

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Central Area / 15

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 1496

Range of Sale Dates: 1/2004 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$176,700	\$254,800	\$431,500	\$472,900	91.2%	13.66%
2008 Value	\$190,400	\$273,700	\$464,100	\$472,900	98.1%	13.65%
Change	+\$13,700	+\$18,900	+\$32,600		+6.9%	-0.01%
% Change	+7.8%	+7.4%	+7.6%		+7.6%	-0.08%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.08% represent an improvement.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$213,100	\$223,600	\$436,700
2008 Value	\$229,700	\$242,100	\$471,800
Percent Change	+7.8%	+8.3%	+8.0%

Number of one to three unit residences in the Population: 6908

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that only one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, town houses had higher average ratios (assessed value/sales price) than the population, so the formula adjusts these properties upward less than the population.

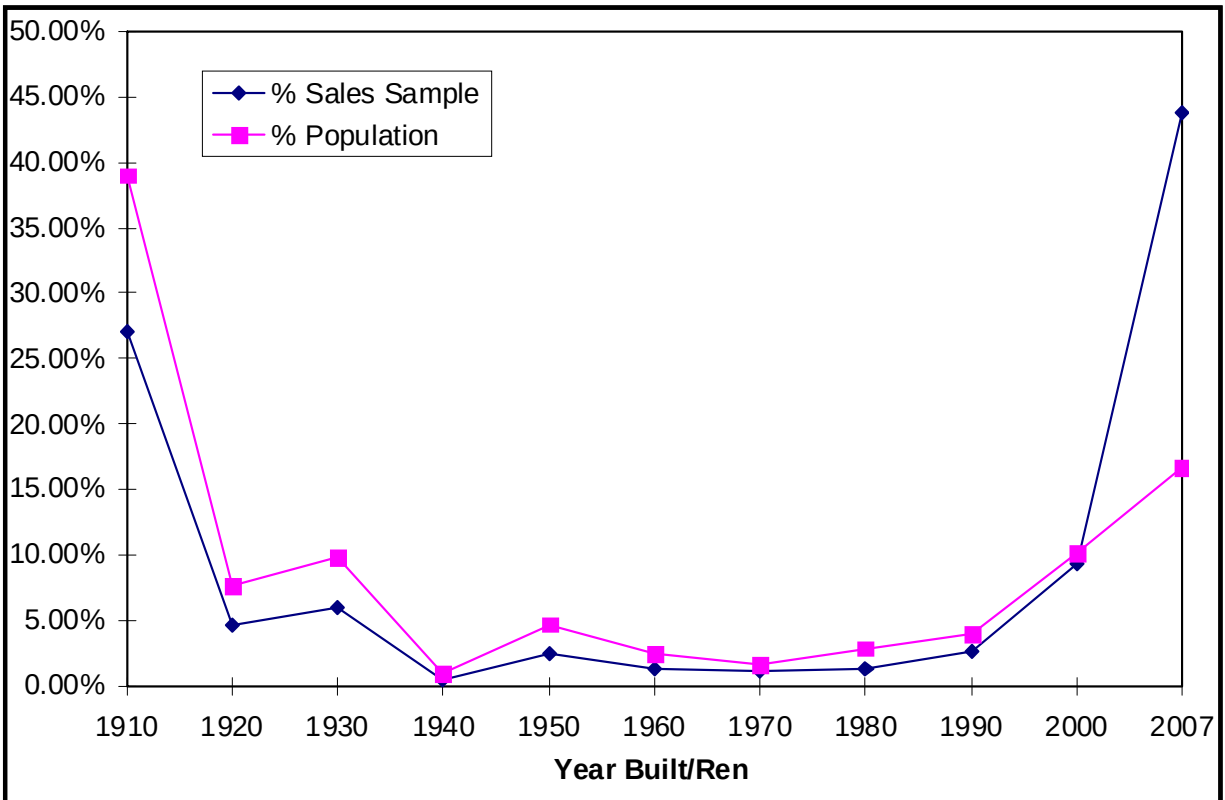
The formula adjusts for these differences thus improving equalization.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	405	27.07%
1920	69	4.61%
1930	90	6.02%
1940	7	0.47%
1950	37	2.47%
1960	19	1.27%
1970	16	1.07%
1980	19	1.27%
1990	40	2.67%
2000	139	9.29%
2007	655	43.78%
	1496	

Population		
Year Built/Ren	Frequency	% Population
1910	2695	39.01%
1920	530	7.67%
1930	679	9.83%
1940	65	0.94%
1950	325	4.70%
1960	172	2.49%
1970	113	1.64%
1980	199	2.88%
1990	271	3.92%
2000	704	10.19%
2007	1155	16.72%
	6908	

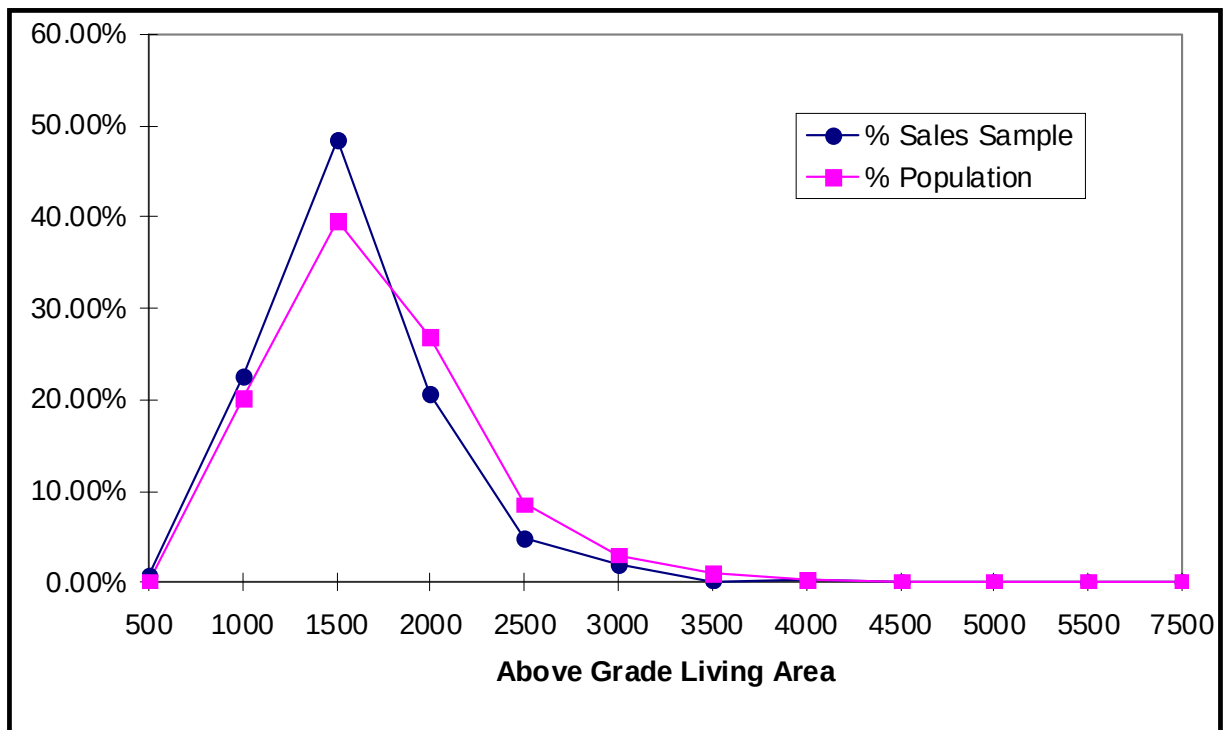


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	12	0.80%
1000	337	22.53%
1500	725	48.46%
2000	308	20.59%
2500	74	4.95%
3000	31	2.07%
3500	3	0.20%
4000	5	0.33%
4500	0	0.00%
5000	1	0.07%
5500	0	0.00%
7500	0	0.00%
	1496	

AGLA	Frequency	% Population
500	12	0.17%
1000	1398	20.24%
1500	2731	39.53%
2000	1856	26.87%
2500	594	8.60%
3000	211	3.05%
3500	69	1.00%
4000	24	0.35%
4500	7	0.10%
5000	3	0.04%
5500	3	0.04%
7500	0	0.00%
	6908	

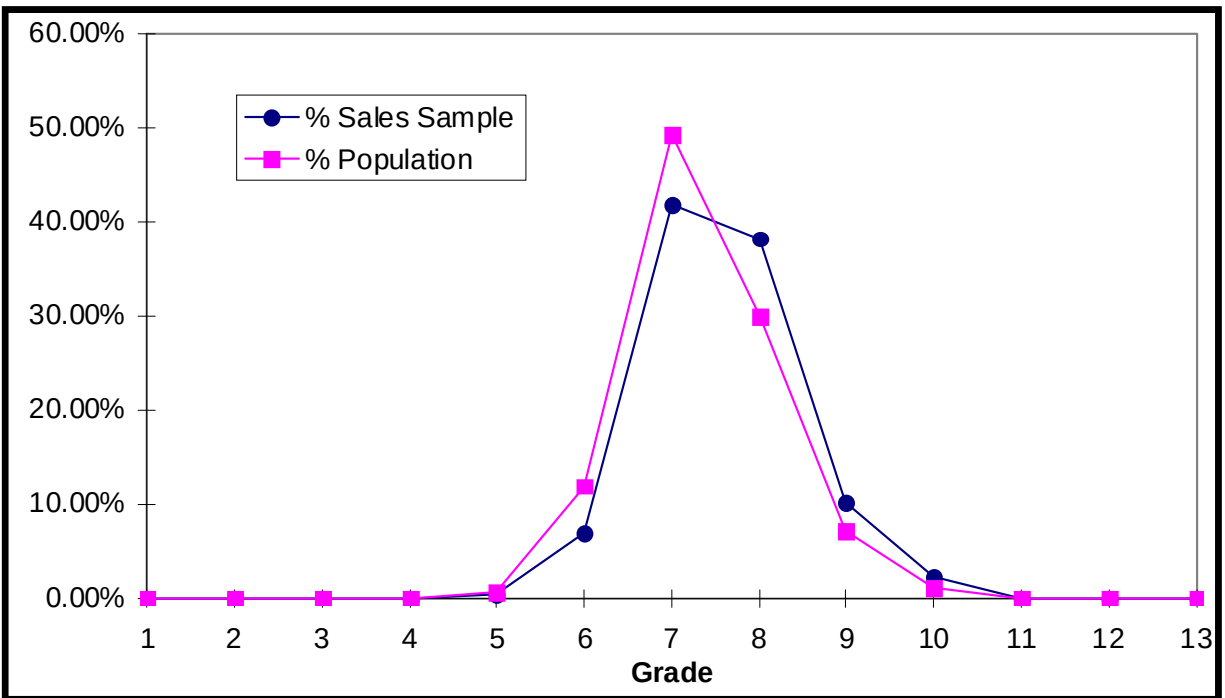


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

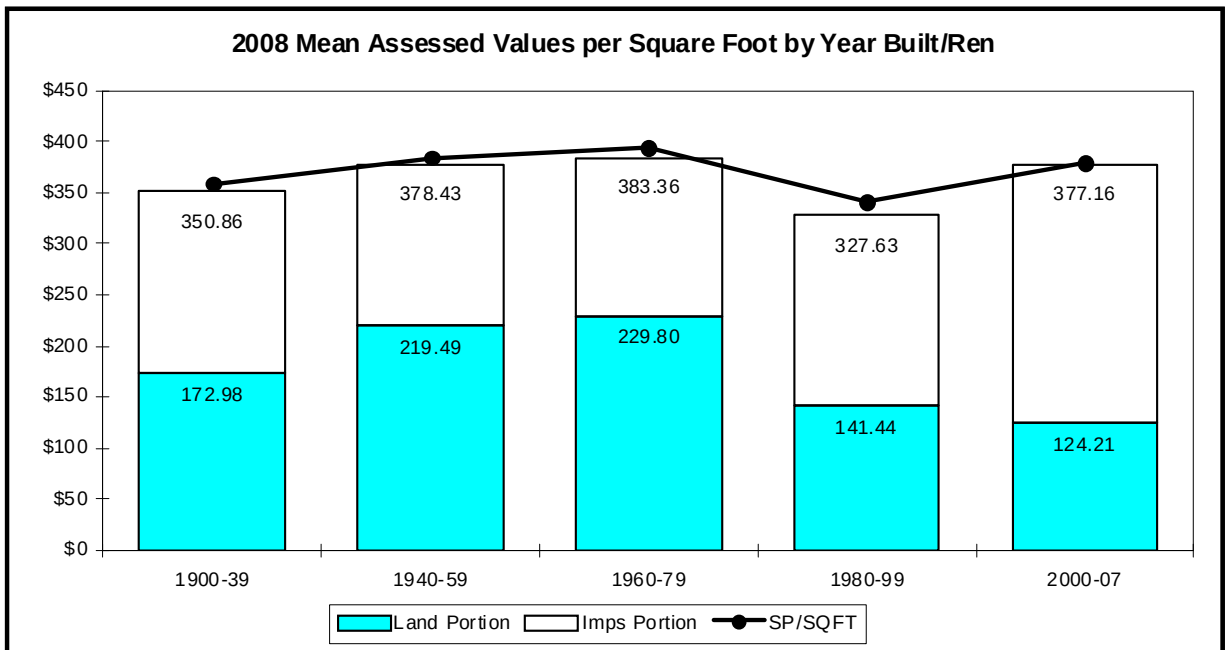
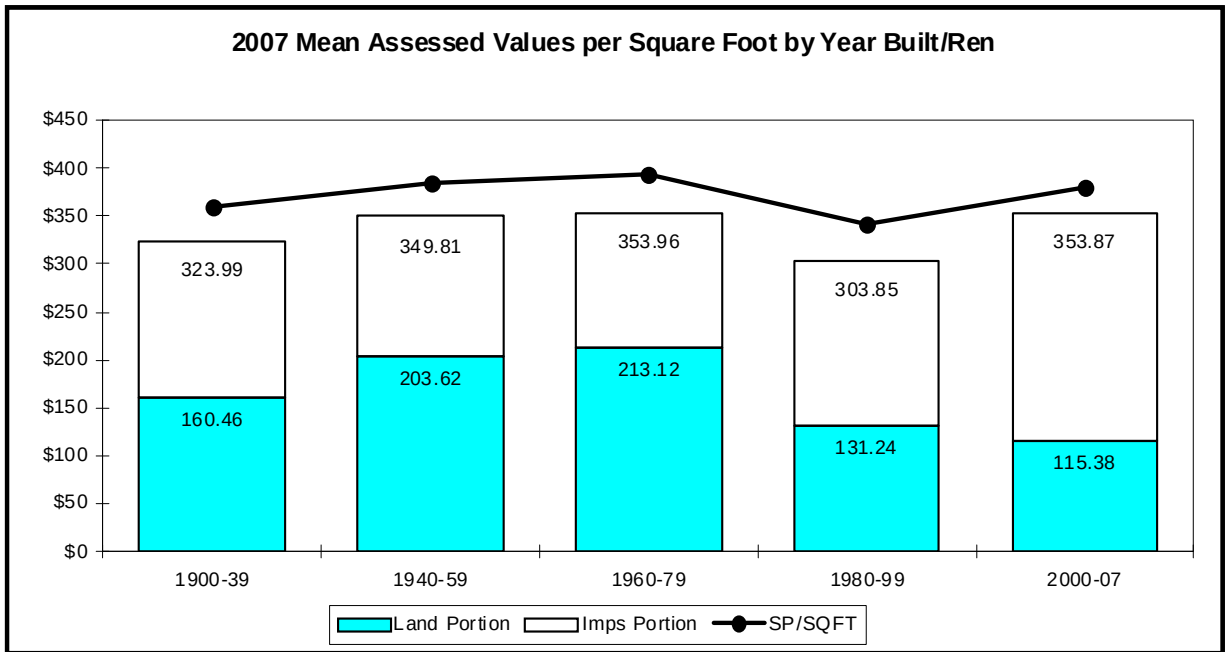
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.40%
6	103	6.89%
7	627	41.91%
8	572	38.24%
9	153	10.23%
10	35	2.34%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1496		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	39	0.56%
6	822	11.90%
7	3405	49.29%
8	2071	29.98%
9	489	7.08%
10	77	1.11%
11	4	0.06%
12	0	0.00%
13	0	0.00%
6908		



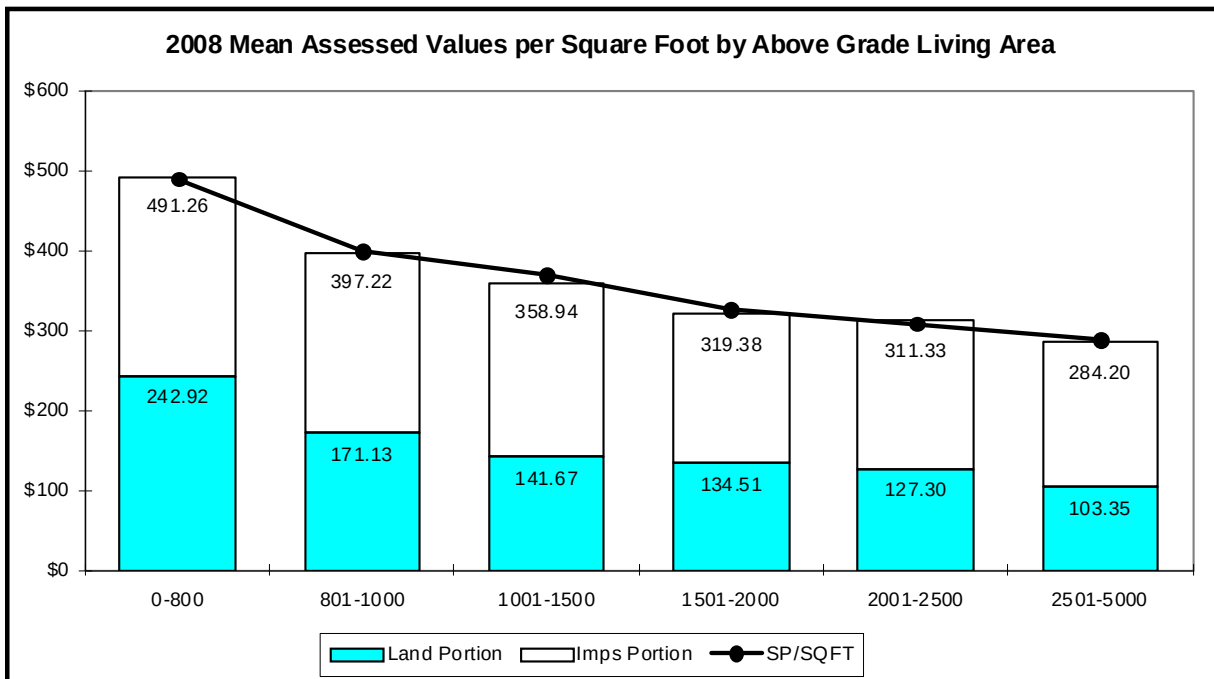
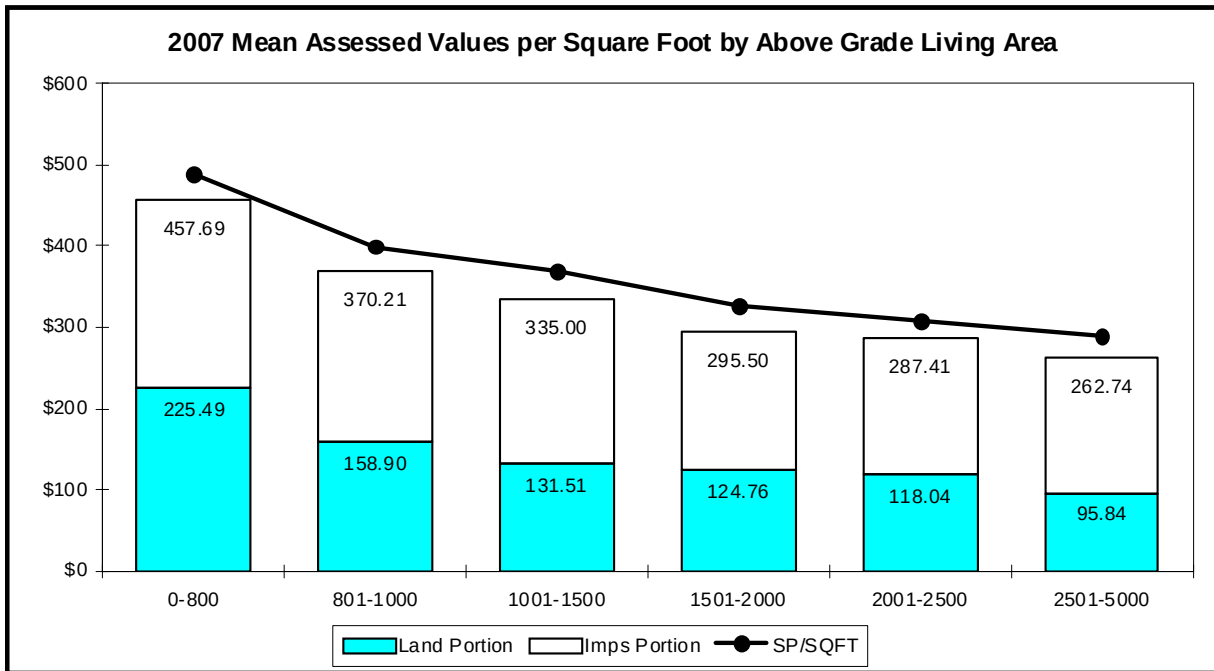
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



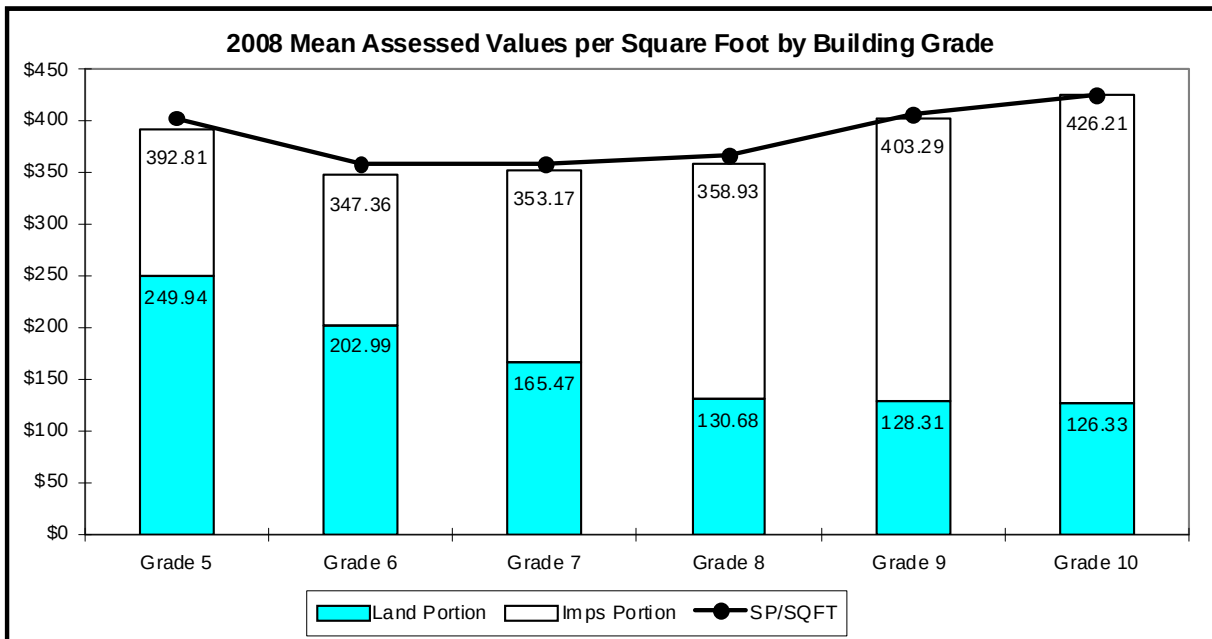
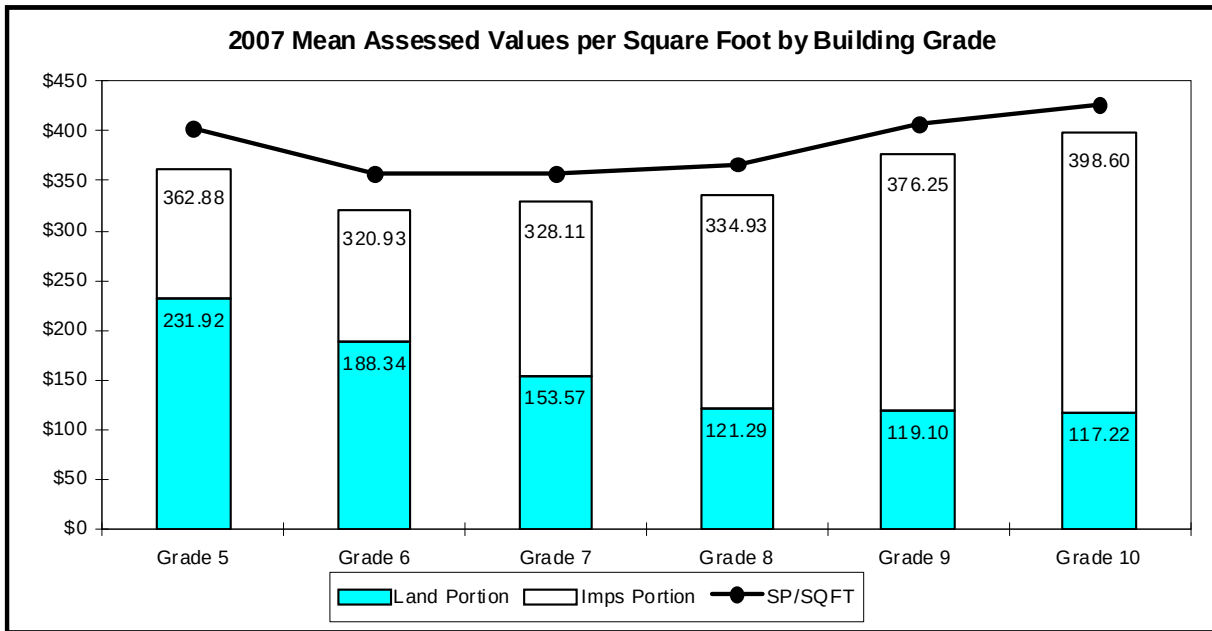
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

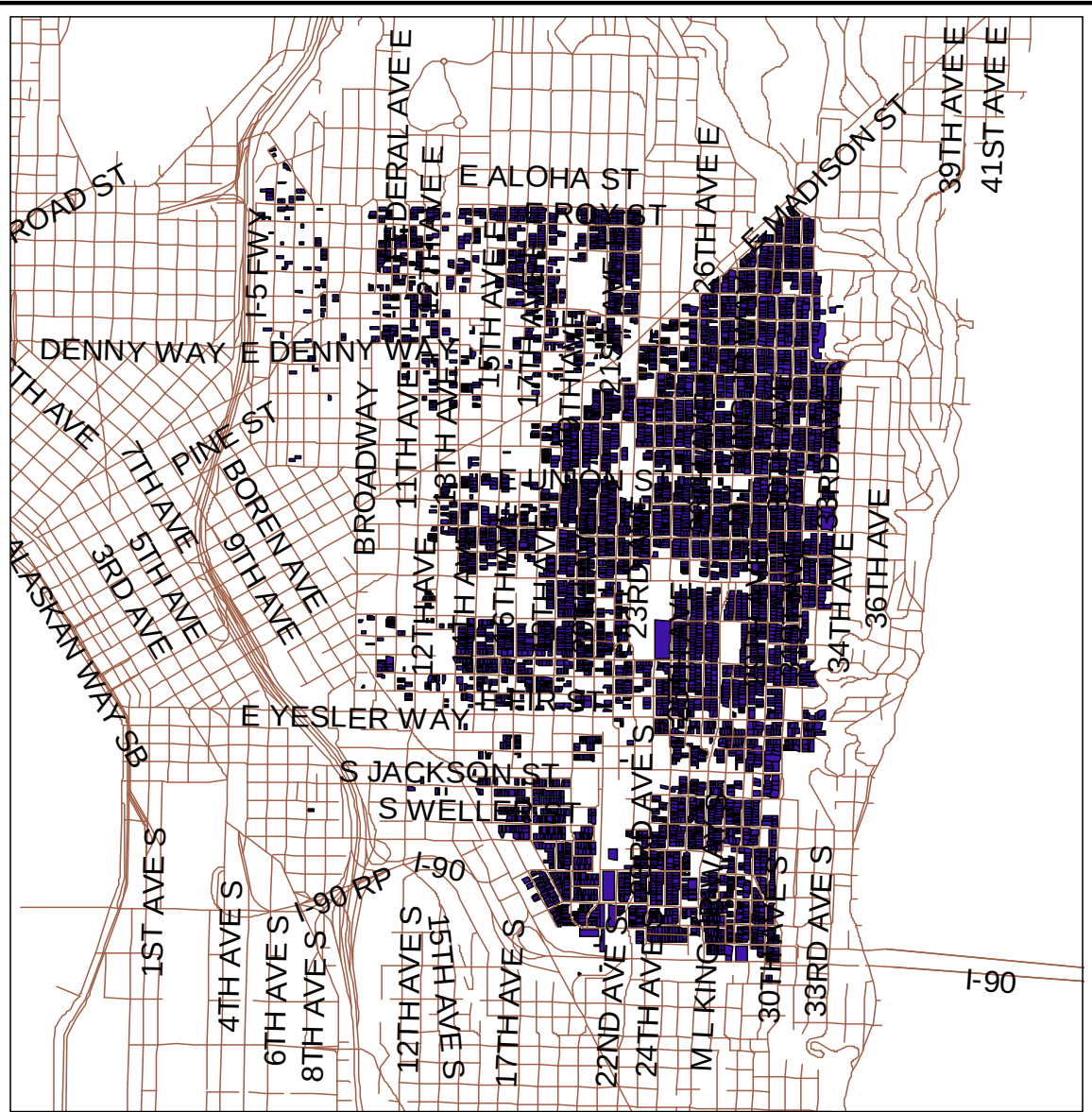


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



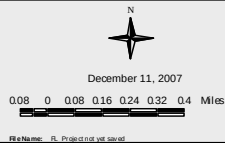
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 15

Central Area

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



Legend

King county streets.shp
Area 15 map.shp

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

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

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

Land update

Based on the 26 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.08, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. 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 1496 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that one characteristic based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, town houses had higher average ratios (assessed value/sales price) than the population, so the formula adjusts these properties upward less than the population.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value / .922352 + 1.942977E-02 (If present use is Town House Plat).

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

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

Mobile Home Update

There were no mobile homes in Area 15.

Model Validation

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

Area 15 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

8.42%

Town House	Yes
% Adjustment	-2.24%

Comments

The 8.42% adjustment shown is what would be applied to all parcels other than townhouses.

Townhouses would *approximately* receive a 6.18% upward adjustment (8.42% -2.24%). 939 parcels in the improved population would receive this adjustment. There were 548 sales.

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

Generally Townhouse parcels were at a higher assessment level than the rest of the population. This model corrects for this strata difference.

86% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.981.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	6	0.889	0.962	8.3%	0.733	1.191
6	103	0.899	0.973	8.2%	0.942	1.003
7	627	0.911	0.982	7.8%	0.971	0.994
8	572	0.910	0.976	7.3%	0.966	0.986
9	153	0.924	0.993	7.4%	0.970	1.015
10	35	0.927	0.994	7.2%	0.959	1.028
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1939	571	0.905	0.980	8.3%	0.968	0.992
1940-1959	55	0.914	0.990	8.2%	0.950	1.029
1960-1979	31	0.903	0.978	8.3%	0.927	1.029
1980-1999	161	0.883	0.953	7.9%	0.930	0.975
Geater than 1999	678	0.927	0.989	6.7%	0.980	0.998
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	12	0.907	0.982	8.3%	0.855	1.109
Average	1073	0.913	0.978	7.2%	0.970	0.987
Good	295	0.897	0.971	8.3%	0.956	0.987
Very Good	116	0.946	1.024	8.3%	1.001	1.048
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	327	0.910	0.984	8.1%	0.968	1.000
1.5	235	0.894	0.968	8.3%	0.950	0.987
2	780	0.923	0.990	7.2%	0.980	0.999
Greater than 2	154	0.899	0.960	6.9%	0.943	0.977
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Less than 801	105	0.932	1.001	7.4%	0.975	1.028
0801-1000	244	0.926	0.994	7.3%	0.977	1.011
1001-1500	725	0.908	0.973	7.2%	0.963	0.983
1501-2000	308	0.906	0.980	8.1%	0.964	0.995
2001-2500	74	0.933	1.011	8.3%	0.982	1.040
2501-5000	40	0.903	0.976	8.1%	0.922	1.030

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.981.

