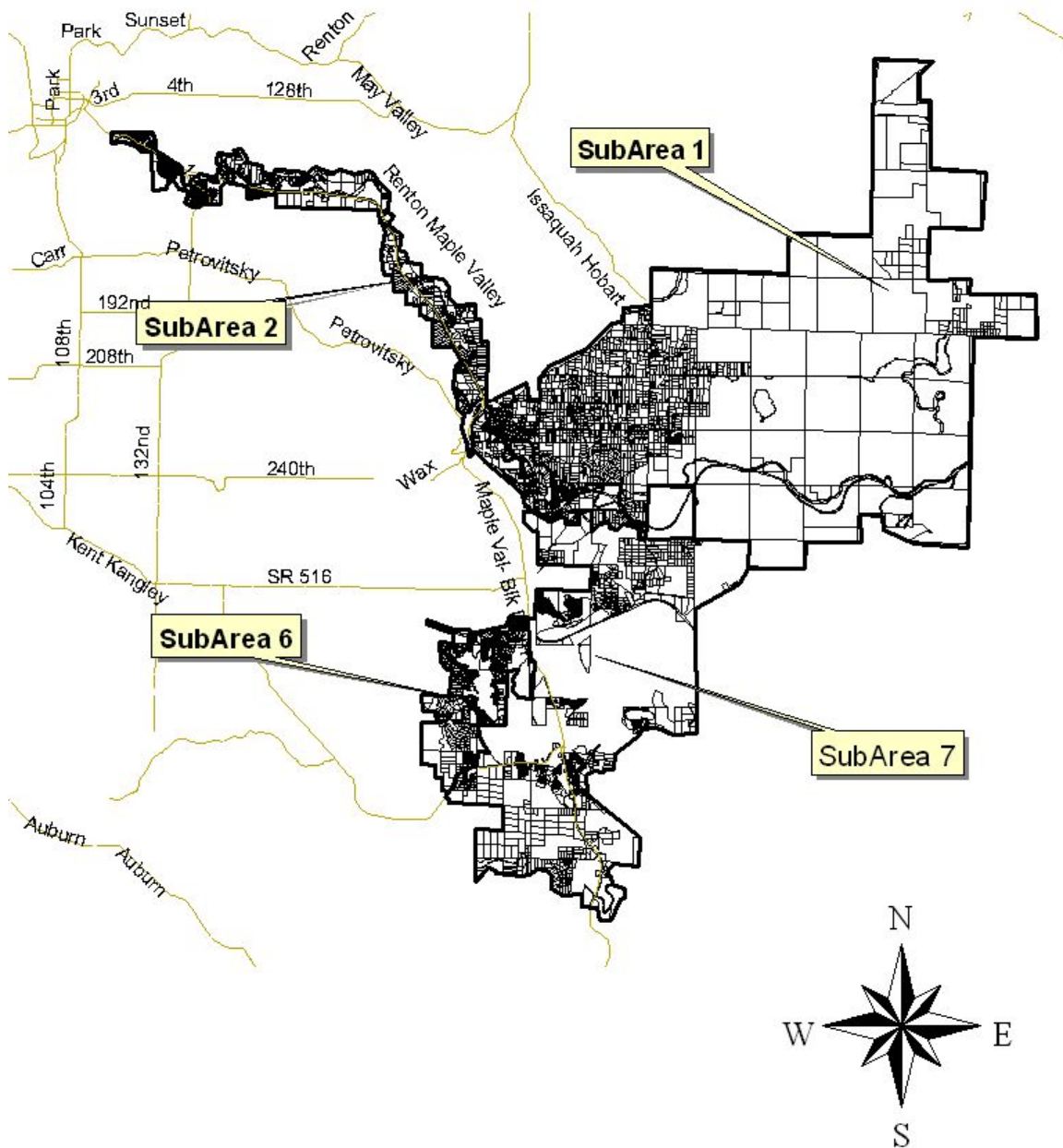
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.20%
5	12	2.45%
6	72	14.72%
7	127	25.97%
8	127	25.97%
9	101	20.65%
10	49	10.02%
11	0	0.00%
12	0	0.00%
13	0	0.00%
489		

Population		
Grade	Frequency	% Population
1	1	0.02%
2	15	0.26%
3	17	0.29%
4	54	0.92%
5	253	4.30%
6	1007	17.13%
7	1882	32.02%
8	1499	25.51%
9	821	13.97%
10	280	4.76%
11	42	0.71%
12	6	0.10%
13	0	0.00%
5877		



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 57



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: August 10, 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

There were 31 usable land sales available in the area, and supplemented by the value decrease in sales of improved parcels, a 10.2% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x .90, 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 489 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 / 0.9976635 + 0.07166941*Plat214095 + 0.08483333*Plat510453_4

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 Total % Change indicated by the sales sample is used to arrive at new total value $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .833$.
- *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 Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .833$
- *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.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .833$

Model Validation

The resulting assessment level is 84.3%. 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
Area 57
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 values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -15.3%. 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 57 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

-14.80%

Major 214095	Yes
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% Adjustment	-20.51%
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Major 510453 & 510454	Yes
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% Adjustment	-21.48%
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Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Major 214095 would *approximately* receive a -20.51% downward adjustment. 29 parcels in the improved population would receive this adjustment. There were 18 sales.

For instance, parcels in Majors 510453 and 510454 would approximately receive a -21.48% downward adjustment. 303 parcels in the improved population would receive this adjustment. There were 88 sales.

There were no properties that would receive a multiple variable adjustment.

Generally parcels sited in Majors 214095, 510453, and 510454 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

94.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 57 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	0.888	-11.2%
2/1/2007	0.886	-11.4%
3/1/2007	0.885	-11.5%
4/1/2007	0.884	-11.6%
5/1/2007	0.884	-11.6%
6/1/2007	0.885	-11.5%
7/1/2007	0.886	-11.4%
8/1/2007	0.887	-11.3%
9/1/2007	0.889	-11.1%
10/1/2007	0.892	-10.8%
11/1/2007	0.895	-10.5%
12/1/2007	0.899	-10.1%
1/1/2008	0.904	-9.6%
2/1/2008	0.909	-9.1%
3/1/2008	0.914	-8.6%
4/1/2008	0.920	-8.0%
5/1/2008	0.926	-7.4%
6/1/2008	0.934	-6.6%
7/1/2008	0.941	-5.9%
8/1/2008	0.950	-5.0%
9/1/2008	0.959	-4.1%
10/1/2008	0.968	-3.2%
11/1/2008	0.978	-2.2%
12/1/2008	0.989	-1.1%
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	0.884	\$464,000
Sale 2	\$475,000	10/1/2008	0.968	\$459,000
Sale 3	\$515,000	7/1/2008	0.941	\$484,000

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

The time adjustment formula for Area 57 is $(0.9976635 + 0.000379774 * \text{SaleDay} + 0.0000003064916 * \text{SaleDaySq} + 0.07166941 * 0.03680982 + 0.08483333 * 0.1799591) / (0.9976635 + 0.07166941 * 0.03680982 + 0.08483333 * 0.1799591)$

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

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

Annual Update Ratio Study Report (Before)

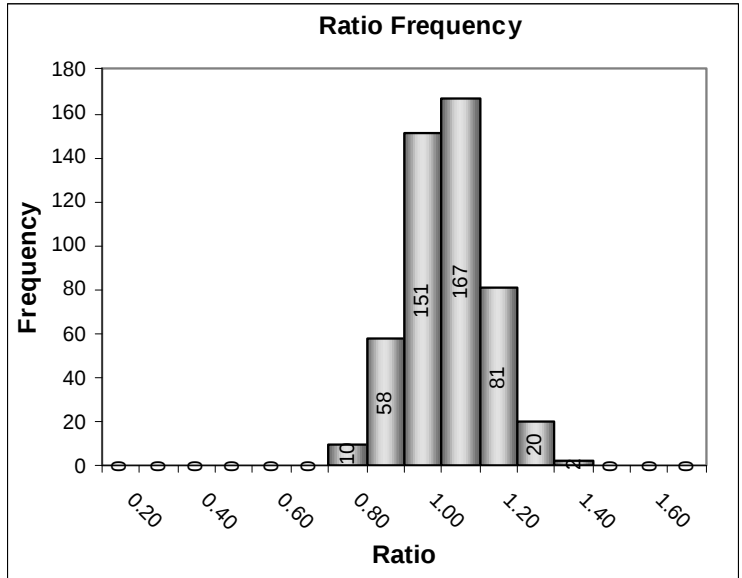
2008 Assessments

District/Team: S.E./ Team3	Appr. Date: 01/01/2008	Date of Report: 08/11/2009	Sales Dates: 1/2007 - 12/2008																				
Area 57 - Blk Diamond/E.MapleValley	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																				
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>10</td></tr><tr><td>0.80-0.90</td><td>58</td></tr><tr><td>0.90-1.00</td><td>151</td></tr><tr><td>1.00-1.10</td><td>167</td></tr><tr><td>1.10-1.20</td><td>81</td></tr><tr><td>1.20-1.30</td><td>20</td></tr><tr><td>1.30-1.40</td><td>4</td></tr><tr><td>1.40-1.50</td><td>0</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.70-0.80	10	0.80-0.90	58	0.90-1.00	151	1.00-1.10	167	1.10-1.20	81	1.20-1.30	20	1.30-1.40	4	1.40-1.50	0	1.50-1.60	0
Ratio	Frequency																						
0.70-0.80	10																						
0.80-0.90	58																						
0.90-1.00	151																						
1.00-1.10	167																						
1.10-1.20	81																						
1.20-1.30	20																						
1.30-1.40	4																						
1.40-1.50	0																						
1.50-1.60	0																						
Sample size (n)	489																						
Mean Assessed Value	427,000																						
Mean Adj. Sales Price	422,300																						
Standard Deviation AV	165,977																						
Standard Deviation SP	169,258																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	1.016																						
Median Ratio	1.012																						
Weighted Mean Ratio	1.011																						
UNIFORMITY																							
Lowest ratio	0.714																						
Highest ratio:	1.312																						
Coefficient of Dispersion	8.13%																						
Standard Deviation	0.105																						
Coefficient of Variation	10.29%																						
Price Related Differential (PRD)	1.004																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	1.003																						
Upper limit	1.024																						
95% Confidence: Mean																							
Lower limit	1.006																						
Upper limit	1.025																						
SAMPLE SIZE EVALUATION																							
N (population size)	5877																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.105																						
Recommended minimum:	17																						
Actual sample size:	489																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	253																						
# ratios above mean:	236																						
z:	0.769																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

1 to 3 Unit Residences throughout area 57

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



COMMENTS:

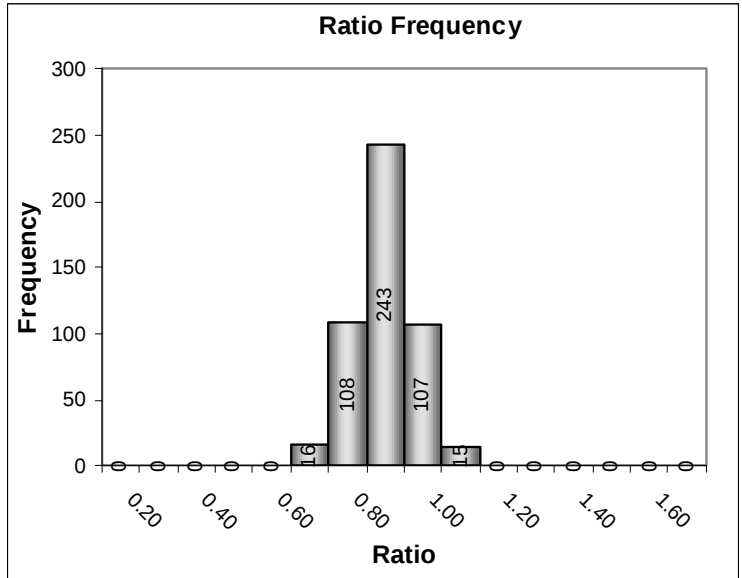
1 to 3 Unit Residences throughout area 57