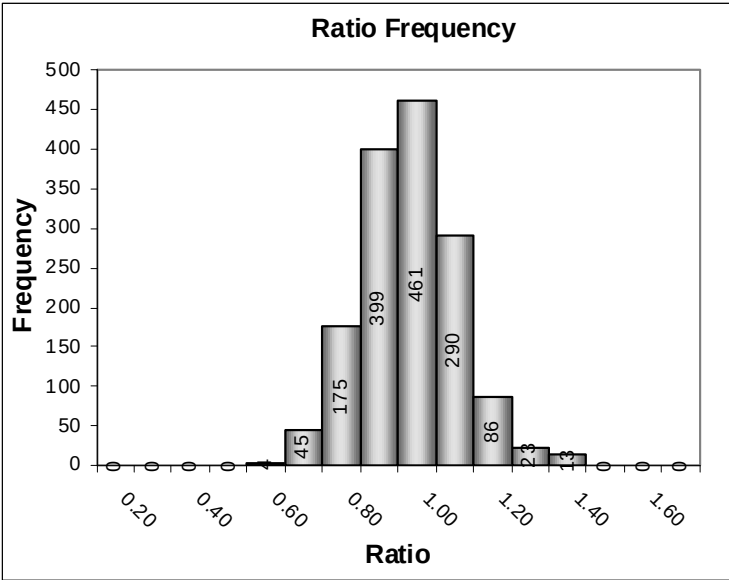
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1335	0.915	0.984	7.5%	0.976	0.991
Y	161	0.897	0.967	7.8%	0.949	0.985
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1496	0.912	0.981	7.6%	0.974	0.988
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	899	0.918	0.986	7.4%	0.976	0.995
4	416	0.898	0.968	7.8%	0.955	0.980
11	181	0.920	0.992	7.8%	0.974	1.010
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Less than 3000	818	0.915	0.977	6.8%	0.968	0.986
03000-05000	525	0.916	0.992	8.3%	0.979	1.004
Greater than 5000	153	0.892	0.967	8.3%	0.945	0.988
Town House Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	948	0.907	0.983	8.3%	0.973	0.992
Y	548	0.923	0.979	6.1%	0.969	0.989

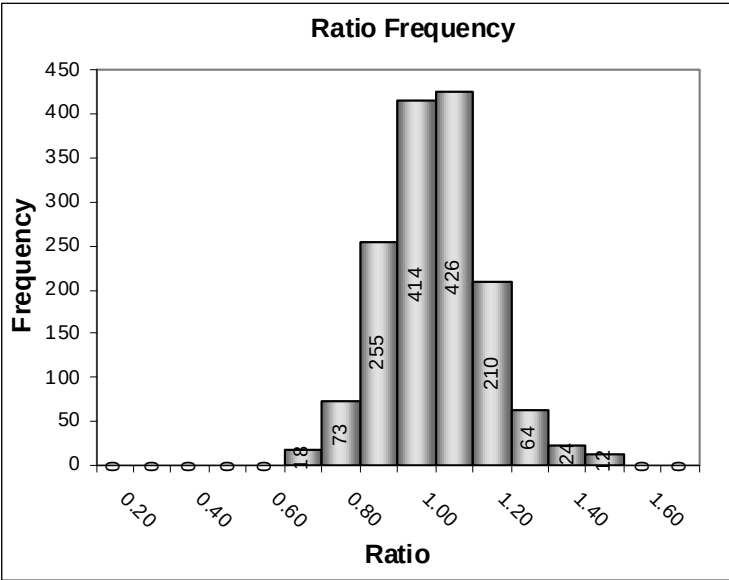
Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2007	Date of Report: 2/7/2008	Sales Dates: 1/2005 - 12/2007
Area Central Area	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 500 with increments of 50. The histogram consists of 11 bars. The frequencies for each bar are: 0.60-0.70: 45, 0.70-0.80: 175, 0.80-0.90: 399, 0.90-1.00: 461, 1.00-1.10: 290, 1.10-1.20: 86, 1.20-1.30: 23, 1.30-1.40: 13, 1.40-1.50: 1, 1.50-1.60: 1.	
Sample size (n)	1496		
Mean Assessed Value	431,500		
Mean Sales Price	472,900		
Standard Deviation AV	130,709		
Standard Deviation SP	156,504		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.929		
Median Ratio	0.928		
Weighted Mean Ratio	0.912		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 15	
Lowest ratio	0.574		
Highest ratio:	1.373		
Coefficient of Dispersion	10.77%		
Standard Deviation	0.127		
Coefficient of Variation	13.66%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.918		
Upper limit	0.939		
95% Confidence: Mean			
Lower limit	0.923		
Upper limit	0.936		
SAMPLE SIZE EVALUATION			
N (population size)	6908		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.127		
Recommended minimum:	26		
Actual sample size:	1496		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	753		
# ratios above mean:	743		
z:	0.259		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2008	Date of Report: 2/7/2008	Sales Dates: 1/2005 - 12/2007
Area Central Area	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1496		
Mean Assessed Value	464,100		
Mean Sales Price	472,900		
Standard Deviation AV	142,035		
Standard Deviation SP	156,504		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.996		
Weighted Mean Ratio	0.981		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 15 Both assessment level and uniformity have been improved by application of the recommended values.	
Lowest ratio	0.621		
Highest ratio:	1.487		
Coefficient of Dispersion	10.75%		
Standard Deviation	0.136		
Coefficient of Variation	13.65%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.988		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	6908		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	30		
Actual sample size:	1496		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	756		
# ratios above mean:	740		
z:	0.414		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 15

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	332000	0810	8/27/07	\$495,000	840	840	5	1906	3	3240	N	N	1619 S LANE ST
003	331950	1720	8/19/05	\$233,000	900	0	5	1943	3	2800	N	N	1807 S KING ST
003	685270	0536	11/14/07	\$650,000	1650	0	5	1901	4	4108	N	N	1012 E HARRISON ST
003	794260	1400	9/4/07	\$300,000	550	0	6	1943	3	4480	N	N	311 17TH AVE
003	684070	1080	9/20/05	\$249,000	600	0	6	1948	3	4500	N	N	306 26TH AVE
003	912610	1445	4/25/06	\$326,800	640	0	6	1909	5	1800	N	N	2114 E MARION ST
003	912610	1201	5/11/06	\$326,001	680	0	6	1917	4	4800	N	N	710 21ST AVE
003	912610	0020	4/2/07	\$370,000	700	0	6	1900	3	1800	N	N	2008 E MARION ST
003	684070	0960	4/5/07	\$198,400	700	0	6	1950	3	5000	N	N	357 MARTIN LUTHER KING JR WAY
003	332000	0730	8/16/05	\$277,000	700	0	6	1918	3	3360	N	N	1634 S LANE ST
003	605860	0330	1/7/05	\$240,000	740	0	6	1943	3	3774	N	N	917 24TH AVE S
003	128530	0100	7/1/05	\$279,100	750	200	6	1908	4	1740	N	N	1307 26TH AVE S
003	140030	0096	7/26/05	\$243,000	760	0	6	1910	3	1904	N	N	707 MARTIN LUTHER KING JR WAY S
003	725420	0040	4/30/07	\$327,000	780	180	6	1904	3	2700	N	N	111 26TH AVE S
003	684070	1355	2/7/05	\$270,000	780	0	6	1945	4	4300	N	N	213 MARTIN LUTHER KING JR WAY
003	981870	0675	11/20/07	\$305,000	840	0	6	1961	4	3200	N	N	501 27TH AVE
003	722850	0995	11/8/06	\$380,000	850	0	6	1900	3	3035	N	N	2110 E UNION ST
003	225450	2450	3/28/07	\$304,000	860	0	6	1903	3	2880	N	N	1915 E MARION ST
003	981870	0175	10/12/06	\$420,000	880	280	6	1973	4	3000	N	N	169 27TH AVE
003	754480	0350	11/8/06	\$270,000	890	0	6	1901	3	3000	N	N	517 23RD AVE
003	912610	0550	7/5/06	\$315,000	910	0	6	1900	2	3600	N	N	529 21ST AVE
003	912610	1790	8/7/07	\$425,000	920	0	6	1907	3	2236	N	N	608 22ND AVE
003	219760	0148	11/18/05	\$260,000	930	0	6	1900	3	3553	N	N	315 10TH AVE
003	125020	0675	10/13/06	\$425,000	940	0	6	1901	4	4999	N	N	504 26TH AVE S
003	722850	1405	6/9/06	\$339,900	940	0	6	1904	4	3750	N	N	963 21ST AVE
003	042404	9038	3/15/07	\$270,000	940	0	6	1906	3	6000	N	N	1103 26TH AVE S
003	712830	0280	3/16/06	\$335,000	950	400	6	1906	4	3000	N	N	2024 S NORMAN ST
003	125020	0725	8/14/07	\$365,000	970	0	6	1901	3	5400	N	N	537 MARTIN LUTHER KING JR WAY S
003	636290	0145	6/26/07	\$459,000	980	980	6	1988	3	5040	N	N	732 26TH AVE S
003	605860	0235	6/6/06	\$374,000	980	0	6	1905	4	3800	N	N	803 24TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	912610	0156	1/10/05	\$268,000	990	0	6	1903	3	2550	N	N	825 21ST AVE
003	128530	0035	8/1/06	\$400,000	1000	0	6	1942	3	9200	N	N	2419 S JUDKINS ST
003	125020	0428	12/15/05	\$324,500	1000	170	6	2005	3	1430	N	N	320 A 25TH AVE S
003	246090	0035	2/9/05	\$299,000	1000	0	6	1900	4	3103	N	N	945 24TH AVE S
003	982670	0660	7/8/05	\$407,500	1010	0	6	1900	3	3840	N	N	112 16TH AVE
003	912610	1580	1/31/06	\$370,500	1020	350	6	1966	3	2580	N	N	802 22ND AVE
003	722850	1655	3/22/05	\$352,000	1020	0	6	1901	4	5000	N	N	1455 21ST AVE
003	912610	0130	8/13/07	\$470,000	1030	0	6	1972	3	7200	N	N	813 21ST AVE
003	331950	1765	10/17/07	\$418,000	1030	800	6	1900	4	2480	N	N	1843 S KING ST
003	331950	1765	3/15/06	\$395,500	1030	800	6	1900	4	2480	N	N	1843 S KING ST
003	331950	1765	10/28/05	\$335,000	1030	800	6	1900	4	2480	N	N	1843 S KING ST
003	193480	0190	11/28/05	\$238,250	1060	0	6	1989	3	2694	N	N	1717 E SPRUCE ST
003	912610	0575	2/10/05	\$302,000	1060	710	6	1917	3	3600	N	N	414 20TH AVE
003	636290	0180	10/17/06	\$327,000	1070	0	6	1954	3	5040	N	N	713 MARTIN LUTHER KING JR WAY S
003	095500	0095	4/18/06	\$416,000	1100	0	6	1900	5	3200	N	N	2208 E JOHN ST
003	685270	0565	5/16/06	\$555,000	1120	0	6	1906	4	3000	N	N	426 10TH AVE E
003	516070	0185	1/16/07	\$390,000	1130	0	6	1910	4	4000	N	N	934 26TH AVE S
003	246090	0011	7/23/07	\$305,000	1160	0	6	1900	3	2574	N	N	927 24TH AVE S
003	713730	0052	6/28/06	\$334,000	1160	0	6	1900	5	1734	N	N	2624 S JUDKINS ST
003	140030	0090	6/8/06	\$379,000	1170	0	6	1999	3	5088	N	N	709 MARTIN LUTHER KING JR WAY S
003	225450	2445	2/20/07	\$385,000	1220	0	6	1901	3	4800	N	N	831 20TH AVE
003	605860	0260	10/1/05	\$329,000	1240	0	6	1907	3	5000	N	N	817 24TH AVE S
003	605860	0395	11/13/07	\$350,000	1270	800	6	1907	4	3200	Y	N	913 23RD AVE S
003	125020	0504	2/8/05	\$193,750	1280	0	6	1915	3	3000	N	N	314 26TH AVE S
003	516070	0035	2/10/06	\$362,000	1300	0	6	1900	4	4000	N	N	926 24TH AVE S
003	327480	0515	9/24/07	\$645,000	1360	0	6	1900	4	9144	N	N	939 MARTIN LUTHER KING JR WAY S
003	193480	0175	10/1/06	\$398,000	1400	0	6	1903	4	2700	N	N	161 18TH AVE
003	982670	1190	6/27/06	\$350,000	1420	0	6	1904	5	3840	N	N	120 20TH AVE
003	722850	0715	5/1/07	\$225,000	1430	0	6	1901	3	2322	N	N	1600 22ND AVE
003	794930	0040	6/8/07	\$543,000	1460	810	6	1905	4	2592	N	N	1225 E JEFFERSON ST
003	130330	0305	5/11/05	\$368,383	1460	0	6	1906	3	2720	N	N	218 19TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	219760	0621	10/25/05	\$310,000	1460	0	6	1904	4	3480	N	N	157 12TH AVE
003	152330	0040	8/23/06	\$345,000	1480	0	6	1900	3	4340	N	N	919 25TH AVE S
003	684070	0980	9/22/05	\$290,000	1480	0	6	1968	3	5000	N	N	337 MARTIN LUTHER KING JR WAY
003	193480	0147	4/8/05	\$332,500	1490	0	6	1900	4	3200	N	N	1818 E FIR ST
003	725420	0025	7/21/06	\$397,300	1500	0	6	1904	4	3000	N	N	2613 E YESLER WAY
003	982670	0917	11/4/05	\$369,900	1820	0	6	1900	4	2087	N	N	110 B 18TH AVE
003	982670	1660	4/12/07	\$579,000	2640	0	6	1984	3	4440	N	N	172 22ND AVE
003	982670	1660	2/7/05	\$438,000	2640	0	6	1984	3	4440	N	N	172 22ND AVE
003	331950	0960	4/17/07	\$312,450	390	370	7	2005	3	836	N	N	2025 A MAIN ST
003	331950	0967	8/28/07	\$299,950	390	370	7	2005	3	1233	N	N	2029 B MAIN ST
003	331950	0965	6/7/06	\$265,000	390	370	7	2005	3	860	N	N	2031 A S MAIN ST
003	331950	0966	1/25/07	\$258,000	390	370	7	2005	3	836	N	N	2031 B S MAIN ST
003	331950	0966	7/18/05	\$254,950	390	370	7	2005	3	836	N	N	2031 B S MAIN ST
003	331950	0963	6/27/05	\$252,500	390	370	7	2005	3	1232	N	N	2027 A S MAIN ST
003	331950	0961	8/26/05	\$247,000	390	370	7	2005	3	860	N	N	2025 S MAIN ST
003	331950	0960	8/16/05	\$243,000	390	370	7	2005	3	836	N	N	2025 A MAIN ST
003	331950	0965	8/31/05	\$239,000	390	370	7	2005	3	860	N	N	2031 A S MAIN ST
003	331950	0962	9/19/05	\$237,500	390	370	7	2005	3	1230	N	N	2027 B S MAIN ST
003	331950	0967	8/31/05	\$237,000	390	370	7	2005	3	1233	N	N	2029 B MAIN ST
003	331950	0968	9/21/05	\$235,000	390	370	7	2005	3	1230	N	N	2029 A S MAIN ST
003	366750	0150	5/4/05	\$204,500	504	0	7	2004	3	2232	N	N	2011 E JANSEN CT
003	366750	0150	5/9/07	\$299,500	504	0	7	2004	3	2232	N	N	2011 E JANSEN CT
003	304320	0167	10/18/05	\$299,900	625	0	7	1997	3	651	N	N	1819 B 20TH AVE
003	304320	0172	8/1/05	\$295,000	626	0	7	1997	3	646	N	N	1815 B 20TH AVE
003	794830	0185	2/22/06	\$366,000	680	0	7	1918	3	2560	N	N	1215 E BARCLAY CT
003	366750	0132	10/27/06	\$346,450	680	270	7	2006	3	494	N	N	116 B 20TH AVE E
003	331950	0945	1/26/06	\$260,000	685	0	7	2005	3	1200	N	N	2015 B S MAIN ST
003	331950	0947	1/26/06	\$260,000	685	0	7	2005	3	1200	N	N	2015 A S MAIN ST
003	366750	0131	10/22/06	\$358,000	690	270	7	2006	3	1145	N	N	116 A 20TH AVE E
003	366750	0133	11/27/06	\$358,000	690	270	7	2006	3	1357	N	N	116 C 20TH AVE E
003	331950	0291	6/23/06	\$290,000	700	40	7	2003	3	1281	N	N	2011 A S WASHINGTON ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	331950	0295	6/14/06	\$289,950	700	40	7	2003	3	1483	N	N	2011 E S WASHINGTON ST
003	331950	0300	3/24/06	\$283,000	700	40	7	2003	3	1484	N	N	2015 A S WASHINGTON ST
003	722850	1905	3/23/05	\$259,950	710	0	7	1985	3	956	N	N	2004 E PINE ST
003	723460	1344	3/17/06	\$400,000	720	720	7	2005	3	1881	N	N	1516 18TH AVE
003	722850	1904	5/23/05	\$257,000	725	0	7	1985	3	1554	N	N	2002 E PINE ST
003	068800	0085	2/7/05	\$283,000	745	0	7	2004	3	1530	N	N	429 C 20TH AVE E
003	068800	0084	4/15/05	\$269,950	745	0	7	2004	3	909	N	N	429 B 20TH AVE E
003	722850	1906	3/7/07	\$325,000	755	0	7	1950	3	964	N	N	2006 E PINE ST
003	754480	0195	5/29/07	\$400,000	760	0	7	1900	4	3000	N	N	422 22ND AVE
003	605860	0110	6/22/07	\$365,000	770	770	7	1972	3	5000	N	N	822 25TH AVE S
003	095500	0440	7/27/05	\$396,000	770	770	7	1974	3	4200	N	N	132 21ST AVE E
003	722850	1280	5/10/07	\$555,111	800	720	7	1977	4	5080	N	N	946 21ST AVE
003	392740	0042	3/24/05	\$240,000	820	180	7	2005	3	1130	N	N	1220 A E FIR ST
003	392740	0044	3/24/05	\$240,000	820	180	7	2005	3	1131	N	N	1220 C E FIR ST
003	392740	0043	5/5/05	\$225,000	820	230	7	2005	3	767	N	N	1220 B E FIR ST
003	712830	0320	3/26/07	\$339,950	820	0	7	1902	5	2250	Y	N	1018 20TH AVE S
003	392740	0044	3/23/07	\$302,000	820	180	7	2005	3	1131	N	N	1220 C E FIR ST
003	193480	0171	2/1/05	\$278,000	820	0	7	1929	4	1890	N	N	153 18TH AVE
003	912610	1541	5/12/05	\$305,000	830	740	7	1995	3	2580	N	N	2207 E MARION ST
003	912610	0305	7/12/05	\$475,000	830	830	7	1905	4	4200	N	N	2011 E CHERRY ST
003	219760	0385	7/27/06	\$344,950	830	0	7	2006	3	979	N	N	419 A 11TH AVE
003	219760	0383	8/30/06	\$339,950	830	0	7	2006	3	1093	N	N	421 A 11TH AVE
003	219760	0389	10/2/06	\$337,950	830	0	7	2006	3	1440	N	N	423 B 11TH AVE
003	219760	0387	11/6/06	\$335,000	830	0	7	2006	3	1453	N	N	417 A 11TH AVE
003	219760	0382	8/25/06	\$330,000	830	0	7	2006	3	960	N	N	421 B 11TH AVE
003	219760	0388	11/1/06	\$329,950	830	0	7	2006	3	1077	N	N	417 B 11TH AVE
003	219760	0380	8/16/06	\$342,500	830	0	7	2006	3	1908	N	N	423 A 11TH AVE
003	219760	0384	7/27/06	\$324,950	830	0	7	2006	3	723	N	N	419 B 11TH AVE
003	331950	0930	4/20/07	\$319,900	830	0	7	2005	3	1714	N	N	308 B 20TH AVE S
003	331950	0943	2/2/06	\$278,500	830	0	7	2005	3	880	N	N	2015 D S MAIN ST
003	331950	0941	12/28/05	\$275,000	830	0	7	2005	3	881	N	N	2015 C MAIN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	331950	0916	11/7/05	\$274,000	830	0	7	2005	3	1244	N	N	2001 A S MAIN ST
003	331950	0928	12/12/05	\$269,000	830	0	7	2005	3	1125	N	N	308 A 20TH AVE S
003	331950	0918	11/7/05	\$267,000	830	0	7	2005	3	954	N	N	2001 B S MAIN ST
003	331950	0920	12/14/05	\$265,000	830	0	7	2005	3	980	N	N	2005 A MAIN ST
003	331950	0926	11/7/05	\$262,500	830	0	7	2005	3	1160	N	N	306 B 20TH AVE S
003	331950	0922	10/3/05	\$262,000	830	0	7	2005	3	920	N	N	2005 B S MAIN ST
003	331950	0924	11/7/05	\$257,000	830	0	7	2005	3	1160	N	N	306 A 20TH AVE S
003	912610	1541	6/23/06	\$360,000	830	740	7	1995	3	2580	N	N	2207 E MARION ST
003	331950	0930	11/7/05	\$265,270	830	0	7	2005	3	1714	N	N	308 B 20TH AVE S
003	193480	0191	4/7/05	\$299,000	840	390	7	2005	3	806	N	N	175 18TH AVE
003	193480	0192	4/7/05	\$299,000	840	390	7	2005	3	1170	N	N	173 18TH AVE
003	765860	0184	6/23/05	\$320,000	840	510	7	2005	3	1556	N	N	1109 23RD AVE S
003	765860	0182	6/16/05	\$319,950	840	510	7	2005	3	1567	N	N	1111 23RD AVE S
003	225450	1835	2/16/07	\$503,000	850	0	7	1926	3	3200	N	N	1514 E COLUMBIA ST
003	722850	1845	12/5/06	\$400,000	850	0	7	1902	4	3750	N	N	1643 21ST AVE
003	331950	0293	8/18/06	\$320,000	850	100	7	2003	3	676	N	N	2011 C S WASHINGTON ST
003	331950	0299	8/15/05	\$278,000	850	100	7	2003	3	676	N	N	2015 B S WASHINGTON ST
003	912610	0625	1/19/06	\$325,000	860	0	7	2005	3	1883	N	N	415 21ST AVE
003	636290	0055	12/27/06	\$419,975	870	630	7	2003	3	2398	N	N	719 25TH AVE S
003	636290	0007	7/25/05	\$329,000	870	630	7	2003	3	2506	N	N	718 24TH AVE S
003	636290	0053	6/24/05	\$329,000	870	630	7	2003	3	2431	N	N	721 25TH AVE S
003	636290	0009	7/21/05	\$329,000	870	630	7	2003	3	2286	N	N	720 24TH AVE S
003	331950	1509	1/4/07	\$352,000	875	120	7	2006	3	1162	N	N	1643 S JACKSON PI.
003	225550	0135	3/13/06	\$452,500	880	0	7	1900	3	2560	N	N	1619 E COLUMBIA ST
003	912610	1120	3/2/07	\$340,000	890	0	7	1900	4	1972	N	N	613 22ND AVE
003	949770	0120	6/13/07	\$427,000	900	200	7	2007	3	1230	N	N	118 B 21ST AVE E
003	949770	0129	6/20/07	\$407,450	900	200	7	2007	3	995	N	N	120 A 21ST AVE E
003	949770	0131	6/22/07	\$405,950	900	200	7	2007	3	984	N	N	120 B 21ST AVE E
003	949770	0126	6/13/07	\$400,800	900	200	7	2007	3	1235	N	N	114 A 21ST AVE E
003	949770	0127	7/24/07	\$399,950	900	200	7	2007	3	974	N	N	116 A 21ST AVE E
003	949770	0121	5/24/07	\$394,000	900	200	7	2007	3	1020	N	N	118 A 21ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	949770	0125	6/22/07	\$389,000	900	200	7	2007	3	1388	N	N	114 B 21ST AVE E
003	982670	0625	9/30/05	\$380,000	900	900	7	1924	4	2240	Y	N	126 16TH AVE
003	193480	0157	8/30/05	\$281,000	900	0	7	2005	3	1326	N	N	161 19TH AVE
003	193480	0156	8/30/05	\$279,000	900	0	7	2005	3	1832	N	N	163 19TH AVE
003	636290	0152	12/13/05	\$305,000	900	170	7	2005	3	1540	N	N	2610 S DEARBORN ST
003	636290	0151	1/12/06	\$284,000	900	170	7	2005	3	873	N	N	2608 S DEARBORN ST
003	095800	0245	11/16/05	\$420,000	910	0	7	1912	5	4935	N	N	328 21ST AVE E
003	121100	0180	3/16/07	\$425,000	920	0	7	1908	3	3000	N	N	547 27TH AVE
003	722850	1235	7/2/07	\$400,000	920	210	7	1924	3	5080	N	N	914 21ST AVE
003	600350	0960	8/16/06	\$337,000	920	0	7	1905	3	3332	N	N	1008 1/2 E DENNY WAY
003	225450	1775	1/3/05	\$285,000	920	0	7	1900	3	3600	N	N	824 15TH AVE
003	722850	2089	7/5/05	\$375,000	930	0	7	1907	3	2709	N	N	1913 E PINE ST
003	605860	0005	3/27/07	\$383,000	930	930	7	1980	3	5100	N	N	802 26TH AVE S
003	722850	1312	7/28/05	\$330,000	930	440	7	1977	3	3810	N	N	964 21ST AVE
003	331950	1511	2/20/07	\$347,500	935	85	7	2006	3	1238	N	N	1645 S JACKSON PL
003	225450	1342	9/18/07	\$389,000	940	180	7	2001	3	999	N	N	1126 C 14TH AVE
003	225450	1345	7/18/06	\$370,000	940	180	7	2001	3	1345	N	N	1126 A 14TH AVE
003	225450	1341	5/1/06	\$342,000	940	180	7	2001	3	999	N	N	1126 B 14TH AVE
003	912610	1395	3/27/07	\$350,000	940	0	7	1905	3	3600	N	N	819 22ND AVE
003	331950	1513	2/12/07	\$339,000	940	145	7	2006	3	1200	N	N	1646 S KING ST
003	331950	1515	1/4/07	\$334,000	940	145	7	2006	3	1200	N	N	1644 S KING ST
003	193480	0161	4/3/07	\$334,500	960	0	7	2005	3	1691	N	N	167 C 19TH AVE
003	193480	0163	8/30/05	\$285,000	960	0	7	2005	3	1497	N	N	167 B 19TH AVE
003	193480	0162	8/3/05	\$284,950	960	0	7	2005	3	1829	N	N	167 A 19TH AVE
003	193480	0160	8/30/05	\$282,500	960	0	7	2005	3	1385	N	N	167 D 19TH AVE
003	193480	0161	8/30/05	\$277,000	960	0	7	2005	3	1691	N	N	167 C 19TH AVE
003	754480	0130	6/3/05	\$289,000	970	0	7	1900	4	1650	N	N	411 23RD AVE
003	754480	0130	2/25/05	\$253,950	970	0	7	1900	4	1650	N	N	411 23RD AVE
003	125020	0358	11/21/07	\$429,500	980	0	7	1917	4	3600	N	N	419 26TH AVE S
003	765860	0016	2/17/05	\$304,000	980	120	7	2005	3	1076	N	N	1134 23RD AVE S
003	277910	0431	11/30/06	\$480,700	990	700	7	1953	3	5500	N	N	162 24TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277910	0431	8/10/05	\$370,000	990	700	7	1953	3	5500	N	N	162 24TH AVE
003	981870	0430	5/22/06	\$378,000	990	0	7	1948	5	4500	N	N	327 27TH AVE
003	125020	0426	2/7/06	\$310,000	990	190	7	2005	3	1040	N	N	320 B 25TH AVE S
003	125020	0418	1/24/06	\$305,950	990	190	7	2005	3	844	N	N	318 B 25TH AVE S
003	095500	0447	3/13/07	\$416,000	1000	145	7	2006	3	1056	N	N	140 A 21ST AVE
003	095500	0448	1/25/07	\$411,500	1000	145	7	2006	3	1059	N	N	140 B 21ST AVE
003	095500	0445	2/7/07	\$409,000	1000	145	7	2006	3	1044	N	N	138 A 21ST AVE E
003	095500	0446	2/21/07	\$397,000	1000	145	7	2006	3	1044	N	N	138 B 21ST AVE
003	912610	1565	11/19/07	\$410,000	1000	480	7	1979	3	5160	N	N	810 22ND AVE
003	912610	0311	11/4/05	\$387,000	1000	300	7	1906	4	2720	N	N	618 20TH AVE
003	765860	0018	6/6/05	\$350,000	1000	120	7	2005	3	962	N	N	1132 23RD AVE S
003	125020	0424	12/16/05	\$322,500	1000	170	7	2005	3	1429	N	N	320 C 25TH AVE S
003	125020	0422	1/9/06	\$311,000	1000	170	7	2005	3	1400	N	N	318 C 25TH AVE S
003	331950	0950	6/17/05	\$380,000	1000	560	7	1979	3	4160	N	N	2019 S MAIN ST
003	125020	0420	12/15/05	\$312,000	1000	170	7	2005	3	1060	N	N	318 A 25TH AVE S
003	722850	1780	8/22/06	\$424,950	1010	0	7	1904	4	3750	N	N	1434 20TH AVE
003	516070	0040	8/10/07	\$429,000	1010	0	7	1901	4	4000	N	N	927 25TH AVE S
003	246090	0090	11/30/06	\$335,000	1010	900	7	1908	4	3893	N	N	933 23RD AVE S
003	982670	1760	7/31/06	\$400,000	1010	960	7	1980	3	5120	N	N	212 22ND AVE
003	225450	1346	8/16/07	\$375,000	1020	170	7	2001	3	1040	N	N	1126 F 14TH AVE
003	257240	0084	5/18/07	\$390,000	1020	240	7	2001	3	1128	N	N	160 B 15TH AVE
003	225450	1343	10/6/06	\$370,000	1020	170	7	2001	3	995	N	N	1126 D 14TH AVE
003	257240	0104	11/20/06	\$355,000	1020	240	7	2001	3	1124	N	N	158 B 15TH AVE
003	684070	0380	6/29/05	\$385,000	1020	0	7	1949	3	5000	N	N	506 26TH AVE
003	068800	0083	1/14/05	\$358,000	1020	110	7	2004	3	1933	N	N	429 A 20TH AVE E
003	949770	0115	10/10/06	\$389,950	1024	0	7	2000	3	1114	N	N	127 A 22ND AVE E
003	949770	0117	7/10/07	\$383,000	1024	0	7	2000	3	780	N	N	127 C 22ND AVE E
003	331950	0325	8/31/07	\$399,970	1030	260	7	2005	3	1973	N	N	2107 S WASHINGTON ST
003	331950	0330	1/17/06	\$386,850	1030	260	7	2005	3	1902	N	N	2109 S WASHINGTON ST
003	331950	0325	3/15/06	\$379,950	1030	260	7	2005	3	1973	N	N	2107 S WASHINGTON ST
003	331950	0327	3/15/06	\$359,950	1030	260	7	2005	3	1332	N	N	2105 S WASHINGTON ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	331950	0329	3/15/06	\$359,950	1030	260	7	2005	3	1328	N	N	2103 S WASHINGTON ST
003	331950	0332	2/7/06	\$359,950	1030	260	7	2005	3	1289	N	N	2111 S WASHINGTON ST
003	331950	0334	1/30/06	\$359,950	1030	260	7	2005	3	1289	N	N	2113 S WASHINGTON ST
003	605860	0195	10/17/05	\$428,000	1030	420	7	1971	3	5000	N	N	827 25TH AVE S
003	331950	0331	2/17/06	\$369,950	1030	260	7	2005	3	1794	N	N	2101 S WASHINGTON ST
003	290870	0046	7/28/06	\$315,000	1030	0	7	1902	4	1500	N	N	1322 E REMINGTON CT
003	937930	0030	6/27/07	\$283,000	1030	0	7	1995	3	1960	N	N	524 24TH AVE S
003	605860	0195	6/5/07	\$390,000	1030	420	7	1971	3	5000	N	N	827 25TH AVE S
003	193730	0050	4/18/06	\$370,000	1030	0	7	1921	4	4000	Y	N	1838 S DEARBORN ST
003	722850	1290	3/28/05	\$303,000	1030	0	7	1902	3	5080	N	N	950 21ST AVE
003	331950	0336	12/29/05	\$319,950	1030	260	7	2005	3	1748	N	N	2115 S WASHINGTON ST
003	937930	0028	1/10/07	\$235,000	1030	0	7	1995	3	1023	N	N	522 24TH AVE S
003	937930	0030	3/30/05	\$235,000	1030	0	7	1995	3	1960	N	N	524 24TH AVE S
003	152330	0075	9/12/07	\$235,000	1040	0	7	1955	3	4340	N	N	908 25TH AVE S
003	684070	1390	5/22/06	\$358,000	1040	0	7	1928	4	4300	N	N	163 MARTIN LUTHER KING JR WAY
003	722850	0455	4/5/05	\$330,000	1040	1040	7	1918	4	2686	N	N	915 23RD AVE
003	501100	0090	2/15/05	\$450,000	1040	300	7	1996	3	4000	N	N	615 23RD AVE E
003	036300	0100	3/10/06	\$375,000	1050	0	7	1955	3	7000	N	N	165 26TH AVE
003	754480	0404	5/18/05	\$271,000	1060	270	7	2003	3	1539	N	N	2207 JAMES ST
003	754480	0405	5/11/05	\$269,950	1060	270	7	2003	3	1598	N	N	518 22ND AVE
003	754480	0403	7/27/05	\$269,950	1060	270	7	2003	3	1418	N	N	516 22ND AVE
003	754480	0402	2/14/05	\$266,000	1060	270	7	2003	3	1465	N	N	520 22ND AVE
003	754480	0403	9/24/07	\$359,000	1060	270	7	2003	3	1418	N	N	516 22ND AVE
003	754480	0402	6/18/07	\$358,950	1060	270	7	2003	3	1465	N	N	520 22ND AVE
003	754480	0404	7/2/07	\$357,500	1060	270	7	2003	3	1539	N	N	2207 JAMES ST
003	949770	0136	3/6/07	\$390,888	1065	210	7	2006	3	1237	N	N	108 A 21ST AVE E
003	949770	0135	2/20/07	\$389,888	1065	210	7	2006	3	1225	N	N	108 B 21ST AVE E
003	331950	2174	2/21/06	\$371,500	1070	170	7	2006	3	1220	N	N	1631 A S WELLER ST
003	331950	2176	3/31/06	\$369,950	1070	170	7	2006	3	1220	N	N	1631 B S WELLER ST
003	225450	2316	6/4/07	\$436,500	1080	0	7	1901	5	2909	N	N	727 20TH AVE
003	722850	0375	2/14/07	\$418,500	1080	910	7	1926	3	4740	N	N	937 23RD AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	225450	2455	12/15/06	\$455,000	1080	0	7	1909	5	3840	N	N	829 20TH AVE
003	808040	0177	5/21/07	\$411,950	1080	270	7	2006	3	1368	N	N	1812 G 16TH AVE
003	225450	2455	2/16/05	\$377,500	1080	0	7	1909	5	3840	N	N	829 20TH AVE
003	225450	2085	10/24/07	\$341,000	1080	0	7	1924	3	3630	N	N	816 17TH AVE
003	128530	0025	9/6/07	\$314,500	1080	0	7	1959	3	4600	N	N	2415 S JUDKINS ST
003	684070	0270	3/14/05	\$375,000	1080	1080	7	1926	4	5000	N	N	532 25TH AVE
003	685270	0297	4/13/07	\$609,000	1090	100	7	2006	3	1242	N	N	529 B 11TH AVE E
003	685270	0294	3/28/07	\$575,000	1090	100	7	2005	3	1242	N	N	529 A 11TH AVE E
003	257240	0096	7/10/06	\$400,000	1090	220	7	2001	3	1125	N	N	156 B 15TH AVE
003	095500	0185	8/4/07	\$550,000	1090	0	7	1910	4	4200	N	N	227 22ND AVE E
003	095500	0185	8/4/07	\$550,000	1090	0	7	1910	4	4200	N	N	227 22ND AVE E
003	765860	0008	4/11/06	\$386,000	1090	220	7	2004	3	1208	N	N	1130 23RD AVE S
003	765860	0014	7/24/07	\$375,000	1090	220	7	2005	3	1290	N	N	1136 23RD AVE S
003	219760	0551	8/10/05	\$299,000	1100	0	7	1903	3	1800	N	N	172 10TH AVE
003	912610	0491	9/26/05	\$410,000	1110	1000	7	1977	3	4407	N	N	507 21ST AVE
003	981870	0345	6/4/07	\$562,000	1120	0	7	1927	3	4500	N	N	359 27TH AVE
003	125020	0474	6/5/07	\$331,750	1120	160	7	2002	3	800	N	N	315 C 26TH AVE S
003	912610	1261	8/22/05	\$376,000	1120	0	7	1900	5	5400	N	N	717 22ND AVE
003	331950	2171	6/5/06	\$384,950	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST
003	765860	0004	2/17/05	\$359,950	1140	290	7	2004	3	1315	N	N	2300 S JUDKINS ST
003	981870	0085	3/20/06	\$450,000	1140	500	7	1924	4	6000	N	N	194 26TH AVE
003	794260	0171	12/18/06	\$397,000	1140	380	7	1907	3	6400	N	N	553 19TH AVE
003	722850	0705	4/7/05	\$278,000	1140	0	7	1901	3	2322	N	N	1606 22ND AVE
003	331950	2177	6/14/05	\$325,000	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST
003	722850	2585	2/19/07	\$485,000	1150	1150	7	1900	4	2920	N	N	1909 E UNION ST
003	912610	0331	4/7/06	\$415,000	1150	0	7	1903	4	3600	N	N	606 20TH AVE
003	314860	0155	8/23/05	\$459,500	1150	0	7	1902	4	2731	N	N	211 BOYLSTON AVE E
003	331950	2035	7/24/06	\$410,000	1150	880	7	1978	3	6600	N	N	2032 S LANE ST
003	125020	0216	1/6/05	\$410,000	1150	530	7	2004	3	3280	N	N	2500 S LANE ST
003	765860	0010	3/2/05	\$349,950	1150	290	7	2005	3	1135	N	N	2302 S JUDKINS ST
003	605860	0050	11/21/05	\$379,999	1160	0	7	1910	4	3366	N	N	828 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	332000	0635	5/26/06	\$385,000	1160	280	7	1923	4	3360	N	N	1834 S LANE ST
003	128530	0020	3/16/07	\$377,800	1180	780	7	1923	3	4600	N	N	2411 S JUDKINS ST
003	303720	0010	2/25/05	\$335,000	1180	0	7	2004	3	2090	N	N	166 A 17TH AVE
003	073000	0050	6/7/06	\$450,000	1190	140	7	1946	3	6518	N	N	2607 S JUDKINS ST
003	981870	0095	7/18/07	\$543,000	1200	0	7	1925	4	5500	N	N	198 26TH AVE
003	303720	0014	5/11/07	\$413,000	1200	0	7	2004	3	1473	N	N	166 C 17TH AVE
003	331950	2178	2/15/06	\$409,450	1200	240	7	2006	3	2041	N	N	1629 S WELLER ST
003	636290	0030	5/31/06	\$475,000	1200	0	7	1900	5	4662	N	N	734 24TH AVE S
003	331950	2158	3/23/07	\$390,000	1200	210	7	2003	3	1674	N	N	1619 B S WELLER ST
003	981870	0095	8/9/05	\$465,000	1200	0	7	1925	4	5500	N	N	198 26TH AVE
003	303720	0012	11/29/05	\$350,000	1200	0	7	2004	3	836	N	N	166 B 17TH AVE
003	303720	0014	4/13/05	\$315,000	1200	0	7	2004	3	1473	N	N	166 C 17TH AVE
003	303720	0012	4/13/05	\$309,950	1200	0	7	2004	3	836	N	N	166 B 17TH AVE
003	722850	2130	10/28/05	\$420,000	1210	460	7	1904	3	3630	N	N	1441 20TH AVE
003	036300	0050	8/16/05	\$415,000	1210	0	7	1907	4	4500	N	N	172 25TH AVE
003	949770	0134	12/28/06	\$392,000	1220	220	7	2006	3	1551	N	N	106 21ST AVE E
003	303720	0060	7/18/06	\$385,900	1230	0	7	1900	4	2150	N	N	1610 E SPRUCE ST
003	172880	0046	7/5/05	\$371,000	1240	0	7	1900	4	3776	Y	N	1417 15TH AVE
003	570750	0040	2/16/07	\$1,050,000	1250	0	7	1910	3	6480	N	N	111 19TH AVE E
003	330370	0376	2/22/05	\$490,000	1260	180	7	1909	4	1581	N	N	1404 E HARRISON ST
003	125020	0592	4/25/05	\$394,000	1260	420	7	2002	3	1800	N	N	416 26TH AVE S
003	000760	0036	5/25/06	\$429,500	1270	0	7	1912	3	3500	N	N	193 26TH AVE
003	712830	0075	2/5/07	\$375,000	1270	0	7	1911	3	3000	Y	N	821 20TH AVE S
003	722850	0665	10/20/05	\$380,100	1270	0	7	1905	5	2370	N	N	1622 22ND AVE
003	125020	0616	7/12/05	\$335,000	1270	0	7	1904	5	2073	N	N	430 26TH AVE S
003	246090	0010	2/28/07	\$389,500	1280	0	7	1992	3	2574	N	N	925 24TH AVE S
003	722850	1590	8/10/06	\$360,000	1280	0	7	1902	3	5000	N	N	966 20TH AVE
003	516070	0080	9/22/06	\$344,000	1280	0	7	1996	3	4000	N	N	2508 S NORMAN ST
003	125020	0552	1/25/07	\$376,000	1280	330	7	2007	3	1320	N	N	309 B 27TH AVE S
003	193480	0022	2/8/05	\$310,000	1280	0	7	1903	4	3200	N	N	1906 E FIR ST
003	193730	0140	5/14/07	\$466,950	1290	700	7	1949	3	6000	Y	N	1815 S DEARBORN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	257240	0229	7/18/07	\$525,000	1300	360	7	2002	3	1917	N	N	205 15TH AVE
003	723460	1575	7/11/05	\$309,000	1300	0	7	1943	3	7260	N	N	907 19TH AVE
003	794830	0140	7/23/07	\$425,000	1306	0	7	1997	3	2560	N	N	1214 E BARCLAY CT
003	712830	0875	8/3/06	\$392,000	1310	0	7	1996	3	3000	N	N	2010 S DEARBORN ST
003	794260	1565	5/12/05	\$400,000	1310	80	7	1944	3	9400	N	N	1710 E ALDER ST
003	125020	0554	2/1/07	\$369,000	1310	365	7	2007	3	1600	N	N	307 A 27TH AVE S
003	125020	0556	2/1/07	\$369,000	1310	365	7	2007	3	1601	N	N	307 B 27TH AVE S
003	872810	0672	6/13/07	\$363,000	1320	0	7	1998	3	2161	Y	N	1119 21ST AVE S
003	912610	1290	6/26/07	\$320,000	1320	0	7	1900	3	3600	N	N	731 22ND AVE
003	605860	0390	1/18/05	\$286,000	1330	200	7	1907	3	3300	Y	N	911 23RD AVE S
003	684820	0827	7/27/06	\$650,000	1340	0	7	1951	4	3280	N	N	504 BELMONT AVE E
003	125020	0720	9/19/07	\$455,000	1340	0	7	1904	5	3600	N	N	539 MARTIN LUTHER KING JR WAY S
003	684070	1120	8/14/06	\$445,000	1340	0	7	1928	4	4400	N	N	332 25TH AVE
003	366750	0022	4/21/05	\$414,661	1350	0	7	2003	3	1288	N	N	126 C 19TH AVE E
003	125020	0550	2/7/07	\$370,071	1350	250	7	2007	3	1462	N	N	309 A 27TH AVE S
003	765860	0180	9/9/05	\$395,000	1350	0	7	2005	3	1820	Y	N	1113 23RD AVE S
003	685270	0450	4/18/05	\$540,000	1360	0	7	1902	4	4100	N	N	622 10TH AVE E
003	000760	0194	9/13/06	\$379,950	1360	0	7	1906	4	3600	N	N	2512 E YESLER WAY
003	712830	0870	12/16/05	\$374,000	1370	0	7	1900	4	3000	N	N	2012 S DEARBORN ST
003	722850	1790	9/28/06	\$529,950	1380	0	7	1900	4	7500	Y	N	1438 20TH AVE
003	330370	0015	8/3/05	\$659,000	1390	0	7	1903	3	4628	N	N	615 15TH AVE E
003	219760	0590	8/1/06	\$250,000	1390	0	7	1904	3	2400	N	N	1108 E FIR ST
003	605860	0405	10/24/06	\$460,000	1400	1400	7	1907	4	3200	Y	N	917 23RD AVE S
003	000760	0043	6/8/05	\$365,000	1410	0	7	1904	3	3000	N	N	2311 E ALDER ST
003	722850	2120	7/10/06	\$496,000	1420	0	7	1900	4	7260	N	N	1447 20TH AVE
003	140030	0035	11/23/05	\$439,000	1420	600	7	1926	5	2580	N	N	702 25TH AVE S
003	794260	2135	5/24/06	\$435,000	1430	0	7	1901	4	3360	N	N	1523 E ALDER ST
003	125020	0708	12/15/05	\$349,888	1430	0	7	2002	3	2400	N	N	530 26TH AVE S
003	636290	0040	11/14/07	\$455,000	1440	0	7	1900	3	5040	N	N	733 25TH AVE S
003	193730	0192	2/9/07	\$429,950	1440	530	7	1999	3	2085	Y	N	835 19TH AVE S
003	600350	0955	11/22/06	\$500,000	1440	860	7	1903	4	2280	N	N	106 10TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	140030	0033	6/3/05	\$346,000	1440	0	7	1999	3	2563	N	N	703 25TH AVE S
003	636290	0040	6/27/05	\$364,000	1440	0	7	1900	3	5040	N	N	733 25TH AVE S
003	193730	0190	5/2/05	\$340,000	1440	530	7	1999	3	4530	Y	N	839 19TH AVE S
003	872810	0750	6/16/05	\$320,000	1440	0	7	1996	3	3590	N	N	2023 S NORMAN ST
003	600350	1520	5/23/07	\$560,000	1450	290	7	1904	3	2400	N	N	1107 E THOMAS ST
003	912610	0675	8/24/07	\$465,000	1450	0	7	1995	3	3600	N	N	316 20TH AVE
003	140030	0081	10/11/06	\$412,000	1450	0	7	1993	3	4800	N	N	710 26TH AVE S
003	042404	9078	10/26/07	\$372,900	1450	0	7	1996	3	3884	N	N	2420 S JUDKINS ST
003	219760	0591	8/1/06	\$250,000	1450	0	7	1904	3	2400	N	N	1100 E FIR ST
003	219760	0591	1/27/06	\$250,000	1450	0	7	1904	3	2400	N	N	1100 E FIR ST
003	685270	0096	7/24/06	\$608,200	1460	0	7	1902	4	3500	N	N	520 11TH AVE E
003	225450	1335	7/19/05	\$449,950	1460	0	7	1902	3	3600	N	N	1124 14TH AVE
003	036300	0070	3/3/06	\$445,000	1460	0	7	1911	5	3000	N	N	179 26TH AVE
003	722850	1135	2/21/07	\$425,000	1470	0	7	1900	3	3810	N	N	983 22ND AVE
003	314860	0120	6/2/05	\$580,000	1470	0	7	1911	4	1852	N	N	229 BOYLSTON AVE E
003	712830	0715	8/23/07	\$399,000	1470	0	7	1902	3	3000	N	N	2026 S NYE PL
003	379600	0054	3/30/06	\$425,000	1470	0	7	1989	3	3204	N	N	119 26TH AVE S
003	125020	0415	6/27/06	\$435,000	1470	0	7	1904	3	4800	N	N	314 25TH AVE S
003	723460	0796	8/7/07	\$590,000	1480	0	7	1903	4	4800	N	N	904 17TH AVE
003	600350	1420	7/2/07	\$614,000	1480	0	7	1901	4	3520	N	N	234 10TH AVE E
003	134430	0090	10/18/07	\$505,000	1480	0	7	1928	3	2700	N	N	2107 E REPUBLICAN ST
003	912610	0475	3/27/07	\$585,000	1490	900	7	1900	4	3600	N	N	504 20TH AVE
003	912610	0065	12/11/06	\$575,000	1490	1170	7	1903	3	5400	N	N	816 20TH AVE
003	981870	0390	6/8/07	\$509,000	1490	0	7	1926	3	4000	N	N	339 27TH AVE
003	937930	0012	4/4/06	\$379,000	1490	0	7	1997	3	2400	N	N	508 24TH AVE S
003	600350	1076	4/2/07	\$600,000	1500	0	7	1901	4	2464	N	N	115 11TH AVE E
003	722850	0896	6/26/06	\$420,000	1500	0	7	1995	4	1985	N	N	2111 E PINE ST
003	330370	0006	8/17/06	\$610,000	1510	0	7	1903	3	3560	N	N	621 15TH AVE
003	794260	1955	3/29/07	\$469,000	1510	450	7	1951	3	5120	N	N	415 20TH AVE
003	193480	0120	9/23/05	\$388,000	1510	0	7	1901	4	1635	N	N	1801 E SPRUCE ST
003	981870	0180	5/24/05	\$285,000	1520	0	7	1902	3	5000	N	N	167 27TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	332000	0870	3/28/06	\$365,000	1520	0	7	1915	2	4920	Y	N	703 18TH AVE S
003	605860	0325	11/6/06	\$350,000	1520	0	7	1917	3	5000	N	N	911 24TH AVE S
003	331950	0557	6/30/06	\$360,000	1520	0	7	1908	4	2640	N	N	218 17TH AVE S
003	331950	2190	7/10/06	\$505,000	1540	960	7	2000	3	4480	N	N	1639 S WELLER ST
003	331950	2190	3/30/05	\$435,000	1540	960	7	2000	3	4480	N	N	1639 S WELLER ST
003	331950	0555	10/15/07	\$499,000	1550	0	7	1908	4	2640	N	N	212 17TH AVE S
003	000760	0196	4/17/06	\$511,000	1550	240	7	1906	4	3600	N	N	2514 E YESLER WAY
003	712830	0220	5/9/05	\$412,500	1550	0	7	1997	3	3000	N	N	2011 S INGERSOLL PL
003	912610	1420	2/14/06	\$365,000	1550	0	7	1900	3	3600	N	N	906 21ST AVE
003	331950	0555	7/27/06	\$410,000	1550	0	7	1908	4	2640	N	N	212 17TH AVE S
003	246090	0025	8/3/07	\$546,000	1560	0	7	1907	4	3960	N	N	939 24TH AVE S
003	000760	0203	2/24/07	\$425,000	1560	0	7	1920	3	3485	N	N	169 24TH AVE
003	095500	0120	8/3/06	\$537,000	1580	0	7	1900	4	3000	N	N	2204 E JOHN ST
003	982770	0105	10/23/06	\$495,000	1580	750	7	1900	4	3600	N	N	129 23RD AVE
003	219760	0592	8/1/06	\$250,000	1590	0	7	1905	3	2400	N	N	1104 E FIR ST
003	872810	0675	6/28/07	\$420,000	1590	0	7	1998	3	4282	Y	N	1121 21ST AVE S
003	982670	1386	3/8/07	\$455,000	1600	0	7	1900	3	3600	N	N	210 21ST AVE
003	225450	1340	10/10/05	\$512,000	1610	0	7	1902	4	3600	N	N	1122 14TH AVE
003	216390	0340	9/5/06	\$565,000	1610	150	7	1905	4	2400	N	N	911 BELMONT AVE E
003	225450	1873	5/15/07	\$495,000	1620	0	7	1904	4	4224	N	N	812 16TH AVE
003	982670	1345	11/3/06	\$465,000	1620	0	7	1993	4	2640	N	N	2024 E SPRUCE ST
003	684070	1680	2/22/06	\$432,500	1620	0	7	1961	3	4600	N	N	123 26TH AVE
003	982670	1315	7/3/07	\$660,000	1630	790	7	1908	5	1740	N	N	222 20TH AVE
003	125020	0190	4/6/07	\$439,000	1630	0	7	1995	3	3600	N	N	500 25TH AVE S
003	331950	2135	3/21/07	\$420,000	1630	0	7	1912	4	4480	N	N	1851 S WELLER ST
003	501100	0015	8/31/07	\$468,000	1630	0	7	1919	4	4000	N	N	608 21ST AVE E
003	754480	0080	6/2/06	\$425,000	1640	0	7	1961	3	3700	N	N	307 23RD AVE
003	095500	0365	9/29/06	\$700,000	1660	770	7	1900	3	5128	N	N	133 21ST AVE E
003	332000	0985	5/22/06	\$422,500	1660	0	7	1900	4	5040	N	N	1851 S LANE ST
003	912610	0730	11/13/06	\$440,000	1670	0	7	1900	4	3600	N	N	317 21ST AVE
003	872810	0815	7/11/05	\$442,000	1680	1030	7	2004	3	3000	N	N	1126 21ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	684820	0825	7/27/06	\$650,000	1690	0	7	1951	3	3280	N	N	508 BELMONT AVE E
003	794830	0125	6/20/05	\$420,000	1690	0	7	1993	3	2560	N	N	551 13TH AVE
003	095500	0060	11/10/06	\$428,000	1690	0	7	1906	2	4200	N	N	227 23RD AVE E
003	095500	0060	10/12/05	\$345,000	1690	0	7	1906	2	4200	N	N	227 23RD AVE E
003	722850	1095	3/26/07	\$510,000	1720	0	7	1905	3	5080	N	N	1464 21ST AVE
003	722850	1085	3/26/07	\$500,000	1720	0	7	1905	3	5080	N	N	1460 21ST AVE
003	912610	0030	11/16/07	\$480,000	1720	0	7	1902	4	3600	N	N	901 21ST AVE
003	722850	1435	2/7/07	\$455,000	1730	0	7	1996	3	3750	N	N	939 21ST AVE
003	722850	0925	8/23/05	\$400,000	1750	0	7	1900	3	7620	N	N	1451 22ND AVE
003	095500	0190	5/29/07	\$485,000	1750	0	7	1914	3	4200	N	N	223 22ND AVE E
003	636290	0120	3/15/05	\$465,000	1760	0	7	1900	4	5040	N	N	715 26TH AVE S
003	685070	0671	10/12/05	\$595,000	1760	880	7	1945	4	2370	Y	N	419 BOYLSTON AVE E
003	501100	0045	10/31/05	\$450,000	1760	0	7	1901	3	4000	N	N	605 22ND AVE E
003	981870	0115	7/24/07	\$550,000	1760	0	7	1903	3	7000	N	N	187 27TH AVE
003	723460	0780	7/18/07	\$630,000	1780	0	7	1900	3	3600	N	N	915 17TH AVE
003	277910	0095	1/30/07	\$355,000	1780	0	7	1904	3	3300	N	N	220 24TH AVE
003	722850	1060	7/5/07	\$560,000	1800	1200	7	1903	3	5080	N	N	1448 21ST AVE
003	722850	1875	6/8/05	\$720,000	1800	1040	7	2000	3	5000	N	N	1621 21ST AVE
003	125020	0365	1/4/07	\$420,000	1800	0	7	1914	3	7200	N	N	415 26TH AVE S
003	685270	0325	7/25/06	\$703,333	1800	0	7	1901	4	6032	N	N	1058 E REPUBLICAN ST
003	722850	0600	3/2/06	\$480,000	1810	0	7	1984	3	2226	N	N	2215 E OLIVE ST
003	722850	0865	11/3/05	\$428,000	1810	0	7	1902	3	4064	N	N	1644 21ST AVE
003	723460	1520	8/17/06	\$517,000	1820	1200	7	1959	4	4920	Y	N	1814 E SPRING ST
003	981870	0265	9/14/05	\$443,000	1840	0	7	1901	4	4000	N	N	168 27TH AVE
003	982670	1385	2/7/07	\$350,000	1850	800	7	1900	3	3600	N	N	208 21ST AVE
003	685270	0485	5/13/05	\$450,000	1860	0	7	1901	3	3000	N	N	1008 E REPUBLICAN ST
003	684820	0475	3/9/06	\$587,500	1870	0	7	1906	4	3300	Y	N	516 E HARRISON ST
003	712830	0135	4/4/06	\$464,000	1890	0	7	1905	4	3000	Y	N	905 20TH AVE S
003	225450	2378	3/22/07	\$585,000	1900	320	7	1908	4	3040	Y	N	806 19TH AVE
003	600300	2050	2/14/07	\$647,500	1900	0	7	1902	4	2479	N	N	110 HARVARD AVE E
003	685270	0091	6/13/05	\$685,000	1920	0	7	1986	4	3000	N	N	510 11TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	125020	0590	8/23/06	\$467,500	1920	0	7	1911	4	3551	N	N	412 26TH AVE S
003	331950	1795	1/11/07	\$439,500	1960	0	7	1905	4	4480	N	N	1846 S WELLER ST
003	000760	0109	9/1/06	\$585,000	1970	550	7	1914	3	3000	N	N	2511 E YESLER WAY
003	684070	1545	12/27/05	\$393,000	1970	0	7	1924	3	5000	N	N	120 27TH AVE
003	685270	0571	4/27/07	\$760,000	2000	0	7	1908	3	2981	N	N	1007 E REPUBLICAN ST
003	193480	0155	2/7/07	\$400,000	2010	0	7	1900	5	3244	N	N	165 A 19TH AVE
003	564660	0040	8/19/05	\$492,000	2120	570	7	1900	4	4800	N	N	728 15TH AVE
003	095500	0520	11/10/06	\$600,000	2140	0	7	1900	4	5351	N	N	118 22ND AVE E
003	000760	0110	6/9/06	\$450,000	2170	0	7	1904	4	5000	N	N	2615 E YESLER WAY
003	000760	0046	7/25/07	\$475,000	2290	0	7	1999	3	5160	N	N	212 23RD AVE
003	912610	0430	6/25/07	\$455,000	2300	0	7	1906	3	5400	N	N	2011 E JAMES ST
003	722850	0660	6/13/06	\$550,000	2406	0	7	1900	4	9480	N	N	1627 23RD AVE
003	277910	0100	6/13/06	\$434,500	2440	0	7	1904	3	5000	N	N	217 25TH AVE
003	331950	0320	9/11/07	\$511,000	2500	0	7	1907	3	4800	N	N	2031 S WASHINGTON ST
003	982670	1265	1/18/06	\$534,950	2620	0	7	1988	5	3550	N	N	152 20TH AVE
003	331950	1350	9/19/06	\$595,000	2640	0	7	1987	3	4800	N	N	1832 S KING ST
003	331950	1350	4/8/05	\$500,000	2640	0	7	1987	3	4800	N	N	1832 S KING ST
003	912610	1100	11/21/05	\$490,000	2940	0	7	1984	3	4440	N	N	607 22ND AVE
003	193480	0136	6/8/07	\$764,950	3470	0	7	1998	3	4400	N	N	154 18TH AVE
003	723460	1345	3/20/06	\$400,000	720	720	8	2005	3	1903	N	N	1514 18TH AVE
003	636290	0130	5/24/06	\$309,000	740	0	8	2002	3	2492	N	N	718 26TH AVE S
003	225450	2072	3/31/06	\$312,000	750	0	8	2006	3	1050	N	N	1700 E COLUMBIA ST
003	225450	2071	4/5/06	\$306,950	750	0	8	2006	3	1430	N	N	1702 E COLUMBIA ST
003	331950	1729	10/18/05	\$279,950	790	0	8	2005	3	1247	N	N	1811 A S KING ST
003	331950	1732	11/3/05	\$279,950	790	0	8	2005	3	1087	N	N	1815 A S KING ST
003	331950	1734	10/28/05	\$279,950	790	0	8	2005	3	1247	N	N	1815 B S KING ST
003	331950	1727	8/15/05	\$278,500	790	0	8	2005	3	1087	N	N	1811 B S KING ST
003	331950	1725	9/23/05	\$269,950	790	0	8	2005	3	2151	N	N	1813 A S KING ST
003	331950	1730	10/11/05	\$269,950	790	0	8	2005	3	2151	N	N	1813 B S KING ST
003	600350	1425	11/17/05	\$390,000	820	0	8	2005	3	826	N	N	249 11TH AVE E
003	278460	0015	2/16/06	\$469,500	870	0	8	1908	4	1265	N	N	1807 E THOMAS ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	600300	0801	5/7/07	\$419,000	905	185	8	2006	3	1102	N	N	1621 A 14TH AVE
003	685270	0283	4/17/06	\$445,000	920	0	8	2003	3	1224	N	N	420 B FEDERAL AVE E
003	193480	0131	10/25/06	\$389,950	930	540	8	2006	3	1416	N	N	166 B 18TH AVE
003	193480	0133	11/13/06	\$385,000	930	540	8	2006	3	1256	N	N	168 B 18TH AVE
003	193480	0129	11/13/06	\$385,730	930	540	8	2006	3	2026	N	N	166 A 18TH AVE
003	872810	0775	7/16/07	\$415,000	940	170	8	2007	3	1150	N	N	2011 A S NORMAN ST
003	684070	1614	8/31/07	\$372,500	950	100	8	2007	3	1155	N	N	106B 26TH AVE
003	794260	1113	5/22/07	\$407,500	960	0	8	2005	3	1498	N	N	1525 E JEFFERSON ST
003	794260	1113	3/11/05	\$327,000	960	0	8	2005	3	1498	N	N	1525 E JEFFERSON ST
003	713230	0579	4/26/05	\$379,000	960	420	8	2004	3	1046	Y	N	920 B HIAWATHA PL S
003	713230	0577	4/26/05	\$375,500	960	420	8	2004	3	1036	Y	N	920 A HIAWATHA PL S
003	794260	1115	3/28/05	\$352,000	960	0	8	2005	3	2458	N	N	353 16TH AVE
003	794260	1114	3/15/05	\$322,500	960	0	8	2005	3	1559	N	N	355 16TH AVE
003	982670	0701	2/8/06	\$380,000	970	110	8	2005	3	1297	N	N	117 A 17TH AVE
003	257240	0211	1/17/06	\$355,000	980	200	8	2006	3	1254	N	N	211 B 15TH AVE
003	257240	0212	1/20/06	\$349,950	980	200	8	2006	3	1228	N	N	211 A 15TH AVE
003	982670	0709	3/10/06	\$431,950	1000	270	8	2005	3	1076	N	N	115 B 17TH AVE
003	723460	0830	2/22/07	\$435,000	1000	190	8	2006	3	1000	N	N	927 18TH AVE
003	193480	0132	8/2/06	\$410,000	1000	530	8	2006	3	1055	N	N	164 A 18TH AVE
003	193480	0134	5/18/06	\$425,000	1000	530	8	2006	3	1768	N	N	164 B 18TH AVE
003	193480	0075	5/16/05	\$424,950	1020	540	8	2005	3	1395	N	N	1916 E SPRUCE ST
003	912610	0749	7/27/06	\$489,000	1020	600	8	1999	3	2964	N	N	2111 E TERRACE ST
003	723460	0829	11/22/06	\$449,000	1040	190	8	2006	3	1377	N	N	927 A 18TH AVE
003	723460	0831	3/6/07	\$438,000	1040	190	8	2006	3	1375	N	N	927 C 18TH AVE
003	600300	0800	4/4/07	\$469,000	1045	110	8	2006	3	1355	N	N	1621 B 14TH AVE
003	332000	0214	5/10/07	\$395,000	1050	300	8	2007	3	979	N	N	1453 S MAIN ST
003	332000	0226	5/25/07	\$395,000	1050	300	8	2007	3	1454	N	N	307 16TH AVE S
003	332000	0212	4/25/07	\$385,000	1050	300	8	2007	3	980	N	N	1451 S MAIN ST
003	332000	0222	7/30/07	\$375,000	1050	300	8	2007	3	944	N	N	303 16TH AVE S
003	332000	0224	5/31/07	\$375,000	1050	300	8	2007	3	944	N	N	305 16TH AVE S
003	723460	1348	12/7/05	\$461,000	1060	240	8	2005	3	1429	N	N	1512 C 18TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	723460	1346	11/14/05	\$459,000	1060	240	8	2005	3	1424	N	N	1512 A 18TH AVE
003	872810	0765	3/14/07	\$444,900	1060	320	8	2006	3	1400	N	N	2017 A S NORMAN ST
003	095500	0376	2/16/05	\$360,500	1060	230	8	2005	3	1325	N	N	125 A 21ST AVE E
003	095500	0375	2/24/05	\$359,950	1060	230	8	2005	3	1033	N	N	125 B 21ST AVE E
003	095500	0378	3/23/05	\$349,500	1060	230	8	2005	3	1057	N	N	123 B 21ST AVE E
003	095500	0379	3/7/05	\$349,500	1060	230	8	2005	3	1362	N	N	123 A 21ST AVE E
003	808040	0176	3/26/07	\$399,950	1080	270	8	2006	3	1397	N	N	1812 F 16TH AVE
003	095500	0374	3/14/05	\$359,500	1080	230	8	2005	3	1345	N	N	125 C 21ST AVE E
003	095500	0377	2/22/05	\$351,000	1080	230	8	2005	3	1372	N	N	123 C 21ST AVE E
003	125020	0767	8/22/05	\$339,500	1087	235	8	2005	3	1796	N	N	515 MARTIN LUTHER KING JR WAY S
003	125020	0763	8/19/05	\$330,000	1087	235	8	2005	3	1796	N	N	513 MARTIN LUTHER KING JR WAY S
003	125020	0765	10/7/05	\$329,450	1087	235	8	2005	3	1796	N	N	511 MARTIN LUTHER KING JR WAY S
003	125020	0769	10/10/05	\$319,950	1087	235	8	2005	3	1796	N	N	517 MARTIN LUTHER KING JR WAY S
003	912610	0870	6/15/07	\$435,000	1090	220	8	2007	3	1495	N	N	400-A 21ST AVE
003	912610	0871	7/25/07	\$428,000	1090	220	8	2007	3	1380	N	N	400-B 21ST AVE
003	685270	0532	4/25/07	\$619,950	1100	305	8	2006	3	1285	N	N	427 FEDERAL AVE E
003	937930	0059	5/23/06	\$385,000	1100	190	8	2006	3	1184	N	N	537 25TH AVE S
003	685270	0526	7/9/07	\$499,000	1100	260	8	2006	3	838	N	N	421 FEDERAL AVE E
003	937930	0057	5/18/06	\$364,000	1100	190	8	2006	3	1071	N	N	539 25TH AVE S
003	937930	0067	5/18/06	\$355,000	1100	190	8	2006	3	1352	N	N	2414 S LANE ST
003	937930	0069	4/27/06	\$355,000	1100	190	8	2006	3	1661	N	N	2412 S LANE ST
003	332000	0218	5/15/07	\$385,000	1100	320	8	2007	3	1199	N	N	301 16TH AVE S
003	723460	1406	2/6/07	\$499,950	1110	150	8	2007	3	1391	N	N	1414 A 18TH AVE
003	723460	1419	5/3/07	\$499,950	1110	150	8	2007	3	1416	N	N	1416 C 18TH AVE
003	982670	1200	11/15/05	\$365,000	1110	180	8	2005	3	1420	N	N	108 C 20TH AVE
003	723460	0091	6/1/05	\$372,500	1110	210	8	2005	3	1162	N	N	1138 A 15TH AVE
003	723460	1033	6/23/06	\$405,000	1110	170	8	2004	3	1333	N	N	1513 A 18TH AVE
003	723460	0097	6/1/05	\$365,000	1110	210	8	2005	3	997	N	N	1136 B 15TH AVE
003	982670	1628	11/12/07	\$389,950	1115	480	8	2007	3	1553	N	N	2215 E YESLER WAY
003	225450	1765	9/19/06	\$390,500	1120	0	8	1999	3	2042	N	N	818 15TH AVE
003	684070	1608	6/22/07	\$418,000	1120	230	8	2007	3	1420	N	N	100 A 26TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	684070	1612	6/18/07	\$409,000	1120	230	8	2007	3	1594	N	N	106 A 26TH AVE
003	685270	0520	3/2/07	\$559,950	1125	260	8	2006	3	1132	N	N	431 FEDERAL AVE E
003	685270	0527	4/12/07	\$559,950	1125	260	8	2006	3	1132	N	N	423 FEDERAL AVE E
003	982670	0703	1/20/06	\$399,950	1130	210	8	2005	3	972	N	N	117 B 17TH AVE
003	600350	1434	3/22/05	\$392,000	1130	0	8	2005	3	882	N	N	241 11TH AVE E
003	723460	1411	5/9/07	\$589,827	1140	280	8	2007	3	1266	N	N	1420 C 18TH AVE
003	600300	1621	7/28/06	\$609,000	1140	270	8	2002	3	998	N	N	1808 14TH AVE E
003	723460	1412	7/17/07	\$530,000	1140	280	8	2007	3	917	N	N	1420 B 18TH AVE
003	685270	0528	1/5/07	\$589,950	1140	260	8	2006	3	1236	N	N	433 FEDERAL AVE E
003	685270	0525	4/12/07	\$569,950	1140	260	8	2006	3	1237	N	N	419 FEDERAL AVE E
003	912610	1121	5/3/07	\$425,000	1140	310	8	2006	3	1619	N	N	615 22ND AVE
003	135530	0013	8/29/07	\$532,950	1150	265	8	2007	3	1294	N	N	1410 E OLIVE ST
003	600300	0802	3/6/07	\$509,000	1150	320	8	2006	3	1334	N	N	1619 A 14TH AVE
003	600300	0803	3/9/07	\$500,000	1150	320	8	2006	3	1337	N	N	1619 B 14TH AVE
003	912610	0872	6/1/07	\$410,000	1150	230	8	2007	3	1379	N	N	2108 E TERRACE ST
003	912610	0873	8/15/07	\$380,000	1150	170	8	2007	3	1495	N	N	2106 TERRACE ST
003	982670	1746	4/20/06	\$444,950	1152	343	8	2005	3	1649	N	N	2217 E SPRUCE ST
003	723460	1408	7/24/07	\$539,990	1160	230	8	2007	3	1385	N	N	1422 A 18TH AVE
003	723460	1409	7/6/07	\$499,990	1160	230	8	2007	3	980	N	N	1422 B 18TH AVE
003	723460	1031	2/16/07	\$510,000	1160	310	8	2004	3	1007	N	N	1515 B 18TH AVE
003	723460	0832	4/24/07	\$459,000	1160	150	8	2006	3	1500	N	N	927 18TH AVE
003	872810	0761	6/18/07	\$443,900	1160	340	8	2006	3	1518	N	N	2015 B S NORMAN ST
003	193480	0193	4/5/05	\$399,000	1160	390	8	2005	3	1233	N	N	1715 E SPRUCE ST
003	982670	1624	11/12/07	\$397,000	1160	430	8	2007	3	928	N	N	2213 A E YESLER WAY
003	982670	1620	9/25/07	\$395,000	1160	430	8	2007	3	1263	N	N	2211 B E YESLER WAY
003	982670	1622	9/25/07	\$395,000	1160	430	8	2007	3	1262	N	N	2211 A E YESLER WAY
003	723460	1032	2/2/05	\$399,000	1160	310	8	2004	3	1313	N	N	1515 A 18TH AVE
003	723460	1031	1/27/05	\$395,000	1160	310	8	2004	3	1007	N	N	1515 B 18TH AVE
003	982670	1626	11/6/07	\$380,000	1160	430	8	2007	3	1121	N	N	2213 B E YESLER WAY
003	723460	1413	2/27/07	\$559,990	1170	280	8	2007	3	1552	N	N	1420 A 18TH AVE
003	125020	0210	5/4/07	\$500,000	1170	370	8	2007	3	1798	N	N	526 25TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	125020	0208	1/25/07	\$495,000	1170	370	8	2007	3	1799	N	N	524 25TH AVE S
003	135530	0003	9/1/07	\$575,950	1170	230	8	2007	3	1244	N	N	1704 14TH AVE
003	125020	0204	3/19/07	\$485,000	1170	370	8	2007	3	1798	N	N	522 25TH AVE S
003	135530	0004	8/21/07	\$557,000	1175	230	8	2007	3	1588	N	N	1402 E OLIVE ST
003	636290	0134	8/30/05	\$332,600	1175	0	8	2002	3	1250	N	N	718 26TH AVE S
003	225450	2025	4/26/07	\$551,000	1180	0	8	1907	4	3600	N	N	1715 E COLUMBIA ST
003	723460	1410	3/28/07	\$565,812	1180	230	8	2007	3	1567	N	N	1422 C 18TH AVE
003	937930	0081	11/8/06	\$359,000	1180	220	8	2006	3	1309	N	N	517 A 25TH AVE S
003	685270	0286	12/21/05	\$440,000	1180	0	8	2003	3	1264	N	N	422 B FEDERAL AVE E
003	937930	0082	5/18/07	\$353,000	1180	220	8	2006	3	1309	N	N	517 B 25TH AVE S
003	225450	2025	7/6/05	\$400,000	1180	0	8	1907	4	3600	N	N	1715 E COLUMBIA ST
003	257240	0011	5/30/06	\$388,000	1184	0	8	2001	3	1492	N	N	212 15TH AVE
003	685270	0298	10/18/06	\$659,000	1190	100	8	2005	3	1213	N	N	527 A 11TH AVE E
003	685270	0299	12/8/06	\$649,000	1190	100	8	2005	3	1271	N	N	527 B 11TH AVE E
003	685270	0416	6/24/05	\$518,000	1190	350	8	1995	3	1512	N	N	617 A FEDERAL AVE E
003	982670	0751	1/11/06	\$410,000	1190	210	8	2005	3	915	N	N	108 B 17TH AVE S
003	135530	0001	8/28/07	\$609,950	1200	230	8	2007	3	1488	N	N	1700 14TH AVE
003	723460	0833	3/10/07	\$455,000	1200	150	8	2006	3	1963	N	N	927 18TH AVE
003	982670	1201	11/21/05	\$390,000	1200	215	8	2005	3	1012	N	N	108 B 20TH AVE
003	982670	1202	3/13/06	\$385,000	1200	215	8	2005	3	1278	N	N	108 A 20TH AVE
003	949770	0072	2/25/05	\$383,200	1200	330	8	2005	3	1225	N	N	121 D 21ST AVE E
003	949770	0070	1/27/05	\$382,000	1200	330	8	2005	3	1462	N	N	121 B 21ST AVE E
003	949770	0071	2/3/05	\$379,500	1200	330	8	2005	3	1475	N	N	121 A 21ST AVE E
003	949770	0073	2/4/05	\$369,950	1200	330	8	2005	3	1242	N	N	121 C 21ST AVE E
003	685270	0529	10/2/06	\$639,950	1210	305	8	2006	3	1563	N	N	429 FEDERAL AVE E
003	685270	0533	10/24/06	\$632,000	1210	305	8	2006	3	1558	N	N	425 FEDERAL AVE E
003	685270	0097	9/21/06	\$567,000	1220	390	8	2005	3	1275	N	N	514 B 11TH AVE E
003	685270	0095	7/20/05	\$505,999	1220	270	8	2005	3	1468	N	N	514 A 11TH AVE E
003	685270	0097	4/27/05	\$499,990	1220	390	8	2005	3	1275	N	N	514 B 11TH AVE E
003	723460	1407	3/1/07	\$549,950	1230	360	8	2007	3	1376	N	N	1416 A 18TH AVE
003	723460	1404	1/18/07	\$539,950	1230	360	8	2007	3	1357	N	N	1414 A 18TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	723460	0810	7/25/06	\$490,000	1230	230	8	2000	3	1795	N	N	922 17TH AVE
003	723460	1414	5/3/07	\$522,500	1230	360	8	2007	3	1058	N	N	1416 B 18TH AVE
003	723460	1405	12/12/06	\$514,950	1230	360	8	2007	3	1042	N	N	1414 B 18TH AVE
003	135530	0005	8/21/07	\$569,950	1230	230	8	2007	3	1997	N	N	1404 E OLIVE ST
003	982670	0753	2/21/06	\$389,950	1230	100	8	2005	3	1312	N	N	108 A 17TH AVE S
003	982670	1204	11/1/05	\$370,000	1230	360	8	2005	3	1092	N	N	110 B 20TH AVE
003	982670	1205	10/27/05	\$365,000	1230	360	8	2005	3	1423	N	N	110 C 20TH AVE
003	685270	0412	5/10/07	\$700,000	1235	320	8	1995	3	1490	N	N	615 B FEDERAL AVE E
003	982670	0711	12/21/06	\$490,000	1240	260	8	2005	3	1478	N	N	115 A 17TH AVE
003	982670	0711	2/22/06	\$462,450	1240	260	8	2005	3	1478	N	N	115 A 17TH AVE
003	982670	0707	2/7/06	\$459,950	1240	270	8	2005	3	1479	N	N	115 C 17TH AVE
003	722850	1170	2/1/06	\$475,000	1240	0	8	1907	4	3810	N	N	959 22ND AVE
003	125020	0292	3/2/06	\$435,000	1250	310	8	2002	3	2097	N	N	501 26TH AVE S
003	712830	0315	3/9/06	\$415,000	1251	424	8	2001	3	3000	N	N	2010 S NORMAN ST
003	722850	2360	3/13/06	\$500,000	1260	0	8	1904	5	3630	N	N	945 20TH AVE
003	600350	1078	4/25/05	\$499,950	1260	424	8	2002	3	2401	N	N	1016 E DENNY WAY
003	172880	0106	9/28/06	\$553,990	1270	280	8	2006	3	1067	N	N	1623 B 15TH AVE
003	685270	0468	5/30/07	\$675,000	1280	420	8	2001	3	1568	N	N	517 FEDERAL AVE E
003	257240	0210	1/18/06	\$414,106	1280	390	8	2006	3	2054	N	N	213 15TH AVE
003	912610	0886	9/8/06	\$385,000	1280	470	8	2002	3	1463	N	N	413 B 22ND AVE
003	912610	0885	5/23/05	\$344,500	1280	470	8	2002	3	1911	N	N	411 B 22ND AVE
003	172880	0105	8/30/05	\$620,000	1290	280	8	2006	3	1403	N	N	1623 A 15TH AVE
003	172880	0107	10/24/06	\$565,000	1290	280	8	2006	3	1397	N	N	1623 C 15TH AVE
003	172880	0105	9/29/06	\$556,202	1290	280	8	2006	3	1403	N	N	1623 A 15TH AVE
003	501100	0165	10/10/06	\$615,000	1290	650	8	1907	5	3285	N	N	2205 E MERCER ST
003	685270	0156	2/3/06	\$465,000	1295	0	8	2006	3	806	N	N	418 B 11TH AVE E
003	685270	0159	2/16/06	\$460,000	1295	85	8	2006	3	790	N	N	416 B 11TH AVE E
003	723460	1347	9/19/05	\$445,967	1300	370	8	2005	3	1175	N	N	1512 B 18TH AVE
003	605860	0135	11/7/05	\$405,000	1310	350	8	2005	3	1534	N	N	2505 S DEARBORN ST
003	135530	0008	9/17/07	\$569,950	1315	250	8	2007	3	1307	N	N	1706 14TH AVE
003	982670	0757	8/20/07	\$406,900	1320	350	8	2005	3	1049	N	N	106 B 17TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	605860	0137	11/7/05	\$424,950	1320	400	8	2005	3	1767	N	N	2501 S DEARBORN ST
003	982670	0757	2/16/06	\$399,950	1320	350	8	2005	3	1049	N	N	106 B 17TH AVE S
003	722850	0815	4/6/05	\$414,500	1330	0	8	1908	4	2860	N	N	1614 21ST AVE
003	981560	0150	6/29/07	\$425,000	1335	0	8	1995	3	2773	N	N	110 24TH AVE S
003	685270	0155	12/28/05	\$463,399	1335	0	8	2006	3	900	N	N	418 A 11TH AVE E
003	685270	0157	12/30/05	\$444,990	1335	45	8	2006	3	1213	N	N	418 C 11TH AVE E
003	981560	0090	1/29/07	\$318,000	1335	0	8	1995	3	2918	N	N	121 25TH AVE S
003	722850	1368	10/3/07	\$470,000	1340	340	8	2007	3	2418	N	N	989 21ST AVE
003	937930	0080	2/21/07	\$410,950	1340	320	8	2006	3	2195	N	N	519 25TH AVE S
003	981560	0180	2/26/07	\$405,000	1347	0	8	1995	3	2812	N	N	107 25TH AVE S
003	981560	0170	11/15/05	\$320,000	1347	0	8	1995	3	2703	N	N	108 24TH AVE S
003	600350	1436	7/30/07	\$525,000	1350	0	8	2005	3	860	N	N	243 11TH AVE E
003	982670	0705	12/15/05	\$439,950	1350	250	8	2005	3	1374	N	N	117 C 17TH AVE
003	685270	0161	2/7/06	\$485,000	1350	85	8	2006	3	1082	N	N	416 A 11TH AVE E
003	685270	0158	2/2/06	\$484,197	1350	80	8	2006	3	1201	N	N	416 C 11TH AVE E
003	685270	0099	8/10/07	\$615,000	1360	390	8	2005	3	1375	N	N	512 B 11TH AVE E
003	600350	0885	1/19/06	\$694,950	1360	600	8	1903	5	4200	N	N	1113 E JOHN ST
003	685270	0098	3/15/05	\$489,950	1360	390	8	2005	3	1368	N	N	512 A 11TH AVE E
003	685270	0099	3/15/05	\$489,950	1360	390	8	2005	3	1375	N	N	512 B 11TH AVE E
003	722850	2550	5/24/07	\$585,000	1370	150	8	1903	3	3600	N	N	1124 19TH AVE
003	303720	0103	10/27/06	\$429,950	1370	60	8	2006	3	826	N	N	1618 E FIR ST
003	814120	0017	12/5/06	\$562,500	1380	0	8	2003	3	2521	N	N	518 20TH AVE E
003	723460	1460	4/29/05	\$392,000	1380	0	8	1992	3	1852	Y	N	1110 18TH AVE
003	912610	1125	1/10/06	\$451,000	1380	0	8	1900	4	5400	N	N	2121 E CHERRY ST
003	303720	0101	10/25/06	\$445,000	1390	70	8	2006	3	1046	N	N	1616 E FIR ST
003	303720	0105	10/30/06	\$423,000	1390	70	8	2006	3	976	N	N	1620 E FIR ST
003	794260	1226	7/16/07	\$571,000	1400	0	8	1992	3	3960	N	N	305 16TH AVE
003	172880	0102	10/6/06	\$533,701	1400	90	8	2006	3	1328	N	N	1621 A 15TH AVE
003	937930	0055	5/18/06	\$499,950	1410	380	8	2006	3	2584	N	N	541 25TH AVE S
003	912610	0836	5/26/06	\$404,000	1410	310	8	2001	3	1529	N	N	426 21ST AVE
003	722850	1445	6/22/06	\$489,000	1410	680	8	1903	5	3750	N	N	931 21ST AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	912610	0840	12/9/05	\$351,000	1410	310	8	2001	3	1620	N	N	2109 E JEFFERSON ST
003	912610	0839	1/13/05	\$329,000	1420	310	8	2001	3	1891	N	N	2111 E JEFFERSON ST
003	912610	0839	6/19/06	\$399,000	1420	310	8	2001	3	1891	N	N	2111 E JEFFERSON ST
003	172880	0104	10/26/06	\$558,490	1430	0	8	2006	3	1196	N	N	1621 C 15TH AVE
003	172880	0103	10/25/06	\$523,442	1430	0	8	2006	3	897	N	N	1621 B 15TH AVE
003	723460	1421	6/16/06	\$449,000	1440	380	8	1996	3	1802	N	N	1811 E PIKE ST
003	225450	1825	11/20/07	\$519,000	1460	0	8	1990	3	2251	N	N	817 16TH AVE
003	225450	1827	11/18/05	\$449,000	1460	0	8	1990	3	2251	N	N	813 16TH AVE
003	794260	1225	1/19/05	\$492,000	1460	0	8	1911	4	4840	N	N	301 16TH AVE
003	982670	1791	9/21/06	\$420,000	1460	320	8	2001	3	1981	N	N	219 23RD AVE
003	982670	0722	5/17/06	\$464,000	1460	330	8	2005	3	1045	N	N	1621 E FIR ST
003	330370	0065	10/27/06	\$590,000	1460	0	8	1903	4	3564	N	N	624 MALDEN AVE E
003	685270	0305	4/20/06	\$500,000	1460	0	8	1903	4	3000	N	N	521 11TH AVE E
003	600300	0690	7/18/06	\$650,000	1480	710	8	1903	4	2160	N	N	1203 E OLIVE ST
003	982670	0724	5/8/06	\$470,000	1480	330	8	2005	3	980	N	N	1623 E FIR ST
003	225450	1135	1/3/06	\$470,000	1490	0	8	1902	3	2279	N	N	915 14TH AVE
003	722850	1165	10/26/05	\$415,000	1500	0	8	1907	3	3810	N	N	957 22ND AVE
003	722850	0410	5/17/07	\$540,000	1510	0	8	1905	4	2370	N	N	928 22ND AVE
003	423240	0800	9/22/05	\$525,000	1510	0	8	1905	3	2400	N	N	1616 E HARRISON ST
003	600300	0680	8/2/05	\$635,100	1510	770	8	1902	4	2220	N	N	1205 E OLIVE ST
003	225450	1145	1/25/07	\$613,000	1520	0	8	1902	5	3600	N	N	907 14TH AVE
003	713230	0573	9/21/06	\$489,950	1520	0	8	2004	3	1921	N	N	920 C HIAWATHA PL S
003	440020	0057	3/14/06	\$649,950	1520	530	8	2006	3	2020	N	N	509 20TH AVE E
003	440020	0055	3/7/06	\$646,500	1520	530	8	2006	3	1909	N	N	507 20TH AVE E
003	713230	0573	5/19/05	\$425,000	1520	0	8	2004	3	1921	N	N	920 C HIAWATHA PL S
003	519110	0140	2/17/05	\$500,000	1530	0	8	1907	3	3060	N	N	601 21ST AVE E
003	722850	2495	3/22/07	\$560,000	1540	0	8	1903	3	4840	Y	N	938 19TH AVE
003	600300	0950	6/6/07	\$850,000	1540	1540	8	1961	3	3840	N	N	1315 E HOWELL ST
003	794260	1540	4/27/07	\$500,000	1540	0	8	1901	3	5120	N	N	318 17TH AVE
003	516070	0195	9/13/06	\$425,000	1550	0	8	1996	3	4000	N	N	926 26TH AVE S
003	982670	0755	3/31/06	\$438,950	1550	270	8	2005	3	1528	Y	N	106 A 17TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423240	0780	9/25/06	\$645,000	1560	0	8	1904	3	3600	N	N	410 16TH AVE E
003	722850	0350	2/26/07	\$485,000	1560	300	8	1900	4	2765	N	N	950 22ND AVE
003	722850	0816	2/8/05	\$412,000	1560	0	8	2004	3	2220	N	N	1612 21ST AVE
003	519110	0170	11/17/06	\$582,000	1560	0	8	1929	3	4400	N	N	2015 E ROY ST
003	912610	0860	8/16/07	\$590,000	1560	780	8	1900	5	3600	N	N	406 21ST AVE
003	605860	0148	11/17/05	\$390,000	1560	0	8	2002	3	1904	N	N	801 25TH AVE S
003	225450	2460	4/2/07	\$535,000	1570	0	8	1996	3	5120	N	N	825 20TH AVE
003	171040	0105	12/28/05	\$528,500	1570	550	8	1984	3	3200	N	N	835 15TH AVE
003	600350	0995	5/18/05	\$480,000	1580	0	8	1908	4	3840	N	N	112 10TH AVE E
003	794260	1860	8/7/06	\$499,900	1580	0	8	1903	3	5120	N	N	320 19TH AVE
003	722850	2435	6/21/06	\$480,000	1580	300	8	1923	4	1888	N	N	1904 E MARION ST
003	912610	1235	7/28/05	\$460,000	1580	0	8	1900	4	5400	N	N	703 22ND AVE
003	722850	1367	7/13/06	\$459,950	1600	0	8	1915	5	2262	N	N	987 21ST AVE
003	125020	0213	3/8/06	\$465,000	1600	800	8	2004	3	2460	N	N	534 25TH AVE S
003	193730	0031	6/26/06	\$479,000	1610	0	8	1931	3	4150	Y	N	1826 S DEARBORN ST
003	171040	0045	7/25/05	\$479,500	1610	0	8	1901	5	3200	Y	N	808 14TH AVE
003	423240	0415	3/1/05	\$551,250	1610	0	8	1987	3	5400	N	N	519 18TH AVE E
003	982670	0759	2/22/06	\$429,950	1610	260	8	2005	3	1530	N	N	106 C 17TH AVE
003	095500	0255	5/8/06	\$635,000	1610	970	8	1905	5	4200	N	N	222 21ST AVE E
003	216390	0425	7/11/05	\$550,000	1620	0	8	1902	4	2213	N	N	706 BELLEVUE AVE E
003	366750	0130	2/20/07	\$525,000	1640	0	8	2006	3	1564	N	N	118 20TH AVE E
003	685270	0560	7/11/07	\$665,000	1640	0	8	1908	4	4000	N	N	422 10TH AVE E
003	814120	0015	11/18/06	\$528,950	1640	0	8	2003	3	1141	N	N	520 B 20TH AVE E
003	982670	1417	1/4/06	\$445,000	1648	392	8	2000	3	2157	N	N	2119 E ALDER ST
003	685270	0040	3/16/06	\$585,000	1650	0	8	1903	4	4000	N	N	616 11TH AVE E
003	723460	1536	6/18/07	\$585,870	1660	600	8	2002	3	1828	N	N	916 A 18TH AVE
003	684070	1000	10/16/06	\$485,000	1660	200	8	1930	4	5000	N	N	317 MARTIN LUTHER KING JR WAY
003	134430	0180	4/16/07	\$645,000	1670	0	8	1926	4	4200	N	N	525 23RD AVE E
003	912610	0540	4/9/07	\$594,000	1680	0	8	2001	3	2190	N	N	523 B 21ST AVE
003	912610	0538	12/6/05	\$435,000	1680	0	8	2001	3	1410	N	N	523 A 21ST AVE
003	685270	0265	4/21/06	\$540,000	1680	0	8	1901	4	2460	N	N	1058 E HARRISON ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	794260	1790	7/27/05	\$350,000	1680	0	8	1901	3	5120	N	N	347 19TH AVE
003	722850	0415	2/28/07	\$455,000	1690	830	8	1908	5	2370	N	N	929 23RD AVE
003	134430	0305	7/23/07	\$605,000	1700	330	8	1903	2	4200	Y	N	350 22ND AVE E
003	794260	0065	8/2/06	\$624,950	1700	0	8	1905	5	5120	Y	N	522 19TH AVE
003	257240	0242	9/6/06	\$387,000	1700	0	8	1999	3	1191	N	N	1414 E SPRUCE ST
003	257240	0241	11/21/06	\$397,800	1700	0	8	1999	3	1586	N	N	1412 E SPRUCE ST
003	722850	0820	6/28/05	\$600,000	1710	730	8	1908	3	5080	N	N	1616 21ST AVE
003	600300	1642	6/29/06	\$805,000	1720	280	8	1900	4	4615	N	N	1419 E DENNY WAY
003	600350	1620	10/19/05	\$659,000	1730	0	8	1904	5	3200	N	N	202 12TH AVE E
003	685070	0665	12/16/05	\$634,500	1740	870	8	1910	3	3600	N	N	423 BOYLSTON AVE E
003	722850	1115	1/9/07	\$600,000	1750	540	8	1929	3	4500	N	N	1474 21ST AVE
003	982670	0726	4/13/06	\$499,950	1760	235	8	2005	3	1483	N	N	127 17TH AVE
003	794260	1545	4/10/07	\$651,000	1780	0	8	1901	5	5120	N	N	316 17TH AVE
003	225450	1440	7/7/05	\$570,000	1790	0	8	1901	3	3600	Y	N	1414 E SPRING ST
003	712830	0282	4/3/06	\$540,000	1790	680	8	2005	3	3000	N	N	2032 S NORMAN ST
003	712830	0284	11/14/06	\$540,000	1790	680	8	2005	3	3000	N	N	2028 S NORMAN ST
003	133880	0980	4/26/06	\$799,950	1790	980	8	1906	5	4100	N	N	620 21ST AVE E
003	605860	0154	4/17/06	\$399,995	1790	0	8	2002	3	1679	N	N	807 25TH AVE S
003	712830	0350	3/11/05	\$449,000	1790	600	8	1927	4	3000	N	N	2001 S CHARLES ST
003	605860	0152	1/10/05	\$365,000	1790	0	8	2002	3	1679	N	N	805 25TH AVE S
003	712830	0282	8/9/05	\$441,500	1790	680	8	2005	3	3000	N	N	2032 S NORMAN ST
003	712830	0284	8/9/05	\$441,500	1790	680	8	2005	3	3000	N	N	2028 S NORMAN ST
003	193480	0121	3/2/06	\$485,000	1800	200	8	2004	3	2415	N	N	1805 E SPRUCE ST
003	636290	0150	11/7/05	\$479,950	1800	570	8	2005	3	2582	N	N	734 26TH AVE S
003	423240	1300	9/15/06	\$662,000	1810	0	8	1904	3	3600	N	N	1609 E HARRISON ST
003	423240	1015	9/26/05	\$749,950	1816	900	8	1905	5	3906	N	N	431 18TH AVE E
003	134430	0155	3/27/06	\$585,000	1820	0	8	1923	3	4200	N	N	516 21ST AVE E
003	171040	0025	6/6/07	\$740,000	1840	0	8	1993	3	4760	Y	N	816 14TH AVE
003	225450	1830	7/3/06	\$675,000	1840	1060	8	1926	4	3520	Y	N	807 16TH AVE
003	912610	1300	2/27/06	\$625,000	1860	0	8	2005	3	3600	Y	N	824 21ST AVE
003	684070	1170	8/11/05	\$527,500	1860	200	8	1937	5	4400	N	N	311 26TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	257240	0240	7/25/05	\$436,000	1870	0	8	1906	4	3997	N	N	1408 E SPRUCE ST
003	225450	1455	9/25/07	\$510,000	1890	0	8	1901	3	3480	N	N	902 14TH AVE
003	912610	0535	2/13/07	\$600,000	1890	0	8	1900	5	3600	N	N	521 21ST AVE
003	794260	2130	6/8/07	\$795,000	1900	590	8	2007	3	3360	N	N	1529 E ALDER ST
003	423240	0140	5/13/06	\$575,000	1930	530	8	1903	3	3760	N	N	1614 E MERCER ST
003	912610	1280	5/2/05	\$399,500	1960	440	8	1996	3	3600	N	N	723 22ND AVE
003	095800	0051	10/9/06	\$600,000	2020	0	8	2000	3	2839	N	N	329 23RD AVE E
003	684820	0830	7/25/06	\$755,000	2040	270	8	1910	3	3444	N	N	502 BELMONT AVE E
003	225450	1850	8/12/05	\$565,000	2040	0	8	1926	3	3520	Y	N	801 16TH AVE
003	685070	0661	8/2/07	\$625,000	2050	0	8	1904	3	3995	N	N	429 BOYLSTON AVE E
003	216390	0305	6/27/05	\$675,000	2100	600	8	1905	4	3120	N	N	711 SUMMIT AVE E
003	000760	0093	9/25/06	\$605,000	2120	0	8	1901	4	7320	N	N	117 24TH AVE S
003	423240	1070	11/26/07	\$660,100	2160	0	8	1911	3	4800	N	N	420 18TH AVE E
003	722850	1138	9/19/05	\$425,000	2160	0	8	2005	3	3777	N	N	981 22ND AVE
003	684820	0220	7/19/06	\$760,000	2210	0	8	1901	3	4800	N	N	411 SUMMIT AVE E
003	067600	0110	5/24/06	\$719,000	2230	0	8	1916	4	2430	N	N	1010 BELLEVUE CT E
003	330370	0536	10/25/05	\$595,000	2260	890	8	2006	3	3445	N	N	620 14TH AVE E
003	600300	1660	11/28/05	\$758,000	2280	0	8	1994	5	4050	N	N	1415 E DENNY WAY
003	685070	0670	2/24/06	\$612,000	2290	240	8	1906	3	2370	N	N	421 BOYLSTON AVE E
003	684820	0836	9/1/05	\$720,000	2310	0	8	1902	4	4210	N	N	620 BELMONT AVE E
003	423240	0375	4/13/05	\$670,000	2320	910	8	1906	3	5400	N	N	510 17TH AVE E
003	225550	0110	2/24/06	\$749,900	2360	0	8	1908	5	3600	N	N	717 17TH AVE
003	193480	0130	7/26/06	\$495,000	2360	580	8	1906	5	3486	N	N	162 18TH AVE
003	600300	0790	10/24/06	\$785,000	2400	0	8	1909	4	5120	N	N	1623 14TH AVE
003	685070	0171	7/20/05	\$635,000	2410	880	8	1968	3	2980	N	N	609 10TH AVE E
003	519110	0180	9/16/05	\$668,330	2440	0	8	1910	4	3080	N	N	2003 E MERCER ST
003	130330	0030	7/17/07	\$785,000	2450	620	8	1996	3	3150	N	N	317 CORYELL CT E
003	134430	0115	6/29/05	\$835,000	2560	0	8	1923	5	4200	N	N	511 22ND AVE E
003	605860	0105	2/11/05	\$451,000	2580	700	8	1907	4	5000	N	N	826 25TH AVE S
003	332000	0945	8/20/07	\$650,000	2600	1200	8	1925	5	7200	Y	N	1829 S LANE ST
003	364610	0940	4/2/07	\$760,000	2640	600	8	1905	4	5500	N	N	703 24TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277910	0435	2/13/07	\$750,000	2730	0	8	2006	3	3600	N	N	170 24TH AVE
003	713730	0040	1/18/05	\$510,000	2950	0	8	2004	3	2932	N	N	1121 MARTIN LUTHER KING JR WAY S
003	600350	1070	4/1/05	\$1,250,000	3680	480	8	1905	3	7680	N	N	121 11TH AVE E
003	600350	0729	5/9/06	\$429,990	800	0	9	2006	3	814	N	N	1802 11TH AVE E
003	600350	0732	5/12/06	\$499,990	940	0	9	2006	3	566	N	N	1106 B E HOWELL ST
003	423240	1377	3/23/05	\$335,000	960	250	9	2004	3	807	N	N	335 B 16TH AVE E
003	600350	0728	6/26/06	\$451,190	990	0	9	2006	3	887	N	N	1800 11TH AVE E
003	600350	0730	5/11/06	\$439,990	990	0	9	2006	3	886	N	N	1804 11TH AVE E
003	600350	0731	5/24/06	\$588,000	1020	0	9	2006	3	947	N	N	1106 C E HOWELL ST
003	423240	1378	2/28/05	\$342,000	1040	250	9	2004	3	1313	N	N	335 A 16TH AVE E
003	423240	1376	3/7/05	\$345,000	1050	250	9	2004	3	1202	N	N	335 C 16TH AVE E
003	723460	1376	4/12/06	\$578,000	1050	650	9	2006	3	1637	N	N	1521 A 19TH AVE
003	723460	1375	4/10/06	\$575,000	1050	650	9	2006	3	2078	N	N	1521 19TH AVE
003	423240	1376	12/6/05	\$385,000	1050	250	9	2004	3	1202	N	N	335 C 16TH AVE E
003	723460	1163	11/8/06	\$495,000	1085	160	9	2006	3	1268	N	N	1715 A 18TH AVE
003	808040	0137	9/23/05	\$509,990	1100	280	9	2005	3	1336	N	N	1808 A 15TH AVE
003	808040	0142	9/13/05	\$499,990	1100	280	9	2005	3	1381	N	N	1806 A 15TH AVE
003	723460	1378	7/21/06	\$695,000	1150	700	9	2006	3	2170	N	N	1523 B 19TH AVE
003	723460	1377	6/1/06	\$675,000	1150	700	9	2006	3	1952	N	N	1523 A 19TH AVE
003	723460	1161	12/13/06	\$539,000	1150	310	9	2006	3	1373	N	N	1715 C 18TH AVE
003	723460	1162	12/19/06	\$519,000	1150	310	9	2006	3	1021	N	N	1715 B 18TH AVE
003	723460	1422	2/6/06	\$382,500	1161	0	9	2000	3	833	N	N	1803 E PIKE ST
003	600350	0733	5/9/06	\$569,990	1170	0	9	2006	3	856	N	N	1106 A E HOWELL ST
003	723460	1164	11/17/06	\$485,000	1170	340	9	2006	3	1245	N	N	1717 18TH AVE
003	723460	1165	12/6/06	\$465,000	1170	340	9	2006	3	1013	N	N	1717 B 18TH AVE
003	723460	1423	6/24/05	\$410,000	1183	0	9	2000	3	1041	N	N	1803 E PIKE ST
003	330370	0132	9/22/06	\$604,950	1190	250	9	2002	3	1286	N	N	510 B MALDEN AVE E
003	723460	1166	11/14/06	\$447,000	1190	150	9	2006	3	1286	N	N	1717 C 18TH AVE
003	723460	1426	6/24/05	\$387,500	1194	0	9	2000	3	811	N	N	1807 E PIKE ST
003	723460	1389	12/27/06	\$629,950	1220	360	9	2006	3	1718	N	N	1812 E PIKE ST
003	723460	1390	3/28/07	\$600,000	1220	360	9	2006	3	1713	N	N	1814 E PIKE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	723460	1388	11/28/06	\$660,000	1240	360	9	2006	3	2161	Y	N	1818 E PIKE ST
003	723460	1387	12/6/06	\$659,950	1240	360	9	2006	3	2174	Y	N	1816 E PIKE ST
003	225650	0016	3/20/07	\$598,960	1250	260	9	2006	3	2346	N	N	823 18TH AVE
003	808040	0136	8/25/05	\$569,990	1280	250	9	2005	3	1565	N	N	1808 B 15TH AVE
003	808040	0139	8/22/05	\$549,990	1280	250	9	2005	3	1562	N	N	1802 A 15TH AVE
003	808040	0140	8/29/05	\$542,833	1280	250	9	2005	3	1618	N	N	1804 A 15TH AVE
003	808040	0143	9/7/05	\$509,000	1280	250	9	2005	3	1616	N	N	1806 B 15TH AVE
003	225550	0060	11/4/05	\$520,000	1310	430	9	1998	3	1975	Y	N	712 16TH AVE
003	600350	0735	6/1/06	\$570,000	1320	0	9	2006	3	732	N	N	1110 B E HOWELL ST
003	912610	0627	2/10/06	\$539,900	1330	370	9	2005	3	1710	N	N	417 21ST AVE
003	519110	0175	7/18/05	\$652,011	1340	150	9	1926	4	4400	N	N	2011 E ROY ST
003	605860	0204	11/12/07	\$430,000	1360	370	9	2003	3	1991	N	N	824 24TH AVE S
003	982670	1365	2/20/07	\$625,000	1370	0	9	2006	3	2088	N	N	213 21ST AVE
003	982670	1366	2/16/07	\$620,000	1370	0	9	2006	3	2094	N	N	217 21ST AVE
003	685270	0203	9/2/05	\$561,000	1380	160	9	2003	3	1309	N	N	1109 E HARRISON ST
003	600350	0734	7/5/07	\$740,000	1430	0	9	2006	3	1044	N	N	1110 C E HOWELL ST
003	600350	0734	5/3/06	\$589,990	1430	0	9	2006	3	1044	N	N	1110 C E HOWELL ST
003	600350	0736	5/4/06	\$579,990	1430	0	9	2006	3	951	N	N	1110 A E HOWELL ST
003	723460	1012	6/6/07	\$459,950	1440	0	9	2007	3	807	N	N	1535 18TH AVE E
003	723460	1013	5/1/07	\$459,950	1440	0	9	2007	3	807	N	N	1533 C 18TH AVE E
003	723460	1016	9/24/07	\$449,500	1440	0	9	2007	3	1067	N	N	1719 PINE ST
003	723460	1011	4/5/07	\$478,516	1455	0	9	2007	3	995	N	N	1537 18TH AVE E
003	723460	1014	5/3/07	\$469,950	1455	0	9	2007	3	995	N	N	1531 18TH AVE
003	723460	1015	7/3/07	\$459,950	1455	0	9	2007	3	1375	N	N	1717 E PINE ST
003	723460	1018	6/25/07	\$454,950	1455	0	9	2007	3	1285	N	N	1715 E PINE ST
003	600300	1471	2/16/06	\$639,950	1470	420	9	2005	3	1500	Y	N	1813 A 13TH AVE
003	600300	1470	3/3/06	\$624,950	1470	420	9	2005	3	1500	Y	N	1813 B 13TH AVE
003	982670	1367	1/10/07	\$575,000	1480	200	9	2006	3	1742	N	N	215 B 21ST AVE
003	685270	0228	8/15/07	\$750,000	1490	0	9	2007	3	1250	N	N	318 FEDERAL AVE E
003	685270	0227	5/28/07	\$745,000	1490	0	9	2007	3	1252	N	N	316 FEDERAL AVE E
003	685270	0226	6/26/07	\$715,000	1510	0	9	2007	3	1248	N	N	320 FEDERAL AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	171040	0100	4/13/05	\$685,000	1520	0	9	1900	5	3200	N	N	831 15TH AVE
003	330370	0490	8/21/07	\$616,200	1560	0	9	1933	3	3465	N	N	623 MALDEN AVE E
003	600300	1472	3/9/06	\$647,950	1560	420	9	2005	3	1452	Y	N	1811 A 13TH AVE
003	600300	1473	2/17/06	\$549,950	1560	315	9	2005	3	1548	Y	N	1311 B 13TH AVE
003	134430	0270	10/21/05	\$491,000	1580	0	9	1914	3	4200	N	N	335 23RD AVE E
003	722850	1908	6/22/06	\$475,000	1596	0	9	2000	3	996	N	N	1614 A 20TH AVE
003	722850	1908	7/6/05	\$433,000	1596	0	9	2000	3	996	N	N	1614 A 20TH AVE
003	423240	1374	5/26/05	\$510,000	1610	0	9	2004	3	1487	N	N	333 16TH AVE E
003	423240	1375	6/1/05	\$510,000	1610	0	9	2004	3	1687	N	N	331 16TH AVE E
003	133680	0800	9/25/06	\$936,500	1620	870	9	1906	5	2150	N	N	1715 E ROY ST
003	722850	1909	5/22/07	\$490,000	1644	0	9	2000	3	1020	N	N	1614 B 20TH AVE
003	722850	1910	11/8/05	\$484,500	1644	0	9	2000	3	1329	N	N	1614 C 20TH AVE
003	722850	1912	4/24/06	\$470,000	1644	0	9	2000	3	1245	N	N	1616 B 20TH AVE
003	722850	1911	10/9/06	\$485,000	1644	0	9	2000	3	1585	N	N	1616 C 20TH AVE
003	600350	1530	5/13/05	\$570,000	1650	540	9	1905	4	3200	N	N	1113 E THOMAS ST
003	171040	0075	3/23/06	\$739,000	1670	780	9	1902	5	3740	N	N	809 15TH AVE
003	180690	0005	10/20/05	\$789,000	1680	970	9	1901	5	3965	N	N	324 18TH AVE E
003	423240	1035	10/1/05	\$750,000	1690	860	9	1906	5	3160	N	N	1715 E REPUBLICAN ST
003	519110	0205	10/4/06	\$918,000	1700	820	9	2006	3	3388	N	N	2025 E MERCER ST
003	605860	0032	10/31/07	\$680,000	1705	0	9	2007	3	2150	N	N	818 26TH AVE S
003	814120	0025	9/25/07	\$755,000	1770	730	9	2007	3	2180	N	N	512 20TH AVE E
003	423240	1185	7/3/06	\$970,000	1800	0	9	1906	4	5040	Y	N	336 18TH AVE E
003	912610	0375	9/24/07	\$535,000	1810	830	9	1901	5	3600	N	N	621 21ST AVE
003	685170	0328	11/23/05	\$670,000	1820	0	9	2002	3	1470	N	N	1206 E REPUBLICAN ST
003	516070	0015	9/27/06	\$730,000	1830	0	9	2006	3	4000	N	N	942 24TH AVE S
003	225650	0014	5/11/07	\$610,000	1870	0	9	2006	3	1519	N	N	825 18TH AVE
003	423240	0790	12/9/05	\$860,000	1890	990	9	1906	5	2700	N	N	1610 E HARRISON ST
003	912610	1542	5/3/07	\$605,000	1900	0	9	1999	3	2580	N	N	2201 E MARION ST
003	423240	0830	10/26/07	\$1,175,000	1910	1080	9	2005	3	5640	N	N	405 17TH AVE E
003	225650	0015	3/21/07	\$605,000	1910	0	9	2006	3	1580	N	N	825 18TH AVE
003	423240	0980	5/24/06	\$1,106,000	1970	870	9	2002	3	4800	N	N	405 18TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133680	0275	6/25/07	\$960,000	1990	0	9	1906	4	2150	N	N	1611 E ROY ST
003	277910	0102	8/3/07	\$730,000	2010	0	9	2007	3	4000	N	N	2425 E ALDER ST
003	423240	0935	3/30/06	\$854,000	2030	0	9	1904	4	4440	N	N	414 17TH AVE E
003	423240	0860	6/2/05	\$785,000	2120	0	9	1905	4	3360	N	N	421 17TH AVE E
003	225450	1810	5/7/07	\$916,000	2150	0	9	1901	5	5120	Y	N	829 16TH AVE
003	423240	0220	6/14/06	\$860,000	2170	200	9	1907	3	5640	N	N	612 18TH AVE E
003	423240	0200	4/24/06	\$1,225,000	2180	1290	9	1924	5	5640	N	N	607 18TH AVE E
003	723460	0787	10/5/07	\$470,000	2240	0	9	1910	5	2120	N	N	1614 E MARION ST
003	723460	0787	11/8/07	\$440,500	2240	0	9	1910	5	2120	N	N	1614 E MARION ST
003	684070	0310	11/15/05	\$737,000	2280	540	9	2004	3	5000	N	N	507 26TH AVE
003	423240	0025	5/25/06	\$825,000	2310	0	9	1902	5	3444	N	N	606 15TH AVE E
003	225450	1800	5/23/06	\$740,000	2400	0	9	1906	4	3180	N	N	1515 E MARION ST
003	600300	1995	9/22/05	\$700,000	2520	0	9	1901	5	4800	N	N	113 13TH AVE E
003	330370	0355	5/3/05	\$898,000	2880	0	9	1990	3	5092	N	N	413 MALDEN AVE E
003	330370	0158	9/22/05	\$570,000	960	290	10	2003	3	1168	N	N	534 MALDEN AVE E
003	808040	0138	10/11/05	\$519,990	1100	280	10	2005	3	1338	N	N	1802 B 15TH AVE
003	808040	0141	10/3/05	\$499,990	1100	280	10	2005	3	1384	N	N	1804 B 15TH AVE
003	330370	0154	11/10/05	\$619,000	1130	80	10	2005	3	1262	N	N	526 B MALDEN AVE E
003	330370	0155	9/9/05	\$595,000	1205	80	10	2005	3	1284	N	N	526 A MALDEN AVE E
003	423240	0603	3/23/06	\$620,510	1210	370	10	2002	3	1392	N	N	511 A 16TH AVE E
003	330370	0156	1/4/06	\$626,000	1230	70	10	2005	3	1280	N	N	528 A MALDEN AVE E
003	330370	0157	2/22/06	\$615,000	1230	70	10	2005	3	1266	N	N	528 B MALDEN AVE E
003	423240	0601	11/4/05	\$587,000	1230	380	10	2002	3	1312	N	N	515 A 16TH AVE E
003	278460	0092	9/7/05	\$555,000	1240	0	10	2005	3	1006	N	N	208 B 18TH AVE E
003	423240	0606	11/20/07	\$660,000	1260	350	10	2002	3	1404	N	N	515 B 16TH AVE E
003	278460	0091	10/19/05	\$609,000	1355	0	10	2005	3	1059	N	N	210 B 18TH AVE E
003	278460	0089	4/20/06	\$659,500	1410	0	10	2005	3	1148	N	N	208 A 18TH AVE E
003	278460	0089	10/17/05	\$599,000	1410	0	10	2005	3	1148	N	N	208 A 18TH AVE E
003	685270	0572	10/25/05	\$500,000	1420	0	10	1990	3	1480	N	N	1003 E REPUBLICAN ST
003	278460	0090	10/19/05	\$610,000	1570	0	10	2005	3	1052	N	N	210 A 18TH AVE E
003	246090	0126	7/24/06	\$677,000	2360	710	10	2006	3	2790	N	N	2204 S NORMAN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423240	0945	2/7/05	\$1,342,500	2880	560	10	1999	3	4900	N	N	408 17TH AVE E
004	796010	0170	2/14/06	\$275,000	520	0	5	1995	3	4200	N	N	822 27TH AVE
004	501600	0660	6/18/05	\$285,000	580	0	6	1948	4	2680	N	N	322 27TH AVE E
004	721740	0025	8/24/06	\$278,000	600	170	6	1918	3	3880	N	N	1423 24TH AVE
004	982820	1055	5/10/07	\$297,000	670	0	6	1947	4	3200	N	N	2618 E PIKE ST
004	982870	0035	6/28/06	\$386,500	700	0	6	1908	4	4000	N	N	1826 31ST AVE
004	982870	0035	6/7/05	\$310,950	700	0	6	1908	4	4000	N	N	1826 31ST AVE
004	982820	2050	8/16/07	\$350,000	720	0	6	1952	3	3400	N	N	1703 30TH AVE
004	796010	0465	3/28/05	\$250,000	730	0	6	1907	3	3600	N	N	728 MARTIN LUTHER KING JR WAY
004	982820	1365	11/2/05	\$300,950	780	0	6	1944	4	6720	N	N	1731 MARTIN LUTHER KING JR WAY
004	051900	0085	2/22/07	\$250,000	780	0	6	1907	3	1560	N	N	2415 E MARION ST
004	982820	2325	4/20/06	\$399,500	790	0	6	1949	3	6600	Y	N	1527 31ST AVE
004	721740	0520	4/12/07	\$381,500	800	0	6	1900	4	3840	N	N	1124 25TH AVE
004	982820	0660	5/4/05	\$323,500	850	850	6	1907	4	3000	N	N	2509 E HOWELL ST
004	177850	0035	10/25/07	\$395,000	900	0	6	1909	2	4000	N	N	224 32ND AVE E
004	983930	0015	6/30/05	\$400,000	910	120	6	1910	3	2640	Y	N	3113 E PIKE ST
004	982870	0030	8/9/05	\$350,000	920	0	6	1908	4	4000	N	N	1822 31ST AVE
004	982820	1037	6/19/06	\$390,000	930	970	6	1908	4	3000	N	N	2614 E PIKE ST
004	982870	0405	5/9/06	\$325,000	940	0	6	1950	3	4400	N	N	205 31ST AVE E
004	982870	0830	8/1/05	\$330,000	940	0	6	1906	3	4800	N	N	134 29TH AVE E
004	721740	0305	9/6/06	\$307,000	950	710	6	1900	3	3600	N	N	2518 E UNION ST
004	722850	0093	3/14/06	\$329,950	960	0	6	1926	3	3454	N	N	1508 23RD AVE
004	721740	0006	9/23/05	\$341,000	970	0	6	1918	3	2700	N	N	1435 24TH AVE
004	982870	2830	8/20/07	\$475,000	970	0	6	1907	3	3600	N	N	1809 24TH AVE
004	118900	1460	11/16/07	\$580,000	1110	250	6	1908	3	5533	N	N	934 MARTIN LUTHER KING JR WAY
004	211020	0170	2/24/05	\$340,500	1120	0	6	1910	3	3000	N	N	734 33RD AVE
004	982870	0890	3/24/06	\$407,000	1230	400	6	1901	4	4800	N	N	202 29TH AVE E
004	118600	0145	5/5/06	\$375,000	630	0	7	1918	4	2850	Y	N	1608 32ND AVE
004	982870	1210	7/24/06	\$314,450	640	640	7	1944	3	2314	N	N	117 29TH AVE E
004	982870	2311	4/21/06	\$319,950	660	250	7	2005	3	957	N	N	2516 A E DENNY WAY
004	982870	0241	6/26/07	\$352,000	670	500	7	1944	3	3180	N	N	210 31ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982870	0240	6/26/07	\$375,000	670	670	7	1944	4	3727	N	N	212 31ST AVE E
004	982870	1135	7/10/07	\$481,000	700	530	7	1950	4	4800	N	N	124 MARTIN LUTHER KING JR WAY E
004	796010	0215	8/6/07	\$387,500	710	0	7	1903	4	1811	N	N	2720 E COLUMBIA ST
004	796010	0215	2/24/05	\$275,500	710	0	7	1903	4	1811	N	N	2720 E COLUMBIA ST
004	982870	0340	2/17/06	\$450,000	720	720	7	1950	3	4400	N	N	212 30TH AVE E
004	140730	0014	2/6/06	\$355,000	720	330	7	2004	3	2278	Y	N	1812 A 23RD AVE
004	140730	0013	2/8/06	\$342,500	720	330	7	2004	3	841	N	N	1812 B 23RD AVE
004	140730	0012	2/21/06	\$338,000	720	330	7	2004	3	1173	N	N	1812 C 23RD AVE
004	211020	0060	7/7/06	\$425,000	740	0	7	1908	5	3000	N	N	729 33RD AVE
004	920990	0265	6/8/05	\$350,000	750	0	7	1921	4	4214	N	N	421 30TH AVE E
004	721740	0232	9/18/07	\$399,950	760	0	7	2004	3	1787	N	N	2417 E PIKE ST
004	684070	0036	11/10/06	\$445,000	770	0	7	1918	3	3325	N	N	2520 E MARION ST
004	982870	0895	6/16/05	\$437,000	770	750	7	1901	4	4800	N	N	206 29TH AVE E
004	501600	0735	9/19/07	\$380,000	770	770	7	1918	4	3885	N	N	311 MARTIN LUTHER KING JR WAY E
004	118900	1020	7/12/05	\$367,000	770	190	7	1904	5	3000	N	N	932 26TH AVE
004	982820	1360	7/6/05	\$380,000	770	770	7	1944	3	2202	N	N	1734 27TH AVE
004	501600	0480	8/2/06	\$408,000	780	0	7	1953	4	3872	N	N	429 29TH AVE E
004	982870	2313	6/7/06	\$355,000	800	420	7	2005	3	1059	N	N	2514 B E DENNY WAY
004	118600	0150	6/10/05	\$380,000	800	570	7	1982	3	2800	Y	N	1612 32ND AVE
004	982870	2314	7/13/06	\$315,000	810	280	7	2005	3	1312	N	N	2514 A E DENNY WAY
004	920990	0645	7/5/05	\$416,000	820	0	7	1901	3	2160	N	N	326 DEWEY PL E
004	920990	0620	4/3/06	\$489,000	820	800	7	1924	5	2160	N	N	334 DEWEY PL E
004	982870	1345	5/25/07	\$500,000	830	830	7	1996	3	4800	Y	N	1800 27TH AVE
004	982820	1000	10/23/06	\$376,000	830	0	7	1929	3	3600	N	N	1525 27TH AVE
004	982820	1362	7/6/05	\$306,000	830	0	7	2005	3	1323	N	N	1732 A E HOWELL ST
004	982820	1361	7/6/05	\$299,950	830	0	7	2005	3	1276	N	N	1732 B E HOWELL ST
004	982870	0205	3/17/05	\$379,000	830	320	7	1928	3	4000	Y	N	117 32ND AVE E
004	982870	1770	8/29/05	\$414,000	840	0	7	1907	4	3200	N	N	231 27TH AVE E
004	982870	2312	6/7/06	\$359,950	840	440	7	2005	3	945	N	N	2516 B E DENNY WAY
004	722850	0030	11/3/06	\$500,000	860	200	7	1923	3	3600	N	N	1632 23RD AVE
004	721740	0685	5/22/07	\$375,000	860	0	7	1918	3	2400	N	N	2402 E SPRING ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	757570	0095	6/20/07	\$455,000	880	180	7	1909	3	3400	Y	N	1709 33RD AVE
004	009700	0235	6/1/05	\$480,000	880	880	7	1924	4	3500	N	N	1513 33RD AVE
004	796010	0300	3/25/05	\$309,000	880	0	7	1907	3	3600	N	N	807 27TH AVE
004	920990	0070	9/14/07	\$420,000	910	0	7	1911	3	3200	N	N	508 31ST AVE E
004	920990	0070	6/29/07	\$310,000	910	0	7	1911	3	3200	N	N	508 31ST AVE E
004	684070	0100	7/3/06	\$492,200	920	0	7	1924	5	5996	N	N	823 26TH AVE
004	118900	0045	2/14/05	\$349,000	920	470	7	1927	3	3360	N	N	1418 26TH AVE
004	536620	0055	10/24/05	\$400,000	920	500	7	1906	4	3685	N	N	800 31ST AVE
004	536620	0310	8/26/05	\$444,000	930	930	7	1981	3	5092	N	N	3006 E CHERRY ST
004	982870	1685	7/13/07	\$590,000	940	940	7	1910	5	5141	N	N	211 MARTIN LUTHER KING JR WAY E
004	721740	0450	6/5/06	\$403,000	940	0	7	1931	3	2835	N	N	2514 E SPRING ST
004	982870	0502	10/17/05	\$435,000	940	560	7	1998	3	5258	N	N	107 31ST AVE E
004	982820	0160	2/16/07	\$364,000	940	0	7	1906	3	3600	Y	N	1712 24TH AVE
004	983930	0590	10/19/06	\$415,000	950	0	7	1925	3	2000	N	N	1106 29TH AVE
004	118900	0365	10/25/05	\$380,000	950	0	7	1913	3	6560	N	N	1418 MARTIN LUTHER KING JR WAY
004	796010	0150	12/21/05	\$390,000	960	910	7	1906	5	5600	N	N	2817 E MARION ST
004	982870	1755	2/7/06	\$499,900	960	1020	7	1907	4	3200	N	N	235 27TH AVE E
004	721740	1220	8/18/05	\$341,000	960	0	7	1909	4	4800	N	N	919 26TH AVE
004	920990	0635	9/11/07	\$370,000	970	0	7	1985	4	2160	N	N	329 30TH AVE E
004	920990	0640	12/1/05	\$348,500	970	0	7	1985	4	2160	N	N	325 30TH AVE E
004	982820	1175	5/12/05	\$381,000	970	600	7	1920	3	4800	N	N	1515 MARTIN LUTHER KING JR WAY
004	920990	0625	4/18/05	\$335,000	970	0	7	1985	4	2160	N	N	333 30TH AVE E
004	982820	2115	10/3/05	\$510,000	970	770	7	1951	5	6600	N	N	3001 E HOWELL ST
004	982820	0950	9/25/07	\$540,000	980	940	7	1919	5	4800	Y	N	1508 26TH AVE
004	983930	0790	5/14/07	\$427,000	980	0	7	1918	4	2960	N	N	3005 E UNION ST
004	982870	1035	9/23/05	\$335,000	990	150	7	1950	3	6000	N	N	230 MARTIN LUTHER KING JR WAY E
004	982870	1739	4/25/06	\$424,000	995	435	7	2006	3	1425	N	N	224 B 26TH AVE E
004	982870	1740	5/11/06	\$412,000	995	435	7	2006	3	1430	N	N	224 A 26TH AVE E
004	920990	0030	7/25/07	\$460,000	1000	0	7	1916	3	3229	N	N	526 31ST AVE E
004	982870	2134	2/22/06	\$450,000	1000	170	7	2003	3	1241	N	N	1826 A 25TH AVE
004	982820	0225	10/14/05	\$370,000	1000	140	7	2002	3	1500	N	N	2414 E OLIVE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0226	5/11/05	\$365,000	1000	140	7	2002	3	1500	N	N	2416 E E OLIVE ST
004	983930	0581	7/10/07	\$585,000	1010	0	7	1924	4	2520	N	N	2902 E SPRING ST
004	140730	0020	12/21/05	\$349,500	1020	145	7	2006	3	1167	N	N	1818 A 23RD AVE
004	140730	0022	12/20/05	\$349,500	1020	145	7	2006	3	1240	N	N	1818 C 23RD AVE
004	982870	1405	5/22/06	\$430,000	1030	0	7	1923	5	3480	N	N	1829 MARTIN LUTHER KING JR WAY
004	982820	0710	2/16/07	\$540,000	1040	840	7	1968	4	4800	N	N	1708 26TH AVE
004	920990	0365	5/11/05	\$425,000	1040	1040	7	1963	3	4400	N	N	412 30TH AVE E
004	140730	0025	12/15/05	\$369,500	1040	145	7	2006	3	1038	N	N	1816 C 23RD AVE
004	982870	1425	10/13/05	\$339,452	1040	0	7	1907	4	3700	N	N	1815 MARTIN LUTHER KING JR WAY
004	381440	0135	4/25/06	\$376,000	1050	170	7	1903	3	2984	N	N	911 29TH AVE
004	982870	1741	1/30/06	\$410,000	1050	415	7	2006	3	972	N	N	226 A 26TH AVE E
004	982870	1738	2/8/06	\$400,000	1050	415	7	2006	3	975	N	N	226 B 26TH AVE E
004	982820	0985	4/4/05	\$377,500	1050	270	7	1941	3	7200	Y	N	1532 26TH AVE
004	381440	0125	4/15/07	\$543,000	1060	850	7	1910	3	2874	N	N	903 29TH AVE
004	983930	0830	5/22/07	\$525,000	1060	240	7	1908	3	4080	Y	N	1133 32ND AVE
004	684070	0065	8/25/06	\$399,999	1060	500	7	1918	3	5996	N	N	812 25TH AVE
004	140730	0023	12/13/05	\$369,500	1060	80	7	2006	3	1108	N	N	1816 A 23RD AVE
004	721740	0205	11/14/07	\$420,000	1070	0	7	1908	3	3840	N	N	1419 25TH AVE
004	118900	0316	7/13/05	\$341,450	1090	0	7	1913	3	5401	N	N	1424 MARTIN LUTHER KING JR WAY
004	757570	0100	6/28/05	\$583,000	1100	0	7	1922	5	6500	Y	N	1708 33RD AVE
004	140730	0024	2/7/06	\$389,500	1100	240	7	2006	3	867	N	N	1816 B 23RD AVE
004	140730	0021	3/2/06	\$359,500	1100	240	7	2006	3	913	N	N	1818 B 23RD AVE
004	982820	0055	5/24/06	\$441,000	1120	0	7	1908	3	3750	N	N	1609 24TH AVE
004	722850	0025	11/3/06	\$525,000	1130	580	7	1918	3	3360	N	N	2309 E OLIVE ST
004	118900	1390	2/17/05	\$205,000	1150	430	7	1918	2	2700	N	N	950 MARTIN LUTHER KING JR WAY
004	982820	0400	7/17/06	\$404,000	1150	0	7	1923	4	4800	N	N	1525 25TH AVE
004	118900	0536	4/5/05	\$344,950	1150	220	7	2005	3	1250	N	N	2711 C E UNION ST
004	501600	0350	8/13/07	\$455,000	1160	1160	7	1908	3	3440	N	N	332 MARTIN LUTHER KING JR WAY E
004	118900	0880	5/23/05	\$427,900	1160	0	7	1913	4	3578	N	N	1103 27TH AVE
004	796010	0345	12/1/05	\$419,700	1160	200	7	1908	4	3600	N	N	711 27TH AVE
004	118900	0260	2/25/05	\$453,000	1180	700	7	1909	5	4800	N	N	1427 MARTIN LUTHER KING JR WAY