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: S.E./ Team3	Appr. Date: 01/01/2009	Date of Report: 08/11/2009	Sales Dates: 1/2007 - 12/2008
Area 57 - Blk Diamond/E.MapleValley	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	489		
Mean Assessed Value	355,800		
Mean Sales Price	422,300		
Standard Deviation AV	136,764		
Standard Deviation SP	169,258		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.848		
Weighted Mean Ratio	0.843		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 57 Both assessment level and uniformity have been improved by application of the recommended values. Sales Prices are adjusted for time to the Assesment Date of 1/1/2009	
Lowest ratio	0.606		
Highest ratio:	1.093		
Coefficient of Dispersion	7.46%		
Standard Deviation	0.082		
Coefficient of Variation	9.66%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.842		
Upper limit	0.856		
95% Confidence: Mean			
Lower limit	0.841		
Upper limit	0.856		
SAMPLE SIZE EVALUATION			
N (population size)	5877		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.082		
Recommended minimum:	11		
Actual sample size:	489		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	250		
# ratios above mean:	239		
z:	0.497		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 57

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

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 57
(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	072207	9106	5/12/08	\$245,000	\$228,000	1400	6	1982	4	41800	N	N	21215 290TH AVE SE
001	102206	9036	3/13/07	\$280,000	\$248,000	1350	6	1955	4	10050	N	N	22815 SE 216TH WAY
001	072207	9089	2/21/07	\$355,340	\$315,000	970	6	1927	4	64468	N	N	21016 276TH AVE SE
001	146540	0040	7/18/08	\$375,000	\$355,000	1450	6	1955	4	262666	N	N	25000 SE 235TH PL
001	146540	0135	3/7/08	\$412,500	\$377,000	1090	6	1996	3	93238	Y	N	25205 SE 240TH ST
001	052207	9026	7/9/08	\$405,000	\$382,000	1200	6	1968	4	91040	N	N	20630 295TH PL SE
001	142206	9046	7/13/07	\$439,500	\$389,000	1260	6	1957	5	170319	N	N	24603 SE 224TH ST
001	122206	9079	2/20/08	\$489,950	\$447,000	1820	6	1910	3	227818	Y	N	20821 266TH PL SE
001	122206	9001	1/28/08	\$650,000	\$590,000	1230	6	1958	4	462607	Y	N	27233 SE 208TH ST
001	012206	9083	4/19/07	\$675,000	\$597,000	1120	6	1920	4	213444	Y	N	27022 SE 196TH ST
001	012206	9053	3/20/08	\$239,000	\$219,000	1170	7	1920	3	12197	N	N	20115 276TH AVE SE
001	132206	9061	1/10/07	\$290,000	\$257,000	960	7	1975	3	33178	N	N	27415 SE 224TH ST
001	439600	0340	4/12/07	\$300,000	\$265,000	1060	7	1967	3	18694	N	N	22601 286TH AVE SE
001	511330	0181	5/10/07	\$333,000	\$294,000	1250	7	1966	4	14381	Y	N	23014 SE 220TH PL
001	439600	0250	2/12/07	\$355,000	\$314,000	1960	7	1964	3	16971	N	N	28641 SE 225TH ST
001	072207	9122	5/29/08	\$340,000	\$317,000	1380	7	1989	4	55321	N	N	22109 286TH AVE SE
001	102206	9066	9/25/07	\$362,500	\$323,000	1350	7	2007	3	28466	N	N	21817 244TH AVE SE
001	439600	0390	4/4/08	\$358,000	\$330,000	1460	7	1967	4	20440	N	N	28606 SE 228TH ST
001	142206	9010	3/20/08	\$390,000	\$358,000	1390	7	1979	3	40250	N	N	23230 244TH AVE SE
001	012206	9093	7/23/08	\$402,000	\$381,000	1200	7	1985	3	108028	Y	N	26715 SE 196TH ST
001	012206	9098	4/28/08	\$425,000	\$393,000	1380	7	1951	4	135036	N	N	26058 SE 208TH ST
001	152206	9071	5/12/08	\$430,000	\$399,000	1720	7	1958	5	27328	N	N	24255 SE 228TH ST
001	803400	0080	4/24/07	\$451,000	\$399,000	2060	7	1967	4	73762	Y	N	21045 254TH PL SE
001	152206	9074	7/9/07	\$459,000	\$407,000	1610	7	1959	4	95396	N	N	22851 244TH AVE SE
001	182207	9051	1/23/07	\$490,000	\$434,000	1760	7	2005	3	108029	N	N	22918 283RD AVE SE
001	122206	9151	8/6/07	\$615,000	\$546,000	2460	7	1978	4	206910	N	N	21105 262ND AVE SE
001	062207	9001	9/22/08	\$600,000	\$579,000	1810	7	1986	3	216928	N	N	19514 290TH AVE SE
001	012206	9010	8/22/08	\$820,000	\$784,000	2910	7	1989	4	506167	N	N	26429 SE 200TH ST
001	511440	0040	4/14/08	\$422,500	\$390,000	1460	8	1972	3	31806	N	N	21635 253RD AVE SE
001	511450	0050	6/30/08	\$420,000	\$395,000	2120	8	1967	4	32404	N	N	21915 253RD AVE SE

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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
001	362307	9028	4/12/07	\$500,000	\$442,000	1610	8	1984	4	109771	N	N	37108 SE 191ST ST
001	512620	0050	2/7/07	\$530,000	\$469,000	2260	8	1985	3	109335	N	N	22613 262ND AVE SE
001	062207	9081	10/1/08	\$487,250	\$472,000	1230	8	1970	3	217364	Y	N	28524 SE 208TH ST
001	072207	9074	1/7/08	\$525,000	\$475,000	1800	8	1990	3	60548	N	N	29008 SE 216TH WAY
001	122206	9122	3/31/08	\$540,000	\$497,000	1120	8	1978	4	90169	Y	N	20810 266TH PL SE
001	312308	9029	1/9/07	\$599,999	\$532,000	1778	8	2000	3	213444	N	N	37540 SE 191ST ST
001	512621	0130	6/14/07	\$630,000	\$558,000	2380	8	1989	3	116305	N	N	23723 262ND PL SE
001	132206	9083	6/26/07	\$800,000	\$708,000	2720	8	2005	3	189486	N	N	27228 SE 230TH ST
001	362307	9018	8/2/07	\$825,000	\$732,000	2240	8	1995	3	305355	N	N	19109 364TH AVE SE
001	156092	0280	2/7/07	\$580,000	\$514,000	2700	9	1986	3	32123	Y	N	23207 SE 224TH CT
001	512621	0480	5/11/07	\$632,500	\$559,000	2630	9	1991	3	121096	N	N	26604 SE 230TH ST
001	156091	0200	3/26/07	\$633,000	\$560,000	3280	9	1983	3	35875	N	N	22506 241ST AVE SE
001	512621	0110	5/29/07	\$649,000	\$574,000	2980	9	1989	3	121096	N	N	23709 262ND PL SE
001	102206	9005	10/23/07	\$655,000	\$586,000	2680	9	2006	3	163786	N	N	23826 SE 216TH ST
001	512621	0570	6/19/07	\$665,000	\$589,000	3370	9	1986	3	107593	N	N	23335 264TH AVE SE
001	156093	0260	4/1/07	\$700,000	\$619,000	3100	9	1989	3	34980	N	N	23407 SE 221ST ST
001	156092	0290	2/22/08	\$700,000	\$639,000	3720	9	1986	3	52758	Y	N	23206 SE 224TH CT
001	512621	0230	4/26/07	\$725,000	\$641,000	3240	9	1989	3	112820	Y	N	26507 SE 237TH ST
001	146540	0048	7/31/07	\$729,000	\$647,000	3370	9	2002	3	57418	N	N	23456 250TH PL SE
001	156093	0070	9/26/07	\$850,000	\$758,000	2840	9	1986	4	40139	Y	N	23707 SE 221ST ST
001	326056	0020	11/15/07	\$922,912	\$828,000	3890	9	2007	3	132084	N	N	22420 270TH AVE SE
001	326056	0030	1/23/08	\$960,000	\$871,000	3890	9	2007	3	97027	N	N	22438 270TH AVE SE
001	326056	0010	7/6/07	\$999,888	\$886,000	4140	9	2006	3	74191	N	N	22408 270TH AVE SE
001	142206	9116	12/12/07	\$1,152,000	\$1,038,000	4640	9	2007	3	68389	N	N	23035 257TH AVE SE
001	122206	9129	7/10/07	\$1,350,000	\$1,196,000	3150	9	2001	3	422096	Y	N	26903 SE 208TH ST
001	112206	9151	2/10/07	\$1,365,000	\$1,209,000	2940	9	1979	5	209523	N	N	25005 SE 216TH ST
001	156092	0130	5/7/07	\$655,000	\$579,000	2630	10	1985	3	33466	Y	N	23713 SE 225TH ST
001	156093	0430	1/14/08	\$888,000	\$804,000	4890	10	1994	3	49222	N	N	23428 SE 221ST ST
002	208520	0560	12/19/07	\$170,000	\$153,000	630	4	1933	4	4934	N	N	23103 UPPER DORRE DON WAY SE
002	208520	1030	1/26/07	\$170,000	\$151,000	560	5	1934	4	17677	N	N	22530 DORRE DON WAY SE
002	275220	0063	3/27/08	\$200,000	\$184,000	620	5	1962	3	11712	Y	Y	21329 221ST AVE SE

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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
002	222305	9053	5/21/08	\$227,500	\$212,000	800	5	1942	2	17965	N	N	14807 135TH AVE SE
002	222305	9135	5/14/07	\$275,000	\$243,000	1190	5	1963	4	10018	N	N	13123 SE 149TH ST
002	146940	0073	5/29/07	\$295,000	\$261,000	940	5	1963	5	36314	N	N	18047 RENTON-MAPLE VALLEY RD SE
002	512690	0175	4/20/07	\$230,000	\$203,000	800	6	1944	4	8700	N	N	3301 SE 6TH ST
002	512690	0060	7/27/07	\$242,000	\$215,000	870	6	1986	3	7560	N	N	3436 SE 5TH ST
002	512640	0070	4/18/07	\$248,200	\$219,000	750	6	1943	4	7200	N	N	3118 SE 5TH ST
002	512690	0110	2/21/07	\$250,500	\$222,000	790	6	1944	3	7320	N	N	3333 SE 5TH ST
002	212305	9036	3/28/07	\$290,000	\$256,000	870	6	1947	4	9583	Y	Y	13003 SE 151ST ST
002	512640	0125	3/25/08	\$281,000	\$258,000	1120	6	1943	4	8919	N	N	3201 SE 5TH ST
002	512640	0030	5/15/07	\$300,000	\$265,000	1060	6	1943	4	7200	N	N	3008 SE 5TH ST
002	512640	0055	3/23/07	\$306,000	\$271,000	740	6	1943	3	7200	N	N	3106 SE 5TH ST
002	512690	0060	1/8/08	\$312,500	\$283,000	870	6	1986	3	7560	N	N	3436 SE 5TH ST
002	208520	0945	9/21/07	\$332,800	\$297,000	1150	6	1949	5	39395	N	N	22816 UPPER DORRE DON WAY SE
002	152206	9035	9/29/08	\$321,000	\$311,000	1710	6	1942	5	51836	N	N	24106 SE 238TH ST
002	511140	0165	9/6/07	\$388,200	\$345,000	1690	6	1948	4	13770	Y	Y	19390 BYERS RD SE
002	222305	9049	8/10/07	\$274,500	\$244,000	1040	7	1956	4	12580	N	N	14929 134TH AVE SE
002	208520	0261	11/12/08	\$253,000	\$248,000	1000	7	1977	4	6450	Y	N	22809 UPPER DORRE DON WAY SE
002	918970	0150	7/9/07	\$292,000	\$259,000	1190	7	1967	3	9200	N	N	13110 SE 151ST ST
002	222305	9126	3/9/07	\$305,000	\$270,000	1080	7	1964	3	11542	N	N	15028 133RD AVE SE
002	222305	9095	2/16/07	\$320,000	\$283,000	1440	7	1947	5	15942	N	N	13107 SE 149TH ST
002	445900	0200	6/8/07	\$350,000	\$310,000	1510	7	1969	4	13779	N	N	15010 156TH PL SE
002	510445	0420	8/22/07	\$354,000	\$315,000	1490	7	1988	3	13908	N	N	15605 139TH CT SE
002	680610	0110	12/17/07	\$350,000	\$315,000	2000	7	2005	3	4887	N	N	14531 SE 154TH ST
002	510445	0750	7/11/07	\$357,000	\$316,000	1550	7	1986	3	8109	Y	N	14006 SE 158TH ST
002	232206	9175	1/18/08	\$353,750	\$321,000	1610	7	1990	3	38707	N	N	24916 255TH PL SE
002	510445	0510	5/11/07	\$369,000	\$326,000	1560	7	1988	3	10077	Y	N	13933 SE 156TH ST
002	092206	9049	2/12/08	\$360,000	\$328,000	1240	7	1963	3	40000	Y	Y	22114 SE BAIN RD
002	222305	9120	6/16/08	\$360,450	\$338,000	1660	7	1966	4	10890	N	N	15020 134TH AVE SE
002	512690	0329	6/6/07	\$399,950	\$354,000	2290	7	2001	3	5955	N	N	542 OLYMPIA AVE SE
002	918970	0195	11/29/07	\$395,000	\$355,000	1770	7	2004	3	9025	N	N	15011 133RD AVE SE
002	680610	0210	4/2/07	\$410,000	\$363,000	2530	7	2005	3	4567	N	N	15423 146TH PL SE