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0820	4/17/07	\$557,000	1190	670	7	1991	3	5101	Y	N	1612 26TH AVE
004	140730	0027	8/15/07	\$475,000	1200	290	7	2006	3	1335	N	N	1814 B 23RD AVE
004	140730	0027	12/22/05	\$409,500	1200	290	7	2006	3	1335	N	N	1814 B 23RD AVE
004	140730	0026	12/13/05	\$409,500	1200	290	7	2006	3	1563	N	N	1814 A 23RD AVE
004	118900	0534	4/4/05	\$356,000	1230	240	7	2005	3	1351	N	N	2711 A E UNION ST
004	118900	0535	4/27/05	\$354,950	1230	240	7	2005	3	1355	N	N	2711 B E UNION ST
004	118900	1435	1/19/05	\$345,000	1230	1230	7	1908	3	6470	N	N	942 MARTIN LUTHER KING JR WAY
004	982820	0237	9/27/05	\$372,500	1240	0	7	1941	2	3600	N	N	2406 E PINE ST
004	982870	2672	6/6/05	\$330,000	1240	0	7	1998	3	1087	N	N	1830 24TH AVE
004	034200	0245	6/20/07	\$575,000	1260	0	7	1905	3	3000	N	N	719 34TH AVE
004	982870	1785	5/27/05	\$355,000	1270	0	7	1903	4	2048	N	N	219 27TH AVE E
004	983930	0765	6/14/06	\$419,950	1270	0	7	1919	3	4400	Y	N	1114 30TH AVE
004	684070	0081	6/20/06	\$470,000	1280	1280	7	1944	3	7000	N	N	803 26TH AVE
004	140730	0031	1/3/05	\$358,000	1280	290	7	2001	3	1380	N	N	1826 A 23RD AVE E
004	982870	2030	5/27/05	\$382,500	1290	0	7	1909	4	3200	Y	N	2625 E DENNY WAY
004	721740	0960	3/23/06	\$469,950	1300	0	7	1991	3	3840	N	N	938 24TH AVE
004	722850	0085	11/6/06	\$316,000	1300	0	7	1943	3	6106	N	N	1518 23RD AVE
004	722850	0095	11/6/06	\$316,000	1300	0	7	1943	3	6146	N	N	1510 23RD AVE
004	034200	0325	8/16/07	\$625,000	1310	780	7	1983	3	4000	N	N	714 33RD AVE
004	982820	1565	12/1/05	\$500,000	1310	1310	7	1993	3	8400	N	N	1628 MARTIN LUTHER KING JR WAY
004	118900	0537	5/27/05	\$344,950	1310	175	7	2005	3	1374	N	N	2711 D E UNION ST
004	501600	0410	2/23/06	\$496,500	1320	0	7	1927	4	3440	N	N	2814 E THOMAS ST
004	983930	1290	5/2/05	\$415,000	1320	250	7	1989	3	4400	N	N	2909 E SPRING ST
004	982870	0245	11/22/05	\$430,950	1330	950	7	1944	3	8030	N	N	216 31ST AVE E
004	757620	0175	8/15/07	\$510,000	1330	670	7	1909	5	4042	Y	N	1630 32ND AVE
004	721740	0940	9/28/05	\$375,000	1330	860	7	1984	3	6400	N	N	2401 E SPRING ST
004	796010	0145	5/18/05	\$285,000	1340	0	7	1953	3	5583	N	N	2814 E COLUMBIA ST
004	722850	0070	6/26/07	\$400,000	1340	0	7	1905	3	3510	N	N	1534 23RD AVE
004	536620	0205	4/21/06	\$461,000	1350	0	7	1991	3	3068	Y	N	818 30TH AVE
004	982820	0607	3/22/06	\$500,000	1360	920	7	2005	3	3600	Y	N	1611 26TH AVE
004	501600	0546	10/17/05	\$400,000	1370	340	7	1927	3	3908	N	N	415 29TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	118900	0960	11/7/05	\$360,000	1370	0	7	1903	4	3408	N	N	1118 26TH AVE
004	982820	0707	9/1/06	\$460,000	1380	0	7	1907	3	2250	N	N	1704 26TH AVE
004	982870	2671	1/22/07	\$373,400	1393	0	7	1998	3	1610	N	N	1830 24TH AVE E
004	982820	0050	10/23/07	\$419,000	1400	0	7	1901	3	7500	N	N	1601 24TH AVE
004	796010	0235	11/6/06	\$525,000	1420	1390	7	1981	4	7800	N	N	817 MARTIN LUTHER KING JR WAY
004	715220	0465	4/5/06	\$485,950	1430	0	7	1926	4	3600	N	N	1423 33RD AVE
004	051900	0070	10/24/07	\$689,000	1440	0	7	1928	4	5120	N	N	910 24TH AVE
004	982870	2668	9/13/05	\$410,000	1442	0	7	2005	3	1441	Y	N	1826 D 24TH AVE
004	982870	2667	12/1/05	\$408,500	1442	0	7	2005	3	1445	Y	N	1826 C 24TH AVE
004	982870	2665	8/26/05	\$420,000	1449	0	7	2005	3	959	Y	N	1826 B 24TH AVE
004	982870	2666	9/12/05	\$405,500	1449	0	7	2005	3	956	Y	N	1826 A 24TH AVE
004	982820	1790	11/17/06	\$560,000	1450	0	7	1907	4	3600	N	N	1512 29TH AVE
004	722850	0094	9/19/06	\$337,000	1480	0	7	1943	3	7239	N	N	1514 23RD AVE
004	531710	0318	11/4/05	\$345,000	1520	0	7	1952	3	5640	N	N	314 32ND AVE E
004	982870	1385	5/15/07	\$640,000	1560	1140	7	1963	3	4800	Y	N	1832 27TH AVE
004	982820	2100	4/27/05	\$470,000	1560	880	7	1967	3	6600	N	N	1724 30TH AVE
004	982820	0910	7/2/07	\$523,766	1570	1400	7	1959	3	6000	N	N	1619 27TH AVE
004	982820	0085	4/10/05	\$459,900	1580	420	7	1986	3	3077	N	N	2313 E OLIVE ST
004	501600	0385	4/2/07	\$500,000	1600	0	7	1907	4	5120	N	N	310 MARTIN LUTHER KING JR WAY E
004	684070	0050	12/2/05	\$465,000	1610	0	7	1926	3	6007	N	N	826 25TH AVE
004	982870	2120	7/2/07	\$499,950	1630	0	7	1921	4	2566	N	N	1822 25TH AVE
004	501600	0170	6/5/06	\$505,000	1630	0	7	1903	5	4800	N	N	2908 E HARRISON ST
004	501600	0170	8/17/05	\$436,000	1630	0	7	1903	5	4800	N	N	2908 E HARRISON ST
004	796010	0025	4/26/06	\$561,700	1650	950	7	1902	3	3697	N	N	910 27TH AVE
004	920990	0358	2/2/06	\$545,000	1670	900	7	2006	3	3200	N	N	410 30TH AVE E
004	211020	0100	8/9/07	\$500,000	1670	0	7	1907	3	3000	N	N	732 32ND AVE
004	912610	2065	4/27/06	\$372,500	1708	0	7	1905	5	3060	N	N	900 23RD AVE
004	982870	2850	10/9/07	\$660,000	1710	0	7	1908	4	4800	N	N	1807 24TH AVE
004	722850	0096	11/1/06	\$372,950	1770	0	7	1900	3	2320	N	N	2310 E PIKE ST
004	982820	0345	8/15/07	\$429,000	1790	0	7	1901	2	7200	Y	N	1508 24TH AVE
004	983930	0250	3/22/06	\$580,000	1800	550	7	1921	4	7700	Y	N	1414 30TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0020	7/29/05	\$400,000	1800	0	7	1905	5	3600	N	N	1517 24TH AVE
004	722850	0080	3/21/05	\$330,000	1840	0	7	1910	4	7035	N	N	1528 23RD AVE
004	982870	1310	5/2/05	\$440,500	1850	0	7	1995	3	4906	N	N	1817 29TH AVE
004	982820	0605	7/19/06	\$625,000	1930	0	7	1911	4	3240	Y	N	1607 26TH AVE
004	982820	0605	11/20/07	\$401,000	1930	0	7	1911	4	3240	Y	N	1607 26TH AVE
004	982870	1795	7/1/05	\$675,000	2880	0	7	1980	3	6600	N	N	209 27TH AVE E
004	982820	0870	9/1/06	\$364,000	620	0	8	1918	5	3375	Y	N	1633 27TH AVE
004	982820	1112	3/6/07	\$610,000	790	590	8	1928	5	3200	N	N	1530 27TH AVE
004	982820	0940	4/18/07	\$524,250	810	730	8	1927	5	3600	Y	N	2608 E PIKE ST
004	982870	1486	4/19/05	\$284,900	840	0	8	2005	3	1955	N	N	2710 A E DENNY WAY
004	982870	1783	2/15/07	\$435,000	860	390	8	2003	3	1377	N	N	217 B 27TH AVE E
004	982870	1783	10/25/05	\$390,000	860	390	8	2003	3	1377	N	N	217 B 27TH AVE E
004	982870	2592	7/6/07	\$479,000	870	500	8	1997	3	1441	N	N	127 D 25TH AVE E
004	982870	2520	4/18/05	\$399,000	870	400	8	2004	3	1418	N	N	104 A 24TH AVE E
004	982870	1487	6/6/07	\$352,000	880	0	8	2005	3	720	N	N	2710 B E DENNY WAY
004	501600	0945	8/20/07	\$400,000	880	0	8	1993	3	1070	N	N	321 27TH AVE E
004	982870	1488	10/13/06	\$330,000	880	0	8	2005	3	1165	N	N	2710 C E DENNY WAY
004	501600	0945	5/22/06	\$369,000	880	0	8	1993	3	1070	N	N	321 27TH AVE E
004	684070	0226	8/3/06	\$331,148	880	0	8	2006	3	1376	N	N	711 B 26TH AVE
004	684070	0227	8/16/06	\$324,950	880	0	8	2006	3	1379	N	N	711 A 26TH AVE
004	982870	1488	5/27/05	\$269,950	880	0	8	2005	3	1165	N	N	2710 C E DENNY WAY
004	982870	1487	5/23/05	\$264,950	880	0	8	2005	3	720	N	N	2710 B E DENNY WAY
004	982870	2770	4/5/06	\$465,000	893	0	8	2007	3	961	N	N	1835 A 24TH AVE
004	982870	2772	9/28/07	\$349,000	893	0	8	2007	3	1436	N	N	1833 B 24TH AVE
004	982870	2771	10/30/07	\$345,000	893	0	8	2007	3	965	N	N	1835 B 24TH AVE
004	982870	2770	10/10/07	\$340,000	893	0	8	2007	3	961	N	N	1835 A 24TH AVE
004	982870	2125	2/16/06	\$390,000	920	0	8	1901	4	2314	N	N	1830 25TH AVE
004	721740	0645	1/25/06	\$550,000	940	0	8	1991	3	4480	N	N	2414 E SPRING ST
004	982870	2055	6/29/05	\$339,500	960	0	8	1993	3	1808	N	N	1823 27TH AVE
004	332504	9029	3/27/06	\$399,000	970	250	8	2006	3	1258	N	N	1732 23RD AVE
004	332504	9062	3/17/06	\$375,000	970	250	8	2006	3	1263	N	N	1728 23RD AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982870	2594	2/2/06	\$429,950	1000	150	8	1997	3	1123	N	N	127 B 25TH AVE E
004	982870	2064	6/24/05	\$340,000	1000	0	8	1993	3	1668	N	N	1821 27TH AVE
004	982870	0990	10/11/07	\$490,000	1000	0	8	1910	5	3200	N	N	2802 E JOHN ST
004	684070	0225	7/13/07	\$347,500	1000	0	8	1931	4	3242	N	N	713 A 26TH AVE
004	684070	0224	6/26/07	\$339,200	1000	0	8	1931	4	1612	N	N	713 B 26TH AVE
004	982870	1606	10/20/05	\$459,000	1010	580	8	1993	3	2350	N	N	222 27TH AVE E
004	118900	1190	6/18/07	\$557,000	1020	0	8	1909	4	4200	N	N	938 27TH AVE
004	118900	1190	9/19/06	\$543,000	1020	0	8	1909	4	4200	N	N	938 27TH AVE
004	757570	0030	10/4/05	\$502,000	1030	500	8	1985	4	4000	Y	N	1726 32ND AVE
004	982870	1075	3/23/06	\$576,000	1040	1040	8	2005	3	4800	N	N	223 29TH AVE E
004	118900	0491	7/31/07	\$400,000	1045	0	8	2007	3	1104	N	N	2820 E SPRING ST
004	684070	0229	10/24/07	\$340,000	1050	0	8	1930	3	1621	N	N	719 B 26TH AVE
004	982870	2597	6/14/06	\$449,000	1060	140	8	1997	3	1402	N	N	131 A 25TH AVE E
004	982870	2649	7/17/07	\$453,500	1060	450	8	2007	3	1178	N	N	1814 A 24TH AVE
004	982870	2648	7/25/07	\$442,000	1060	450	8	2007	3	1182	N	N	1814 B 24TH AVE
004	332504	9070	6/7/06	\$459,000	1070	240	8	2006	3	1317	N	N	1752 23RD AVE
004	332504	9063	4/5/06	\$449,000	1070	240	8	2006	3	1289	N	N	1734 23RD AVE
004	332504	9071	5/8/06	\$444,000	1070	240	8	2006	3	1320	N	N	1750 23RD AVE
004	332504	9065	3/30/06	\$439,000	1070	240	8	2006	3	1295	N	N	1738 23RD AVE
004	982870	2650	4/5/07	\$474,500	1070	440	8	2007	3	1343	N	N	1812 24TH AVE
004	982870	2651	4/17/07	\$474,500	1070	440	8	2007	3	1339	N	N	1812 B 24TH AVE
004	982870	1980	3/21/06	\$511,000	1100	380	8	2001	3	1549	N	N	1808 B 26TH AVE
004	332504	9061	5/8/06	\$449,000	1100	270	8	2006	3	1038	N	N	1730 23RD AVE
004	332504	9064	3/22/06	\$410,000	1100	320	8	2006	3	1064	N	N	1736 23RD AVE
004	982870	2310	11/12/07	\$499,950	1105	190	8	2007	3	1093	N	N	103 C 26TH AVE E
004	982870	2309	10/3/07	\$499,950	1105	190	8	2007	3	1092	N	N	103 B 26TH AVE E
004	982870	2010	6/18/07	\$517,500	1110	450	8	1992	3	2319	Y	N	2609 E DENNY WAY
004	982870	1485	11/26/07	\$500,000	1110	300	8	2005	3	1872	N	N	2708 E DENNY WAY
004	982870	1485	6/15/05	\$445,000	1110	300	8	2005	3	1872	N	N	2708 E DENNY WAY
004	982820	0743	8/29/07	\$405,000	1120	0	8	1998	3	880	N	N	1728 26TH AVE
004	982820	0746	8/29/07	\$399,950	1120	0	8	1998	3	840	Y	N	1734 26TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0741	7/19/06	\$375,000	1120	0	8	1998	3	840	Y	N	1726 26TH AVE
004	332504	9032	6/28/06	\$499,000	1130	260	8	2006	3	1386	N	N	1756 23RD AVE
004	332504	9072	5/2/06	\$489,000	1130	260	8	2006	3	1383	N	N	1754 23RD AVE
004	515770	0180	2/15/05	\$550,000	1130	750	8	1963	4	5000	N	N	813 34TH AVE
004	982870	2262	2/13/07	\$510,000	1140	220	8	2006	3	1236	N	N	128 A 25TH AVE E
004	982870	2268	2/15/07	\$505,000	1140	220	8	2006	3	1232	N	N	132 B 25TH AVE E
004	982870	2267	3/20/07	\$497,500	1140	220	8	2006	3	1234	N	N	132 A 25TH AVE E
004	982870	2263	1/9/07	\$489,900	1140	220	8	2006	3	1231	N	N	128 B 25TH AVE E
004	982870	1607	2/6/07	\$676,000	1150	600	8	1993	3	2350	N	N	220 27TH AVE E
004	982820	2435	8/17/06	\$599,000	1150	790	8	1981	4	4000	Y	N	1527 32ND AVE
004	332504	9067	4/19/06	\$459,000	1160	250	8	2005	3	1298	N	N	1744 23RD AVE
004	332504	9069	4/6/06	\$429,000	1160	250	8	2005	3	1303	N	N	1748 23RD AVE
004	181380	0045	8/24/07	\$539,900	1170	370	8	2004	3	1643	N	N	2324 E DENNY WAY
004	118900	0207	7/26/06	\$380,000	1170	0	8	2001	3	1394	N	N	2710 A E UNION ST
004	118900	0490	7/31/07	\$430,000	1170	0	8	2007	3	1241	N	N	2818 E SPRING ST
004	982870	2315	9/10/07	\$563,950	1175	210	8	2007	3	1413	N	N	103 D 26TH AVE E
004	982870	2308	7/13/07	\$583,633	1175	210	8	2007	3	1730	N	N	103 A 26TH AVE E
004	181380	0006	6/27/05	\$300,000	1200	0	8	1903	4	1600	N	N	115 24TH AVE E
004	721740	0247	8/7/07	\$507,000	1200	280	8	2007	3	1439	Y	N	1426 25TH AVE
004	721740	0249	9/19/07	\$448,000	1200	280	8	2007	3	1444	Y	N	1426 A 25TH AVE
004	332504	9066	7/10/06	\$449,000	1200	240	8	2005	3	1506	N	N	1740 23RD AVE
004	332504	9030	6/7/06	\$397,800	1200	240	8	2005	3	2031	N	N	1742 23RD AVE
004	982820	0290	10/15/06	\$570,000	1210	0	8	1926	4	4200	N	N	1635 25TH AVE
004	982870	1364	6/13/07	\$505,500	1210	570	8	2007	3	1904	N	N	1818 27TH AVE
004	982870	1362	6/13/07	\$489,950	1210	570	8	2007	3	1573	N	N	1816 A 27TH AVE
004	982870	1363	6/13/07	\$489,950	1210	570	8	2007	3	1537	N	N	1816 B 27TH AVE
004	982870	2124	5/11/06	\$430,000	1220	140	8	1996	3	1350	N	N	1818 B 25TH AVE
004	982870	2123	6/29/06	\$442,000	1220	140	8	1997	3	1715	N	N	1818 A 25TH AVE
004	982820	2630	1/3/07	\$649,000	1230	750	8	1929	4	4000	Y	N	1718 31ST AVE
004	721740	0267	10/6/06	\$459,000	1240	340	8	2005	3	2082	Y	N	1414 A 25TH AVE
004	721740	0268	6/20/06	\$455,000	1240	340	8	2005	3	2080	Y	N	1414 B 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	721740	0265	4/18/05	\$429,000	1240	340	8	2005	3	1778	N	N	1416 25TH AVE
004	721740	0266	6/23/05	\$398,000	1240	340	8	2005	3	1780	N	N	1412 25TH AVE
004	721740	0268	7/27/05	\$395,000	1240	340	8	2005	3	2080	Y	N	1414 B 25TH AVE
004	721740	0267	7/27/05	\$390,000	1240	340	8	2005	3	2082	Y	N	1414 A 25TH AVE
004	332504	9068	4/19/06	\$469,000	1250	340	8	2005	3	1071	N	N	1746 23RD AVE
004	982820	0045	10/13/05	\$439,000	1260	0	8	1901	4	2520	N	N	2311 E PINE ST
004	721740	0741	12/14/05	\$409,000	1260	440	8	1999	3	1920	N	N	1128 24TH AVE
004	983930	0545	8/23/06	\$645,000	1270	0	8	1921	4	5500	Y	N	1113 30TH AVE
004	983930	0545	8/17/05	\$573,000	1270	0	8	1921	4	5500	Y	N	1113 30TH AVE
004	982870	1085	6/8/06	\$599,000	1280	1280	8	1911	4	4800	N	N	215 29TH AVE E
004	118900	1055	7/15/05	\$465,000	1280	100	8	1907	4	3600	N	N	918 26TH AVE
004	721740	0248	8/3/07	\$489,888	1300	370	8	2007	3	1138	Y	N	1426 25TH AVE
004	536620	0195	7/7/05	\$501,500	1300	600	8	1994	3	3038	Y	N	816 30TH AVE
004	982820	1870	8/17/06	\$639,000	1310	460	8	2002	3	3600	Y	N	1505 30TH AVE
004	501600	0515	8/19/05	\$591,300	1320	820	8	2005	3	4000	N	N	2817 E ARTHUR PL
004	982870	1050	10/19/06	\$559,000	1320	550	8	1923	5	3200	N	N	235 29TH AVE E
004	982820	0230	6/6/07	\$630,000	1330	0	8	2000	3	4200	N	N	1703 25TH AVE
004	982820	1473	8/23/06	\$525,000	1330	0	8	1994	3	5404	N	N	1725 29TH AVE
004	982820	1473	2/24/05	\$463,000	1330	0	8	1994	3	5404	N	N	1725 29TH AVE
004	118900	0097	5/16/05	\$408,000	1360	330	8	2003	3	1877	N	N	2622 E UNION ST
004	982820	2405	5/9/07	\$670,500	1390	570	8	1909	5	4000	Y	N	1530 31ST AVE
004	912610	1935	4/25/06	\$539,950	1400	850	8	1906	4	2400	N	N	2303 E COLUMBIA ST
004	983930	0210	7/5/07	\$640,000	1400	980	8	1990	3	4400	Y	N	1419 31ST AVE
004	982820	2740	10/17/05	\$644,950	1400	580	8	1928	5	3200	Y	N	3112 E OLIVE ST
004	982870	1359	6/13/07	\$502,500	1400	380	8	2007	3	1753	N	N	1820 27TH AVE
004	982870	1361	6/27/07	\$482,000	1400	380	8	2007	3	1426	N	N	1814 A 27TH AVE
004	982870	1360	6/13/07	\$479,500	1400	380	8	2007	3	1403	N	N	1814 B 27TH AVE
004	118900	1360	3/3/05	\$390,000	1400	0	8	1910	4	2839	N	N	947 MARTIN LUTHER KING JR WAY
004	721740	0660	7/26/06	\$575,000	1420	0	8	2006	3	1920	N	N	1105 25TH AVE
004	721740	0254	10/18/06	\$540,000	1420	400	8	2004	3	1539	N	N	1422 B 25TH AVE
004	118900	1480	3/12/07	\$519,000	1420	0	8	1911	4	4618	N	N	930 MARTIN LUTHER KING JR WAY

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	920990	0555	5/11/06	\$511,000	1420	0	8	1927	4	4400	N	N	309 31ST AVE E
004	721740	0255	6/22/06	\$505,000	1420	400	8	2004	3	2053	N	N	1422 A 25TH AVE
004	982870	2812	7/26/05	\$515,000	1427	243	8	2000	3	1189	N	N	1819 A 24TH AVE
004	982870	1985	3/27/07	\$575,000	1430	410	8	2001	3	1860	N	N	1814 26TH AVE
004	533220	0155	6/29/06	\$640,000	1430	0	8	1926	5	5500	Y	N	611 LAKE WASHINGTON BLVD E
004	501600	0165	5/16/05	\$515,000	1430	0	8	1904	4	4800	N	N	406 29TH AVE E
004	118900	0093	8/17/05	\$435,000	1430	350	8	2003	3	1571	N	N	2626 E UNION ST
004	721740	0245	7/25/07	\$549,888	1440	510	8	2007	3	1830	N	N	1426 25TH AVE
004	721740	0246	7/6/07	\$549,888	1440	510	8	2007	3	1836	N	N	1424 25TH AVE
004	536620	0405	2/23/07	\$650,000	1470	560	8	1991	3	5227	Y	N	3110 E CHERRY ST
004	983930	1145	3/28/05	\$564,970	1470	540	8	1902	5	4400	N	N	910 30TH AVE
004	118900	0070	7/16/05	\$450,000	1470	420	8	2000	3	3324	N	N	2608 E UNION ST
004	982870	2265	4/5/07	\$495,000	1480	0	8	2006	3	1171	N	N	134 B 25TH AVE E
004	982870	2261	5/29/07	\$475,000	1480	0	8	2006	3	1167	N	N	130 A 25TH AVE E
004	982870	2260	5/7/07	\$469,000	1480	0	8	2006	3	1169	N	N	130 B 25TH AVE E
004	982870	2266	5/29/07	\$469,000	1480	0	8	2006	3	1165	N	N	134 A 25TH AVE E
004	920990	0035	10/7/05	\$499,500	1490	0	8	1988	3	3204	N	N	522 31ST AVE E
004	920990	0190	1/3/06	\$499,000	1490	0	8	2005	3	4432	N	N	537 30TH AVE E
004	177850	0030	6/28/07	\$549,950	1490	0	8	1979	3	8000	N	N	218 32ND AVE E
004	155620	0155	6/14/07	\$650,000	1510	0	8	1994	3	3817	N	N	727 30TH AVE
004	982870	2289	1/29/07	\$524,500	1520	350	8	2004	3	1142	N	N	129 A 26TH AVE E
004	982820	0185	3/3/05	\$511,000	1520	970	8	1909	4	2584	N	N	1735 25TH AVE
004	501600	0655	8/15/05	\$602,000	1540	790	8	1901	5	3819	N	N	324 27TH AVE E
004	983930	0851	12/16/05	\$489,000	1540	0	8	1908	3	3300	Y	N	1119 32ND AVE
004	982870	2015	3/15/07	\$555,500	1550	290	8	1996	3	2412	Y	N	1824 26TH AVE
004	034200	0415	6/19/06	\$600,000	1550	0	8	1905	4	4000	N	N	716 32ND AVE
004	536620	0270	7/12/06	\$650,000	1560	0	8	1908	5	4329	Y	N	759 31ST AVE
004	982820	0310	10/25/06	\$637,000	1570	0	8	1930	4	7200	N	N	1615 25TH AVE
004	536620	0180	9/26/05	\$505,000	1570	420	8	1906	4	5022	N	N	814 30TH AVE
004	918470	0050	2/6/07	\$743,500	1590	990	8	1912	5	4300	N	N	918 32ND AVE
004	982870	1110	5/30/06	\$562,000	1610	0	8	1996	3	5040	N	N	2806 E DENNY WAY