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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
002	208520	0095	1/17/07	\$410,000	\$364,000	1470	7	2007	3	11396	N	N	22610 DORRE DON CT SE
002	680610	0360	1/26/07	\$415,000	\$368,000	2170	7	2005	3	4742	N	N	14590 SE 153RD PL
002	680610	0140	1/3/08	\$408,000	\$369,000	2540	7	2005	3	5522	N	N	14549 SE 154TH ST
002	102206	9061	5/15/07	\$445,000	\$394,000	2040	7	1974	3	50490	N	Y	22802 SE 224TH ST
002	680610	0330	8/27/08	\$420,000	\$402,000	3150	7	2005	3	5410	N	N	15320 146TH PL SE
002	242305	9044	6/5/08	\$475,000	\$444,000	1530	7	1955	4	29870	N	Y	17405 SE JONES RD
002	918970	0010	9/29/08	\$480,000	\$464,000	1750	7	1962	4	16575	Y	Y	13101 SE 151ST ST
002	232206	9100	8/14/07	\$549,000	\$488,000	1680	7	1991	3	17400	Y	Y	24353 252ND AVE SE
002	232206	9099	6/20/07	\$557,950	\$494,000	1650	7	1986	3	57934	Y	Y	24424 249TH AVE SE
002	510445	1210	1/8/07	\$332,500	\$295,000	1590	8	1987	3	15792	N	N	14020 SE 156TH CT
002	510445	0610	3/29/07	\$350,000	\$310,000	1660	8	1988	3	11110	N	N	15613 140TH PL SE
002	885691	0030	4/9/08	\$345,900	\$319,000	1590	8	1989	3	15039	N	N	16121 SE 156TH ST
002	510445	0200	12/12/07	\$362,000	\$326,000	1620	8	1988	3	8568	Y	N	13908 SE 155TH PL
002	231430	0020	7/10/08	\$355,000	\$335,000	1800	8	2000	3	6091	N	N	14106 SE 154TH PL
002	885689	0050	12/11/07	\$376,900	\$339,000	1640	8	1986	3	10162	N	N	15924 SE 156TH ST
002	510445	0910	9/7/07	\$393,000	\$350,000	1680	8	1987	3	9475	N	N	14031 SE 158TH ST
002	510445	0790	10/1/07	\$399,900	\$357,000	2000	8	1986	3	12316	Y	N	13930 SE 158TH ST
002	510445	0520	6/12/08	\$385,000	\$361,000	2210	8	1988	3	10443	Y	N	13937 SE 156TH ST
002	885692	0540	6/19/07	\$419,500	\$371,000	2130	8	1991	3	7396	N	N	15627 158TH AVE SE
002	510445	0360	6/27/07	\$428,000	\$379,000	2190	8	1987	3	9155	N	N	15451 139TH AVE SE
002	885692	0050	7/27/07	\$428,000	\$380,000	2400	8	1991	3	7746	N	N	15611 159TH AVE SE
002	510445	0050	12/21/07	\$424,000	\$382,000	2770	8	1987	4	8196	Y	N	13934 SE 156TH ST
002	885692	0590	4/16/08	\$425,000	\$392,000	1540	8	1990	3	6500	N	N	15630 156TH PL SE
002	885692	0300	7/5/07	\$444,000	\$393,000	2190	8	1990	3	9223	N	N	15609 156TH PL SE
002	231430	0080	9/7/07	\$450,000	\$400,000	2150	8	1999	3	4787	N	N	14142 SE 154TH PL
002	510445	0520	4/21/07	\$454,000	\$401,000	2210	8	1988	3	10443	Y	N	13937 SE 156TH ST
002	222206	9094	11/15/07	\$455,000	\$408,000	1970	8	2001	3	22546	N	N	24405 240TH AVE SE
002	885692	0140	3/22/07	\$464,950	\$411,000	2400	8	1991	3	14002	N	N	15628 158TH AVE SE
002	510445	1120	8/22/07	\$471,469	\$419,000	2350	8	1988	3	21077	N	N	15660 140TH PL SE
002	231430	0940	3/21/08	\$510,000	\$468,000	2760	8	1998	3	7672	N	N	15759 143RD AVE SE
002	231430	0200	10/17/07	\$532,500	\$476,000	2580	8	1998	3	7299	N	N	15458 141ST PL SE

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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
002	231430	0710	9/30/08	\$492,000	\$476,000	2700	8	1998	3	12107	N	N	15726 143RD AVE SE
002	231430	0570	3/12/07	\$559,000	\$495,000	2760	8	1998	3	7186	Y	N	15789 142ND PL SE
002	231430	0770	9/7/07	\$557,750	\$496,000	2900	8	1998	3	8753	N	N	15766 143RD AVE SE
002	232206	9107	7/9/07	\$575,000	\$509,000	2230	8	1991	3	60112	N	N	24524 SE 248TH ST
002	152206	9101	8/26/08	\$553,072	\$529,000	2330	8	1988	3	82764	Y	Y	22728 228TH AVE SE
002	113400	0040	7/11/08	\$575,000	\$543,000	1840	8	1967	5	12155	Y	Y	1005 SHELTON AVE SE
002	152206	9121	7/1/07	\$640,000	\$567,000	2510	8	1998	3	21780	N	N	23759 SE 243RD ST
002	232206	9090	7/10/07	\$777,000	\$688,000	2900	8	2001	3	252648	N	N	24624 250TH AVE SE
002	510446	0030	4/7/08	\$479,000	\$441,000	2680	9	1992	3	16993	N	N	13915 SE 158TH ST
002	891410	0150	3/27/08	\$560,000	\$515,000	1900	9	1994	3	67518	Y	N	13920 SE 159TH PL
002	147157	0350	8/4/08	\$600,000	\$570,000	2580	9	1994	3	39025	N	N	23914 SE 243RD ST
002	780645	0220	12/17/08	\$589,000	\$586,000	2720	9	1990	3	43338	N	N	15310 163RD CT SE
002	147157	0450	7/3/08	\$715,000	\$673,000	2900	9	1996	3	35589	N	N	24007 SE 243RD ST
002	733030	0280	3/29/07	\$690,950	\$611,000	2920	10	2007	3	8449	N	N	23770 SE DAYBREAK PL
002	733030	0090	10/2/07	\$700,000	\$624,000	2920	10	2007	3	10975	N	N	23242 SE DAYBREAK PL
002	733030	0170	2/29/08	\$700,000	\$640,000	3680	10	2007	3	7634	N	N	23290 SE DAYBREAK PL
002	733030	0050	8/12/08	\$691,950	\$659,000	3460	10	2007	3	8857	N	N	23429 SE DAYBREAK PL
002	733030	0100	6/7/07	\$749,950	\$664,000	3380	10	2007	3	10649	N	N	23248 SE DAYBREAK PL
002	733030	0190	5/4/07	\$790,000	\$699,000	3460	10	2007	3	8641	N	N	23416 SE DAYBREAK PL
002	733030	0070	5/2/07	\$828,275	\$732,000	3410	10	2007	3	12667	N	N	23230 SE DAYBREAK PL
002	733030	0010	7/2/07	\$869,000	\$770,000	3360	10	2007	3	14216	N	N	23453 SE 243RD ST
002	733030	0020	7/30/07	\$878,886	\$780,000	3160	10	2007	3	13651	N	N	23447 SE DAYBREAK PL
006	615180	0506	10/2/07	\$285,000	\$254,000	1740	5	1959	3	31490	N	N	29415 218TH PL SE
006	439220	0190	5/14/08	\$226,000	\$210,000	1010	6	1975	4	10920	N	N	30520 224TH AVE SE
006	278125	0520	5/18/07	\$251,000	\$222,000	890	6	2003	3	2693	N	N	28143 238TH AVE SE
006	278125	0870	4/20/07	\$255,000	\$225,000	1470	6	2004	3	2550	N	N	28120 239TH PL SE
006	278127	0230	9/22/08	\$235,000	\$227,000	910	6	2005	3	3003	N	N	28206 241ST AVE SE
006	439220	0170	4/13/07	\$259,950	\$230,000	1200	6	1975	3	12669	N	N	22409 SE 304TH PL
006	439220	0015	2/21/07	\$260,000	\$230,000	960	6	1977	4	8745	N	N	30417 225TH AVE SE
006	278127	0470	11/19/08	\$235,000	\$231,000	1310	6	2005	3	3152	N	N	24019 SE 282ND ST
006	439220	0345	7/30/07	\$260,000	\$231,000	1340	6	1973	4	10478	N	N	22513 SE 304TH PL