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982870	2285	8/13/07	\$537,000	1620	0	8	2004	3	1402	N	N	125 A 26TH AVE E
004	982870	2286	7/18/06	\$502,000	1620	0	8	2004	3	1237	N	N	125 B 26TH AVE E
004	982820	1810	8/23/07	\$571,000	1620	0	8	1908	4	4800	N	N	1526 29TH AVE
004	536620	0130	4/18/07	\$695,000	1630	500	8	1908	5	3602	Y	N	825 31ST AVE
004	982870	1540	7/5/05	\$420,000	1630	0	8	1981	3	3440	N	N	129 MARTIN LUTHER KING JR WAY E
004	051900	0043	7/14/05	\$540,000	1640	0	8	1998	3	3804	N	N	907 25TH AVE
004	034200	0250	5/24/05	\$646,000	1680	710	8	1908	4	3000	N	N	717 34TH AVE
004	536620	0060	4/19/07	\$575,000	1680	0	8	1907	3	3711	N	N	806 31ST AVE
004	982870	0020	7/6/07	\$559,000	1690	0	8	1909	4	4000	N	N	1814 31ST AVE
004	757570	0015	1/22/07	\$650,000	1700	0	8	2000	3	4000	Y	N	1716 32ND AVE
004	796010	0110	10/1/07	\$490,000	1710	0	8	1994	3	3600	N	N	820 MARTIN LUTHER KING JR WAY
004	536620	0220	10/11/06	\$607,000	1710	980	8	1906	4	4000	Y	N	830 30TH AVE
004	982870	1150	9/25/07	\$630,000	1780	0	8	2000	3	4800	N	N	2801 E JOHN ST
004	155620	0090	3/22/05	\$555,000	1810	500	8	1909	4	3797	N	N	716 29TH AVE
004	211020	0110	7/26/06	\$699,999	1840	1120	8	1902	4	5000	N	N	720 32ND AVE
004	118600	0040	3/25/05	\$622,500	1840	0	8	1922	4	5022	N	N	1619 34TH AVE
004	983930	0755	4/11/07	\$687,500	1890	0	8	1910	5	2496	N	N	1104 30TH AVE
004	536620	0450	10/15/07	\$495,000	1950	0	8	1909	3	3611	N	N	772 31ST AVE
004	155620	0120	11/9/06	\$720,000	1980	200	8	1991	5	3244	N	N	2916 E CHERRY ST
004	721740	0720	4/26/05	\$410,000	1990	0	8	1908	4	3840	N	N	1112 24TH AVE
004	982820	0015	11/21/05	\$499,950	2000	0	8	2005	3	4800	N	N	1515 24TH AVE
004	912610	1975	3/24/07	\$425,000	2020	0	8	2000	3	3460	N	N	716 23RD AVE
004	009700	0275	6/20/07	\$865,000	2060	1020	8	1925	4	4000	N	N	3206 E PIKE ST
004	982820	0209	10/26/07	\$659,000	2090	0	8	1998	3	2244	N	N	1723 C 25TH AVE
004	721740	0840	7/13/05	\$433,750	2100	0	8	1902	4	2964	N	N	2315 E SPRING ST
004	118900	0660	12/1/06	\$507,000	2110	0	8	1903	4	4080	N	N	1108 27TH AVE
004	982870	0947	10/30/07	\$695,000	2230	0	8	1999	3	4800	N	N	2923 E THOMAS ST
004	982820	0375	1/3/07	\$570,000	2250	800	8	1910	4	4620	Y	N	1532 24TH AVE
004	982870	1530	2/19/05	\$530,000	2250	0	8	1998	3	6867	Y	N	2719 E JOHN ST
004	721740	1075	6/23/05	\$515,000	2520	600	8	1910	3	5120	N	N	935 25TH AVE
004	983930	1170	2/22/07	\$757,000	2630	1290	8	1960	5	4400	Y	N	930 30TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	211020	0185	10/15/07	\$822,000	1230	770	9	1908	5	4500	N	N	724 33RD AVE
004	211020	0185	11/30/06	\$795,000	1230	770	9	1908	5	4500	N	N	724 33RD AVE
004	721740	0900	3/16/05	\$445,000	1310	0	9	2005	3	3408	N	N	927 24TH AVE
004	982870	1928	3/23/07	\$549,000	1350	0	9	2006	3	1396	N	N	119 A 27TH AVE E
004	982870	1929	3/13/07	\$554,000	1350	0	9	2006	3	1133	N	N	119 B 27TH AVE E
004	009700	0140	8/31/06	\$880,000	1350	930	9	1980	5	6000	N	N	3314 E PIKE ST
004	982870	1930	2/22/07	\$592,000	1385	0	9	2006	3	2275	Y	N	119 27TH AVE E
004	982870	2157	5/30/07	\$635,000	1410	310	9	2004	3	1588	Y	N	1833 26TH AVE
004	982870	2156	6/6/05	\$579,400	1410	310	9	2004	3	1587	Y	N	1835 26TH AVE
004	982870	2158	8/23/05	\$567,500	1410	310	9	2003	3	1620	N	N	2517 E DENNY WAY
004	982820	0139	10/18/05	\$619,000	1594	390	9	2005	3	1747	Y	N	1702 24TH AVE
004	920990	0450	8/23/06	\$719,000	1650	390	9	2004	3	2050	N	N	406 31ST AVE E
004	982820	1880	7/10/06	\$752,000	1650	0	9	1998	3	4321	N	N	1600 29TH AVE
004	211020	0095	11/16/05	\$699,990	1670	0	9	1906	5	3000	N	N	734 32ND AVE
004	982820	0142	2/7/06	\$560,000	1716	90	9	2005	3	1651	Y	N	2408 E OLIVE ST
004	983930	0047	3/3/05	\$781,000	1730	700	9	1914	4	4080	Y	N	1423 32ND AVE
004	982820	0141	2/17/06	\$575,000	1790	337	9	2005	3	1948	Y	N	2404 E OLIVE ST
004	211020	0175	4/30/07	\$797,000	1800	0	9	2007	3	3000	N	N	732 33RD AVE
004	796010	0165	4/20/07	\$690,000	1830	0	9	1909	3	6600	N	N	2709 E MARION ST
004	982820	0140	1/20/06	\$599,000	1834	486	9	2005	3	1861	Y	N	2402 E OLIVE ST
004	918470	0095	10/25/05	\$759,000	1870	0	9	1926	4	4300	N	N	923 33RD AVE
004	051900	0045	7/3/06	\$830,000	1910	0	9	1903	5	3846	N	N	903 25TH AVE
004	796010	0160	1/26/07	\$710,000	1910	770	9	2004	3	3570	N	N	2818 E COLUMBIA ST
004	536620	0410	3/28/06	\$760,000	1910	0	9	1912	5	5210	N	N	3108 E CHERRY ST
004	982870	1045	11/21/05	\$650,000	1970	650	9	2003	3	3600	N	N	2807 E THOMAS ST
004	982870	2695	8/8/06	\$869,500	1980	0	9	1908	4	4800	N	N	1829 25TH AVE
004	118900	1285	5/14/07	\$592,500	1990	450	9	2006	3	3996	N	N	925 MARTIN LUTHER KING JR WAY
004	118900	1095	4/11/06	\$751,000	2000	300	9	1906	4	5315	N	N	923 27TH AVE
004	501600	0295	2/14/05	\$685,000	2080	0	9	2005	3	3739	N	N	315 DEWEY PL E
004	983930	0691	8/29/06	\$754,000	2100	480	9	1907	3	4400	Y	N	1127 31ST AVE
004	501600	0130	9/23/05	\$745,000	2120	720	9	2005	3	3200	N	N	2903 E E REPUBLICAN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	118600	0065	4/20/06	\$925,000	2220	660	9	1991	3	3750	N	N	1606 33RD AVE
004	982820	1357	11/15/05	\$599,900	2230	900	9	2004	3	1620	Y	N	1728 27TH AVE
004	983930	1205	6/23/06	\$938,800	2250	700	9	2003	3	4400	Y	N	939 30TH AVE
004	982820	1485	4/3/07	\$849,000	2480	0	9	2006	3	4800	N	N	1711 29TH AVE
004	982870	0315	7/12/06	\$956,000	2820	940	9	2006	3	8800	Y	N	203 32ND AVE E
004	920990	0310	8/22/05	\$600,000	2890	0	9	2005	3	4400	N	N	423 31ST AVE E
004	721740	1285	3/23/07	\$985,000	2990	880	9	2006	3	3763	N	N	2515 E SPRING ST
004	982870	1853	1/24/07	\$549,000	1284	0	10	2006	3	1223	N	N	114 B 26TH AVE E
004	982870	1854	12/13/06	\$559,000	1285	0	10	2006	3	1507	N	N	114 A 26TH AVE E
004	982870	1855	12/13/06	\$632,000	1285	375	10	2006	3	2080	N	N	112 26TH AVE E
004	982870	0605	7/12/07	\$975,000	2130	860	10	2007	3	4400	N	N	1825 31ST AVE
004	501600	0355	4/20/07	\$875,000	2660	920	10	2006	3	3440	N	N	328 MARTIN LUTHER KING JR WAY E
004	501600	0450	12/20/05	\$935,000	2670	940	10	2005	3	5120	N	N	317 29TH AVE E
004	118600	0025	2/9/07	\$1,192,500	3000	0	10	1910	5	6000	N	N	1603 34TH AVE
011	140030	0150	6/13/05	\$252,350	740	0	5	1910	5	2048	N	N	700 28TH AVE S
011	056700	0710	2/21/07	\$300,000	980	410	5	1906	3	3090	N	N	927 29TH AVE S
011	429480	0085	7/26/07	\$323,000	690	120	6	1943	3	4000	Y	N	702 29TH AVE S
011	056700	0430	7/31/06	\$349,950	700	500	6	1922	3	4000	Y	N	907 YAKIMA AVE S
011	429480	0025	9/17/07	\$327,000	840	500	6	1914	4	2400	N	N	707 29TH AVE S
011	125020	0870	4/16/07	\$331,700	930	0	6	1902	4	2400	N	N	2715 S KING ST
011	073000	0140	6/5/07	\$339,950	930	310	6	1918	3	2142	N	N	2725 S JUDKINS ST
011	073000	0140	10/20/06	\$286,000	930	310	6	1918	3	2142	N	N	2725 S JUDKINS ST
011	327480	0190	2/7/06	\$323,000	940	0	6	1905	5	2240	N	N	940 MARTIN LUTHER KING JR WAY S
011	327480	0160	7/11/06	\$345,000	940	0	6	1908	4	3720	N	N	931 28TH AVE S
011	783380	0090	1/11/07	\$355,000	970	0	6	1901	4	4800	N	N	315 28TH AVE S
011	713730	0185	2/2/05	\$249,950	1140	0	6	1995	3	2805	N	N	2721 S ELMWOOD PL
011	364410	0440	10/10/07	\$320,000	1230	0	6	1918	3	4800	Y	N	1352 YAKIMA AVE S
011	125020	1125	7/22/05	\$277,000	1240	0	6	1910	4	3600	N	N	518 28TH AVE S
011	056700	0295	2/20/07	\$450,000	700	500	7	1924	4	3150	N	N	2957 S NORMAN ST
011	056700	0160	11/29/06	\$300,000	730	0	7	1926	3	2400	N	N	2956 S NORMAN ST
011	364410	0030	10/10/05	\$360,000	750	750	7	1901	5	1856	N	N	1317 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	364410	0170	7/21/05	\$440,000	800	630	7	1913	4	4800	Y	N	1302 YAKIMA AVE S
011	073000	0139	10/10/06	\$284,500	800	0	7	2006	3	2142	N	N	2723 B S JUDKINS ST
011	073000	0138	10/10/06	\$279,950	800	0	7	2006	3	2142	N	N	2723 A S JUDKINS ST
011	684070	0810	10/30/06	\$526,000	830	350	7	1924	5	4550	Y	N	355 29TH AVE
011	684070	0570	1/10/05	\$330,000	850	0	7	1920	3	4550	N	N	522 28TH AVE
011	936360	0440	4/7/06	\$507,000	900	900	7	1912	4	3000	N	N	518 31ST AVE
011	341660	0075	2/27/06	\$320,000	910	480	7	1903	2	5500	N	N	3211 E YESLER WAY
011	364410	0115	10/21/05	\$425,000	930	0	7	2005	3	2350	N	N	2911 S JUDKINS ST
011	684070	0495	3/18/05	\$359,500	960	960	7	1925	4	4277	N	N	523 28TH AVE
011	056700	0360	7/31/06	\$278,000	970	0	7	1909	2	3500	N	N	1131 YAKIMA AVE S
011	103200	0071	5/31/06	\$286,000	990	0	7	1998	3	2429	N	N	1362 MARTIN LUTHER KING JR WAY S
011	073000	0085	3/17/05	\$242,500	990	0	7	1998	3	2446	N	N	1300 MARTIN LUTHER KING JR WAY S
011	936360	0266	3/24/05	\$416,500	1010	0	7	1911	4	2720	N	N	423 32ND AVE
011	936360	0330	8/1/05	\$447,000	1020	180	7	1958	3	5000	N	N	425 31ST AVE
011	056700	0681	11/4/05	\$318,000	1040	220	7	2003	3	1251	N	N	2817 S CHARLES ST
011	056700	0670	9/30/05	\$310,000	1040	220	7	2003	3	1246	N	N	2813 S CHARLES ST
011	034200	0570	1/6/06	\$390,000	1080	0	7	1922	3	3600	N	N	632 32ND AVE
011	056700	0675	7/21/05	\$300,000	1080	240	7	2003	3	1072	N	N	2827 S CHARLES ST
011	056700	0674	6/1/05	\$300,000	1080	240	7	2003	3	1069	N	N	2825 S CHARLES ST
011	056700	0680	3/17/05	\$285,000	1080	240	7	2003	3	1071	N	N	2821 S CHARLES ST
011	713730	0165	5/13/05	\$265,650	1100	0	7	1908	3	2805	N	N	2713 S ELMWOOD PL
011	125020	0825	8/3/06	\$312,000	1110	0	7	1957	3	4500	N	N	524 MARTIN LUTHER KING JR WAY S
011	056700	0326	9/21/07	\$575,000	1120	900	7	1967	4	6000	Y	N	1115 YAKIMA AVE S
011	690920	0411	10/6/06	\$375,000	1140	0	7	2001	3	2706	N	N	1376 30TH AVE S
011	056700	0292	1/2/07	\$424,295	1200	0	7	1991	5	1471	Y	N	1106 YAKIMA AVE S
011	056700	0290	11/21/06	\$423,500	1200	0	7	1991	5	1454	Y	N	1108 YAKIMA AVE S
011	684070	0505	8/8/06	\$424,950	1220	300	7	1926	3	4550	N	N	531 28TH AVE
011	125020	1199	8/23/07	\$380,000	1220	0	7	1909	4	7200	N	N	509 29TH AVE S
011	955220	0110	9/25/07	\$630,888	1260	0	7	1983	4	6160	Y	N	504 29TH AVE S
011	918720	0105	2/8/07	\$565,000	1270	0	7	1903	3	4500	Y	N	145 28TH AVE
011	427890	0065	11/21/05	\$530,000	1280	1220	7	1925	4	5161	N	N	412 32ND AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	936360	0450	9/20/05	\$485,000	1290	1290	7	1963	3	5000	N	N	510 31ST AVE
011	684070	1436	7/29/06	\$475,000	1310	0	7	1944	4	7565	N	N	209 28TH AVE
011	103200	0079	3/10/05	\$305,000	1320	0	7	1998	3	3145	N	N	2707 S IRVING ST
011	936360	0096	7/24/07	\$557,500	1330	500	7	1978	3	5000	N	N	3001 E ALDER ST
011	341660	0455	5/17/07	\$499,000	1330	0	7	1905	5	4000	N	N	3109 S WASHINGTON ST
011	125020	1225	12/5/06	\$485,000	1340	0	7	1912	4	3150	N	N	304 29TH AVE S
011	808340	0005	4/18/06	\$537,500	1340	0	7	1902	5	5000	N	N	502 32ND AVE
011	341660	0530	4/20/07	\$542,000	1350	0	7	1995	3	4000	Y	N	3007 S WASHINGTON ST
011	341660	0530	5/16/05	\$423,500	1350	0	7	1995	3	4000	Y	N	3007 S WASHINGTON ST
011	808340	0010	8/30/05	\$457,500	1390	0	7	1986	4	2500	N	N	506 32ND AVE
011	056700	0750	10/26/07	\$443,000	1400	390	7	2001	3	2071	N	N	1202 D BRADNER PL S
011	056700	0745	6/28/07	\$406,300	1400	390	7	2001	3	1462	N	N	1200 BRADNER PL S
011	056700	0750	3/29/05	\$370,000	1400	390	7	2001	3	2071	N	N	1202 D BRADNER PL S
011	056700	0745	2/24/05	\$349,900	1400	390	7	2001	3	1462	N	N	1200 BRADNER PL S
011	684070	1445	2/15/06	\$375,000	1400	0	7	1924	4	4095	Y	N	217 28TH AVE
011	379600	0195	8/22/07	\$500,000	1410	0	7	1919	4	1900	N	N	121 28TH AVE S
011	684070	1455	9/1/06	\$495,000	1410	0	7	1927	4	4550	Y	N	210 28TH AVE
011	379600	0195	6/23/05	\$390,000	1410	0	7	1919	4	1900	N	N	121 28TH AVE S
011	684070	1460	3/21/06	\$420,000	1410	0	7	1928	3	4550	N	N	206 28TH AVE
011	374050	0005	12/29/05	\$350,000	1410	0	7	1907	4	4400	N	N	431 28TH AVE S
011	103200	0077	9/10/07	\$390,000	1437	0	7	1998	3	3002	N	N	2711 S IRVING ST
011	103200	0087	12/13/06	\$380,000	1437	0	7	1998	3	3002	N	N	2721 S IRVING ST
011	713730	0110	2/28/05	\$315,250	1470	0	7	1996	3	2310	N	N	2724 S ELMWOOD PL
011	684070	0500	10/24/07	\$378,000	1530	0	7	1924	3	4550	N	N	527 28TH AVE
011	327480	0245	4/24/06	\$525,000	1550	0	7	1916	3	6272	N	N	912 MARTIN LUTHER KING JR WAY S
011	125020	0998	7/10/07	\$474,000	1560	0	7	1908	4	4440	N	N	309 29TH AVE S
011	713730	0090	7/24/07	\$563,000	1610	820	7	1903	4	2310	N	N	2712 S ELMWOOD PL
011	713730	0170	10/9/07	\$554,000	1630	0	7	1910	4	2805	N	N	2715 S ELMWOOD PL
011	379600	0240	7/23/07	\$484,950	1630	0	7	1925	4	5000	N	N	2752 S MAIN ST
011	684070	1480	3/2/05	\$500,000	1650	800	7	1925	4	4550	N	N	211 29TH AVE
011	379600	0247	1/18/05	\$350,000	1650	0	7	1995	3	3422	N	N	209 28TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	783380	0080	5/15/07	\$399,950	1700	0	7	1998	3	4400	N	N	2717 S MAIN ST
011	783380	0080	5/17/05	\$335,000	1700	0	7	1998	3	4400	N	N	2717 S MAIN ST
011	056700	0495	3/16/06	\$430,000	1710	1510	7	1962	3	6000	N	N	912 29TH AVE S
011	364410	0035	2/2/05	\$350,000	1810	800	7	1901	4	3552	N	N	1319 29TH AVE S
011	918720	0130	4/27/05	\$450,000	1830	0	7	1925	4	6120	Y	N	125 28TH AVE
011	936360	0410	4/22/05	\$525,000	1860	990	7	1909	3	5000	N	N	502 30TH AVE
011	125020	0788	11/13/06	\$440,000	1870	740	7	1990	3	2400	N	N	510 MARTIN LUTHER KING JR WAY S
011	918720	0345	12/2/05	\$629,000	1880	700	7	1901	4	5750	N	N	125 30TH AVE
011	341660	0800	3/23/05	\$699,000	1980	390	7	1928	4	4000	Y	N	119 30TH AVE S
011	429480	0125	7/11/05	\$583,000	2040	0	7	1924	4	6000	Y	N	719 30TH AVE S
011	636290	0185	5/29/07	\$420,000	2110	600	7	1901	4	4200	N	N	714 MARTIN LUTHER KING JR WAY S
011	636290	0185	9/20/05	\$398,900	2110	600	7	1901	4	4200	N	N	714 MARTIN LUTHER KING JR WAY S
011	327480	0240	11/7/05	\$568,000	2230	1030	7	1992	3	4699	N	N	916 MARTIN LUTHER KING JR WAY S
011	936360	0145	8/10/07	\$843,000	3840	0	7	1916	4	5000	N	N	321 31ST AVE
011	125020	0820	8/22/05	\$420,000	760	560	8	1905	4	6000	N	N	520 MARTIN LUTHER KING JR WAY S
011	341660	0616	11/7/06	\$565,000	1050	500	8	1924	5	3360	N	N	103 31ST AVE S
011	056700	0260	11/15/07	\$383,000	1100	90	8	2003	3	2365	N	N	1122 YAKIMA AVE S
011	918720	0230	2/9/07	\$405,000	1150	130	8	2006	3	1259	N	N	111 A 29TH AVE
011	918720	0226	1/19/07	\$405,000	1150	130	8	2006	3	1259	N	N	115 B 29TH AVE
011	569900	0020	8/10/07	\$525,000	1150	200	8	1942	4	3409	Y	N	923 31ST AVE S
011	918720	0225	10/22/06	\$429,950	1150	220	8	2006	3	1117	N	N	115 A 29TH AVE
011	918720	0234	12/27/06	\$422,000	1150	220	8	2006	3	1339	N	N	109 B 29TH AVE
011	918720	0232	1/19/07	\$419,950	1150	220	8	2006	3	1117	N	N	111 B 29TH AVE
011	918720	0228	9/15/06	\$418,100	1150	220	8	2006	4	1339	N	N	117 A 29TH AVE
011	918720	0227	8/11/06	\$415,500	1150	220	8	2006	4	1287	N	N	117 B 29TH AVE
011	918720	0236	3/7/07	\$412,500	1150	220	8	2006	3	1287	N	N	109 A 29TH AVE
011	341660	0450	6/16/06	\$488,500	1215	515	8	1988	3	2197	Y	N	210 31ST AVE S
011	536620	0650	11/9/05	\$635,000	1220	620	8	1905	5	4000	N	N	528 30TH AVE
011	364410	0094	8/15/06	\$369,000	1240	0	8	2002	3	1896	N	N	1318 A 29TH AVE S
011	364410	0095	1/24/07	\$358,000	1240	0	8	2002	3	1892	N	N	1318 29TH AVE S
011	536620	0615	6/27/07	\$475,000	1360	0	8	1906	3	3000	N	N	546 30TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	936360	0455	8/2/07	\$785,000	1370	0	8	1991	3	3000	N	N	3100 E JEFFERSON ST
011	056700	0266	8/16/05	\$398,000	1380	190	8	2003	3	1733	N	N	1116 YAKIMA AVE S
011	056700	0273	6/21/05	\$398,000	1380	190	8	2003	3	1733	N	N	1112 YAKIMA AVE S
011	056700	0415	2/7/07	\$410,000	1385	475	8	2006	3	1193	N	N	2901 S NORMAN ST
011	056700	0419	2/28/07	\$405,000	1385	475	8	2006	3	1372	N	N	2903 S NORMAN ST
011	056700	0414	2/28/07	\$405,000	1385	475	8	2006	3	1327	N	N	1110 B 29TH AVE S
011	036600	0060	6/29/06	\$507,500	1390	0	8	1906	4	3150	N	N	212 29TH AVE
011	056700	0410	4/25/07	\$422,680	1405	90	8	2006	3	1374	N	N	1110 A 29TH AVE S
011	056700	0418	12/27/06	\$395,000	1405	90	8	2006	3	1182	N	N	2905 S NORMAN ST
011	056700	0412	12/27/06	\$395,000	1405	90	8	2006	3	1182	N	N	2903 S NORMAN ST
011	056700	0408	5/15/07	\$387,500	1405	90	8	2006	3	936	N	N	1108 B 29TH AVE S
011	056700	0416	8/29/07	\$380,000	1405	90	8	2006	3	1321	N	N	2909 S NORMAN ST
011	056700	0417	12/22/06	\$375,000	1405	90	8	2006	3	936	N	N	2907 S NORMAN ST
011	056700	0406	8/1/07	\$370,000	1405	90	8	2006	3	1186	N	N	1108 A 29TH AVE S
011	056700	0576	2/28/05	\$425,000	1460	0	8	2006	3	1498	N	N	830 29TH AVE S
011	056700	0274	7/31/06	\$445,000	1479	160	8	2003	3	1612	Y	N	1128 YAKIMA AVE S
011	056700	0281	8/31/06	\$442,000	1479	160	8	2003	3	1612	Y	N	1132 YAKIMA AVE S
011	056700	0279	10/14/05	\$447,000	1480	160	8	2003	3	1612	Y	N	1130 YAKIMA AVE S
011	536620	0590	5/26/06	\$569,950	1530	0	8	1917	4	4200	N	N	3017 E CHERRY ST
011	341660	0490	2/28/05	\$455,000	1540	0	8	1989	3	4252	N	N	3111 S WASHINGTON ST
011	155620	0165	11/6/06	\$485,000	1560	300	8	1905	3	2970	N	N	2921 E CHERRY ST
011	341660	0465	8/10/06	\$750,000	1610	900	8	2001	3	4000	N	N	3119 S WASHINGTON ST
011	034200	0435	10/24/06	\$685,000	1630	850	8	1906	5	3000	N	N	3211 E CHERRY ST
011	536620	0580	11/28/06	\$595,637	1640	880	8	1906	5	3000	N	N	619 32ND AVE
011	341660	0990	8/24/07	\$605,000	1680	0	8	1907	5	3986	N	N	2803 S WASHINGTON ST
011	536620	0460	7/26/05	\$585,000	1700	0	8	1992	3	4105	N	N	625 32ND AVE
011	125020	1545	7/13/05	\$635,000	1720	400	8	1925	5	3600	Y	N	539 31ST AVE S
011	056700	0578	2/10/05	\$459,000	1725	0	8	2005	3	1500	N	N	832 B 29TH AVE S
011	936360	0280	4/25/06	\$640,000	1740	200	8	1912	4	3300	N	N	422 31ST AVE
011	125020	1580	5/16/07	\$670,000	1780	0	8	1920	5	6000	Y	N	527 31ST AVE S
011	341660	0551	9/19/05	\$605,000	1780	800	8	1927	4	6000	Y	N	211 31ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	918720	0190	1/23/07	\$681,000	1790	0	8	1904	4	4000	N	N	145 29TH AVE
011	955220	0065	10/19/05	\$647,000	1820	0	8	1991	4	5400	Y	N	538 29TH AVE S
011	690920	0036	10/13/06	\$567,000	1830	0	8	2001	3	2500	Y	N	1320 30TH AVE S
011	569900	0009	2/28/05	\$549,000	1830	0	8	1980	4	3996	Y	N	935 31ST AVE S
011	918720	0170	6/8/07	\$649,000	1850	140	8	1907	3	3500	N	N	153 29TH AVE
011	341660	0660	6/7/05	\$759,000	1850	510	8	1909	4	4000	Y	N	146 30TH AVE
011	341660	0080	10/24/07	\$390,000	1880	0	8	1905	2	5000	N	N	3213 E YESLER WAY
011	536620	0570	7/6/06	\$625,000	1930	800	8	1906	5	3000	N	N	613 32ND AVE
011	056700	0215	5/25/06	\$668,000	1935	900	8	1924	5	5110	Y	N	1101 30TH AVE S
011	341660	0852	2/12/07	\$575,000	1970	300	8	1907	4	4300	N	N	216 29TH AVE S
011	918720	0275	5/30/06	\$524,400	1990	0	8	1900	4	5000	N	N	134 29TH AVE
011	155620	0225	3/14/05	\$605,000	2060	0	8	1905	5	4292	N	N	528 29TH AVE
011	056700	0217	11/21/07	\$753,000	2080	640	8	2007	3	3000	Y	N	1109 30TH AVE S
011	056700	0460	3/13/07	\$695,000	2170	1320	8	1965	3	9000	Y	N	931 YAKIMA AVE S
011	155620	0185	5/20/05	\$581,500	2200	0	8	1906	5	3240	N	N	2909 E CHERRY ST
011	936360	0005	10/1/05	\$664,000	2230	0	8	1990	4	5000	N	N	3114 E SPRUCE ST
011	036600	0010	6/28/07	\$895,000	2580	1130	8	2006	3	2970	N	N	202 29TH AVE
011	125020	1305	4/23/07	\$877,500	3090	1070	8	1901	5	6000	N	N	315 30TH AVE S
011	056700	0120	8/25/05	\$725,000	3090	0	8	2003	3	4550	Y	N	915 30TH AVE S
011	034200	0460	7/5/05	\$832,500	1590	1090	9	2003	3	4000	N	N	621 33RD AVE
011	056700	0480	9/21/05	\$510,000	1690	730	9	2005	3	3003	N	N	928 29TH AVE S
011	684170	0100	7/7/05	\$699,000	1820	600	9	1907	5	4000	N	N	338 29TH AVE
011	125020	1249	10/25/06	\$700,000	1950	500	9	1901	5	5760	N	N	312 29TH AVE S
011	034200	0470	11/8/06	\$899,500	2060	860	9	2003	3	4000	N	N	617 33RD AVE
011	341660	0795	8/28/06	\$785,000	2100	0	9	1999	3	6000	N	N	2912 S WASHINGTON ST
011	936360	0400	10/26/06	\$740,000	2100	0	9	1910	3	5000	N	N	512 30TH AVE
011	125020	1525	2/2/07	\$1,180,000	2490	1120	9	1937	4	7500	Y	N	530 30TH AVE S
011	684070	0690	2/14/06	\$989,000	2510	1080	9	2006	3	5750	N	N	517 30TH AVE
011	918720	0285	5/22/06	\$779,200	2780	140	9	1908	4	5000	N	N	124 29TH AVE
011	125020	1340	7/11/07	\$1,170,000	2900	0	9	1999	4	9600	N	N	324 30TH AVE S
011	341660	0565	4/14/05	\$954,000	2180	900	10	1996	3	6736	Y	N	216 30TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	056700	0010	5/4/06	\$899,000	2360	700	10	2003	3	3000	Y	N	805 30TH AVE S
011	447340	0025	3/7/06	\$950,000	2480	200	10	2004	3	2695	Y	N	711 31ST AVE S
011	042404	9030	3/20/06	\$799,950	2560	830	10	2005	3	3225	Y	N	907 31ST AVE S
011	429480	0115	2/25/05	\$870,000	2650	750	10	2002	3	4200	Y	N	715 30TH AVE S
011	125020	1350	9/24/07	\$1,045,000	2750	930	10	2003	3	5100	N	N	326 30TH AVE S
011	690920	0423	4/25/07	\$1,340,000	3550	230	10	2006	3	1952	Y	N	1375 31ST AVE S
011	690920	0421	2/20/07	\$1,284,366	3560	230	10	2006	3	2141	Y	N	1379 31ST AVE S
011	690920	0425	4/6/07	\$1,400,000	3570	650	10	2006	3	3399	Y	N	1379 31ST AVE S
011	125020	1490	8/8/05	\$1,325,000	4600	400	10	1905	4	10800	Y	N	403 31ST AVE S

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	000760	0039	9/27/05	\$55,022	PARTIAL INTEREST ; AND OTHER WARNINGS
003	000760	0044	4/20/07	\$400,000	UNFIN AREA
003	000760	0044	7/6/05	\$200,000	UNFIN AREA;NO MARKET EXPOSURE
003	000760	0126	8/9/07	\$545,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
003	000760	0126	5/4/07	\$525,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
003	000760	0126	7/2/07	\$515,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
003	000760	0127	1/4/06	\$200,000	IMP COUNT
003	000760	0175	3/3/05	\$400,000	TEAR DOWN;
003	000760	0185	5/9/07	\$349,500	GOVERNMENT AGENCY
003	000760	0206	5/5/06	\$384,915	EGREGATION AND/OR MERGER
003	000760	0215	3/2/05	\$344,000	RELOCATION - SALE BY SERVICE
003	000760	0215	3/1/05	\$344,000	RELOCATION - SALE TO SERVICE
003	036300	0035	2/27/06	\$86,500	RELATED PARTY, FRIEND, OR NEIGHBOR AND OTHER
003	036300	0035	5/14/07	\$498,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	042404	9053	2/8/05	\$4,720	RELATED PARTY, FRIEND, OR NEIGHBOR AND OTHER
003	067600	0120	9/5/06	\$650,000	PREVIMP<=25K
003	095500	0053	3/2/07	\$250,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR
003	095500	0245	9/1/05	\$80,000	DOR RATIO;QUIT CLAIM DEED
003	095500	0445	4/18/05	\$399,000	TEAR DOWN
003	095800	0130	5/4/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	121100	0050	3/10/07	\$484,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	121100	0120	5/30/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
003	125020	0210	6/28/05	\$360,000	TEAR DOWN
003	125020	0250	11/1/05	\$475,950	PREVIMP<=25K
003	125020	0275	5/29/07	\$549,000	IMP COUNT;PREVIMP<=25K
003	125020	0280	5/30/07	\$329,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	125020	0474	1/9/07	\$202,207	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	125020	0506	4/17/06	\$97,870	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST Etc.
003	125020	0545	11/30/06	\$400,000	TEAR DOWN
003	125020	0550	8/11/05	\$300,000	TEAR DOWN
003	125020	0720	5/21/07	\$380,000	EXEMPT FROM EXCISE TAX
003	125020	0720	2/7/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	125020	0775	3/18/05	\$220,545	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	128530	0135	11/18/06	\$375,500	IMP. CHARACTERISTICS CHANGED SINCE SALE AND
003	128530	0170	10/19/05	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
003	130330	0035	11/8/06	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	134430	0180	11/29/05	\$463,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	134430	0185	4/11/06	\$337,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	134430	0250	11/1/05	\$416,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	140030	0093	11/14/05	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	140030	0098	8/28/06	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	140030	0100	3/20/07	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	152330	0180	3/30/07	\$700,000	MULTI-PARCEL SALE
003	171040	0030	8/30/06	\$36,897	DOR RATIO;NO MARKET EXPOSURE
003	171040	0030	7/13/07	\$67,334	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNINGS
003	171040	0050	9/14/05	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE AND
003	171040	0060	5/19/05	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE AND
003	180690	0035	10/17/06	\$441,200	PREVIMP<=25K
003	193480	0140	10/10/07	\$384,950	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT;AND
003	193480	0140	10/23/07	\$374,950	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT;AND
003	193480	0140	12/27/05	\$400,000	IMP COUNT;%COMPL;AND OTHER WARNINGS
003	193480	0180	12/30/05	\$510,000	IMP COUNT;TEAR DOWN
003	193480	0196	7/8/05	\$527,000	IMP COUNT
003	193730	0191	4/28/06	\$480,000	'MULTI-PARCEL SALE;
003	193730	0191	7/22/05	\$426,000	TEAR DOWN; MULTI-PARCEL SALE
003	193730	0240	12/20/05	\$400,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
003	219760	0188	6/29/07	\$3,140,000	DOR RATIO;MULTI-PARCEL SALE
003	219760	0202	6/29/05	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	219760	0600	8/1/06	\$630,000	IMP COUNT;%COMPL
003	225450	0775	12/8/06	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	225450	0985	12/28/06	\$400,000	NO MARKET EXPOSURE
003	225450	1135	5/30/05	\$405,000	NO MARKET EXPOSURE
003	225450	1425	11/3/05	\$769,000	UNFIN AREA
003	225450	1595	5/17/05	\$320,000	PREVIMP<=25K
003	225450	1630	12/21/05	\$162,427	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
003	225450	1725	11/2/06	\$487,000	IMP COUNT
003	225450	1900	6/20/07	\$180,000	QUIT CLAIM DEED; STATEMENT TO DOR
003	225450	1911	2/24/05	\$465,000	%COMPL;TEAR DOWN; NO MARKET EXPOSURE
003	225450	1935	4/21/05	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	225450	2069	6/14/07	\$480,000	UNFIN AREA
003	225450	2069	5/20/05	\$435,500	UNFIN AREA;SEGREGATION AND/OR MERGER
003	225450	2255	4/25/05	\$72,548	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARN
003	225450	2315	6/7/06	\$406,500	SEGREGATION AND/OR MERGER
003	225450	2377	5/24/05	\$15,000	DOR RATIO;OBSOL;CORPORATE AFFILIATES
003	225450	2377	8/8/05	\$640,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
003	225650	0015	6/3/05	\$375,000	TEAR DOWN; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	246090	0065	4/11/07	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	246090	0065	11/17/06	\$44,339	DOR RATIO;NON-REPRESENTATIVE SALE
003	246090	0080	3/10/05	\$207,000	NO MARKET EXPOSURE
003	246090	0126	7/25/05	\$135,000	DOR RATIO;TEAR DOWN
003	257240	0080	6/15/05	\$363,000	RELOCATION - SALE BY SERVICE
003	257240	0080	5/23/05	\$363,000	RELOCATION - SALE TO SERVICE
003	277910	0435	10/13/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
003	278460	0095	2/16/06	\$764,555	IMP COUNT;AND OTHER WARNINGS
003	303720	0101	6/28/05	\$190,000	DOR RATIO;SEGREGATION AND/OR MERGER
003	314860	0110	3/14/06	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	330370	0536	1/25/06	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	331950	0355	8/24/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	331950	0365	9/18/07	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	331950	0940	4/17/07	\$400,000	1031 TRADE
003	331950	1387	3/20/06	\$388,000	NO MARKET EXPOSURE
003	331950	1515	9/29/05	\$402,000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
003	331950	1590	12/9/05	\$600,000	IMP COUNT
003	331950	1765	9/20/05	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	331950	1765	4/24/06	\$591,000	NON-REPRESENTATIVE SALE
003	331950	1815	10/21/05	\$301,000	IMP COUNT;GOVERNMENT AGENCY
003	331950	1815	9/7/05	\$250,000	IMP COUNT;GOVERNMENT AGENCY
003	331950	2175	2/13/07	\$35,000	DOR RATIO;QUIT CLAIM DEED
003	332000	0210	5/1/07	\$399,000	MISIDENTIFIED
003	332000	0210	4/25/07	\$399,500	VALUATION ERROR
003	332000	0210	11/29/05	\$925,000	TEAR DOWN;
003	332000	0635	9/26/05	\$345,000	SEGREGATION AND/OR MERGER
003	332504	9019	8/4/06	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	364610	0085	8/1/06	\$790,000	1031 TRADE
003	366750	0015	11/2/06	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	366750	0095	5/29/07	\$1,210,000	PREVIMP<=25K; PARTIAL INTEREST; AND OTHER WAR
003	366750	0130	8/17/05	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	379600	0040	3/1/07	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
003	379600	0040	3/30/06	\$310,000	PREVIMP<=25K
003	379600	0135	11/5/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	392740	0045	3/30/05	\$207,023	QUIT CLAIM DEED; AND OTHER WARNINGS
003	423240	0200	3/28/06	\$1,225,000	RELOCATION - SALE TO SERVICE
003	423240	0325	6/1/07	\$752,500	UNFIN AREA
003	423240	0495	8/19/05	\$699,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	423240	0735	11/9/05	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	423240	0985	8/22/07	\$154,000	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	423240	0985	6/23/05	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	423240	1220	8/29/05	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	423240	1245	8/4/05	\$739,500	IMP COUNT
003	501100	0150	4/15/05	\$229,576	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	516070	0015	8/18/05	\$163,601	DOR RATIO;TEAR DOWN
003	516070	0185	7/20/06	\$350,000	NO MARKET EXPOSURE
003	519110	0155	5/18/06	\$280,000	NO MARKET EXPOSURE
003	519110	0205	10/4/05	\$552,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	570750	0010	9/15/06	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570750	0025	7/15/05	\$1,318,000	COM'L
003	600300	0800	6/5/05	\$470,000	TEAR DOWN;
003	600300	1642	6/6/07	\$1,200,000	;PERSONAL PROPERTY INCLUDED; & OTHER WARN
003	600300	2045	5/19/06	\$800,000	BUILDER OR DEVELOPER SALES
003	600350	0735	3/3/05	\$1,200,000	PERSONAL PROPERTY INCLUDED
003	600350	1115	6/1/06	\$6,000,000	DOR RATIO;PREVIMP<=25K
003	600350	1400	10/26/05	\$300,000	PREVIMP<=25K
003	600350	1570	12/18/06	\$680,000	PREVIMP<=25K
003	600350	1580	12/18/06	\$680,000	IMP COUNT;PREVIMP<=25K
003	600350	1585	11/5/07	\$634,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
003	600350	1585	6/27/07	\$610,000	PREVIMP<=25K
003	600350	1585	9/5/06	\$456,000	PREVIMP<=25K
003	605860	0030	6/7/05	\$392,600	SEGREGATION AND/OR MERGER
003	605860	0075	7/5/05	\$580,000	OBSOL;NO MARKET EXPOSURE
003	605860	0330	8/25/06	\$109,794	QUIT CLAIM DEED; AND OTHER WARNINGS
003	605860	0375	9/1/06	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	605860	0405	5/31/06	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	636290	0030	6/30/05	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	636290	0125	4/19/06	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	636290	0140	5/15/06	\$350,000	IMP COUNT;%COMPL;TEAR DOWN
003	636290	0150	2/1/05	\$275,000	TEAR DOWN; SEGREGATION AND/OR MERGER
003	684070	0390	3/28/07	\$325,000	QUIT CLAIM DEED
003	684070	0960	10/4/05	\$181,000	NO MARKET EXPOSURE
003	684070	0980	6/16/05	\$200,000	NO MARKET EXPOSURE
003	684070	0990	12/16/05	\$227,000	NO MARKET EXPOSURE
003	684070	1000	10/11/05	\$350,000	NO MARKET EXPOSURE
003	684070	1090	10/6/05	\$224,000	NO MARKET EXPOSURE
003	684070	1115	6/20/05	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	684070	1610	2/21/06	\$360,000	SEGREGATION AND/OR MERGER
003	684070	1615	11/10/06	\$203,429	DOR RATIO; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	684070	1675	7/27/05	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE ; AND
003	684070	1705	3/29/07	\$69,280	DOR RATIO
003	684820	0090	11/1/05	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	684820	0195	9/1/05	\$1,199,400	PREVIMP<=25K;TEAR DOWN; AND OTHER WARNINGS
003	684820	0342	4/27/05	\$505,000	IMP COUNT
003	684870	0085	7/6/05	\$20,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST Etc.
003	685270	0225	6/16/05	\$631,000	TEAR DOWN;
003	685270	0297	1/25/05	\$562,000	TEAR DOWN;
003	685270	0330	7/25/06	\$1,406,667	MULTI-PARCEL SALE; AND OTHER WARNINGS
003	685270	0450	2/14/07	\$211,576	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
003	712830	0390	3/8/06	\$217,500	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
003	712830	0665	5/18/06	\$314,000	UNFIN AREA
003	712830	0720	8/25/05	\$153,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
003	713230	0470	12/2/05	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	713230	0535	1/19/06	\$293,000	OBSOL;PREVIMP<=25K;NO MARKET EXPOSURE; AND
003	713230	0680	8/23/05	\$349,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	713730	0052	8/29/05	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	713730	0055	12/23/05	\$227,000	DOR RATIO
003	722850	0415	4/25/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	722850	0420	10/18/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	0665	10/26/07	\$189,142	DOR RATIO
003	722850	0665	5/16/05	\$228,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	0668	12/12/06	\$135,553	DOR RATIO;QUIT CLAIM DEED
003	722850	0795	4/7/06	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	0940	3/2/06	\$566,500	IMP COUNT
003	722850	0950	5/30/05	\$350,000	1031 TRADE; NO MARKET EXPOSURE
003	722850	1120	10/16/06	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
003	722850	1230	2/26/07	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	722850	1260	2/24/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	722850	1280	3/30/05	\$334,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	1337	2/18/05	\$162,000	DOR RATIO;NO MARKET EXPOSURE
003	722850	1367	6/30/05	\$275,000	SEGREGATION AND/OR MERGER
003	722850	1445	5/26/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	1629	2/24/05	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	722850	1875	7/20/07	\$511,100	EXEMPT FROM EXCISE TAX
003	722850	1880	3/8/06	\$360,000	%COMPL;TEAR DOWN