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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
006	278125	0540	8/2/07	\$262,000	\$232,000	1310	6	2003	3	2693	N	N	28205 238TH AVE SE
006	278125	0800	11/28/07	\$259,950	\$234,000	1310	6	2003	3	2550	N	N	28148 239TH PL SE
006	278127	0240	10/1/07	\$262,000	\$234,000	1180	6	2005	3	3003	N	N	28210 241ST AVE SE
006	278127	0450	8/22/07	\$265,000	\$235,000	1180	6	2005	3	4539	N	N	24027 SE 282ND ST
006	278127	0620	3/27/08	\$255,900	\$235,000	1180	6	2005	3	2841	N	N	28107 240TH AVE SE
006	278127	0150	6/16/08	\$252,000	\$236,000	1180	6	2005	3	2978	N	N	28134 241ST AVE SE
006	615180	0530	2/22/07	\$274,000	\$243,000	1060	6	1981	4	16400	N	N	29412 216TH AVE SE
006	278125	0640	8/15/07	\$275,000	\$244,000	1310	6	2003	3	3008	N	N	23829 SE 282ND ST
006	278127	0580	9/25/08	\$255,000	\$246,000	1430	6	2004	3	2550	N	N	28123 240TH AVE SE
006	278127	0680	4/9/07	\$279,000	\$247,000	1360	6	2005	3	2550	N	N	24028 282ND AVE SE
006	278125	0600	6/27/07	\$279,950	\$248,000	1310	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278127	0890	3/15/07	\$280,000	\$248,000	1310	6	2005	3	2550	N	N	24023 SE 281ST ST
006	278127	0440	2/27/08	\$272,000	\$248,000	1470	6	2005	3	3128	N	N	28203 241ST AVE SE
006	278127	0160	4/24/08	\$269,000	\$249,000	1430	6	2005	3	3003	N	N	28138 241ST AVE SE
006	615180	0624	5/18/07	\$282,000	\$249,000	1250	6	1972	4	18616	N	N	29020 220TH PL SE
006	615180	0606	1/29/08	\$275,000	\$250,000	1520	6	1971	4	12246	N	N	21927 SE 288TH ST
006	615180	0604	5/8/07	\$283,500	\$251,000	1270	6	1976	3	10263	N	N	22005 SE 288TH ST
006	679140	0530	4/10/07	\$285,000	\$252,000	1180	6	1973	4	11968	N	N	22514 SE 322ND ST
006	278125	0850	8/28/07	\$290,000	\$258,000	1430	6	2004	3	2550	N	N	28128 239TH PL SE
006	278127	0460	9/20/07	\$290,000	\$258,000	1430	6	2005	3	3618	N	N	24023 SE 282ND ST
006	278125	0870	5/21/08	\$280,000	\$261,000	1470	6	2004	3	2550	N	N	28120 239TH PL SE
006	615180	0590	6/28/07	\$325,000	\$288,000	1590	6	1997	4	19995	N	N	21733 SE 288TH ST
006	042106	9046	3/19/07	\$332,000	\$294,000	1070	6	1947	4	49223	N	N	30233 224TH AVE SE
006	928380	0335	12/26/07	\$410,000	\$370,000	1090	6	1959	3	15006	Y	Y	30008 225TH AVE SE
006	615180	0165	9/18/07	\$595,000	\$530,000	1280	6	2004	3	13992	Y	Y	28945 220TH PL SE
006	406820	0020	6/5/08	\$629,950	\$589,000	1200	6	1951	4	7480	Y	Y	29039 229TH AVE SE
006	406760	0200	10/15/07	\$675,000	\$603,000	1330	6	1946	4	15000	Y	Y	29435 232ND AVE SE
006	681795	0020	2/21/08	\$241,000	\$220,000	1050	7	1980	3	10366	N	N	23313 SE 287TH ST
006	253870	0170	3/4/08	\$266,050	\$243,000	960	7	1962	4	19500	N	N	23104 SE 287TH ST
006	681795	0280	9/26/07	\$287,000	\$256,000	1190	7	1980	3	11443	N	N	28714 235TH AVE SE
006	679140	0580	3/13/07	\$299,999	\$265,000	1440	7	1969	4	11968	N	N	22404 SE 322ND ST

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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
006	679140	0760	9/27/07	\$299,990	\$267,000	1550	7	1977	2	11968	N	N	22514 SE 323RD ST
006	681795	0010	11/15/07	\$300,000	\$269,000	1010	7	1980	3	12069	N	N	23323 SE 287TH ST
006	406830	0170	3/26/07	\$307,000	\$272,000	1050	7	1976	3	9375	N	N	28909 229TH PL SE
006	278125	0960	7/28/08	\$290,000	\$275,000	1350	7	2005	3	3520	N	N	28141 239TH PL SE
006	681795	0080	5/29/08	\$299,000	\$279,000	1220	7	1985	3	10329	N	N	28709 232ND CT SE
006	278125	1270	10/8/07	\$325,000	\$290,000	2060	7	2005	3	4643	N	N	24008 SE 281ST ST
006	679140	0140	3/1/07	\$328,000	\$290,000	1440	7	1977	4	19028	N	N	22714 SE 322ND PL
006	278125	1070	3/29/07	\$336,950	\$298,000	1610	7	2005	3	3995	N	N	23828 SE 281ST LN
006	615180	0541	8/29/07	\$335,000	\$298,000	1980	7	1977	4	19305	N	N	29322 216TH AVE SE
006	278125	0010	8/11/08	\$321,000	\$306,000	2220	7	2004	3	5132	N	N	23810 SE 281ST ST
006	679140	1000	6/26/07	\$346,000	\$306,000	1900	7	1968	4	15105	N	N	32323 227TH AVE SE
006	278125	0050	2/16/07	\$379,000	\$336,000	2370	7	2004	3	4500	N	N	23712 SE 281ST ST
006	253880	0050	9/3/08	\$354,000	\$340,000	2090	7	1966	4	11721	N	N	22904 SE 288TH ST
006	757420	0190	4/10/07	\$400,000	\$354,000	2030	7	1977	4	53143	N	N	29649 235TH AVE SE
006	278125	0260	7/23/07	\$399,950	\$355,000	2760	7	2004	3	5173	N	N	28110 236TH PL SE
006	042106	9082	9/8/08	\$385,000	\$370,000	1850	7	2004	3	29621	N	N	30015 224TH AVE SE
006	278125	0300	6/12/08	\$395,000	\$370,000	2760	7	2004	3	4950	N	N	28129 237TH AVE SE
006	032106	9059	10/26/07	\$700,000	\$626,000	990	7	1957	3	19500	Y	Y	30207 234TH AVE SE
006	406820	0060	7/1/08	\$700,000	\$659,000	1130	7	1957	4	15990	Y	Y	28851 229TH AVE SE
006	102106	9022	2/5/07	\$750,000	\$664,000	1040	7	1959	4	19693	Y	Y	23210 SE 312TH ST
006	928380	0345	6/24/08	\$788,000	\$740,000	2100	7	1989	3	15004	Y	Y	30028 225TH AVE SE
006	406760	0120	6/14/07	\$838,000	\$742,000	2970	7	1983	3	17860	Y	Y	22963 SE 292ND PL
006	669993	0550	6/13/08	\$320,000	\$300,000	2470	8	2003	3	4948	N	N	22623 SE 287TH PL
006	770143	0290	11/17/08	\$309,000	\$304,000	1140	8	1994	3	22014	N	N	28501 235TH CT SE
006	406900	0050	3/19/07	\$350,000	\$310,000	1650	8	1978	4	15960	N	N	29717 225TH PL SE
006	669993	0270	6/20/07	\$349,950	\$310,000	2070	8	2004	3	5240	N	N	28636 224TH PL SE
006	770143	0250	10/3/08	\$320,000	\$310,000	1720	8	1994	3	113128	N	N	28508 234TH CT SE
006	669994	0090	5/30/07	\$360,000	\$318,000	2080	8	2004	3	5100	N	N	28605 226TH AVE SE
006	669993	0240	11/14/08	\$325,000	\$319,000	2470	8	2004	3	5240	N	N	28620 224TH PL SE
006	928380	0007	3/13/08	\$350,000	\$321,000	2090	8	1975	3	21750	N	N	29723 226TH AVE SE
006	669993	0480	6/25/07	\$364,000	\$322,000	2050	8	2004	3	5054	N	N	22527 SE 287TH PL

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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
006	669994	0240	9/24/07	\$370,000	\$330,000	2110	8	2005	3	5866	N	N	28654 226TH AVE SE
006	770143	0230	6/5/08	\$360,000	\$337,000	1910	8	1994	3	63979	N	N	23235 SE 285TH ST
006	770143	0320	10/19/07	\$382,000	\$341,000	1690	8	1994	3	85832	N	N	28524 235TH CT SE
006	669993	0560	4/1/08	\$395,000	\$363,000	3140	8	2003	3	5651	N	N	22627 SE 287TH ST
006	439160	0206	8/13/08	\$389,000	\$371,000	1470	8	1988	3	30008	N	N	22817 SE 307TH PL
006	669994	0280	3/21/07	\$440,000	\$389,000	3130	8	2005	3	5188	N	N	28633 227TH AVE SE
006	102106	9117	2/6/07	\$520,000	\$461,000	2500	8	1995	3	22200	N	N	22928 SE 312TH ST
006	928380	0190	6/11/08	\$631,500	\$591,000	3420	8	2007	3	19118	N	N	22429 SE 300TH ST
006	278126	0410	7/30/07	\$437,500	\$388,000	2690	9	2006	3	5510	N	N	23817 SE 283RD ST
006	278123	0040	8/2/07	\$455,000	\$404,000	2670	9	2007	3	6000	N	N	23239 SE 284TH ST
006	278123	0090	3/11/08	\$442,500	\$405,000	2820	9	2007	3	6000	N	N	23311 SE 284TH ST
006	278123	0170	4/1/08	\$440,000	\$405,000	2800	9	2007	3	6898	N	N	23359 SE 284TH ST
006	278123	0100	2/20/08	\$445,000	\$406,000	2720	9	2007	3	6000	N	N	23317 SE 284TH ST
006	278123	0160	4/11/08	\$445,000	\$410,000	2670	9	2007	3	6000	N	N	23353 SE 284TH ST
006	278123	0010	8/27/07	\$473,000	\$420,000	3000	9	2006	3	10708	N	N	23215 SE 284TH ST
006	278123	0050	7/11/08	\$458,000	\$432,000	3120	9	2007	3	6000	N	N	23245 SE 284TH ST
006	278123	0020	5/4/07	\$490,000	\$433,000	2820	9	2007	3	6666	N	N	23227 SE 284TH ST
006	278123	0240	3/18/08	\$475,000	\$436,000	3040	9	2008	3	8829	N	N	23348 SE 284TH ST
006	278126	0610	6/15/07	\$525,000	\$465,000	2820	9	2005	3	6191	N	N	28309 236TH PL SE
006	278126	0240	7/14/08	\$493,000	\$466,000	3040	9	2005	3	7895	N	N	23945 SE 284TH ST
006	289630	0170	9/25/07	\$526,900	\$470,000	2090	9	1993	3	35000	N	N	29513 235TH AVE SE
006	757005	0010	12/19/08	\$475,000	\$473,000	3030	9	2007	3	5956	N	N	28623 239TH PL SE
006	278126	0190	5/20/08	\$515,000	\$479,000	3120	9	2005	3	6305	N	N	23915 SE 284TH ST
006	289630	0010	1/17/07	\$599,950	\$532,000	1540	9	1993	3	45427	N	N	23206 SE 293RD PL
006	289631	0060	4/3/07	\$627,000	\$554,000	2650	9	1997	3	38228	N	N	23419 SE 289TH ST
006	289631	0050	9/15/08	\$575,000	\$554,000	2710	9	1998	3	30885	N	N	23426 SE 289TH ST
006	757420	0100	3/10/08	\$612,000	\$560,000	2970	9	2000	3	96267	N	N	23534 SE 299TH ST
006	684200	0030	9/9/08	\$600,000	\$577,000	2670	9	2001	3	23890	N	N	23008 SE 291ST ST
006	289631	0030	6/5/07	\$685,000	\$606,000	3230	9	1998	3	32906	N	N	23418 SE 289TH ST
006	289631	0110	4/23/07	\$695,000	\$614,000	3290	9	1997	3	28619	N	N	23411 SE 289TH ST
006	289631	0340	9/17/08	\$646,950	\$623,000	3590	9	1998	3	35602	N	N	23305 SE 291ST ST

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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
006	729980	0370	3/7/07	\$879,000	\$778,000	3660	10	2005	3	85151	N	N	22540 SE SAWYER RIDGE WAY
006	162106	9045	6/28/07	\$889,760	\$788,000	3870	10	2007	3	50965	N	N	32424 223RD AVE SE
006	541630	0220	12/30/08	\$865,000	\$864,000	3710	10	2007	3	88969	N	N	21965 SE 311TH CT
006	729981	0010	7/26/07	\$975,000	\$865,000	3700	10	2005	3	72807	N	N	22235 SE SAWYER RIDGE WAY
006	729981	0060	3/15/07	\$1,030,000	\$911,000	3660	10	2006	3	125619	N	N	31741 222ND CT SE
006	541630	0140	9/18/07	\$1,099,950	\$980,000	3680	10	2007	3	79652	N	N	31045 219TH AVE SE
006	729981	0020	2/26/07	\$1,495,000	\$1,323,000	5200	10	2006	3	89146	N	N	31708 222ND CT SE
007	084400	1125	4/18/07	\$220,000	\$195,000	860	5	1906	4	7500	N	N	25716 LAWSON ST
007	362206	9055	6/20/07	\$249,000	\$220,000	910	5	1937	4	6546	N	N	27044 SE RAVENSDALE WAY
007	084400	1155	4/24/07	\$249,650	\$221,000	840	5	1906	5	4725	N	N	25802 LAWSON ST
007	132106	9029	8/28/08	\$240,000	\$230,000	900	5	1918	4	20030	N	N	26209 LAWSON ST
007	084400	1120	9/12/07	\$299,000	\$266,000	860	5	1906	5	8064	N	N	25712 LAWSON ST
007	252206	9108	3/14/07	\$445,000	\$394,000	1070	5	1918	5	261360	N	N	26712 268TH AVE SE
007	202650	0070	10/26/07	\$195,500	\$175,000	1080	6	1986	3	10560	N	N	24415 TERRACE PL
007	084400	0905	1/11/07	\$225,000	\$200,000	1120	6	1910	5	7700	N	N	32418 4TH AVE
007	252206	9024	5/22/07	\$227,000	\$201,000	880	6	1966	3	23760	N	N	27422 SE 271ST ST
007	084400	0140	8/16/07	\$235,000	\$209,000	920	6	1905	5	7242	N	N	32126 3RD AVE
007	142106	9075	7/11/08	\$226,325	\$214,000	990	6	1930	5	7405	N	N	32806 5TH AVE
007	202650	0030	4/15/08	\$236,500	\$218,000	1060	6	1986	3	9600	N	N	24410 TERRACE PL
007	084400	0070	9/27/07	\$252,000	\$225,000	1530	6	1967	4	6420	N	N	25230 PARK ST
007	142106	9105	4/22/08	\$245,000	\$226,000	1080	6	1986	3	23522	N	N	32804 MERINO ST
007	564360	0211	11/20/08	\$235,000	\$231,000	1110	6	1922	4	11000	N	N	32427 UNION DR
007	729950	0160	5/7/08	\$253,500	\$235,000	1010	6	1994	3	14160	N	N	32811 HYDE AVE
007	252206	9064	6/28/07	\$266,000	\$236,000	1220	6	1914	4	7250	N	N	27521 SE 271ST ST
007	252206	9027	1/24/08	\$262,500	\$238,000	1370	6	1961	4	20250	N	N	27332 SE 271ST ST
007	084400	0011	2/9/07	\$283,450	\$251,000	1220	6	1991	3	4690	N	N	32104 RAILROAD AVE
007	564360	0090	1/19/07	\$285,888	\$254,000	1220	6	1995	3	4080	N	N	24006 DAIL DR
007	729950	0110	7/5/07	\$345,000	\$306,000	1390	6	1996	3	8337	N	N	24717 MASON ST
007	810000	0160	3/27/07	\$260,000	\$230,000	1190	7	1993	3	7208	N	N	32121 SUNNY LN
007	564360	0190	8/28/08	\$245,500	\$235,000	1350	7	1966	4	11040	N	N	32319 UNION DR
007	084400	0236	6/25/07	\$275,000	\$243,000	1320	7	1989	3	9430	N	N	32224 3RD AVE

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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
007	142106	9200	9/12/07	\$285,000	\$254,000	1100	7	1998	3	11296	N	N	24577 ROBERTS DR
007	202650	0110	2/22/07	\$295,000	\$261,000	1640	7	1962	4	10046	N	N	24531 MORGAN ST
007	423340	0410	1/29/07	\$296,000	\$262,000	1430	7	1994	3	9698	N	N	32511 MC KAY LN
007	202560	0050	8/16/07	\$300,000	\$266,000	1500	7	1990	3	7200	N	N	25005 SUMMIT DR
007	423340	0010	3/6/07	\$300,950	\$266,000	1430	7	1994	3	9694	N	N	32601 NEWCASTLE DR
007	202575	0020	6/19/07	\$303,000	\$268,000	1260	7	1995	3	7200	N	N	32120 UNION DR
007	202560	0300	6/18/08	\$287,000	\$269,000	1650	7	1990	3	8666	N	N	25002 SUMMIT DR
007	423340	0660	8/22/07	\$305,000	\$271,000	1430	7	1994	3	9635	N	N	32510 MC KAY LN
007	202560	0240	6/25/07	\$310,000	\$274,000	1430	7	1990	3	7200	N	N	30405 KUMMER AVE
007	423340	0340	6/22/07	\$310,000	\$274,000	1430	7	1994	3	10816	N	N	32526 MC KAY LN
007	423340	0190	8/21/07	\$310,000	\$275,000	1820	7	1994	3	10086	N	N	32406 NEWCASTLE DR
007	084400	0165	10/24/08	\$285,000	\$278,000	1250	7	1995	3	8512	N	N	32304 4TH AVE
007	510451	0200	10/12/07	\$315,000	\$281,000	1830	7	2003	3	5184	N	N	27313 245TH AVE SE
007	423340	0140	3/9/07	\$318,800	\$282,000	1430	7	1995	3	9605	N	N	32403 NEWCASTLE DR
007	510451	0140	7/11/08	\$300,000	\$283,000	1690	7	2003	3	5175	N	N	27361 245TH AVE SE
007	563600	0380	8/27/07	\$319,950	\$284,000	1510	7	1994	3	10175	N	N	25514 KANASKET DR
007	142106	9108	4/10/07	\$324,950	\$287,000	1150	7	1996	3	13394	N	N	24611 ROBERTS DR
007	202560	0070	3/21/07	\$324,950	\$287,000	1290	7	1990	4	11044	N	N	25001 SUMMIT DR
007	563601	0510	3/28/07	\$325,000	\$287,000	1290	7	1997	3	9600	N	N	25411 CUMBERLAND WAY
007	563600	0120	1/16/08	\$320,000	\$290,000	1900	7	1997	3	11028	N	N	25209 KANASKET DR
007	563600	0010	3/12/08	\$318,000	\$291,000	1530	7	1995	3	11252	N	N	30532 CUMBERLAND DR
007	563600	0110	8/31/07	\$327,000	\$291,000	1330	7	1997	3	10028	N	N	25205 KANASKET DR
007	510451	0390	10/21/08	\$302,000	\$294,000	1830	7	2002	3	3878	N	N	27432 245TH AVE SE
007	510451	0510	7/19/07	\$335,000	\$297,000	1630	7	2003	3	6345	N	N	24530 SE 276TH CT
007	563600	0240	7/5/07	\$339,000	\$300,000	1480	7	1995	3	9932	N	N	25309 CUMBERLAND PL
007	510451	0030	4/4/07	\$344,000	\$304,000	1690	7	2003	3	5082	N	N	27603 245TH AVE SE
007	423340	0280	4/12/07	\$345,000	\$305,000	1990	7	1994	3	9656	N	N	32510 NEWCASTLE DR
007	563601	0370	6/6/07	\$345,000	\$305,000	1590	7	1996	3	9427	N	N	25421 PALMER PL
007	510451	0490	8/13/07	\$344,750	\$306,000	1630	7	2003	3	4473	N	N	24506 SE 276TH CT
007	510451	0260	9/6/07	\$345,000	\$307,000	1690	7	2003	3	7343	N	N	27326 245TH AVE SE
007	423340	0420	7/18/07	\$348,950	\$309,000	1810	7	1994	3	9708	N	N	32509 MC KAY LN

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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
007	423340	0200	8/27/07	\$350,000	\$311,000	1680	7	1995	3	9849	N	N	32408 NEWCASTLE DR
007	510451	0230	10/24/07	\$349,950	\$313,000	1830	7	2003	3	9396	N	N	27301 245TH AVE SE
007	563601	0390	1/31/07	\$354,000	\$314,000	1640	7	1997	3	9817	N	N	25507 PALMER PL
007	202560	0130	11/14/08	\$322,400	\$317,000	1530	7	1990	3	8282	N	N	30401 BLAINE AVE
007	423340	0080	1/10/08	\$351,000	\$318,000	1680	7	1994	3	9601	N	N	32505 NEWCASTLE DR
007	202560	0070	9/29/08	\$329,950	\$319,000	1290	7	1990	4	11044	N	N	25001 SUMMIT DR
007	510451	0600	5/14/07	\$363,000	\$321,000	1830	7	2004	3	5434	N	N	24553 SE 276TH CT
007	510451	0270	6/4/07	\$367,950	\$326,000	1830	7	2003	3	5612	N	N	27330 245TH AVE SE
007	423340	0330	10/5/07	\$367,500	\$328,000	2180	7	1993	3	11685	N	N	32528 MC KAY LN
007	510451	0250	3/12/07	\$371,000	\$328,000	1830	7	2003	3	6826	N	N	27322 245TH AVE SE
007	563601	0610	6/27/07	\$369,950	\$328,000	1800	7	1997	3	9940	N	N	25611 CUMBERLAND WAY
007	510451	0340	4/5/07	\$372,500	\$329,000	1830	7	2002	3	7308	N	N	27408 245TH AVE SE
007	510451	0460	8/21/07	\$370,000	\$329,000	1830	7	2003	3	4764	N	N	27528 245TH AVE SE
007	423340	0110	5/21/07	\$373,000	\$330,000	2320	7	2000	3	9650	N	N	32409 NEWCASTLE DR
007	289140	0110	5/30/08	\$355,000	\$331,000	1510	7	1992	3	68824	N	N	25236 SE 357TH ST
007	142106	9131	4/18/07	\$375,000	\$332,000	1570	7	1994	3	16836	Y	N	33025 PACIFIC PL
007	563601	0700	11/16/07	\$375,000	\$336,000	2344	7	1998	3	10199	N	N	30515 CUMBERLAND DR
007	563601	0410	9/17/08	\$370,000	\$357,000	2310	7	1996	3	9776	N	N	25513 PALMER PL
007	289140	0085	10/26/07	\$400,000	\$358,000	1610	7	1967	5	66646	N	N	35614 252ND AVE SE
007	563601	0760	11/6/07	\$409,000	\$366,000	2960	7	1998	3	10393	N	N	30505 SELLECK PL
007	142106	9076	10/11/07	\$412,000	\$368,000	1640	7	2006	3	37918	N	N	32003 RAILROAD AVE
007	563600	0330	12/26/08	\$369,950	\$369,000	1970	7	1994	3	10493	N	N	25423 KANASKET DR
007	563601	0470	7/9/07	\$422,450	\$374,000	2674	7	1998	3	10342	N	N	25414 PALMER PL
007	142106	9162	1/4/08	\$415,000	\$375,000	2570	7	1998	3	12109	N	N	25006 MORGAN ST
007	510452	0580	2/28/08	\$335,000	\$306,000	1770	8	2004	3	5369	N	N	28116 MAPLE RIDGE WAY SE
007	510453	0670	1/19/07	\$345,990	\$307,000	2040	8	2006	3	4474	N	N	27735 257TH AVE SE
007	510453	1100	6/10/08	\$340,000	\$318,000	2040	8	2005	3	4436	N	N	25320 SE 279TH PL
007	510453	0580	3/13/07	\$365,990	\$324,000	2040	8	2006	3	3753	N	N	27685 256TH PL SE
007	510452	0610	3/20/07	\$369,900	\$327,000	1830	8	2004	3	4500	N	N	28104 MAPLE RIDGE WAY SE
007	510453	0540	3/16/07	\$370,000	\$327,000	2390	8	2006	3	3810	N	N	27653 256TH PL SE
007	510453	0530	3/6/07	\$372,990	\$330,000	2040	8	2006	3	3626	N	N	27645 256TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	510453	0530	12/9/08	\$335,000	\$332,000	2040	8	2006	3	3626	N	N	27645 256TH PL SE
007	510452	0020	12/20/07	\$369,000	\$333,000	2350	8	2003	3	5355	N	N	27823 MAPLE RIDGE WAY SE
007	510451	2100	5/22/07	\$380,000	\$336,000	2000	8	2003	3	5544	N	N	27719 245TH AVE SE
007	510453	0550	2/19/07	\$379,990	\$336,000	2550	8	2006	3	3810	N	N	27661 256TH PL SE
007	510452	0520	2/13/08	\$377,000	\$343,000	2080	8	2004	3	5100	N	N	28083 MAPLE RIDGE WAY SE
007	510451	0750	3/13/08	\$380,000	\$348,000	2000	8	2003	3	5779	N	N	27505 MAPLE RIDGE WAY SE
007	510453	0830	8/25/08	\$365,000	\$349,000	2390	8	2005	3	4521	N	N	27808 256TH CT SE
007	510453	1050	3/13/07	\$397,000	\$351,000	2550	8	2005	3	4403	N	N	25350 SE 279TH PL
007	510453	0560	2/20/07	\$397,990	\$352,000	2040	8	2006	3	3810	N	N	27669 256TH PL SE
007	510453	1870	3/3/07	\$397,653	\$352,000	2040	8	2005	3	5451	Y	N	25543 SE 275TH PL
007	510452	0460	6/8/07	\$400,000	\$354,000	2350	8	2003	3	5100	N	N	28035 MAPLE RIDGE WAY SE
007	510452	0340	8/7/07	\$400,000	\$355,000	2190	8	2004	3	4496	N	N	27977 251ST AVE SE
007	510453	0420	1/19/07	\$401,670	\$356,000	2550	8	2006	3	6009	Y	N	27660 256TH PL SE
007	510453	0570	4/18/07	\$404,975	\$358,000	2300	8	2006	3	3810	N	N	27677 256TH PL SE
007	510451	0690	8/3/07	\$405,000	\$359,000	2000	8	2003	3	5678	N	N	27555 MAPLE RIDGE WAY SE
007	510451	1040	3/6/07	\$408,500	\$361,000	2000	8	2003	3	6921	N	N	27500 MAPLE RIDGE WAY SE
007	510451	2030	5/31/07	\$410,000	\$363,000	2000	8	2003	3	7084	N	N	24453 SE 277TH CT
007	510453	0410	2/5/07	\$413,490	\$366,000	2040	8	2006	3	8444	N	N	27668 256TH PL SE
007	510452	0390	4/2/07	\$415,000	\$367,000	2350	8	2003	3	5140	N	N	27981 MAPLE RIDGE WAY SE
007	510452	0040	2/6/07	\$416,900	\$369,000	2350	8	2003	3	5355	N	N	27839 MAPLE RIDGE WAY SE
007	346340	0070	1/19/07	\$417,500	\$370,000	2310	8	1990	3	36125	N	N	22403 SE 329TH ST
007	510453	0490	2/9/07	\$418,352	\$371,000	2550	8	2006	3	4758	N	N	27617 256TH PL SE
007	510452	0400	8/21/07	\$419,900	\$373,000	2350	8	2003	3	5100	N	N	27989 MAPLE RIDGE WAY SE
007	510453	0520	1/10/07	\$420,446	\$373,000	2550	8	2006	3	6046	N	N	27637 256TH PL SE
007	510453	0400	2/1/07	\$424,679	\$376,000	2380	8	2006	3	6397	N	N	27676 256TH PL SE
007	510453	0620	3/16/07	\$425,000	\$376,000	2370	8	2007	3	4590	Y	N	25533 SE 277TH ST
007	510453	0910	7/26/07	\$428,000	\$380,000	2550	8	2005	3	4486	N	N	27874 256TH CT SE
007	510452	0510	1/11/07	\$430,000	\$382,000	2510	8	2004	3	5100	N	N	28075 MAPLE RIDGE WAY SE
007	510451	0920	10/9/07	\$429,900	\$384,000	2430	8	2002	3	5692	N	N	27341 MAPLE RIDGE WAY SE
007	510451	0990	8/13/07	\$435,000	\$386,000	2430	8	2002	3	5922	N	N	27402 MAPLE RIDGE WAY SE
007	510452	0540	5/12/08	\$418,000	\$388,000	2080	8	2004	3	5100	N	N	28099 MAPLE RIDGE WAY SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	510452	0060	9/20/07	\$435,000	\$388,000	2510	8	2003	3	5720	N	N	27909 MAPLE RIDGE WAY SE
007	510453	0430	1/3/07	\$436,588	\$388,000	2370	8	2006	3	4375	N	N	27652 256TH PL SE
007	510453	0590	6/13/08	\$415,000	\$389,000	2300	8	2006	3	4602	Y	N	25509 SE 277TH ST
007	510453	0590	1/10/07	\$440,475	\$391,000	2300	8	2006	3	4602	Y	N	25509 SE 277TH ST
007	510451	0710	6/7/07	\$444,500	\$393,000	2430	8	2003	3	5718	N	N	27539 MAPLE RIDGE WAY SE
007	510452	0730	9/26/08	\$408,000	\$394,000	2190	8	2004	3	6944	N	N	28032 MAPLE RIDGE WAY SE
007	510451	1080	5/14/07	\$449,950	\$398,000	2430	8	2003	3	5512	N	N	27532 MAPLE RIDGE WAY SE
007	510451	2020	4/30/07	\$449,950	\$398,000	2430	8	2003	3	9496	N	N	24474 SE 277TH CT
007	510452	0500	5/23/07	\$450,000	\$398,000	2480	8	2004	3	5100	N	N	28067 MAPLE RIDGE WAY SE
007	510453	0390	2/2/07	\$449,248	\$398,000	2370	8	2006	3	6092	N	N	27684 256TH PL SE
007	510452	0530	5/18/07	\$455,000	\$402,000	2510	8	2004	3	5100	N	N	28091 MAPLE RIDGE WAY SE
007	510453	0600	3/9/07	\$469,120	\$415,000	2370	8	2007	3	4590	Y	N	25517 SE 277TH ST
007	510453	0450	2/7/07	\$469,225	\$416,000	2550	8	2006	3	7363	Y	N	27606 256TH PL SE
007	510453	0610	2/21/07	\$472,938	\$419,000	2550	8	2007	3	4590	Y	N	25525 SE 277TH ST
007	510453	0630	3/3/07	\$480,000	\$425,000	2550	8	2007	3	4590	Y	N	25541 SE 277TH ST
007	510451	1340	6/14/07	\$500,000	\$442,000	2800	8	2003	3	9768	N	N	24846 SE 278TH ST
007	510451	1520	5/5/08	\$480,000	\$445,000	2800	8	2003	3	7353	N	N	27730 MAPLE RIDGE WAY SE
007	510451	1450	6/5/07	\$506,000	\$448,000	2800	8	2003	3	7356	N	N	24822 SE 278TH ST
007	510453	1860	1/19/07	\$514,990	\$457,000	2370	8	2005	3	10232	Y	N	25535 SE 275TH PL
007	289140	0370	2/22/07	\$520,000	\$460,000	1030	8	1990	3	283140	Y	N	35401 252ND AVE SE
007	362206	9131	5/21/07	\$549,950	\$486,000	2800	8	2006	3	27878	N	N	27713 268TH AVE SE
007	510451	1730	7/18/07	\$549,950	\$487,000	3780	8	2004	3	6800	N	N	24626 SE 278TH ST
007	510452	0160	2/14/07	\$562,000	\$498,000	3780	8	2004	3	6347	N	N	24913 SE 279TH ST
007	510451	1510	2/27/07	\$584,500	\$517,000	3610	8	2003	3	9242	N	N	27738 MAPLE RIDGE WAY SE
007	510451	1970	10/8/08	\$539,950	\$524,000	3610	8	2003	3	8541	N	N	27710 245TH AVE SE
007	510451	1390	9/18/07	\$590,000	\$526,000	3610	8	2003	3	8169	N	N	24831 SE 278TH ST
007	510451	1260	8/22/07	\$600,000	\$533,000	3740	8	2003	3	10837	N	N	24768 SE 276TH PL
007	510451	2180	7/5/07	\$606,000	\$537,000	3640	8	2004	3	6930	N	N	24701 SE 278TH ST
007	510451	1420	11/27/07	\$599,000	\$538,000	3740	8	2003	3	8164	N	N	24807 SE 278TH ST
007	510452	0250	9/4/07	\$612,500	\$545,000	3740	8	2004	3	10710	N	N	24948 SE 279TH ST
007	302207	9025	5/11/07	\$645,000	\$570,000	2690	8	1975	4	287060	N	N	25916 LANDSBURG RD SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	214095	0030	11/19/07	\$431,500	\$387,000	2630	9	2007	3	8709	N	N	32216 BRUCKNERS WAY
007	214095	0060	11/5/07	\$435,000	\$390,000	2810	9	2007	3	8546	N	N	23910 BRUCKNERS CT
007	214095	0050	12/7/07	\$434,000	\$391,000	2630	9	2007	3	7590	N	N	23911 BRUCKNERS CT
007	214095	0390	12/6/07	\$442,000	\$398,000	2810	9	2007	3	7200	N	N	32207 BRUCKNERS WAY
007	214095	0220	1/1/08	\$440,000	\$398,000	2810	9	2007	3	7238	N	N	23894 FAIRFAX ST
007	214095	0010	12/16/08	\$399,950	\$398,000	2610	9	2007	3	7223	N	N	23905 BRUCKNERS CT
007	510453	1530	3/3/07	\$449,580	\$398,000	2800	9	2006	3	6116	Y	N	25446 SE 276TH CT
007	510453	1570	2/16/07	\$451,750	\$400,000	2780	9	2006	3	6291	N	N	25478 SE 276TH CT
007	214095	0070	1/18/08	\$444,000	\$402,000	2630	9	2007	3	8709	N	N	23906 BRUCKNERS CT
007	214095	0360	11/20/07	\$454,000	\$408,000	2640	9	2007	3	7201	N	N	32133 BRUCKNERS WAY
007	214095	0320	10/10/07	\$457,632	\$409,000	2640	9	2007	3	7354	N	N	32119 BRUCKNERS WAY
007	214095	0400	11/1/07	\$457,000	\$409,000	2790	9	2007	3	7232	N	N	32215 BRUCKNERS WAY
007	214095	0090	9/28/07	\$463,000	\$413,000	2930	9	2007	3	7876	N	N	23890 BRUCKNERS CT
007	214095	0210	1/21/08	\$459,893	\$417,000	2810	9	2007	3	7236	N	N	23904 FAIRFAX ST
007	214095	0150	6/10/08	\$445,000	\$417,000	2810	9	2007	3	7401	N	N	32119 SUNNY LN
007	214095	0190	6/10/08	\$445,000	\$417,000	2810	9	2007	3	7866	N	N	32111 SUNNY LN
007	214095	0170	1/1/08	\$468,000	\$423,000	3020	9	2007	3	7421	N	N	32115 SUNNY LN
007	214095	0280	12/20/07	\$469,000	\$423,000	3120	9	2007	3	8791	N	N	32106 BRUCKNERS WAY
007	214095	0100	4/14/08	\$460,000	\$424,000	3030	9	2007	3	7311	N	N	32136 BRUCKNERS WAY
007	510453	1930	2/20/07	\$508,540	\$450,000	2910	9	2006	3	8552	N	N	25510 SE 275TH PL
007	510453	1980	3/6/08	\$494,000	\$452,000	2910	9	2005	3	5611	N	N	25545 SE 274TH PL
007	214095	0300	12/18/07	\$518,544	\$467,000	3120	9	2007	3	7417	N	N	32109 BRUCKNERS WAY
007	510453	1370	4/11/07	\$554,000	\$490,000	2810	9	2006	3	6796	N	N	25461 SE 277TH ST
007	510453	1890	2/2/07	\$554,009	\$491,000	3190	9	2006	3	5682	N	N	25542 SE 275TH PL
007	510453	1880	3/3/07	\$555,000	\$491,000	3400	9	2006	3	8799	N	N	25550 SE 275TH PL
007	510453	1910	1/5/07	\$561,831	\$499,000	3190	9	2006	3	5540	N	N	25526 SE 275TH PL
007	510454	0630	2/22/07	\$565,000	\$500,000	3200	9	2006	3	7378	N	N	25459 SE 274TH PL
007	510453	1490	1/2/07	\$578,000	\$513,000	3060	9	2006	3	7023	Y	N	25492 SE 277TH ST
007	510453	1480	1/2/07	\$583,000	\$518,000	2940	9	2006	3	6786	N	N	25484 SE 277TH ST
007	510454	0010	8/14/07	\$587,000	\$521,000	3190	9	2005	3	5100	N	N	25498 SE 274TH PL
007	510453	1900	2/6/07	\$594,687	\$527,000	3400	9	2006	3	5153	N	N	25534 SE 275TH PL

Improved Sales Used in this Annual Update Analysis
Area 57
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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
007	510453	1560	2/1/07	\$597,326	\$529,000	3400	9	2006	3	6488	N	N	25470 SE 276TH CT
007	510453	1450	3/12/07	\$598,000	\$529,000	3030	9	2006	3	6347	N	N	25452 SE 277TH ST
007	510453	1520	2/22/07	\$604,108	\$535,000	2910	9	2006	3	7883	Y	N	25479 SE 276TH CT
007	510453	1210	2/18/08	\$590,000	\$538,000	2940	9	2006	3	4226	N	N	27701 254TH WAY SE
007	510453	1400	4/1/08	\$594,950	\$547,000	3030	9	2007	3	6600	Y	N	25437 SE 277TH ST
007	510453	1410	7/14/08	\$579,950	\$548,000	2940	9	2006	3	6591	Y	N	25429 SE 277TH ST
007	510453	1510	2/19/07	\$622,867	\$551,000	3200	9	2006	3	6224	Y	N	25487 SE 276TH CT
007	510454	0190	5/9/07	\$625,000	\$553,000	3400	9	2006	3	5501	N	N	27412 254TH CT SE
007	510453	1170	4/8/08	\$605,000	\$557,000	3030	9	2006	3	7260	Y	N	27733 254TH WAY SE
007	510453	1670	7/31/08	\$588,950	\$559,000	3400	9	2006	3	6965	N	N	25441 SE 275TH PL
007	510453	1840	1/15/07	\$639,900	\$568,000	2910	9	2005	3	5513	Y	N	25515 SE 275TH PL
007	510453	1500	2/8/07	\$646,604	\$573,000	3400	9	2006	3	5889	Y	N	25495 SE 276TH CT
007	510453	1190	5/22/07	\$648,000	\$573,000	3060	9	2006	3	7327	Y	N	27717 254TH WAY SE
007	510453	1150	4/18/08	\$635,000	\$586,000	3060	9	2006	3	6523	Y	N	27749 254TH WAY SE
007	510453	1180	1/30/07	\$663,000	\$588,000	2940	9	2006	3	7544	Y	N	27725 254TH WAY SE
007	362206	9106	9/19/07	\$679,950	\$606,000	2960	9	2004	3	36590	N	N	26724 SE 276TH ST
007	362206	9084	10/9/08	\$625,000	\$607,000	3410	9	2003	3	87556	N	N	27305 264TH AVE SE
007	510453	1140	9/26/07	\$690,000	\$615,000	2940	9	2006	3	7050	Y	N	27757 254TH WAY SE
007	510453	1830	2/9/07	\$695,000	\$616,000	3400	9	2005	3	6312	Y	N	25507 SE 275TH PL
007	510453	1330	8/24/07	\$715,000	\$635,000	3240	9	2006	3	7326	Y	N	25493 SE 277TH ST
007	362206	9117	3/14/07	\$739,950	\$655,000	3360	9	2003	3	38333	N	N	27541 265TH CT SE
007	362206	9110	9/15/08	\$685,000	\$660,000	3120	9	2003	3	33106	N	N	27558 SE 265TH CT
007	510453	1850	1/19/07	\$759,000	\$673,000	3190	9	2005	3	8276	Y	N	25527 SE 275TH PL
007	362206	9122	3/14/07	\$828,000	\$732,000	3770	9	2003	3	47480	N	N	27500 264TH AVE SE
007	362206	9103	5/24/07	\$869,950	\$769,000	3600	9	2004	3	155509	N	N	26627 SE 276TH ST
007	510453	1430	11/20/07	\$590,000	\$530,000	3120	10	2005	3	7756	N	N	25436 SE 277TH ST
007	510454	0390	6/3/08	\$569,000	\$532,000	3120	10	2006	3	6649	N	N	27546 254TH WAY SE
007	510454	0390	5/2/07	\$612,000	\$541,000	3120	10	2006	3	6649	N	N	27546 254TH WAY SE
007	510453	1250	8/6/08	\$570,000	\$542,000	3310	10	2006	3	6619	N	N	27728 254TH WAY SE
007	510453	1280	11/19/07	\$615,000	\$552,000	3680	10	2005	3	7227	N	N	27752 254TH WAY SE
007	510454	0280	5/5/08	\$610,000	\$566,000	3190	10	2007	3	6945	N	N	27489 254TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 57
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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
007	510453	1200	12/19/08	\$575,000	\$572,000	3200	10	2006	3	7040	N	N	27709 254TH WAY SE
007	510454	0500	4/19/07	\$647,250	\$572,000	3190	10	2006	3	8195	N	N	27463 254TH PL SE
007	510454	0520	10/17/08	\$589,950	\$574,000	3440	10	2006	3	6864	Y	N	27475 254TH PL SE
007	510454	0220	8/29/07	\$652,950	\$581,000	3190	10	2006	3	7826	N	N	27840 257TH AVE SE
007	510453	1340	5/19/08	\$628,000	\$584,000	3200	10	2007	3	6619	N	N	25485 SE 277TH ST
007	510454	0320	6/19/07	\$659,992	\$584,000	3190	10	2006	3	7236	N	N	27523 254TH WAY SE
007	510453	1390	6/17/08	\$630,000	\$591,000	3200	10	2007	3	6600	N	N	25445 SE 277TH ST
007	510454	0490	8/17/07	\$665,950	\$592,000	3680	10	2006	3	8074	N	N	27457 254TH PL SE
007	510454	0230	2/22/07	\$669,950	\$593,000	3680	10	2006	3	7180	N	N	27459 254TH WAY SE
007	510454	0470	1/14/08	\$659,000	\$597,000	3680	10	2006	3	7358	N	N	27468 254TH WAY SE
007	510454	0290	10/31/07	\$679,950	\$609,000	3680	10	2007	3	7122	N	N	27505 254TH WAY SE
007	510454	0510	3/5/08	\$679,950	\$622,000	3680	10	2006	3	6864	N	N	27469 254TH PL SE
007	510453	1420	9/26/07	\$713,000	\$636,000	3480	10	2006	3	8214	Y	N	25421 SE 277TH ST
007	510454	0270	10/3/07	\$716,980	\$640,000	3570	10	2007	3	7268	N	N	27483 254TH WAY SE
007	510454	0330	6/25/07	\$722,360	\$640,000	3680	10	2006	3	7236	N	N	27529 254TH WAY SE
007	510454	0350	1/23/07	\$726,745	\$644,000	3680	10	2006	3	7235	N	N	27543 254TH WAY SE
007	510453	1200	7/3/07	\$731,000	\$647,000	3200	10	2006	3	7040	N	N	27709 254TH WAY SE
007	510454	0310	7/27/07	\$734,620	\$652,000	3680	10	2006	3	7235	N	N	27517 254TH WAY SE
007	510453	1160	1/12/07	\$770,000	\$683,000	3200	10	2006	3	6931	Y	N	27741 254TH WAY SE
007	510454	0580	2/5/07	\$791,750	\$701,000	3680	10	2006	3	7751	Y	N	27492 254TH PL SE
007	510454	0370	6/4/08	\$770,000	\$720,000	3680	10	2006	3	6830	N	N	27555 254TH WAY SE
007	716700	0040	5/14/07	\$829,950	\$734,000	3350	10	2004	3	199253	N	N	26719 SE 271ST ST
007	510454	0570	3/26/08	\$827,081	\$760,000	3680	10	2007	3	11394	Y	N	27498 254TH PL SE
007	884740	0120	3/25/08	\$845,000	\$776,000	4230	10	2005	3	199069	N	N	26312 272ND AVE SE
007	362206	9088	6/19/07	\$970,000	\$859,000	3530	10	2006	3	189922	N	N	26258 SE 276TH ST

Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	052207	9016	11/4/08	\$550,000	UNFIN AREA
001	062207	9001	9/4/08	\$600,000	RELOCATION - SALE TO SERVICE
001	062207	9065	9/18/07	\$320,000	%COMPLETE
001	062207	9078	3/7/07	\$435,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
001	072207	9064	3/19/08	\$514,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	072207	9086	3/15/07	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	112206	9042	11/17/08	\$259,500	PREVIMP<=25K
001	112206	9151	2/21/07	\$1,365,000	RELOCATION - SALE TO SERVICE
001	122206	9160	1/25/07	\$163,500	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
001	132206	9081	7/24/08	\$112,059	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
001	142206	9042	2/1/07	\$400,000	DIAGNOSTIC OUTLIER
001	146540	0040	4/22/08	\$359,920	EXEMPT FROM EXCISE TAX
001	146540	0175	9/20/07	\$395,000	PERS MH
001	146740	0177	6/25/07	\$640,000	OBSOL
001	156091	0160	2/15/07	\$552,000	DIAGNOSTIC OUTLIER
001	156091	0250	11/21/08	\$375,000	DIAGNOSTIC OUTLIER
001	156092	0450	2/2/07	\$870,000	FORCED SALE
001	182207	9009	4/19/07	\$403,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312308	9031	7/19/07	\$329,000	OPEN SPACE/ESTATE ADMIN;TMBR & FOREST LAND
001	326056	0050	1/29/07	\$300,000	DOR RATIO;UNFIN AREA
001	362307	9044	3/20/07	\$580,000	DIAGNOSTIC OUTLIER
001	511440	0040	1/18/08	\$445,000	RELOCATION - SALE TO SERVICE
001	511450	0040	6/30/08	\$80,000	DOR RATIO
001	512620	0030	12/3/08	\$450,000	DIAGNOSTIC OUTLIER
001	512621	0030	10/30/07	\$500,000	OBSOL
002	042206	9041	10/19/07	\$70,000	DOR RATIO
002	042206	9066	5/22/07	\$370,000	UNFIN AREA
002	092206	9063	4/18/07	\$350,000	IMP COUNT
002	113400	0130	7/30/07	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	146140	0095	5/1/08	\$370,000	GOVERNMENT AGENCY
002	146140	0190	6/11/08	\$107,848	DOR RATIO;EXEMPT EXCISE TAX;MOBILE HOME
002	146940	0071	5/29/07	\$340,000	OBSOL
002	152206	9045	8/18/08	\$440,000	IMP COUNT
002	152206	9099	7/18/07	\$837,500	MOBILE HOME
002	208520	0145	8/23/07	\$130,000	DIAGNOSTIC OUTLIER
002	208520	0240	1/11/08	\$400,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
002	208520	0261	10/9/08	\$185,402	BANKRUPTCY; CORPORATE AFFILIATES
002	208520	0585	8/10/07	\$146,223	DOR RATIO;QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	222305	9118	8/18/08	\$15,000	DOR RATIO;UNFIN AREA
002	222305	9118	12/14/07	\$210,000	UNFIN AREA;RELATED PARTY/FRIEND/NEIGHBOR
002	232206	9120	2/14/07	\$460,000	DIAGNOSTIC OUTLIER
002	232305	9078	9/4/07	\$900,000	DIAGNOSTIC OUTLIER
002	292306	9032	12/30/08	\$396,000	OBSOL;GOVERNMENT AGENCY
002	292306	9043	4/3/08	\$415,000	GOVERNMENT AGENCY
002	322306	9080	4/23/07	\$315,000	OBSOL

Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	322306	9093	2/7/08	\$325,000	GOVERNMENT AGENCY
002	510840	0013	2/2/07	\$675,000	DIAGNOSTIC OUTLIER
002	511140	0020	10/19/07	\$156,250	RELATED PARTY, FRIEND, OR NEIGHBOR
002	511240	0109	6/2/08	\$120,000	%NETCOND;GOV AGENCY;EXEMPT EXCISE TAX
002	512640	0045	3/26/07	\$110,500	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
002	512690	0170	7/9/08	\$209,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
002	885689	0230	3/25/08	\$184,116	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
002	885689	0230	3/25/08	\$184,116	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
002	918970	0010	7/17/07	\$315,000	DIAGNOSTIC OUTLIER
006	042106	9054	1/26/07	\$265,000	%NETCOND;PREVIMP<=25K
006	278123	0290	9/2/08	\$465,000	%COMPLETE
006	278125	0010	8/4/08	\$321,000	RELOCATION - SALE TO SERVICE
006	278125	0150	9/22/08	\$369,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278125	0150	4/16/08	\$396,410	EXEMPT FROM EXCISE TAX
006	278125	0300	5/3/08	\$395,000	RELOCATION - SALE TO SERVICE
006	278126	0330	11/3/08	\$329,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	278127	0710	1/30/08	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	289630	0140	5/20/08	\$470,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541630	0050	9/4/08	\$1,022,639	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	541630	0080	10/13/08	\$1,472,662	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	615180	0300	7/2/08	\$134,474	DOR RATIO;PART INTEREST;RELATED PARTY/NBR
006	615180	0365	6/6/07	\$550,500	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
006	615180	0568	6/4/07	\$178,033	QCD; RELATED PARTY/FRIEND/NEIGHBOR
006	669995	0090	7/9/08	\$369,258	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0120	8/6/08	\$379,478	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0130	8/5/08	\$396,021	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0140	9/2/08	\$406,383	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0150	7/26/08	\$356,735	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0160	7/8/08	\$331,912	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0170	8/19/08	\$397,814	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0180	7/10/08	\$426,854	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0190	9/3/08	\$393,783	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0200	8/20/08	\$325,718	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0210	9/3/08	\$436,422	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0220	8/5/08	\$346,530	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0230	8/6/08	\$366,826	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0240	8/20/08	\$349,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0250	9/12/08	\$361,431	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0260	12/1/08	\$359,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0270	9/5/08	\$333,201	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0300	10/23/08	\$435,751	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	669995	0320	7/16/08	\$365,410	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0330	6/4/08	\$376,868	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0340	6/3/08	\$339,610	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0350	5/20/08	\$321,993	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	669995	0360	6/5/08	\$405,376	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0370	6/3/08	\$375,430	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0380	6/18/08	\$395,037	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0390	7/9/08	\$432,371	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0400	5/12/08	\$328,682	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0410	5/13/08	\$376,924	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0420	7/7/08	\$366,970	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0430	5/13/08	\$374,380	ACTIVE PERMIT BEFORE SALE>25K
006	669995	0440	7/9/08	\$324,425	ACTIVE PERMIT BEFORE SALE>25K
006	679140	0270	6/19/08	\$158,000	OBSOL
006	679140	0620	9/26/08	\$200,000	DIAGNOSTIC OUTLIER
006	729980	0230	3/23/07	\$1,195,000	IMP COUNT
006	729980	0290	8/15/08	\$600,000	DIAGNOSTIC OUTLIER
006	729981	0140	3/6/07	\$1,150,756	IMP COUNT
006	757005	0460	9/27/07	\$434,000	OBSOL
007	072107	9001	2/6/07	\$25,000	DOR RATIO;OPEN SPACE/DESIGN CONT POST SALE
007	084400	0150	6/8/07	\$325,000	IMP COUNT
007	084400	1155	3/2/07	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	084400	1185	2/1/07	\$240,000	DIAGNOSTIC OUTLIER
007	084400	1190	8/30/07	\$150,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
007	084400	1205	12/4/07	\$55,978	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
007	084400	1265	8/4/08	\$230,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
007	084400	1270	2/13/08	\$110,240	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
007	084400	1285	7/9/08	\$25,000	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
007	122106	9036	11/13/07	\$335,000	DIAGNOSTIC OUTLIER
007	132106	9021	1/30/08	\$888,974	IMP COUNT
007	132106	9033	10/23/08	\$750,000	DIAGNOSTIC OUTLIER
007	142106	9058	9/12/07	\$199,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
007	142106	9107	5/9/07	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	214095	0330	10/16/07	\$457,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	252206	9095	5/19/08	\$265,000	GOVERNMENT AGENCY
007	289140	0090	5/1/08	\$325,000	PERS MH
007	289400	0060	3/2/07	\$300,000	%COMPLETE
007	302207	9088	11/1/07	\$760,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
007	362206	9048	8/28/07	\$319,000	DIAGNOSTIC OUTLIER
007	362206	9084	10/9/08	\$705,000	RELOCATION - SALE TO SERVICE
007	408080	0080	5/8/07	\$160,000	%NETCOND;PREVIMP<=25K
007	510451	1040	3/6/07	\$408,500	RELOCATION - SALE TO SERVICE
007	510451	1510	2/27/07	\$584,500	RELOCATION - SALE TO SERVICE
007	510451	1700	11/17/08	\$495,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510453	0660	1/23/07	\$360,990	NON-REPRESENTATIVE SALE
007	510453	0980	4/25/08	\$342,500	BANKRUPTCY-RECEIVER/TRUSTEE; FORCED SALE
007	510453	1040	12/30/08	\$352,000	RELOCATION - SALE TO SERVICE
007	510453	1220	8/6/08	\$566,500	RELOCATION - SALE TO SERVICE
007	510453	1250	8/6/08	\$570,000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	510453	1430	10/15/07	\$610,000	RELOCATION - SALE TO SERVICE
007	510453	1810	10/22/08	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	510454	0090	3/9/07	\$18,300	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR
007	510454	0190	11/21/08	\$437,400	BANKRUPTCY - RECEIVER OR TRUSTEE
007	563601	0470	6/28/07	\$422,450	RELOCATION - SALE TO SERVICE
007	564360	0060	6/28/07	\$390,000	IMP COUNT
007	564360	0160	5/29/07	\$310,000	MOBILE HOME
007	564360	0170	6/22/07	\$206,700	DIAGNOSTIC OUTLIER
007	729950	0070	3/29/07	\$170,000	DIAGNOSTIC OUTLIER
007	729950	0100	5/1/07	\$65,528	DOR RATIO;QCD; RELATED PARTY/FRND/NHBR

***Vacant Sales Used in this Annual Update Analysis
Area 57***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	102206	9166	5/22/07	\$375,000	304921	N	N
1	122206	9035	1/19/07	\$185,000	214315	N	N
1	142206	9045	6/5/07	\$374,950	294465	N	N
1	142206	9071	3/15/08	\$400,000	256568	N	N
1	142206	9113	7/11/07	\$415,000	85378	N	N
1	142206	9115	3/16/07	\$450,000	148975	N	N
1	146540	0034	4/3/07	\$90,000	44431	N	N
1	326056	0060	1/29/07	\$390,000	136386	N	N
2	042206	9071	4/4/07	\$280,000	223462	N	N
2	092206	9112	6/19/07	\$20,000	76230	Y	Y
2	092206	9113	3/12/08	\$15,000	32770	Y	Y
2	152206	9058	6/12/07	\$65,000	43681	N	N
6	541630	0020	7/11/08	\$320,000	93255	N	N
6	541630	0160	4/12/07	\$350,000	81870	N	N
6	541630	0170	5/1/07	\$350,000	62522	N	N
6	541630	0180	5/23/07	\$330,000	59445	N	N
6	541630	0200	5/25/07	\$335,000	71146	N	N
6	541630	0230	11/28/07	\$395,000	77832	N	N
6	541630	0240	4/17/07	\$360,000	84267	N	N
6	541630	0250	5/25/07	\$345,000	111324	N	N
6	541630	0260	8/15/07	\$390,000	97668	N	N
6	541630	0270	8/28/07	\$360,000	118598	N	N
6	541630	0290	5/29/07	\$350,000	58490	N	N
6	541630	0310	6/28/07	\$365,000	36809	N	N
6	679140	0110	6/28/07	\$120,000	15860	N	N
7	072107	9020	1/10/08	\$100,000	39400	Y	Y
7	142106	9021	10/25/07	\$175,000	148539	N	N
7	142106	9090	9/4/07	\$180,050	27007	N	N
7	152106	9088	11/1/07	\$370,000	915342	N	N
7	289400	0010	3/26/07	\$300,000	220309	N	N
7	884740	0070	4/28/08	\$150,000	214751	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 57**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	122206	9006	1/19/07	\$96,250	PARTIAL INTEREST
1	142206	9115	3/16/07	\$450,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	092206	9054	4/10/07	\$29,500	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
2	152206	9052	3/9/07	\$60,000	ESTATE ADMIN/GUARDIAN/EXECUTOR; QCD
2	152206	9111	4/11/07	\$55,000	NON-REPRESENTATIVE SALE
2	231430	0970	4/18/08	\$7,500	CORPORATE AFFILIATES
2	232206	9085	3/8/07	\$60,000	NON-REPRESENTATIVE SALE
2	242305	9029	12/11/08	\$3,015	ESTATE ADMIN/GUARDIAN;GOV AGENCY
2	322306	9006	12/21/07	\$8,100	GOVERNMENT AGENCY
2	511140	0140	12/26/07	\$225,000	GOVERNMENT AGENCY; MOBILE HOME
2	511240	0065	6/21/07	\$385,000	GOVERNMENT AGENCY
2	712040	0050	5/22/07	\$414,500	GOVERNMENT AGENCY
6	032106	9030	8/28/08	\$1,625,000	BUILDER/DEVELOPER SALE
6	032106	9057	10/26/07	\$700,000	NON-REPRESENTATIVE SALE
6	278123	0150	12/18/08	\$405,176	IMPROVED SALE - DATA NOT PICKED UP
6	669995	0060	12/2/08	\$364,950	IMPROVED SALE - DATA NOT PICKED UP
6	669995	0070	10/27/08	\$361,598	IMPROVED SALE - DATA NOT PICKED UP
6	669995	0080	11/14/08	\$392,310	IMPROVED SALE - DATA NOT PICKED UP
6	669995	0110	9/26/08	\$368,250	IMPROVED SALE - DATA NOT PICKED UP
6	669995	0280	10/22/08	\$357,259	IMPROVED SALE - DATA NOT PICKED UP
6	729981	0210	11/24/08	\$499,950	IMPROVED SALE
7	072107	9038	7/6/07	\$175,000	CORPORATE AFFILIATES
7	072107	9046	7/6/07	\$175,000	CORPORATE AFFILIATES
7	072107	9048	7/6/07	\$175,000	CORPORATE AFFILIATES
7	112106	9058	2/14/08	\$125,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
7	132106	9014	7/23/08	\$3,422,163	MULTI-PARCEL SALE
7	132106	9023	6/29/07	\$250,000	NON-REPRESENTATIVE SALE
7	362206	9036	6/24/08	\$7,125	QUIT CLAIM DEED
7	884740	0077	12/20/07	\$75,000	FORCED SALE

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.