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	722850	1880	9/5/07	\$385,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	722850	1885	3/8/06	\$482,000	%COMPL;TEAR DOWN
003	722850	1885	7/19/07	\$389,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	722850	1886	9/6/07	\$399,000	%COMPL
003	722850	1887	7/3/07	\$394,000	%COMPL
003	722850	1888	7/3/07	\$394,000	%COMPL
003	722850	1889	9/17/07	\$455,000	%COMPL
003	722850	1892	9/5/07	\$385,000	%COMPL
003	722850	1910	5/6/05	\$411,600	CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND
003	722850	2325	11/17/05	\$590,000	NO MARKET EXPOSURE
003	722850	2360	4/25/05	\$185,000	DOR RATIO;CORPORATE AFFILIATES; AND OTHER
003	722850	2360	5/12/05	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	722850	2365	7/1/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	722850	2435	6/16/05	\$361,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	723460	0681	2/17/05	\$66,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST; &
003	723460	0787	8/29/05	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	723460	0820	3/6/06	\$870,000	%COMPL
003	723460	0820	8/30/07	\$504,625	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	723460	0821	11/8/07	\$389,900	%COMPL
003	723460	0822	11/8/07	\$399,950	%COMPL
003	723460	0823	11/1/07	\$395,000	%COMPL
003	723460	0827	11/8/07	\$375,000	%COMPL
003	723460	0830	9/22/05	\$600,000	TEAR DOWN; SEGREGATION AND/OR MERGER
003	723460	1165	5/25/05	\$800,000	TEAR DOWN;
003	723460	1175	2/14/05	\$600,000	IMP COUNT;PREVIMP<=25K;AND OTHER WARNINGS
003	723460	1356	1/24/06	\$465,000	1031 TRADE
003	723460	1405	10/22/05	\$900,000	TEAR DOWN;
003	723460	1410	6/29/05	\$900,000	TEAR DOWN
003	723460	1455	3/29/06	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	723460	1546	3/1/07	\$886,000	INCORRECT DATA
003	754480	0070	1/26/07	\$187,000	DOR RATIO;QUIT CLAIM DEED
003	754480	0105	12/30/05	\$260,000	IMP COUNT
003	754480	0110	12/30/05	\$255,000	IMP COUNT
003	754480	0165	8/9/05	\$160,000	DOR RATIO;NO MARKET EXPOSURE
003	754480	0165	8/9/05	\$80,000	DOR RATIO;NO MARKET EXPOSURE
003	754480	0200	6/24/05	\$152,750	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNINGS
003	754480	0350	3/30/05	\$229,950	CORRECTION DEED
003	754480	0350	3/30/05	\$5,867	DOR RATIO;CORRECTION DEED
003	754480	0400	7/20/05	\$227,000	NO MARKET EXPOSURE
003	754480	0420	9/7/05	\$284,900	BANKRUPTCY - RECEIVER OR TRUSTEE

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	765860	0035	8/1/05	\$446,000	%COMPL
003	765860	0306	11/9/05	\$245,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
003	783680	0045	12/20/06	\$6,000,000	DOR RATIO;MULTI-PARCEL SALE
003	783680	0045	10/21/05	\$800,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
003	794260	0026	7/5/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	794260	0075	3/16/07	\$476,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	794260	0140	11/22/05	\$49,298	DOR RATIO;%COMPL;QUIT CLAIM DEED; AND OTHER
003	794260	0140	3/16/06	\$295,000	TEAR DOWN;
003	794260	0170	1/26/05	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	794260	0171	10/17/06	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	794260	0300	10/30/06	\$710,000	NO MARKET EXPOSURE; AND OTHER WARNING
003	794260	1010	12/9/05	\$240,000	NO MARKET EXPOSURE
003	794260	1010	11/8/05	\$190,000	NO MARKET EXPOSURE; STATEMENT TO DOR
003	794260	1015	7/17/07	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	794260	1112	8/23/07	\$194,797	AFFORDABLE HOUSING
003	794260	1112	5/16/05	\$178,200	NO MARKET EXPOSURE
003	794260	1200	5/9/06	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	794260	1360	10/15/07	\$200,468	DOR RATIO
003	794260	1575	9/30/05	\$375,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
003	794260	1585	8/30/06	\$750,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
003	794260	1635	5/26/05	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	794260	1650	11/13/06	\$310,000	UNFIN AREA
003	794260	1770	2/9/05	\$109,212	DOR RATIO;NO MARKET EXPOSURE
003	794260	1770	9/25/06	\$425,000	NO MARKET EXPOSURE
003	794260	1855	6/14/06	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	794830	0180	1/10/05	\$304,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	794930	0040	12/8/05	\$370,000	NO MARKET EXPOSURE
003	808040	0181	1/3/05	\$210,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	814120	0020	11/7/06	\$73,048	DOR RATIO;IMP COUNT;QUIT CLAIM DEED
003	814120	0025	9/25/07	\$440,000	MISIDENTIFIED
003	814120	0025	11/1/05	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	814120	0025	10/16/06	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	814120	0036	5/29/06	\$653,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	872810	0585	4/28/06	\$118,000	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNINGS
003	872810	0725	12/22/05	\$181,100	DOR RATIO;NON-REPRESENTATIVE SALE
003	872810	0759	3/14/07	\$444,900	%COMPL
003	872810	0763	3/20/07	\$448,900	%COMPL
003	880490	0735	7/21/05	\$462,900	ATYPICAL IMPROVEMENT

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	912610	0491	5/11/07	\$402,500	EXEMPT FROM EXCISE TAX
003	912610	0520	3/31/05	\$325,000	NO MARKET EXPOSURE
003	912610	0535	6/22/06	\$392,110	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	912610	0535	8/30/05	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	912610	0550	1/23/06	\$225,000	NO MARKET EXPOSURE
003	912610	0605	10/3/06	\$745,000	IMP COUNT;%COMPL;TEAR DOWN
003	912610	0620	10/25/05	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	912610	0745	1/18/06	\$357,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	912610	0860	10/6/05	\$522,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	912610	0870	12/9/05	\$400,000	SEGREGATION AND/OR MERGER; AND OTHER WARN
003	912610	0887	12/16/05	\$356,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	912610	0985	3/4/05	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	912610	0990	9/20/06	\$500,000	NO MARKET EXPOSURE
003	912610	1120	5/6/05	\$335,000	SEGREGATION AND/OR MERGER; AND OTHER WARN
003	912610	1221	1/17/06	\$385,720	NO MARKET EXPOSURE
003	912610	1300	5/17/05	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
003	912610	1380	10/12/05	\$48,605	DOR RATIO; AND OTHER WARNINGS
003	912610	1400	12/23/05	\$420,000	NO MARKET EXPOSURE
003	912610	1465	6/14/07	\$716,200	UNFIN AREA
003	912610	1511	1/4/06	\$318,333	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	912610	1670	6/26/06	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	937930	0045	9/1/05	\$210,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE; &
003	937930	0055	7/26/05	\$650,000	TEAR DOWN; SEGREGATION AND/OR MERGER
003	937930	0080	6/7/05	\$365,000	TEAR DOWN; SEGREGATION AND/OR MERGER
003	981870	0085	1/13/05	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	981870	0215	8/2/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	981870	0430	8/10/05	\$249,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	981870	0430	6/22/05	\$251,002	EXEMPT FROM EXCISE TAX
003	981870	0445	6/28/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	982670	0720	3/31/06	\$489,950	NON-REPRESENTATIVE SALE
003	982670	0720	2/7/06	\$439,950	NON-REPRESENTATIVE SALE
003	982670	0735	7/27/07	\$951,108	MULTI-PARCEL SALE
003	982670	1368	3/27/07	\$94,217	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	982670	1370	6/20/05	\$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	982670	1620	7/14/05	\$499,000	TEAR DOWN;
003	982670	1744	3/24/06	\$136,000	DOR RATIO;QUIT CLAIM DEED; NON-REP SALE
003	982670	1745	1/3/05	\$300,000	SEGREGATION AND/OR MERGER
003	982670	1760	5/9/06	\$359,500	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	982670	1792	8/3/06	\$189,500	DOR RATIO;NO MARKET EXPOSURE
003	982670	1792	8/3/06	\$189,500	DOR RATIO;NO MARKET EXPOSURE
003	982770	0015	7/20/07	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	982770	0100	6/10/05	\$331,000	RELOCATION - SALE BY SERVICE
003	982770	0100	6/10/05	\$331,000	RELOCATION - SALE TO SERVICE
004	009700	0140	4/19/06	\$579,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	009700	0150	2/8/05	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	009700	0170	9/20/06	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	009700	0190	5/16/05	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	009700	0225	9/11/06	\$460,000	%COMPL
004	009700	0275	2/24/05	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	034200	0280	4/13/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	034200	0415	3/1/05	\$425,000	NO MARKET EXPOSURE
004	051900	0110	6/4/07	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	051900	0175	9/6/06	\$360,000	NO MARKET EXPOSURE
004	051900	0240	7/20/05	\$699,950	RELATED PARTY, FRIEND, OR NEIGHBOR
004	051900	0254	4/3/06	\$185,000	DOR RATIO;NO MARKET EXPOSURE
004	051900	0254	6/14/06	\$300,500	DOR RATIO;TEAR DOWN
004	118900	0085	4/9/07	\$460,000	IMP COUNT;AND OTHER WARNINGS
004	118900	0200	5/26/06	\$200,000	;IMP COUNT; AND OTHER WARNINGS
004	118900	0210	5/9/07	\$259,564	RELATED PARTIES
004	118900	0245	5/26/05	\$469,000	NO MARKET EXPOSURE
004	118900	0535	10/11/05	\$398,500	QUESTIONABLE PER APPRAISAL
004	118900	0845	6/22/05	\$550,000	IMP COUNT
004	118900	0905	5/30/06	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	118900	1095	7/19/05	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	118900	1270	8/22/05	\$250,000	NO MARKET EXPOSURE
004	118900	1410	10/19/05	\$195,000	DOR RATIO;AND OTHER WARNINGS
004	140730	0012	3/7/07	\$169,540	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	140730	0014	8/15/06	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	155620	0115	11/15/05	\$572,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	177850	0020	5/6/05	\$451,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	177850	0714	9/20/07	\$779,000	GOVERNMENT AGENCY
004	211020	0175	3/23/06	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	332504	9065	1/22/07	\$162,108	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNINGS
004	381440	0075	4/21/05	\$548,000	NO MARKET EXPOSURE
004	501600	0310	5/9/06	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501600	0345	11/21/05	\$200,000	NO MARKET EXPOSURE; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	501600	0350	4/30/07	\$380,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	0355	3/29/05	\$129,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
004	501600	0355	10/17/05	\$108,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	501600	0405	6/3/05	\$245,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	501600	0457	1/4/05	\$25,000	DOR RATIO;NO MARKET EXPOSURE
004	501600	0465	3/16/05	\$370,000	NO MARKET EXPOSURE
004	501600	0475	9/27/06	\$355,167	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	501600	0480	3/1/06	\$352,000	NO MARKET EXPOSURE
004	501600	0755	5/17/05	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	501600	0755	1/11/06	\$385,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	536620	0095	10/3/07	\$399,900	%NETCOND;PREVIMP<=25K
004	536620	0135	4/20/07	\$598,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	536620	0150	8/1/06	\$208,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	536620	0150	12/14/05	\$193,176	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	536620	0345	4/24/07	\$490,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	536620	0345	9/6/06	\$516,905	NO MARKET EXPOSURE
004	536620	0410	8/30/05	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	684070	0105	7/1/05	\$192,500	DOR RATIO; AND OTHER WARNINGS
004	684070	0105	7/1/05	\$265,483	QUIT CLAIM DEED; AND OTHER WARNINGS
004	684070	0225	8/15/05	\$380,000	SEGREGATION AND/OR MERGER
004	721740	0095	11/30/06	\$454,000	NO MARKET EXPOSURE
004	721740	0115	9/19/06	\$387,979	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	721740	0205	7/7/05	\$335,000	NO MARKET EXPOSURE
004	721740	0245	10/13/05	\$590,000	TEAR DOWN; SEGREGATION AND/OR MERGER
004	721740	0265	4/18/05	\$429,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
004	721740	0295	7/9/06	\$390,000	NO MARKET EXPOSURE
004	721740	0310	1/6/05	\$39,062	DOR RATIO; AND OTHER WARNINGS
004	721740	0390	4/4/05	\$400,000	DOR RATIO; AND OTHER WARNINGS
004	721740	0390	2/2/06	\$825,000	IMP COUNT;%COMPL;AND OTHER WARNINGS
004	721740	0440	11/9/05	\$269,860	NO MARKET EXPOSURE
004	721740	0505	4/20/06	\$250,000	DOR RATIO;TEAR DOWN
004	721740	0510	1/30/07	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	721740	0635	9/5/07	\$225,000	NO MARKET EXPOSURE
004	721740	0660	2/23/06	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	721740	0725	10/17/06	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	721740	0930	5/5/05	\$178,480	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	721740	1285	4/20/05	\$303,000	DOR RATIO;TEAR DOWN
004	722850	0195	9/28/05	\$577,000	OBSOL
004	722850	0245	5/18/06	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	757570	0070	7/6/05	\$735,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	757620	0015	10/27/05	\$335,110	ASSUMPTION OF MORTGAGE W/NO ADDL CONSID
004	796010	0046	4/18/05	\$252,350	NO MARKET EXPOSURE
004	796010	0055	12/14/05	\$233,280	DOR RATIO;NO MARKET EXPOSURE
004	796010	0207	12/20/06	\$73,754	DOR RATIO;QUIT CLAIM DEED
004	796010	0255	12/27/06	\$310,000	NO MARKET EXPOSURE
004	796010	0270	8/5/05	\$254,525	DOR RATIO;AND OTHER WARNINGS
004	796010	0305	6/2/06	\$204,092	DOR RATIO;QUIT CLAIM DEED
004	912610	2030	11/21/05	\$291,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	912610	2067	3/14/07	\$300,000	UNFIN AREA
004	918470	0015	6/20/05	\$807,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	918470	0040	8/11/05	\$267,597	DOR RATIO;QUIT CLAIM DEED
004	918470	0085	9/19/07	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	918470	0095	10/25/05	\$759,000	RELOCATION - SALE TO SERVICE
004	920990	0140	7/20/05	\$499,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	920990	0165	6/24/05	\$112,250	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	920990	0200	4/24/06	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	920990	0215	3/15/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	920990	0310	1/6/05	\$371,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	920990	0335	12/27/05	\$220,900	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	920990	0385	5/20/05	\$255,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	920990	0415	4/14/06	\$443,000	NO MARKET EXPOSURE
004	920990	0480	9/18/05	\$386,666	QUIT CLAIM DEED; AND OTHER WARNINGS
004	920990	0620	7/5/05	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0015	3/24/05	\$257,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE
004	982820	0020	3/8/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0035	1/11/05	\$330,000	UNFIN AREA;NO MARKET EXPOSURE
004	982820	0130	6/23/05	\$515,000	CRELATED PARTY, FRIEND, OR NEIGHBOR; AND
004	982820	0275	12/7/06	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
004	982820	0290	10/15/06	\$570,000	RELOCATION - SALE BY SERVICE
004	982820	0305	3/2/07	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0350	7/12/07	\$195,168	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	982820	0375	9/29/05	\$119,067	DOR RATIO;QUIT CLAIM DEED
004	982820	0390	11/22/05	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0435	9/26/06	\$28,800	DOR RATIO;STATEMENT TO DOR
004	982820	0455	2/16/06	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0530	3/8/05	\$276,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; &

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	982820	0605	4/19/06	\$490,000	NO MARKET EXPOSURE
004	982820	0615	6/14/06	\$374,000	NO MARKET EXPOSURE
004	982820	0662	3/18/05	\$124,682	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, ETC.
004	982820	0750	9/7/06	\$397,500	NO MARKET EXPOSURE
004	982820	0830	6/26/07	\$620,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	982820	0830	5/31/05	\$260,000	DOR RATIO;%COMPL;TEAR DOWN
004	982820	0870	1/28/05	\$188,000	DOR RATIO;NO MARKET EXPOSURE
004	982820	0870	10/25/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0940	2/27/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
004	982820	0950	3/31/06	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1022	4/21/06	\$672,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1055	10/24/05	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
004	982820	1112	3/1/06	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1140	8/11/05	\$355,000	OBSOL;PREVIMP<=25K;SEGREGATION AND/OR MERG
004	982820	1253	2/13/07	\$19,510	DOR RATIO;UNFIN AREA;STATEMENT TO DOR
004	982820	1357	7/21/06	\$159,897	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNINGS
004	982820	1375	8/8/05	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1385	10/27/06	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
004	982820	1409	8/22/07	\$179,225	DOR RATIO; AND OTHER WARNINGS
004	982820	1465	6/15/06	\$457,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1545	10/28/05	\$369,006	INCORRECT DATA
004	982820	1590	11/10/06	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1885	11/16/06	\$632,120	DIVORCE; RELATED PARTY, FRIEND, OR NEIGHBOR
004	982820	1895	7/12/07	\$440,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	982820	1990	2/15/06	\$284,225	NO MARKET EXPOSURE
004	982820	2040	10/4/05	\$349,200	NO MARKET EXPOSURE; STATEMENT TO DOR
004	982820	2120	6/27/06	\$514,496	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
004	982820	2255	2/28/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	982820	2405	4/19/06	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	2590	2/22/06	\$294,148	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,ETC.
004	982820	2645	8/25/05	\$515,000	NO MARKET EXPOSURE
004	982820	2700	3/23/05	\$434,200	NO MARKET EXPOSURE
004	982870	0315	6/29/05	\$400,000	DOR RATIO;NO MARKET EXPOSURE
004	982870	0340	12/29/06	\$389,122	NO MARKET EXPOSURE
004	982870	0405	4/6/06	\$1,080	DOR RATIO;GOVERNMENT AGENCY
004	982870	0410	4/13/06	\$1,920	DOR RATIO;GOVERNMENT AGENCY
004	982870	0555	6/19/06	\$440,000	NO MARKET EXPOSURE
004	982870	0585	8/19/07	\$192,905	DOR RATIO
004	982870	0860	5/16/05	\$370,000	NO MARKET EXPOSURE
004	982870	0890	12/13/05	\$141,250	DOR RATIO;QUIT CLAIM DEED; AND OTHER

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					WARNINGS
004	982870	0990	7/7/05	\$329,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982870	1050	7/8/05	\$265,550	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE
004	982870	1075	4/21/05	\$351,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982870	1120	1/12/06	\$330,000	OBSOL; AND OTHER WARNINGS
004	982870	1270	12/19/06	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982870	1287	12/27/06	\$460,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	982870	1345	1/17/07	\$10,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
004	982870	1345	1/26/05	\$373,000	NO MARKET EXPOSURE
004	982870	1560	8/28/06	\$900,000	NO MARKET EXPOSURE
004	982870	1595	5/26/06	\$500,000	QUIT CLAIM DEED; AND OTHER WARNINGS
004	982870	1635	11/28/05	\$216,500	DOR RATIO;QUIT CLAIM DEED
004	982870	1733	5/9/07	\$41,800	DOR RATIO
004	982870	1760	9/25/06	\$426,042	QUESTIONABLE PER APPRAISAL
004	982870	1795	8/30/07	\$1,050,000	QUIT CLAIM DEED
004	982870	1805	12/20/06	\$560,000	NO MARKET EXPOSURE
004	982870	1870	10/11/06	\$712,500	NON-REPRESENTATIVE SALE
004	982870	1930	8/19/05	\$25,810	EASEMENT OR RIGHT-OF-WAY; AND OTHER WARNING
004	982870	1930	8/26/05	\$475,000	PERSONAL PROPERTY INCLUDED
004	982870	2061	4/20/06	\$61,259	QUIT CLAIM DEED; AND OTHER WARNINGS
004	982870	2065	5/24/05	\$425,000	NO MARKET EXPOSURE
004	982870	2310	6/27/05	\$400,000	TEAR DOWN;
004	982870	2565	7/18/06	\$500,000	PREVIMP<=25K;TEAR DOWN
004	982870	2650	4/29/05	\$458,200	TEAR DOWN;
004	982870	2825	8/20/07	\$475,000	PREVIMP<=25K
004	983930	0185	3/7/05	\$300,000	DOR RATIO;NO MARKET EXPOSURE
004	983930	0185	7/25/05	\$501,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
004	983930	0205	3/23/05	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	983930	0670	10/4/06	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	983930	0755	9/21/05	\$344,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
004	983930	0830	10/6/05	\$129,948	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	0875	3/22/06	\$215,937	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	0875	12/16/05	\$134,815	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	0900	5/26/05	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	983930	0905	7/3/07	\$442,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	983930	1075	4/20/07	\$750,000	VALUATION ERROR
004	983930	1300	11/17/05	\$270,000	NO MARKET EXPOSURE
004	983930	1310	6/13/07	\$163,021	DOR RATIO;QUIT CLAIM DEED; AND OTHER

Improved Sales Removed from this Annual Update Analysis
Area 15
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					WARNINGS
011	034200	0520	1/29/05	\$447,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	034200	0520	3/2/06	\$660,000	NO MARKET EXPOSURE
011	034200	0520	3/8/05	\$475,000	QUIT CLAIM DEED
011	035700	0015	11/21/05	\$415,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	036600	0010	2/9/06	\$503,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	036600	0060	1/9/06	\$480,000	NO MARKET EXPOSURE
011	036600	0094	12/14/06	\$300,000	PERSONAL PROPERTY INCLUDED; AND OTHER WARN
011	036600	0095	6/28/06	\$800,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
011	036600	0095	10/21/06	\$699,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	056700	0040	4/12/05	\$241,302	QUIT CLAIM DEED; AND OTHER WARNINGS
011	056700	0235	1/7/05	\$191,200	QUIT CLAIM DEED; AND OTHER WARNINGS
011	056700	0245	8/31/07	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	056700	0250	5/13/05	\$257,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	056700	0290	2/3/05	\$389,000	SEGREGATION AND/OR MERGER
011	056700	0410	9/30/05	\$686,250	BUILDER OR DEVELOPER SALES
011	056700	0415	9/30/05	\$686,250	BUILDER OR DEVELOPER SALES
011	056700	0495	8/14/06	\$750,000	QUESTIONABLE PER APPRAISAL
011	056700	0495	5/30/06	\$575,000	QUESTIONABLE PER APPRAISAL
011	056700	0500	2/14/05	\$353,500	PREVIMP<=25K;ESTATE ADMINISTRATOR, ETC.
011	056700	0500	1/12/06	\$525,000	PREVIMP<=25K;TEAR DOWN
011	056700	0510	4/18/06	\$200,000	DOR RATIO;%COMPL
011	056700	0635	8/8/05	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	056700	0635	6/10/05	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	056700	0685	3/21/07	\$475,000	PREVIMP<=25K
011	056700	0700	7/11/05	\$500,000	DOR RATIO;PREVIMP<=25K;NON-REP SALE
011	056700	0720	6/13/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	056700	0771	8/18/06	\$537,000	%COMPL
011	073000	0140	11/28/05	\$360,000	SEGREGATION AND/OR MERGER
011	125020	0865	4/30/07	\$212,275	QUIT CLAIM DEED
011	125020	1105	2/22/05	\$79,150	QUIT CLAIM DEED; AND OTHER WARNINGS
011	125020	1150	1/16/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	125020	1199	7/12/06	\$550,000	NO MARKET EXPOSURE
011	125020	1199	4/25/06	\$440,000	NO MARKET EXPOSURE
011	125020	1220	2/19/07	\$372,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	140030	0095	12/29/05	\$49,956	QUIT CLAIM DEED; AND OTHER WARNINGS
011	327480	0120	6/13/05	\$469,500	IMP COUNT
011	327480	0190	7/28/05	\$215,000	QUESTIONABLE PER APPRAISAL
011	327480	0595	4/11/07	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	341660	0090	12/1/06	\$355,000	NO MARKET EXPOSURE; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	341660	0551	9/19/05	\$605,000	RELOCATION - SALE TO SERVICE
011	341660	0616	4/21/06	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
011	341660	0700	6/19/07	\$207,500	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNING
011	341660	0770	9/11/07	\$260,000	DOR RATIO;QUIT CLAIM DEED
011	341660	0851	8/24/07	\$48,321	DOR RATIO
011	341660	0995	7/26/06	\$415,000	NO MARKET EXPOSURE
011	364410	0115	12/20/06	\$212,268	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR ETC.
011	364410	0235	7/19/06	\$378,000	OBSOL;PREVIMP<=25K
011	364410	0250	10/12/05	\$155,623	;QUIT CLAIM DEED;AND OTHER WARNINGS
011	364410	0265	6/17/05	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
011	364410	0265	3/30/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
011	364410	0265	9/11/06	\$710,000	NO MARKET EXPOSURE
011	379600	0220	11/12/07	\$922,000	VALUATION ERROR
011	429480	0010	4/27/06	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	536620	0650	3/11/05	\$381,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	636290	0185	2/24/06	\$500,000	NO MARKET EXPOSURE; AND OTHER WARNING
011	684170	0115	4/14/06	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	713730	0140	5/29/07	\$121,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
011	918720	0090	9/28/06	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	918720	0105	10/19/05	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
011	918720	0206	11/3/06	\$281,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST Etc.
011	918720	0230	6/29/05	\$425,000	TEAR DOWN;
011	918720	0345	5/21/07	\$580,000	EXEMPT FROM EXCISE TAX
011	936360	0295	7/18/06	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	936360	0365	1/19/07	\$531,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	955220	0105	1/19/05	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 15

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	125020	0695	4/12/2007	875000	1871	N	N
3	225450	2335	5/10/2006	250000	4800	N	N
3	277910	0102	6/5/2006	210000	4000	N	N
3	303720	0135	10/8/2007	315000	5000	N	N
3	684820	0015	3/27/2007	555000	4400	Y	N
3	713230	0025	4/7/2005	120000	8008	N	N
3	723460	1456	3/5/2007	290000	3444	Y	N
3	794260	1590	2/23/2007	250000	5120	N	N
3	794260	2130	7/12/2006	187000	3360	N	N
3	912610	1305	6/6/2006	135000	6000	N	N
4	501600	0450	1/4/2005	175000	5120	N	N
4	721740	0665	10/17/2007	160000	1920	N	N
4	757620	0012	1/18/2006	285000	3917	Y	N
4	910300	0500	8/14/2006	290000	5940	N	N
4	912610	2040	7/5/2006	125000	3574	N	N
4	982820	1890	8/23/2005	200000	4800	N	N
4	982870	0605	5/12/2006	285000	4400	N	N
4	982870	1216	10/9/2006	185000	4477	N	N
4	982870	1250	4/12/2007	185000	3961	N	N
11	056700	0330	10/25/2007	510000	6000	Y	N
11	327480	0460	5/1/2007	1100000	18540	N	N
11	364410	0055	11/14/2007	100000	2670	N	N
11	364410	0175	1/4/2006	200000	4800	Y	N
11	364410	0495	8/10/2006	436100	2400	Y	N
11	569900	0015	8/10/2007	525000	3412	Y	N
11	936360	0140	12/12/2005	315000	4005	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 15***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	000760	0206	5/13/2005	210000	SEGREGATION AND/OR MERGER
3	225450	1770	9/17/2007	25000	QUIT CLAIM DEED; MULTI-PARCEL SALE
3	225450	2092	1/14/2005	70000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	303720	0046	10/1/2005	291000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	332000	0795	12/15/2005	100000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
3	872810	0660	2/20/2006	118000	QUIT CLAIM DEED; AND OTHER WARNINGS;
4	796010	0365	3/21/2006	111000	NO MARKET EXPOSURE;
4	910300	0500	7/21/2006	240000	NO MARKET EXPOSURE;
11	379600	0150	10/31/2006	10000	QUIT CLAIM DEED; AND OTHER WARNINGS;
11	936360	0385	2/25/2005	10178	RELATED PARTY, FRIEND, OR NEIGHBOR;



King County

Department of Assessments

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Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr