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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: East West Seattle-Georgetown-South Park/ 18
Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 775
 Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$93,000	\$181,100	\$274,100	\$327,600	83.7%	16.74%
2008 Value	\$122,100	\$202,500	\$324,600	\$327,600	99.1%	12.20%
Change	+\$29,100	+\$21,400	+\$50,500		+15.4%	-4.54%
% Change	+31.3%	+11.8%	+18.4%		+18.4%	-27.12%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.54% and -27.12% actually represent an improvement.

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

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$100,700	\$168,400	\$269,100
2008 Value	\$130,700	\$190,400	\$321,100
Percent Change	+29.8%	+13.1%	+19.3%

Number of improved Parcels in the Population: 4126

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

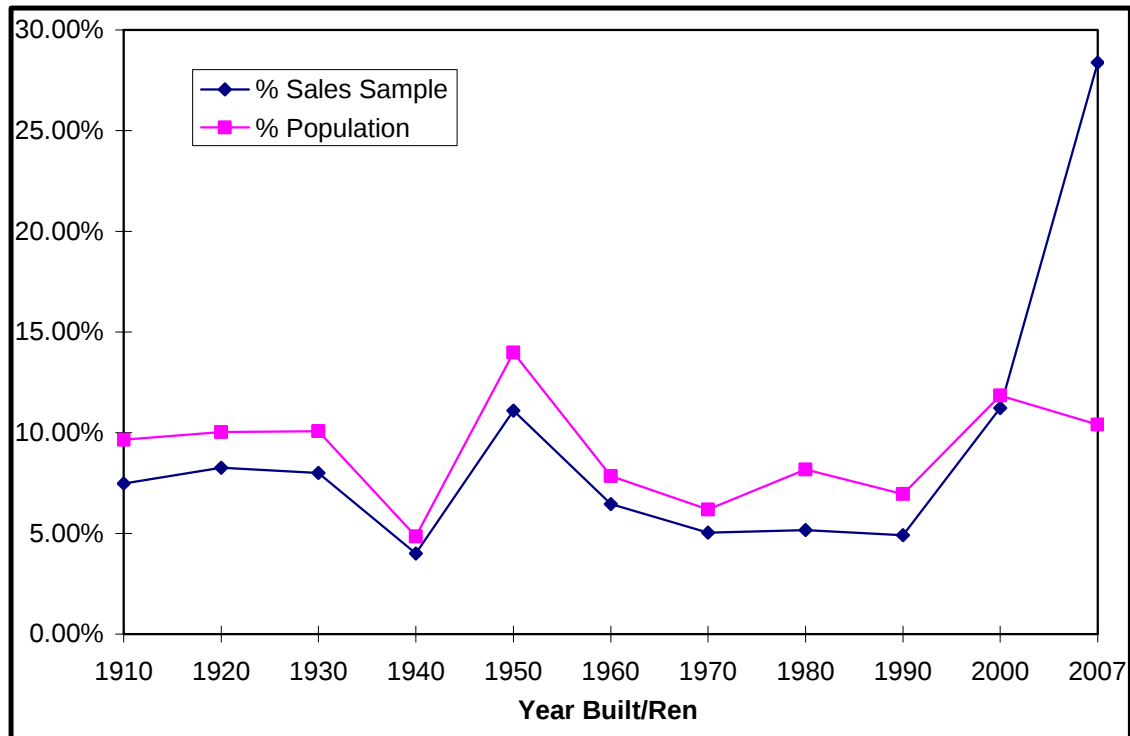
Conclusion and Recommendation:

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

Sales Sample Representation of Population - Year Built or Year Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	58	7.48%
1920	64	8.26%
1930	62	8.00%
1940	31	4.00%
1950	86	11.10%
1960	50	6.45%
1970	39	5.03%
1980	40	5.16%
1990	38	4.90%
2000	87	11.23%
2007	220	28.39%
	775	

Year Built/Ren	Frequency	% Population
1910	398	9.65%
1920	414	10.03%
1930	416	10.08%
1940	200	4.85%
1950	577	13.98%
1960	324	7.85%
1970	255	6.18%
1980	337	8.17%
1990	287	6.96%
2000	489	11.85%
2007	429	10.40%
	4126	

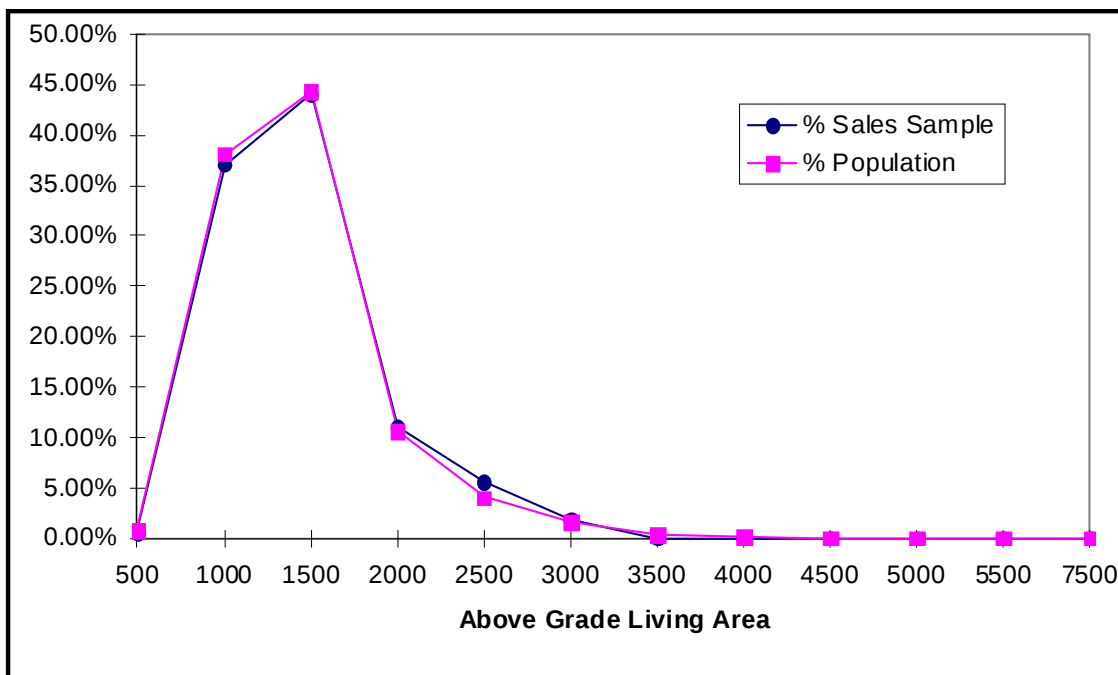


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	4	0.52%
1000	287	37.03%
1500	342	44.13%
2000	85	10.97%
2500	43	5.55%
3000	14	1.81%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	775	

AGLA	Frequency	% Population
500	33	0.80%
1000	1572	38.10%
1500	1829	44.33%
2000	436	10.57%
2500	167	4.05%
3000	68	1.65%
3500	15	0.36%
4000	4	0.10%
4500	1	0.02%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	4126	

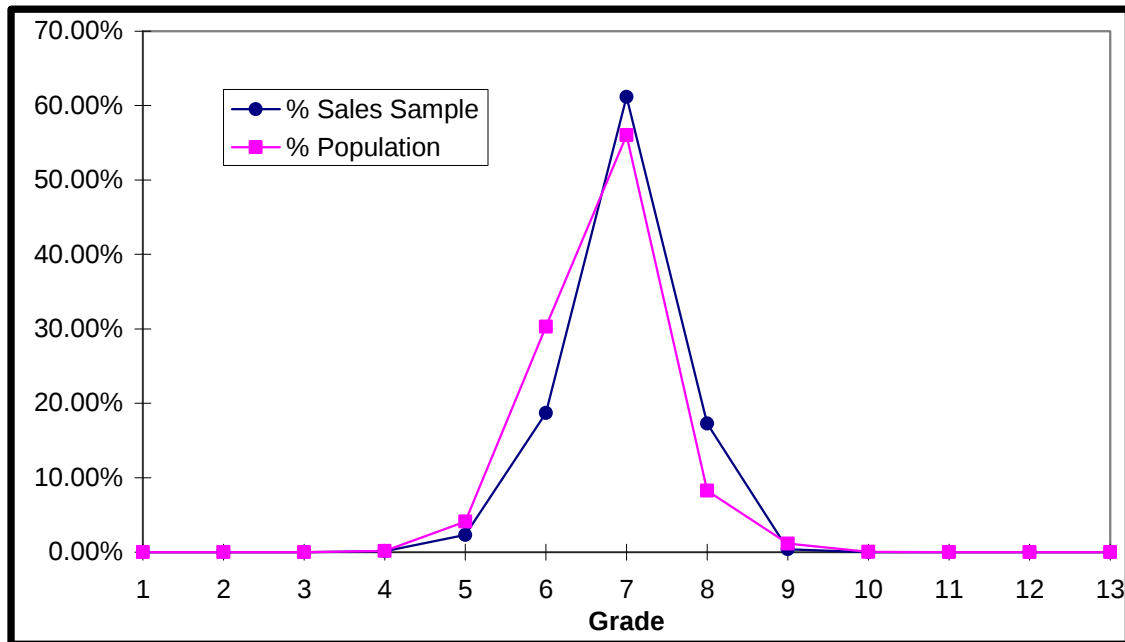


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

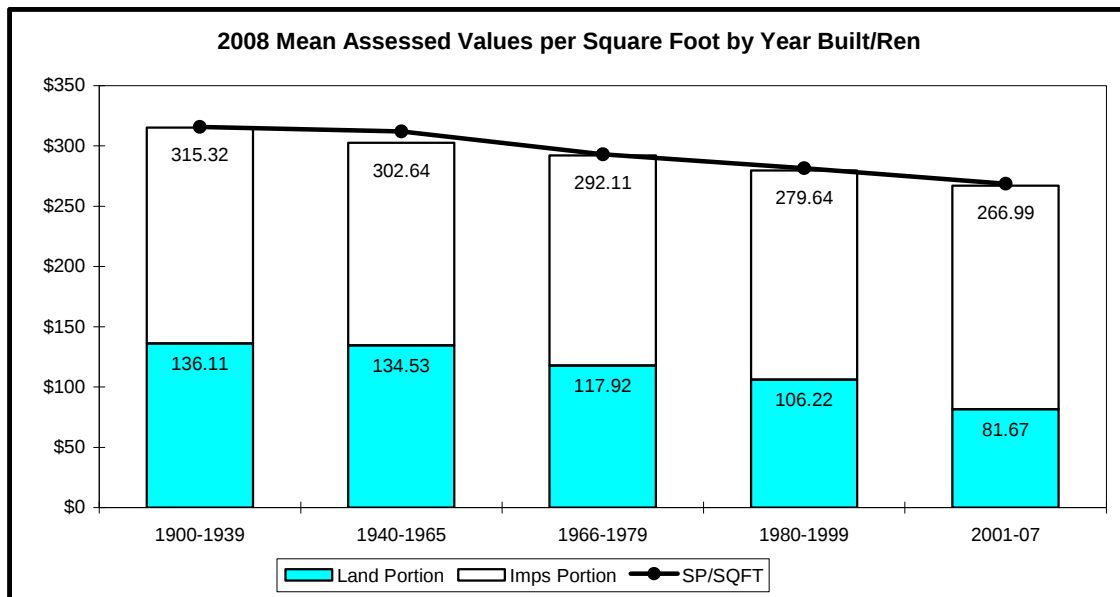
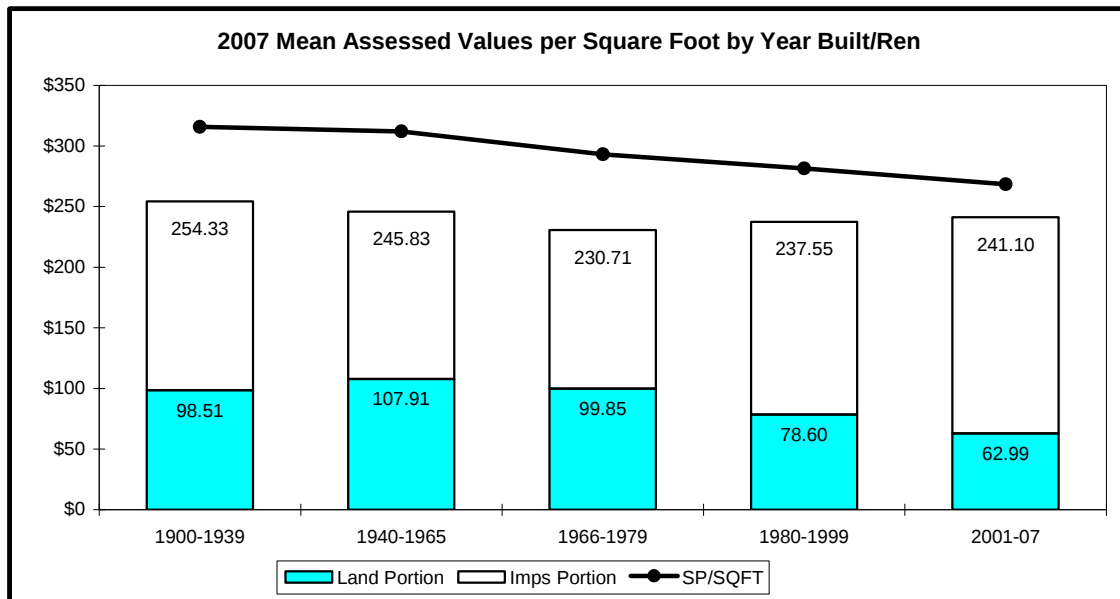
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.13%
5	18	2.32%
6	145	18.71%
7	474	61.16%
8	134	17.29%
9	3	0.39%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
775		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.15%
5	169	4.10%
6	1250	30.30%
7	2311	56.01%
8	341	8.26%
9	47	1.14%
10	2	0.05%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4126		



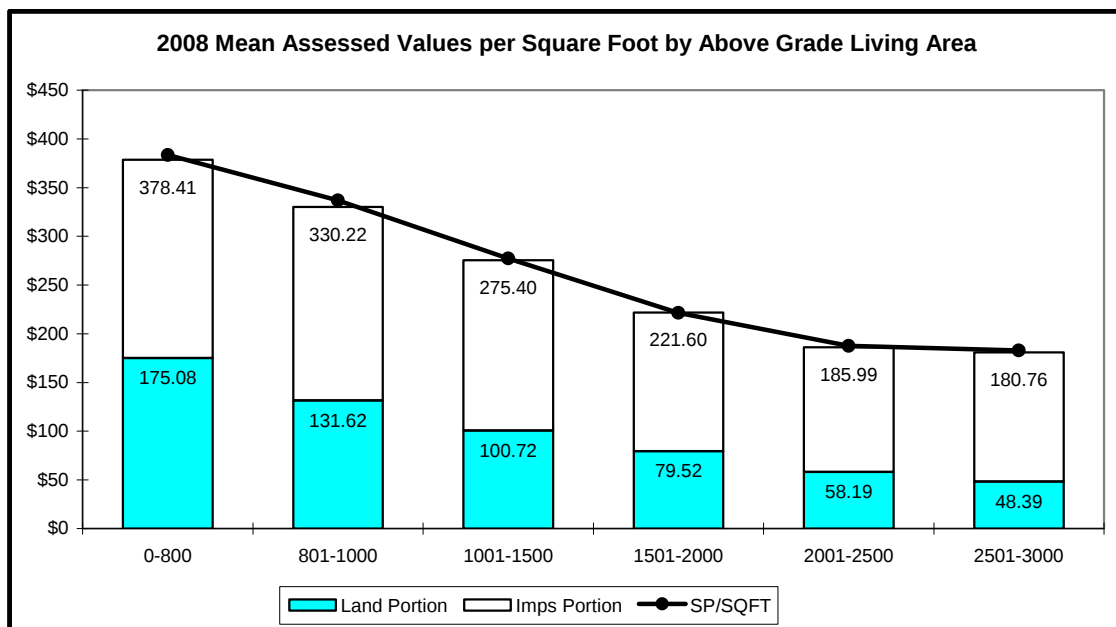
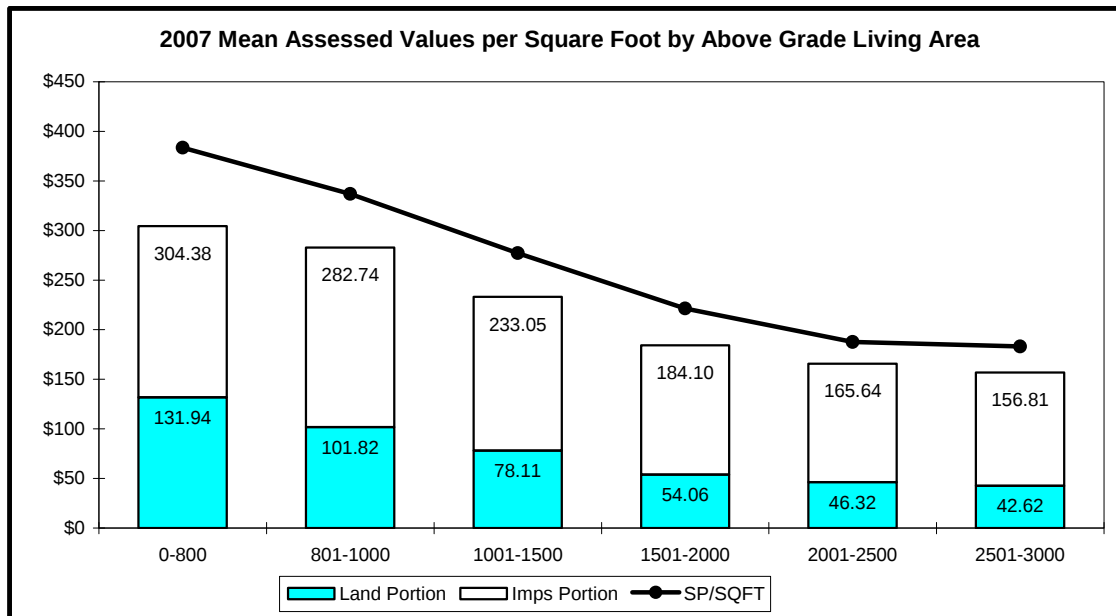
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



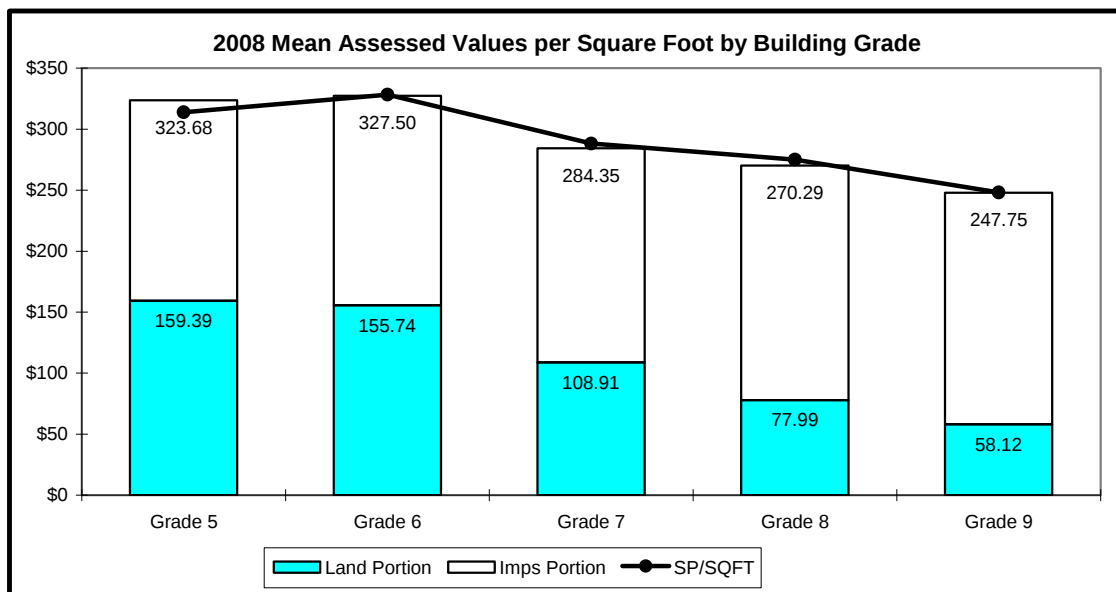
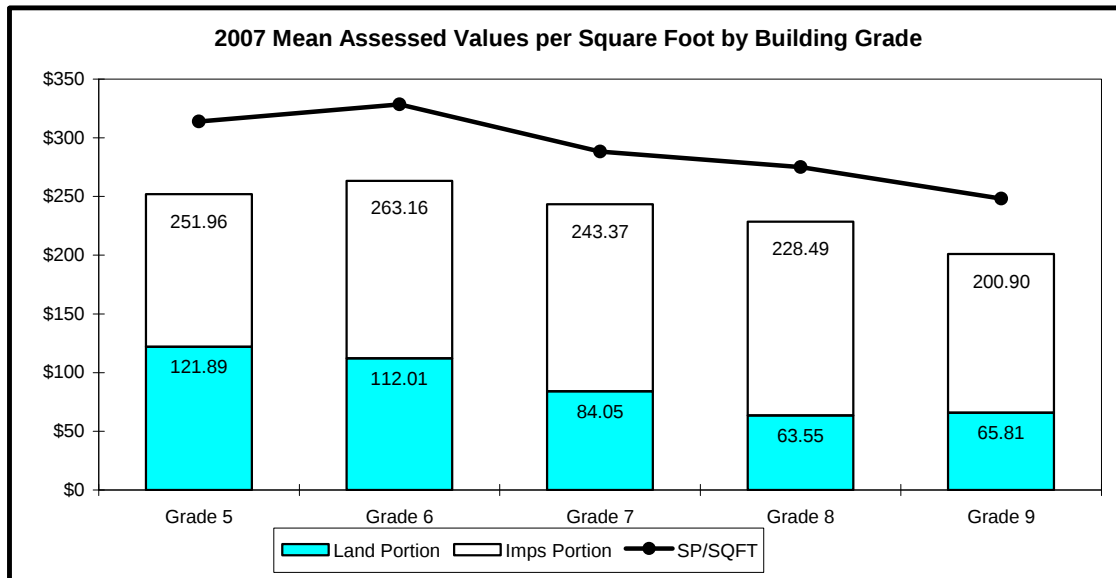
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



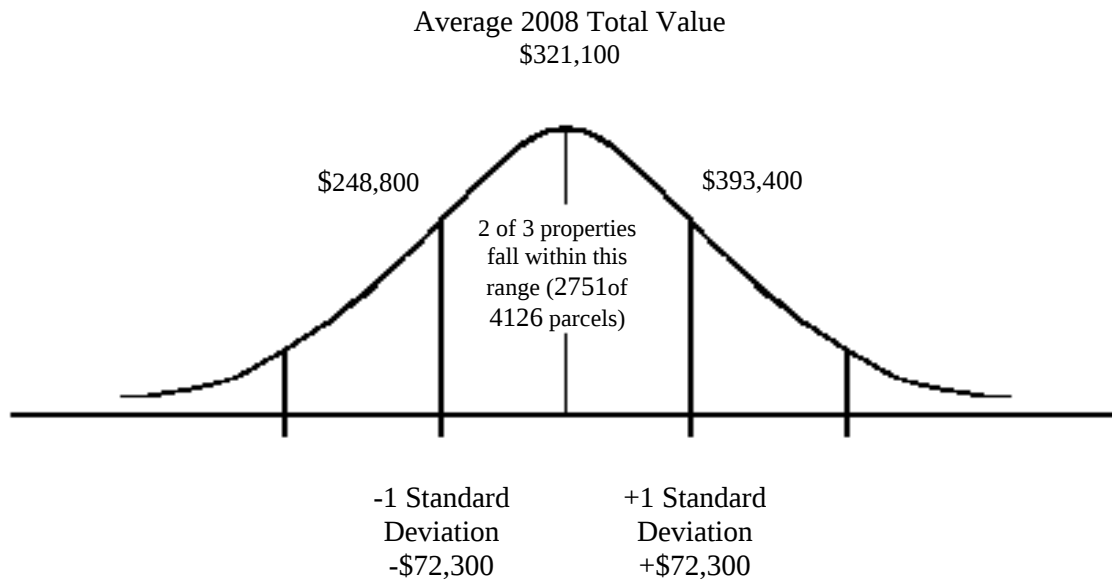
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 19 grade 5 sales and only 3 grade 9 sales.

Population Summary

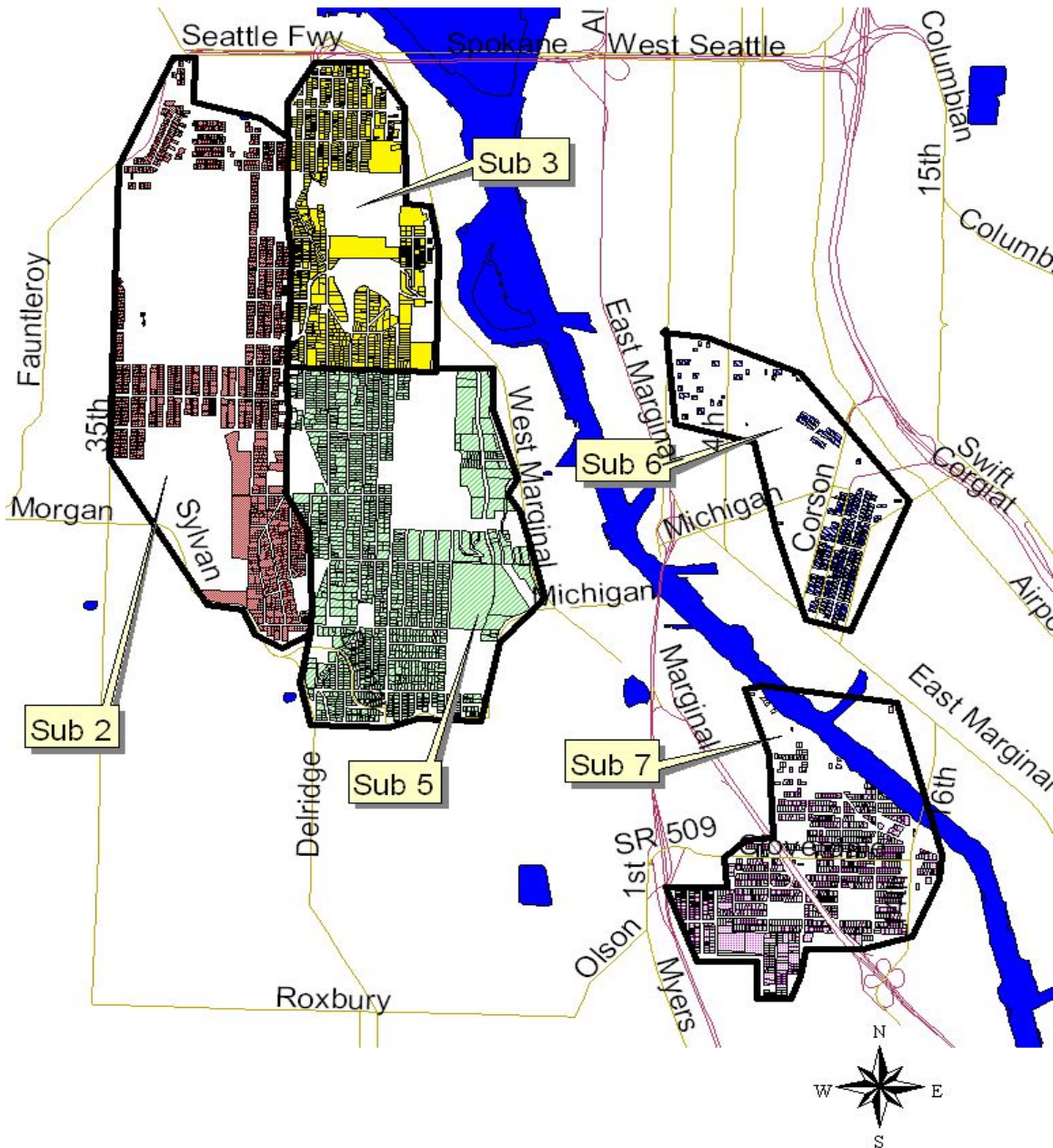


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

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

Area Map

AREA 18



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 07 Day 21, Year 2008

Highest and Best Use Analysis

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

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

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

Identification of the Area

Name or Designation:

East West Seattle / Georgetown / South Park

Boundaries:

Area 18 consists of five sub-areas: 18-2, 18-3, 18-5, 18-6 and 18-7. Together sub-areas 2, 3 and 5 make up the East West Seattle area. This area is bounded on the east by West Marginal Way, on the north by the West Seattle Freeway; and on the west by 35th Avenue SW. The southern boundary is described in general as follows: beginning at the intersection of 35th Avenue SW and Morgan St. SW, then easterly and southeasterly along Morgan St., Sylvan Way SW, SW Holden St. and Highland Park Way SW to West Marginal Way.

Sub-area 7, South Park, lies southeast of East West Seattle and is bounded on the west by Highway 509 and on the east by the Duwamish River. The southern boundary is S. Barton St., following the city limits of Seattle to the Duwamish River.

Sub-area 6, Georgetown, is bounded on the south by East Marginal Way, on the east by I-5, on the north by S. Dawson St., and on the west by 1st Avenue S. West Marginal Way and SR 509 separate East West Seattle from Georgetown and South Park

Maps:

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

Area Description:

Area 18 is the combination of two previously existing areas: Area 18, known as East West Seattle and area 78, which comprised the neighborhoods of Georgetown and South Park. Additionally, area 18 grew in total population as a result of the transfer of approximately 330 commercially and industrially zoned parcels improved with single- or multi-family residences. The East West Seattle neighborhood is made up of sub-areas 2, 3 and 5 and is home to South Seattle Community College and the West Seattle Golf Course and Recreational Center. The King County International Airport and Boeing Field are located just south of Georgetown. All of the sub-areas have good access to employment centers and shopping in downtown Seattle and Tukwila via the I-5 freeway, West Seattle Freeway, Highway 509 and Highway 99. The area is serviced by the City of Seattle with the exception of a small group of parcels located in the southern portion of South Park along the Duwamish River. This small group of parcels is located in unincorporated King County and serviced by the same.

The area is typically homogeneous in nature with the housing being a mixture of single family residences, multi-family duplex and triplex residences, town homes, and apartments. Approximately 50% of the homes in all of area 18 were built prior to 1960, with the vast majority of homes being of grade 6 and grade 7 quality on parcels less than 8,000 square feet. The area is predominately a non-waterfront area, except for the small pocket along the Duwamish River in South Park. Except for a few pocket areas in sub-areas 2 and 3, most parcels do not enjoy view amenities of Seattle, Puget Sound or surrounding territory. The majority of vacant lots are negatively impacted by topography and/or environmentally critical areas.

This area has become extremely desirable in the last few years and is continuing to be so as the market views the neighborhoods of Georgetown and South Park as the last areas of Seattle that still offer affordable housing within the city limits of Seattle. High demand for this area and increasing land values have spurred on remodeling projects by homeowners and tear down activity by builders. A significant portion of the new building activity in area 18 is for new town home construction that appeals to the urban lifestyle.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.74% to 12.20%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. Vacant land sales were supplemented by the use of the allocation approaches in neighborhoods with few vacant land sales. We also looked at tear down sales, especially those to builders, as additional supporting evidence. Each tear down sale was analyzed for contributory improvement value and reconciled with analysis of allocations (land to total value) and abstractions.

Improved Parcel Total Value Data:

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

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

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

Land Model

Model Development, Description and Conclusions

There are 5329 parcels in area 18, with 15% of those parcels being vacant. Area 18 is comprised of three older urban neighborhoods: East West Seattle, Georgetown and South Park. Sufficient land sales were identified to create a land model (schedule). Vacant land sales were supplemented by sales where developers tore down an existing house and built a new one.

Characteristics found to have the most influence on land values in Area 18 are zoning and parcel size, and to a lesser extent, views. Characteristics found to have the most negative influence on land values in Area 18 are traffic noise, proximity to commercial and industrial areas, and topography. Parcels with zoning designations greater than single family (LDT, L-1, L-2, & L-3) are almost exclusively being developed with townhouses or clustered cottage developments.

Based on land and improved sales it was determined that the market recognized the South Park area as the least expensive neighborhood, as it is located furthest south from downtown Seattle, yet is still within the Seattle city limits. As a result, sub-area 7 land was valued at 78% of the land model. It was also determined that in the neighborhood of Georgetown there is a trend to *not* develop parcels with zoning greater than L-1 to their maximum density in order to create slightly larger lots. As a result, parcels in sub-area 6 with zoning designations of L-2 or L-2RC were equalized to parcels with L-1 zoning. Additionally, in sub-area 6, a small pocket neighborhood was identified in the area known as North Georgetown. This pocket neighborhood is made up of two streets: S. Homer and S. Orcas between Corson Avenue S. and 7th Avenue S. Parcels in this neighborhood have been identified as Neighborhood 11 and land was valued at 60% of the land model.

Interspersed and scattered throughout all sub areas of area 18 are commercial and industrial zoned parcels improved with single family residences. These homes are being purchased by individuals for the purpose of being used as single family residences. Based upon the highest and best use of the land as if vacant, parcels with commercial or industrial zoning designations and improved with a single family residence were equalized to the cost-per-square foot land values utilized by the commercial department for that area. Because some commercial zoning does allow for single purpose residential buildings to be constructed under a conditional use permit and/or Neighborhood Plan, the cost-per-square foot value was set aside and the land values were derived from the attached land model based upon the stated density limit in the zoning code. Due to the numerous commercial and industrial zoning designations and the varied cost-per-square foot values within the same zoning, a schedule was not created, but the cost-per-square foot value utilized is stated in the note section of Real Property for each parcel.

Topography Adjustment:

An adjustment was made to the base land value of all parcels that were coded with topography from -10% to 90%. Topography issues can cause a reduction in value by either reducing the lot utility of a parcel or by significantly increasing the cost to develop the parcel into a building site. When valuing improved parcels that are affected by topographical issues that contribute to significant cost increases in site development, EMV is calculated using the adjusted base land value (un-adjusted for topography), which results in the percentage of value relating to the

additional cost of site development (-20% to -90%) to shift from the land value to the improvement value.

View Adjustments

For each property the primary view(s) (highest value) was determined and the appropriate adjustment was applied based only on the primary view. In Area 18 City of Seattle or Puget Sound views are, in all cases, the primary view(s) and are additive in determining land value. Where these primary views exist, they take precedence over other views. For example, a parcel with average City of Seattle view, fair Puget Sound and average mountain views would get a 50% positive adjustment (30% for Seattle + 20% for fair Puget Sound + 0% for average mountain views).

Overview of land valuation process:

Base land value was determined per the schedule based upon zoning and lot size. The neighborhood or sub-area adjustment is then applied to the value obtained from the schedule on page 18. Next, all negative adjustments are summed together and applied to the adjusted land value. Finally, all positive view adjustments are summed together based upon the primary view (or secondary view if there is no primary view) and applied to the net-negative adjusted land value. The result is the final base land value.

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

Land Value Model Calibration

AREA 18 LAND VALUE CHART

Lot size	L-1 (1,600 sf/lot)	L-2, L-3 (1,200 sf/lot) (800 sf/lot)	LDT (2,000 sf/lot)	SF5000	SF7200
1	1000	1000	1000	1000	1000
500	100000	100000	100000	100000	100000
1801	100000	200000	100000	100000	100000
2401	200000	200000	100000	112000	112000
3001	200000	300000	200000	112000	112000
4001	300000	300000	200000	132000	132000
4201	300000	400000	200000	132000	132000
5001	300000	400000	300000	132000	132000
5401	300000	500000	300000	132000	132000
5601	400000	500000	300000	132000	132000
6001	400000	500000	300000	134000	134000
6601	400000	600000	300000	134000	134000
7001	400000	600000	400000	136000	136000
7201	500000	600000	400000	136000	136000
7801	500000	700000	400000	138000	138000
8801	600000	700000	400000	138000	138000
10000				140000	140000
11000				142000	142000
12000				144000	144000
13000				146000	146000
14000				148000	148000
15000				150000	150000
16000				152000	152000

For parcels in SF zoning greater than 16,000 sqft an additional \$2,000 was added for every 1,000 square foot increase in parcel size. Applies to all sub-areas.

For parcels in L-1, L-2/L-3 or LDT zoning greater than 8,801 sqft an additional minimum lot value of \$100,000 was added for each additional building site. Applies to all sub-areas.

Waterfront parcels on Duwamish River in sub-area 7:
add \$200/waterfront foot to base land value

King County R4 zoned parcels in sub-area 7 equalized to City of Seattle zoning SF5000 or SF7200

L2 & L2RC zoned parcels in sub-area 6 equalized to L1 zoning, except in Neighborhood 11 (see Location Adjustments below)

Location Adjustments

Neighborhood 11 in Sub 6	60% of base land value chart
Sub-area 7	78% of base land value chart

Negative Adjustments

TRAFFIC NOISE	Adjust
Moderate	-10%
Heavy	-20%
Extreme	-30%

ACCESS	Adjust
Restricted	-50%
Legal Undeveloped	-25%
Walk Ins	-20%

WATER PROB	Adjust
Yes	-10%

Restrict Size Shape	Adjust
Yes	-10%

NUISANCE	Adjust
Yes	-10%

Other Problem	Adjust
Yes	-10%

TOPO	Adjust
Yes	-10% to -90%

Positive (view) Adjustments

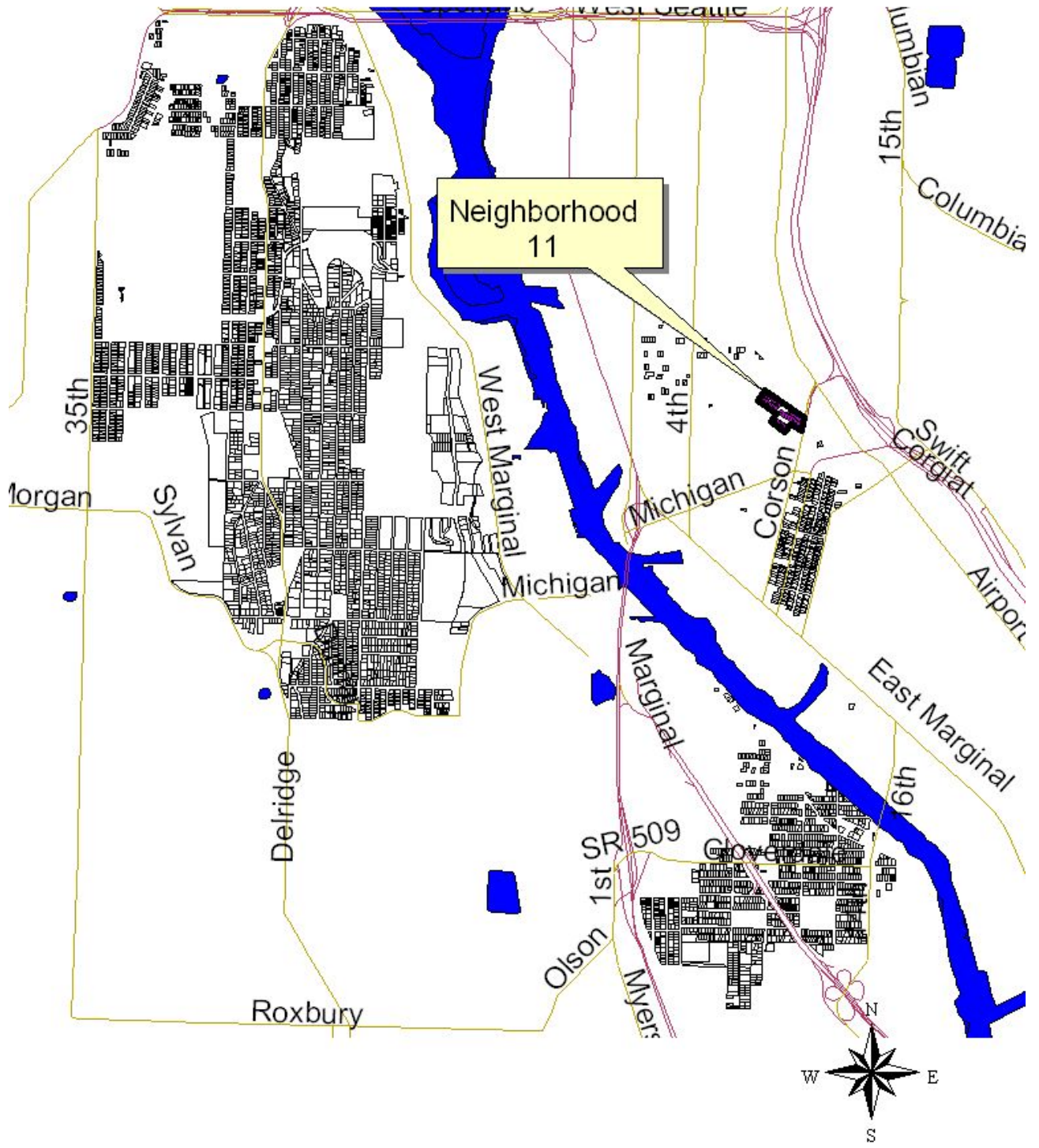
View	Quality	Adjust
Seattle Skyline	Average	+30%
	Good	+50%
	Excellent	+70%

Sound	Fair	+20%
	Average	+30%
	Good	+50%
	Excellent	+70%

Territorial	Average	10%
	Good	+15%
	Excellent	+25%

Olympics	Average	+10%
	Good	+15%
	Excellent	+25%

Small Lake	Average	+25%
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Vacant Sales Used In This Physical Inspection Analysis
Area 18

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
2	798540	0425	3/17/2005	77,000	19,250	N	N
2	928480	1505	8/11/2006	115,000	2,875	N	N
2	928480	1755	5/2/2007	169,000	5,750	N	N
2	928480	1840	5/3/2007	155,000	5,750	Y	N
2	928480	1970	11/3/2005	400,000	8,625	Y	N
2	935800	0605	3/8/2006	399,000	2,550	Y	N
2	935800	0610	3/8/2006	399,000	2,550	Y	N
3	177360	0035	12/28/2005	89,000	5,500	Y	N
3	177360	0070	7/13/2005	60,000	5,311	N	N
3	177360	0121	9/15/2005	26,000	5,280	N	N
3	177360	0130	8/9/2005	20,000	3,840	N	N
3	177360	0692	7/6/2006	93,500	6,082	Y	N
3	315760	0323	11/7/2006	125,000	2,500	N	N
3	343850	0039	8/27/2007	165,000	8,259	N	N
3	343850	0269	3/23/2005	238,614	41,400	N	N
3	343850	0290	6/22/2007	145,000	5,571	N	N
3	754730	0755	10/23/2005	16,500	2,500	N	N
3	754730	1551	4/11/2007	130,000	2,500	N	N
3	789160	0580	2/25/2005	75,000	2,500	N	N
3	789210	0025	4/11/2007	100,000	5,000	N	N
3	789210	0025	9/25/2006	85,000	5,000	N	N
3	789210	0085	1/25/2005	40,000	5,000	Y	N
3	789210	0185	5/4/2006	80,000	5,000	N	N
3	789210	0195	2/25/2005	75,000	5,000	Y	N
3	796660	0067	6/23/2005	210,000	2,500	Y	N
3	796660	0069	6/23/2005	210,000	2,500	Y	N
3	796660	0069	2/28/2005	77,000	2,500	Y	N
5	211430	0180	1/31/2005	80,000	6,764	N	N
5	211520	0150	10/15/2007	125,000	3,500	N	N
5	242820	0184	5/11/2006	65,500	5,650	N	N
5	343850	0433	12/26/2007	95,000	10,932	N	N
5	343850	1664	5/29/2007	149,900	8,512	N	N
5	343850	2770	1/4/2005	100,000	6,624	N	N
5	343850	2842	9/2/2005	122,000	7,200	N	N
5	343850	2844	6/2/2006	120,450	11,234	N	N
5	343850	2938	10/25/2005	178,000	6,961	N	N
5	343850	2939	10/25/2005	178,000	6,961	N	N
7	243320	0159	1/22/2007	105,900	5,490	N	N
7	788360	4945	9/14/2006	160,000	9,000	N	N
7	788360	5150	11/7/2007	40,000	4,370	N	N
7	788360	5670	11/22/2005	100,000	5,400	N	N
7	788360	6975	7/8/2005	59,887	2,720	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 18

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	177260	0450	12/15/2006	110,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	177310	0305	3/23/2005	250,000	MULTI-PARCEL SALE;
2	177310	0310	3/23/2005	250,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE;
2	177310	0315	3/23/2005	250,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE;
2	177310	0320	3/23/2005	250,000	MULTI-PARCEL SALE;
2	343850	1453	4/16/2007	360,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
2	343850	1454	4/16/2007	360,000	MULTI-PARCEL SALE;
2	815060	0255	3/30/2005	82,442	NO MARKET EXPOSURE;
2	928480	1052	2/16/2006	275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	1054	2/16/2006	275,000	MULTI-PARCEL SALE;
2	928480	1065	2/16/2006	275,000	MULTI-PARCEL SALE;
2	928480	1755	6/22/2006	100,000	QUESTIONABLE PER APPRAISAL;
2	928480	1755	10/4/2005	90,000	NO MARKET EXPOSURE;
2	928480	1770	11/22/2006	375,000	NO MARKET EXPOSURE;
2	928480	1770	10/25/2006	205,000	BUILDER OR DEVELOPER SALES;
2	928480	1840	3/29/2005	65,000	NO MARKET EXPOSURE;
2	928480	1970	3/10/2005	100,000	NO MARKET EXPOSURE;
2	928480	2285	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2290	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2295	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2300	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2305	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2310	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2315	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2320	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2325	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2330	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2335	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2340	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2345	7/12/2006	595,000	MULTI-PARCEL SALE;
2	928480	2350	7/12/2006	595,000	MULTI-PARCEL SALE;
2	929730	0855	11/8/2006	350,000	SEGREGATION AND/OR MERGER;
3	177310	0240	11/16/2006	290,000	SEGREGATION AND/OR MERGER;
3	177310	0270	9/6/2005	210,000	SEGREGATION AND/OR MERGER;
3	177360	0263	3/21/2006	260,000	MULTI-PARCEL SALE;
3	177360	0264	3/21/2006	260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	177360	0265	3/21/2006	260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	177360	0266	3/21/2006	260,000	MULTI-PARCEL SALE;
3	284020	0005	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0015	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0050	11/11/2005	1,000,000	MULTI-PARCEL SALE;

***Vacant Sales Removed From This Physical Inspection Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	284020	0055	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0060	1/10/2005	15,000	MULTI-PARCEL SALE;
3	284020	0065	1/10/2005	15,000	MULTI-PARCEL SALE;
3	284020	0070	1/10/2005	15,000	MULTI-PARCEL SALE;
3	284020	0165	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0170	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0175	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0180	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0185	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0190	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0195	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0200	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0205	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0210	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0215	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0220	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0225	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0230	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0235	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0240	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0245	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0250	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0255	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0260	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0265	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0270	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0275	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0280	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0285	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0290	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	284020	0295	11/11/2005	1,000,000	MULTI-PARCEL SALE;
3	315760	0071	4/18/2007	307,500	MULTI-PARCEL SALE;
3	315760	0073	4/18/2007	307,500	MULTI-PARCEL SALE;
3	315760	0075	4/18/2007	307,500	MULTI-PARCEL SALE;
3	343850	0036	4/26/2007	472,000	MULTI-PARCEL SALE;
3	343850	0037	4/26/2007	472,000	MULTI-PARCEL SALE;
3	343850	0038	4/26/2007	472,000	MULTI-PARCEL SALE;
3	343850	0242	3/19/2007	425,000	MULTI-PARCEL SALE;
3	343850	0247	3/19/2007	425,000	MULTI-PARCEL SALE;
3	343850	0250	3/19/2007	425,000	MULTI-PARCEL SALE;
3	343850	0252	12/27/2007	325,000	MULTI-PARCEL SALE;
3	343850	0253	12/27/2007	325,000	MULTI-PARCEL SALE;
3	343850	0254	12/27/2007	325,000	MULTI-PARCEL SALE;
3	343850	0260	12/27/2007	325,000	MULTI-PARCEL SALE;
3	343850	0272	11/13/2006	50,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	343850	0290	5/8/2007	155,000	MULTI-PARCEL SALE;
3	343850	0290	3/31/2005	75,000	MULTI-PARCEL SALE;

**Vacant Sales Removed From This Physical Inspection Analysis
Area 18**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	343850	0292	5/8/2007	155,000	MULTI-PARCEL SALE;
3	343850	0292	3/31/2005	75,000	MULTI-PARCEL SALE;
3	754780	0005	6/7/2006	25,000	NO MARKET EXPOSURE;
3	789210	0205	3/8/2005	71,000	MULTI-PARCEL SALE;
3	789210	0310	3/8/2005	71,000	MULTI-PARCEL SALE;
5	211430	0170	8/15/2006	22,000	NO MARKET EXPOSURE;
5	213520	0155	1/18/2007	170,000	NO MARKET EXPOSURE;
5	343850	0422	1/5/2005	102,000	MULTI-PARCEL SALE;
5	343850	0431	1/5/2005	102,000	MULTI-PARCEL SALE;
5	343850	0503	5/27/2005	178,000	GOVERNMENT AGENCY; SEGREGATION AND/OR MERGER;
5	343850	0904	3/8/2007	80,000	QUIT CLAIM DEED;
5	343850	0904	12/8/2005	100,000	NO MARKET EXPOSURE;
5	343850	0923	10/20/2006	100,000	NO MARKET EXPOSURE;
5	343850	1585	7/21/2006	92,000	QUIT CLAIM DEED;
5	343850	1585	7/11/2005	118,600	NO MARKET EXPOSURE;
5	343850	1862	3/5/2007	140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	1862	9/7/2006	70,000	NO MARKET EXPOSURE;
5	343850	1881	7/14/2006	172,000	NO MARKET EXPOSURE;
5	343850	1881	9/29/2005	95,000	NO MARKET EXPOSURE;
5	343850	1883	7/14/2006	172,000	NO MARKET EXPOSURE;
5	343850	1883	9/29/2005	95,000	NO MARKET EXPOSURE;
5	343850	2844	5/31/2005	71,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	2936	9/6/2005	45,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	2936	1/24/2005	85,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	343850	2938	1/24/2005	85,000	MULTI-PARCEL SALE;
5	343850	2939	1/24/2005	85,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	643740	0085	10/28/2005	110,000	NO MARKET EXPOSURE;
5	760440	0112	7/18/2005	180,000	MULTI-PARCEL SALE;
5	760440	0114	7/18/2005	180,000	MULTI-PARCEL SALE;
5	783180	0258	3/2/2007	57,000	NO MARKET EXPOSURE;
6	273410	0343	5/2/2005	89,000	SEGREGATION AND/OR MERGER;
6	346880	0357	8/24/2005	102,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	001300	1920	3/29/2005	60,000	MULTI-PARCEL SALE;
7	001300	1930	3/29/2005	60,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	243320	0058	6/27/2007	350,000	BUILDER OR DEVELOPER SALES; SEGREGATION AFTER SALE
7	243320	0115	4/13/2005	240,000	SEGREGATION AND/OR MERGER;
7	243370	0225	9/7/2006	455,000	MULTI-PARCEL SALE;
7	243370	0227	9/7/2006	455,000	MULTI-PARCEL SALE;
7	243370	0229	9/7/2006	455,000	MULTI-PARCEL SALE;
7	243370	0231	9/7/2006	455,000	MULTI-PARCEL SALE;
7	788360	3647	9/13/2005	171,000	MULTI-PARCEL SALE;
7	788360	3648	9/13/2005	171,000	MULTI-PARCEL SALE;
7	788360	3650	9/13/2005	171,000	MULTI-PARCEL SALE;
7	788360	4945	6/5/2007	280,000	NO MARKET EXPOSURE;
7	788360	4945	11/30/2005	50,000	NO MARKET EXPOSURE;

***Vacant Sales Removed From This Physical Inspection Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	788360	4990	9/6/2007	365,000	SEGREGATION AND/OR MERGER;
7	788360	4990	11/21/2005	14,000	QUIT CLAIM DEED;
7	788360	5180	8/29/2006	65,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	788360	5185	8/29/2006	65,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	788360	5196	8/29/2006	65,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	788360	5197	8/29/2006	65,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	788360	5715	11/15/2007	95,000	NO MARKET EXPOSURE;
7	788360	8268	10/6/2005	15,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	8270	10/6/2005	15,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	8272	10/6/2005	15,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	8507	8/29/2006	20,000	NO MARKET EXPOSURE;
7	788410	0581	8/31/2007	200,000	SEGREGATION AND/OR MERGER;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

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

775 sales were used to value the 4126 improved parcels in area 18. The valuation model applied to most properties was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The valuation model incorporates characteristics that influence property values in the area. These characteristics include land value, neighborhood, replacement cost new, age, grade, and condition. Adjustments for the characteristics were derived from the sales sample. The model developed for the area is explained in the Model Calibration section below. It includes a list of variables and their definitions. The complete model equation and exception parcel parameters are also included in the same section below.

A majority of the parcels were valued using the regression model or EMV (Estimated Market Value). However, after the model was developed, it was determined that additional adjustments were necessary for certain property types. Supplemental models such as cost, market adjusted cost or adjustments to the regression model were developed by the appraisers to address parcels outside the parameters of the EMV valuation formula. Ultimately, appraisal judgment was the most critical factor in selecting values for all parcels.

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

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiplicative Model Area 18

EMV Model Variable	Definition	Transformation
Sub6YN	SubArea =6	(SubNumeric=6)*((LN(10)))
Sub7YN	SubArea=7	(SubNumeric=7)*((LN(10)))
BaseLandC	Base Land Value	LN(BaseLand/1000)
AgeC	Age (2009 -Year Built/ Renovation, whichever is greater).	LN(Age+1)
OldAgeYN	Age of improvement is >69	(Age>69)*(LN(10))
ConditionC	Building Condition	LN(Cond)
Grade8YN	Grade = 8	(Grade=8)*(LN(10))
CombCost	Building Reconstruction Cost New plus accessory Reconstruction Cost New Less	LN((BldgRCN+AccyRCNLD)/1000)
Grade7TownHouseYN	Present use=29 and Building Grade =7	((Grade7)*(PresentUse=29))*(LN(10))
Grade8TownHouseYN	Present use =29 and Building Grade =8	((Grade8)*(PresentUse=29))*(LN(10))

LN represents conversion to Natural Logarithms
C stands for continuous variable.

Estimated market Value (EMV) of an improvement is calculated applying following Equation:

$$EMV = EXP(3.142366-.0214372*Sub6YN-6.901223E-02*Sub7YN+.1491169*BaseLandC-4.805844E-02*AgeC+3.796691E-02*OldAgeYN+.1831208*ConditionC+1.883256E-02*Grade8YN+.3838428*CombCost-8.999621E-02*Grade7TownHouseYN-4.695555E-02*Grade8TownHouseYN)*1000$$

Truncate to nearest \$1,000

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Supplemental Valuation Model

- ❖ Improvements coded with Percent Complete less than 100%:
 - $\text{Imp EMV} * \% \text{ complete} + \text{Base Land Value}$
- ❖ Improvements coded with Functional Obsolescence greater than 0:
 - $\text{Imp EMV} * \% \text{ functional obsolescence} + \text{Base Land Value}$
- ❖ Parcels with more than one improvement were typically valued using Total EMV for the primary improvement (building 1) plus derivative of depreciated cost (RCNLD) on additional improvements
 - $\text{Total EMV Imp \#1} + \text{RCNLD additional improvements}$
- ❖ Improvements on parcels with L-1, L-2, or L-3 zoning:
 - Lot size less than 4,201square feet: EMV
 - Lot size greater than or equal to 4,201square feet:
 - Pre-1970's built imp: Flat valued at \$10,000
 - Imps built after 1970 &/or in very good condition or &/or renovated = EMV
- ❖ Improvements on parcels with LDT zoning:
 - Lot size less than 5,001 square feet: EMV
 - Lot size greater than or equal to 5,001square feet:
 - Pre-1970's built imp: Flat valued at \$10,000
 - Imps built after 1970 &/or in very good condition or &/or renovated = EMV
- ❖ Duplex and Triplex: Valued at EMV. If EMV = 0 then $\text{Total RCNLD} * 50\% + \text{Base land value}$.
- ❖ If EMV is less than base land value, appraiser judgment prevailed as whether to utilize a derivative of RCNLD or flat value the improvement.
- ❖ Grade 9 improvements: $\text{Total EMV} * 1.20$
- ❖ Grade 10 improvements: $\text{Total EMV} * 1.30$
- ❖ Majors 929730 & 929830 in folio's 02851, 02851A, 02852A & 02855:
 - $\text{Total EMV} * 1.20$
- ❖ Major 935800 – minors 1201, 1202, 1203, 1204, 1206, 1207, 1208 & 1210:
 - $\text{Total EMV} * 1.20$

Mobile Homes

There are only 3 mobile homes in area 18. Only one was a sale in the last three years and it is not possible to derive a separate equation based on one sale alone. Therefore, mobile homes were valued using the new land value plus a derivative of depreciated cost.

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used In This Physical Inspection Analysis
Area 18

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
2	177310	0195	9/7/2006	187,000	560	0	5	1918	2	4,800	N	N	4724 25TH AVE SW
2	177310	1500	1/26/2007	241,550	560	0	5	1927	3	4,800	N	N	5410 25TH AVE SW
2	731290	0005	4/2/2007	306,000	730	0	5	1944	3	7,502	Y	N	5404 35TH AVE SW
2	177310	0215	12/12/2007	299,950	740	0	5	1920	3	4,800	N	N	4708 25TH AVE SW
2	177310	1482	8/24/2007	270,000	830	0	5	1932	3	4,800	N	N	5420 25TH AVE SW
2	177260	0570	8/3/2007	339,000	990	0	5	1918	5	4,800	N	N	4712 26TH AVE SW
2	177260	0660	5/22/2007	265,000	460	0	6	1918	2	5,400	N	N	4501 26TH AVE SW
2	731240	0430	2/23/2007	290,000	590	590	6	1942	3	5,324	Y	N	5657 34TH AVE SW
2	343850	2272	12/12/2006	214,800	620	0	6	1942	3	6,016	N	N	6753 25TH AVE SW
2	357430	0110	8/28/2007	265,000	620	0	6	1910	3	3,500	N	N	4137 25TH AVE SW
2	343850	2360	3/22/2006	305,000	640	640	6	1947	3	7,837	N	N	6917 23RD AVE SW
2	928480	1040	3/26/2007	260,000	640	0	6	1938	3	5,750	Y	N	5441 30TH AVE SW
2	929730	0975	6/19/2007	345,000	640	120	6	1941	3	4,800	N	N	4144 32ND AVE SW
2	935800	1955	2/11/2005	274,000	640	330	6	1916	3	2,925	N	N	2608 SW NEVADA ST
2	177310	1255	1/11/2006	243,500	650	0	6	1930	3	4,800	N	N	5441 25TH AVE SW
2	177310	1255	3/30/2005	235,000	650	0	6	1930	3	4,800	N	N	5441 25TH AVE SW
2	762870	0289	3/21/2006	269,000	650	0	6	1960	3	4,120	N	N	3018 SW CHARLESTOWN ST
2	935800	0486	10/13/2005	233,750	650	0	6	1910	3	2,145	N	N	4059 28TH AVE SW
2	343850	2430	7/12/2007	310,000	660	500	6	1948	4	3,411	N	N	7027 DELRIDGE WAY SW
2	177310	0470	6/4/2007	277,000	670	0	6	1942	3	4,800	N	N	4844 25TH AVE SW
2	177310	0470	1/31/2005	225,000	670	0	6	1942	3	4,800	N	N	4844 25TH AVE SW
2	928480	0115	6/14/2007	305,000	700	0	6	1945	3	5,750	N	N	5459 26TH AVE SW
2	177260	0730	5/10/2006	275,000	720	0	6	1920	4	5,360	N	N	4405 26TH AVE SW
2	177310	0837	8/8/2007	324,450	720	720	6	1988	3	6,000	N	N	5024 25TH AVE SW
2	177260	0360	8/18/2005	275,000	730	730	6	1944	3	4,800	N	N	4856 26TH AVE SW
2	929780	0010	9/28/2006	327,000	730	730	6	1941	4	4,840	N	N	5252 35TH AVE SW
2	177310	1060	7/6/2007	260,000	750	0	6	1928	3	2,765	N	N	5211 DELRIDGE WAY SW
2	177310	1865	4/23/2007	325,000	750	340	6	1947	3	4,800	N	N	5618 25TH AVE SW
2	177310	1250	10/18/2006	289,000	770	0	6	1929	3	4,800	N	N	5437 25TH AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
2	929780	0115	12/18/2007	339,200	790	0	6	1932	3	4,840	N	N	5030 35TH AVE SW
2	935800	1625	1/30/2006	302,000	810	0	6	1909	3	2,550	N	N	2844 SW NEVADA ST
2	177260	0725	5/8/2006	300,000	830	830	6	1920	3	5,360	N	N	4409 26TH AVE SW
2	357430	0085	1/3/2005	307,000	850	820	6	1910	4	5,000	N	N	4147 25TH AVE SW
2	935800	1491	4/6/2005	280,000	870	0	6	1909	3	2,550	N	N	4209 28TH AVE SW
2	731240	0315	12/20/2006	325,000	880	0	6	1914	3	4,840	N	N	5624 35TH AVE SW
2	731240	0345	3/5/2007	299,000	890	0	6	1918	3	4,840	N	N	5648 35TH AVE SW
2	177260	0470	1/4/2005	200,000	900	0	6	1930	3	5,480	N	N	4729 26TH AVE SW
2	357430	0005	9/21/2006	307,500	900	0	6	1918	3	3,700	N	N	4218 26TH AVE SW
2	929730	1015	1/11/2006	322,075	930	100	6	1927	3	4,800	Y	N	4114 32ND AVE SW
2	762870	0305	7/18/2005	298,000	1,020	0	6	1906	4	4,120	Y	N	3032 SW CHARLESTOWN ST
2	177310	1770	1/6/2005	310,000	1,080	1,080	6	1942	3	4,960	N	N	5625 DELRIDGE WAY SW
2	177310	0605	5/19/2005	259,950	1,120	0	6	1940	3	5,670	N	N	5001 25TH AVE SW
2	935800	1476	12/13/2005	326,000	1,170	0	6	1914	3	2,500	N	N	2800 SW ADAMS ST
2	815060	0270	7/20/2005	254,000	1,250	0	6	1963	3	4,840	N	N	5925 32ND AVE SW
2	935800	1430	6/29/2005	315,950	1,290	360	6	1919	4	2,653	N	N	2824 SW ADAMS ST
2	935800	1590	12/9/2005	287,000	1,360	520	6	1917	3	3,774	N	N	2853 SW ADAMS ST
2	935800	1685	11/6/2007	440,000	1,470	0	6	1905	4	2,550	N	N	2820 SW NEVADA ST
2	935800	1380	6/2/2006	350,000	680	0	7	1910	4	2,550	N	N	2848 SW ADAMS ST
2	789160	0165	4/13/2007	340,000	700	0	7	1907	4	5,000	N	N	4108 25TH AVE SW
2	357430	0070	8/8/2007	491,500	770	800	7	1994	3	4,100	N	N	4155 25TH AVE SW
2	731240	0485	7/21/2005	310,000	770	260	7	1948	4	7,260	Y	N	5644 34TH AVE SW
2	935800	1246	10/4/2005	297,000	770	0	7	1920	4	2,550	N	N	4107 28TH AVE SW
2	343850	2301	6/4/2007	329,000	780	0	7	1942	4	18,176	N	N	6929 25TH AVE SW
2	731290	0075	12/6/2007	330,000	780	100	7	1918	5	3,782	N	N	5402 34TH AVE SW
2	177310	1480	8/28/2007	299,500	790	0	7	1926	3	4,800	N	N	5424 25TH AVE SW
2	177310	1480	7/7/2005	210,000	790	0	7	1926	3	4,800	N	N	5424 25TH AVE SW
2	343850	1984	9/1/2006	335,000	820	820	7	1993	3	5,164	N	N	6343 DELRIDGE WAY SW
2	177310	1660	1/31/2007	250,000	830	0	7	1954	3	9,600	N	N	5655 25TH AVE SW
2	789160	0055	7/20/2005	365,000	840	620	7	2001	3	2,500	N	N	4210 26TH AVE SW
2	935800	1330	10/13/2005	403,000	840	600	7	2000	3	2,550	N	N	2845 SW DAKOTA ST
2	935800	1335	5/4/2006	379,950	840	600	7	2000	3	2,550	N	N	2847 SW DAKOTA ST
2	815060	0110	8/22/2006	377,500	850	150	7	1928	3	4,840	N	N	5933 34TH AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
2	177260	0340	3/21/2005	379,900	860	520	7	1929	5	5,480	N	N	4815 26TH AVE SW
2	343850	2434	12/1/2005	256,000	860	400	7	2005	3	1,659	N	N	6966 23RD AVE SW
2	343850	2436	1/24/2006	257,500	860	400	7	2005	3	1,318	N	N	6968 23RD AVE SW
2	343850	2438	1/20/2006	262,000	860	400	7	2005	3	2,039	N	N	6970 23RD AVE SW
2	929730	1085	10/9/2006	399,000	870	0	7	1918	4	4,800	Y	N	4012 32ND AVE SW
2	929730	1175	5/30/2007	420,000	870	630	7	1953	3	4,000	Y	N	4107 32ND AVE SW
2	929730	1751	3/24/2006	392,500	870	870	7	1951	3	4,860	Y	N	3119 SW GENESEE ST
2	177310	1470	7/2/2007	347,000	880	0	7	1953	5	4,800	N	N	5434 25TH AVE SW
2	343850	2293	5/9/2007	327,000	880	0	7	1968	4	5,500	N	N	6903 25TH AVE SW
2	731240	0495	8/27/2007	435,000	880	770	7	1954	5	4,840	Y	N	5650 34TH AVE SW
2	731240	0495	2/14/2005	333,000	880	770	7	1954	5	4,840	Y	N	5650 34TH AVE SW
2	928480	2166	11/21/2005	309,250	880	0	7	1936	4	5,625	N	N	2815 SW FINDLAY ST
2	343850	2175	6/13/2006	311,000	900	600	7	1963	4	6,615	N	N	6548 25TH AVE SW
2	357430	0195	3/21/2007	340,000	900	780	7	1915	3	5,000	N	N	4151 DELRIDGE WAY SW
2	343850	2040	5/25/2006	335,000	920	630	7	1997	3	5,824	N	N	6545 DELRIDGE WAY SW
2	343850	2041	12/8/2005	290,950	920	630	7	1997	3	5,824	N	N	6541 DELRIDGE WAY SW
2	789160	0245	4/18/2007	395,000	930	930	7	1950	3	7,500	N	N	4111 DELRIDGE WAY SW
2	343850	2231	7/5/2005	269,700	940	940	7	1971	3	5,300	N	N	6517 25TH AVE SW
2	929780	0025	5/23/2007	364,500	940	0	7	1928	3	4,840	N	N	5238 35TH AVE SW
2	935800	2353	10/19/2005	239,950	940	420	7	1998	3	1,632	N	N	2848 SW GENESEE ST
2	177310	0375	6/8/2005	299,950	950	600	7	1972	3	4,800	N	N	2508 SW HUDSON ST
2	343850	2163	5/26/2005	239,000	960	0	7	1979	3	5,035	N	N	6721 23RD AVE SW
2	343850	2291	5/24/2007	300,000	970	0	7	1972	3	5,000	N	N	6917 25TH AVE SW
2	343850	2069	6/5/2005	339,000	980	780	7	1930	4	6,600	N	N	6334 24TH AVE SW
2	935800	0980	9/30/2005	338,000	990	700	7	1998	3	3,373	N	N	4069 26TH AVE SW
2	177310	1826	6/21/2006	296,000	1,000	0	7	1956	3	7,200	N	N	5646 25TH AVE SW
2	177310	0815	8/24/2007	392,500	1,010	1,000	7	1941	4	7,650	N	N	5044 25TH AVE SW
2	177310	0440	3/29/2007	306,000	1,020	160	7	2006	3	1,184	N	N	4849 A DELRIDGE WAY SW
2	177310	0440	4/19/2006	256,750	1,020	160	7	2006	3	1,184	N	N	4849 A DELRIDGE WAY SW
2	177310	0441	5/1/2006	250,000	1,020	160	7	2006	3	1,184	N	N	4849 B DELRIDGE WAY SW
2	177310	0443	4/28/2006	242,530	1,020	160	7	2006	3	1,300	N	N	4851 B DELRIDGE WAY SW
2	343850	1981	4/11/2006	287,500	1,020	0	7	1963	4	4,480	N	N	6328 23RD AVE SW
2	928480	0844	3/22/2006	287,500	1,030	0	7	1971	3	5,750	N	N	5422 30TH AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
2	177310	0795	7/17/2007	379,000	1,040	1,040	7	1918	3	4,800	N	N	5060 25TH AVE SW
2	177310	1360	2/12/2007	332,000	1,040	0	7	1956	3	4,400	N	N	2519 SW BRANDON ST
2	343850	2140	8/25/2006	345,000	1,050	300	7	1981	3	6,416	N	N	6566 24TH AVE SW
2	928480	0006	12/7/2005	282,500	1,050	260	7	2005	3	1,254	N	N	2605 SW BRANDON ST
2	928480	0010	2/22/2007	324,950	1,050	260	7	2005	3	1,175	N	N	2607 SW BRANDON ST
2	928480	0010	11/29/2005	288,500	1,050	260	7	2005	3	1,175	N	N	2607 SW BRANDON ST
2	177310	1875	7/28/2005	390,000	1,060	940	7	1929	4	4,800	N	N	5610 25TH AVE SW
2	343850	1503	6/20/2005	257,600	1,060	0	7	1980	3	5,000	N	N	6330 26TH AVE SW
2	343850	2331	4/4/2006	306,000	1,060	0	7	1981	4	5,000	N	N	6916 25TH AVE SW
2	928480	1165	9/26/2006	300,000	1,060	0	7	1981	3	5,750	N	N	5452 31ST AVE SW
2	928480	1205	11/9/2006	327,500	1,060	0	7	1981	3	5,750	Y	N	5407 31ST AVE SW
2	928480	1600	10/2/2007	365,000	1,060	0	7	1981	3	5,750	Y	N	5633 31ST AVE SW
2	928480	1710	2/27/2006	286,900	1,060	0	7	1981	3	5,750	N	N	5626 31ST AVE SW
2	177260	0165	3/7/2005	215,000	1,070	0	7	1961	3	5,480	N	N	5023 26TH AVE SW
2	928480	1435	10/11/2007	465,500	1,070	690	7	1962	5	5,750	Y	N	5456 32ND AVE SW
2	343850	1411	4/11/2006	329,000	1,080	0	7	1961	3	7,227	N	N	5954 26TH AVE SW
2	343850	2071	1/30/2007	375,000	1,080	480	7	1996	3	5,000	N	N	6346 24TH AVE SW
2	343850	2071	1/14/2005	282,000	1,080	480	7	1996	3	5,000	N	N	6346 24TH AVE SW
2	343850	2079	8/21/2007	377,950	1,080	480	7	1996	3	5,064	N	N	6350 24TH AVE SW
2	789160	0065	3/20/2007	321,000	1,090	0	7	1908	3	2,500	N	N	4216 26TH AVE SW
2	343850	2110	7/3/2006	422,550	1,100	1,580	7	1999	3	6,601	N	N	6381 23RD AVE SW
2	343850	2114	6/18/2007	515,000	1,100	1,580	7	1999	3	6,775	N	N	6375 23RD AVE SW
2	343850	2370	7/26/2005	323,000	1,100	500	7	1928	3	20,900	N	N	6939 23RD AVE SW
2	343850	2055	6/6/2005	299,950	1,110	250	7	1979	4	5,200	N	N	2214 SW WILLOW ST
2	929780	0035	5/15/2006	420,000	1,110	500	7	1940	3	9,680	N	N	5230 35TH AVE SW
2	731290	0065	7/24/2007	365,000	1,120	0	7	1910	4	6,222	N	N	3409 SW BRANDON ST
2	928480	1915	6/26/2006	419,000	1,120	780	7	1928	3	5,750	Y	N	5655 30TH AVE SW
2	928480	1915	8/12/2005	370,000	1,120	780	7	1928	3	5,750	Y	N	5655 30TH AVE SW
2	935800	1490	7/13/2005	390,000	1,120	0	7	1912	4	2,550	N	N	4201 28TH AVE SW
2	343850	2116	6/15/2005	295,000	1,130	390	7	2000	3	7,827	N	N	6369 23RD AVE SW
2	343850	2325	1/19/2006	265,500	1,130	0	7	1991	3	5,443	N	N	6917 24TH AVE SW
2	762870	0309	5/15/2007	415,000	1,130	240	7	1910	4	4,120	Y	N	3034 SW CHARLESTOWN ST
2	343850	1997	5/21/2007	339,950	1,140	550	7	1991	3	5,000	N	N	6340 23RD AVE SW

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Area 18**

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
2	935800	2390	3/8/2005	239,721	1,144	0	7	1980	3	3,202	N	N	2834 SW GENESEE ST
2	935800	2395	3/28/2005	243,099	1,144	0	7	1980	3	3,202	N	N	2832 SW GENESEE ST
2	177310	0175	7/21/2005	353,000	1,160	1,030	7	1995	3	4,800	N	N	4740 25TH AVE SW
2	935800	1715	4/18/2006	321,500	1,160	0	7	1994	3	2,288	N	N	2808 SW NEVADA ST
2	731240	0475	4/22/2005	373,000	1,180	0	7	1979	3	4,840	Y	N	5632 34TH AVE SW
2	731240	0415	5/8/2007	415,000	1,200	610	7	1980	3	4,840	Y	N	5645 34TH AVE SW
2	789160	0190	3/22/2007	423,500	1,200	650	7	1997	3	4,000	N	N	4120 25TH AVE SW
2	928480	0005	8/23/2006	299,500	1,220	0	7	1941	4	3,321	N	N	5401 26TH AVE SW
2	929730	2005	8/14/2007	560,000	1,230	790	7	1929	3	4,800	N	N	3253 SW AVALON WAY
2	343850	2353	4/24/2007	380,500	1,240	690	7	1962	3	10,880	N	N	2420 SW MYRTLE ST
2	731240	0295	6/6/2005	277,000	1,250	0	7	1985	4	4,840	N	N	5606 35TH AVE SW
2	928480	0965	5/25/2007	292,494	1,250	0	7	1977	3	5,750	N	N	5403 30TH AVE SW
2	928480	0976	3/9/2007	325,000	1,250	0	7	1978	3	5,750	N	N	5411 30TH AVE SW
2	935800	1203	6/24/2005	304,000	1,250	0	7	2000	3	1,862	N	N	4103 B 26TH AVE SW
2	935800	1208	5/10/2005	302,000	1,250	0	7	2000	3	2,793	N	N	4107 B 26TH AVE SW
2	177260	0346	9/27/2005	353,000	1,270	0	7	1966	3	5,480	N	N	4809 26TH AVE SW
2	343850	2070	5/16/2006	307,000	1,270	790	7	1930	4	5,000	N	N	6335 23RD AVE SW
2	343850	2089	11/7/2006	381,000	1,280	740	7	1997	3	5,000	N	N	6339 23RD AVE SW
2	343850	1419	1/3/2005	349,950	1,300	680	7	2004	3	7,178	N	N	5950 26TH AVE SW
2	935800	1206	4/27/2005	336,000	1,310	0	7	2000	3	2,455	N	N	4105 B 26TH AVE SW
2	177310	1445	4/18/2006	322,000	1,320	0	7	1928	4	4,800	N	N	5452 25TH AVE SW
2	343850	1413	4/18/2005	370,000	1,320	670	7	2004	3	5,289	N	N	5952 26TH AVE SW
2	343850	2200	1/5/2006	349,875	1,340	200	7	1958	3	16,934	N	N	6716 25TH AVE SW
2	343850	2200	4/19/2005	334,000	1,340	200	7	1958	3	16,934	N	N	6716 25TH AVE SW
2	789160	0135	1/10/2007	363,000	1,340	0	7	1970	3	2,500	N	N	2501 SW DAKOTA ST
2	789160	0135	1/27/2006	284,000	1,340	0	7	1970	3	2,500	N	N	2501 SW DAKOTA ST
2	935800	1201	12/13/2006	356,000	1,340	0	7	2000	3	1,883	N	N	4101 B 26TH AVE SW
2	928480	1095	12/27/2006	316,250	1,350	0	7	1981	3	5,750	N	N	5412 31ST AVE SW
2	928480	1280	5/22/2006	354,950	1,350	940	7	1981	3	5,750	Y	N	5457 31ST AVE SW
2	357430	0217	3/15/2007	354,000	1,390	0	7	2002	3	2,250	N	N	4141 DELRIDGE WAY SW
2	929730	1134	10/26/2006	489,950	1,400	0	7	1926	4	4,000	Y	N	4031 32ND AVE SW
2	929730	1755	5/26/2005	475,000	1,410	480	7	1918	4	4,800	Y	N	3201 SW GENESEE ST
2	935800	1295	10/27/2005	329,000	1,420	0	7	1910	5	2,753	N	N	2827 SW DAKOTA ST

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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
2	928480	1925	10/1/2007	585,000	1,510	1,110	7	1948	4	9,750	Y	N	2919 SW FINDLAY ST
2	935800	0715	10/24/2007	390,000	1,510	0	7	1978	3	5,200	N	N	4061 28TH AVE SW
2	343850	2173	10/19/2005	289,000	1,520	0	7	1964	3	6,960	N	N	6525 24TH AVE SW
2	789160	0075	2/21/2006	335,000	1,520	0	7	1907	4	4,600	N	N	4123 25TH AVE SW
2	929730	1205	1/13/2005	369,000	1,560	0	7	2000	3	4,000	Y	N	4129 32ND AVE SW
2	928480	1035	4/4/2007	349,950	1,570	0	7	2006	3	2,875	N	N	5437 30TH AVE SW
2	935800	2260	11/14/2006	576,000	1,580	850	7	1940	4	5,100	N	N	2821 SW NEVADA ST
2	935800	1615	5/30/2006	400,000	1,630	0	7	1998	3	2,550	N	N	2848 SW NEVADA ST
2	177260	0350	1/17/2007	440,000	1,680	0	7	1929	3	5,480	N	N	4801 26TH AVE SW
2	731240	0175	1/31/2007	456,760	1,840	1,300	7	1919	5	4,840	N	N	5456 35TH AVE SW
2	731240	0175	9/7/2006	435,000	1,840	1,300	7	1919	5	4,840	N	N	5456 35TH AVE SW
2	731240	0450	12/28/2005	399,950	1,940	0	7	1998	3	4,840	N	N	5612 34TH AVE SW
2	177310	0755	2/17/2005	495,000	2,400	600	7	1999	3	4,960	N	N	5049 DELRIDGE WAY SW
2	935800	1296	1/30/2006	269,000	820	0	8	2006	3	1,293	N	N	2829 B SW DAKOTA ST
2	935800	1297	2/22/2006	280,000	820	0	8	2006	3	1,051	N	N	2829 A SW DAKOTA ST
2	935800	1432	11/15/2006	271,940	850	0	8	2005	3	1,096	N	N	2822B SW ADAMS ST
2	935800	1434	10/27/2005	264,000	850	0	8	2005	3	1,348	N	N	2822A SW ADAMS ST
2	177310	0428	10/19/2006	287,000	920	280	8	2006	3	962	N	N	4839 B DELRIDGE WAY SW
2	177310	0436	3/12/2007	290,000	920	280	8	2006	3	902	N	N	4841 B DELRIDGE WAY SW
2	177310	0150	7/26/2007	329,950	980	190	8	2007	3	1,190	N	N	2408 SW EDMUNDS ST
2	177310	0152	8/1/2007	324,950	980	200	8	2007	3	1,295	N	N	4761 DELRIDGE WAY SW
2	177310	0154	7/18/2007	329,950	980	190	8	2007	3	1,190	N	N	2406 SW EDMUNDS ST
2	177310	0430	12/11/2006	296,500	1,000	270	8	2006	3	1,282	N	N	4839 A DELRIDGE WAY SW
2	177310	0432	11/21/2006	294,900	1,000	270	8	2006	3	1,603	N	N	4839 C DELRIDGE WAY SW
2	177310	0434	11/20/2006	307,000	1,000	270	8	2006	3	1,202	N	N	4841 C DELRIDGE WAY SW
2	177310	0438	11/13/2006	309,000	1,000	270	8	2006	3	1,503	N	N	4841 A DELRIDGE WAY SW
2	343850	2437	2/8/2007	339,990	1,160	280	8	2006	3	1,068	N	N	6990 23RD AVE SW
2	343850	2439	10/20/2006	339,990	1,160	280	8	2006	3	989	N	N	6992 23RD AVE SW
2	343850	2446	3/14/2007	323,990	1,180	250	8	2006	3	1,056	N	N	7043 DELRIDGE WAY SW
2	935800	1462	12/7/2006	375,000	1,180	290	8	2003	3	1,474	N	N	4119 B 28TH AVE SW
2	935800	1462	8/12/2005	355,000	1,180	290	8	2003	3	1,474	N	N	4119 B 28TH AVE SW
2	343850	2447	11/27/2006	327,990	1,200	280	8	2006	3	988	N	N	7051 DELRIDGE WAY SW
2	343850	2449	11/1/2006	319,990	1,200	280	8	2006	3	1,004	N	N	7053 DELRIDGE WAY SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
2	935800	0627	9/10/2007	412,000	1,200	150	8	2005	3	1,398	N	N	2854A SW DAKOTA ST
2	935800	0627	11/28/2005	400,000	1,200	150	8	2005	3	1,398	N	N	2854A SW DAKOTA ST
2	935800	2045	4/10/2007	434,900	1,210	360	8	2006	3	1,738	N	N	2633 SW NEVADA ST
2	935800	2047	10/6/2006	430,000	1,210	330	8	2006	3	2,086	N	N	2635 SW NEVADA ST
2	935800	2049	10/13/2006	430,000	1,210	330	8	2006	3	2,322	N	N	2637 SW NEVADA ST
2	935800	2051	9/20/2006	430,000	1,210	360	8	2006	3	1,503	N	N	2639 SW NEVADA ST
2	935800	1249	5/27/2007	394,950	1,220	240	8	2006	3	1,425	N	N	2805 SW DAKOTA ST
2	935800	1251	12/7/2006	397,500	1,220	240	8	2006	3	1,425	N	N	2807 SW DAKOTA ST
2	935800	2238	3/9/2005	339,000	1,220	440	8	2003	3	2,474	N	N	2809 B SW NEVADA ST
2	929780	0020	11/14/2007	380,000	1,240	700	8	1928	3	4,840	N	N	5242 35TH AVE SW
2	935800	0626	2/15/2006	369,950	1,240	150	8	2005	3	1,391	N	N	2854B SW DAKOTA ST
2	935800	2250	2/14/2005	329,950	1,260	140	8	2004	3	1,882	N	N	2817 B SW NEVADA ST
2	935800	2252	3/7/2005	335,000	1,260	140	8	2004	3	1,943	N	N	2817 A SW NEVADA ST
2	935800	2254	3/25/2005	329,950	1,260	140	8	2004	3	1,929	N	N	2815 B SW NEVADA ST
2	935800	2256	3/28/2005	325,000	1,260	140	8	2004	3	1,897	N	N	2815 A SW NEVADA ST
2	177260	0385	5/2/2007	442,100	1,270	700	8	2004	3	4,800	N	N	4838 26TH AVE SW
2	343850	2435	1/18/2007	354,990	1,300	280	8	2006	3	1,505	N	N	6988 23RD AVE SW
2	343850	2445	12/29/2006	349,329	1,300	280	8	2006	3	1,467	N	N	7049 DELRIDGE WAY SW
2	935800	1247	4/7/2007	414,950	1,300	340	8	2006	3	2,250	N	N	2803 SW DAKOTA ST
2	929730	0675	11/15/2006	541,000	1,310	600	8	1962	4	6,640	Y	N	3018 SW ANDOVER ST
2	935800	2232	2/16/2007	382,000	1,310	160	8	2003	3	1,656	N	N	2807 A SW NEVADA ST
2	935800	2234	11/13/2006	365,600	1,310	160	8	2003	3	1,646	N	N	2811 A SW NEVADA ST
2	343850	2441	12/1/2006	339,990	1,380	290	8	2006	3	1,613	N	N	2202 SW MYRTLE ST
2	343850	2443	3/7/2007	365,990	1,380	290	8	2006	3	1,528	N	N	2208 SW MYRTLE ST
2	343850	1412	10/21/2005	367,950	1,450	980	8	2001	3	6,560	N	N	5958 26TH AVE SW
2	343850	2433	7/12/2007	389,990	1,460	370	8	2006	3	1,743	N	N	6980 23RD AVE SW
2	343850	2444	4/26/2007	384,990	1,460	370	8	2006	3	1,483	N	N	6984 23RD AVE SW
2	935800	0625	11/28/2005	425,000	1,470	300	8	2005	3	2,308	N	N	2856 SW DAKOTA ST
2	343850	2442	12/29/2006	398,990	1,500	430	8	2006	3	1,190	N	N	6982 23RD AVE SW
2	343850	2440	2/16/2007	365,990	1,600	320	8	2006	3	1,651	N	N	7041 DELRIDGE WAY SW
2	343850	2448	2/16/2007	370,990	1,600	320	8	2006	3	1,557	N	N	7045 DELRIDGE WAY SW
2	177310	1495	11/26/2007	470,000	1,660	0	8	1932	3	4,800	N	N	5414 25TH AVE SW
2	935800	2410	9/7/2007	775,000	1,710	870	8	1979	5	5,100	N	N	2822 SW GENESEE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
2	929730	2030	11/27/2007	460,000	1,790	1,050	8	1928	3	4,800	N	N	3275 SW AVALON WAY
2	343850	1451	5/31/2005	465,000	1,920	960	8	1941	4	10,578	N	N	6048 26TH AVE SW
2	177260	0245	5/21/2006	441,000	2,090	0	8	1998	3	4,800	N	N	5028 26TH AVE SW
2	929730	1063	10/29/2007	789,000	2,600	650	9	1999	4	4,800	Y	N	4026 32ND AVE SW
3	754730	0940	4/8/2005	184,950	560	0	5	1910	5	1,594	N	N	3823 17TH AVE SW
3	343850	0296	2/10/2005	209,000	860	0	5	1920	3	10,912	N	N	5206 23RD AVE SW
3	177360	0680	12/18/2006	255,000	550	0	6	1935	4	4,800	Y	N	4527 21ST AVE SW
3	177360	0393	8/8/2006	310,000	570	520	6	1926	4	3,440	Y	N	4727 22ND AVE SW
3	177360	0620	4/9/2007	347,500	620	620	6	1927	3	5,400	Y	N	4742 22ND AVE SW
3	754730	0870	7/6/2006	298,500	720	600	6	1919	4	5,000	Y	N	3853 17TH AVE SW
3	177360	0395	7/11/2005	235,300	730	0	6	1931	3	3,200	Y	N	4730 23RD AVE SW
3	343850	0335	2/17/2005	220,000	770	250	6	1942	3	6,000	N	N	5241 23RD AVE SW
3	315760	0595	3/2/2007	292,000	790	0	6	1953	3	7,750	N	N	4144 19TH AVE SW
3	244460	0545	4/11/2007	338,000	800	0	6	1912	4	4,600	N	N	4057 21ST AVE SW
3	343850	0186	5/30/2007	344,000	840	840	6	1940	4	8,255	N	N	5233 18TH AVE SW
3	284870	0060	7/25/2005	302,953	960	960	6	1917	3	4,125	N	N	3831 DELRIDGE WAY SW
3	315760	0015	5/8/2007	250,000	960	0	6	1922	1	5,000	N	N	4108 21ST AVE SW
3	343850	0116	9/30/2005	290,000	960	0	6	1940	3	5,452	Y	N	5253 16TH AVE SW
3	754730	0500	8/4/2005	225,250	990	0	6	1923	3	4,500	N	N	4007 17TH AVE SW
3	754730	0230	11/15/2007	354,000	1,170	0	6	1945	3	5,000	N	N	1901 SW ANDOVER ST
3	315760	0515	7/11/2007	315,000	1,220	0	6	1953	4	8,830	N	N	4110 19TH AVE SW
3	343850	0298	3/24/2006	320,000	1,320	300	6	1930	3	12,175	Y	N	5267 21ST AVE SW
3	754730	0635	8/25/2007	247,000	1,380	0	6	1913	3	1,875	N	N	4009 16TH AVE SW
3	754730	1690	6/22/2005	271,000	1,380	0	6	1944	3	5,400	N	N	3810 19TH AVE SW
3	754780	0095	11/14/2007	335,000	680	0	7	1916	5	5,200	N	N	4037 20TH AVE SW
3	177310	1165	2/15/2007	262,950	700	130	7	2006	3	2,224	N	N	5204 E DELRIDGE WAY SW
3	177360	0180	9/7/2005	219,437	700	0	7	1948	5	3,685	N	N	4540 DELRIDGE WAY SW
3	177310	1159	11/13/2006	259,950	740	310	7	2006	3	572	N	N	5204 B DELRIDGE WAY SW
3	177310	1161	11/13/2006	268,000	740	310	7	2006	3	645	N	N	5204 C DELRIDGE WAY SW
3	177310	1157	11/10/2006	270,000	760	310	7	2006	3	1,094	N	N	5204 A DELRIDGE WAY SW
3	177310	1163	11/6/2006	277,000	760	310	7	2006	3	890	N	N	5204 D DELRIDGE WAY SW
3	788150	0580	9/17/2007	355,450	770	0	7	1918	4	5,000	Y	N	4023 21ST AVE SW
3	244460	0370	1/26/2006	331,220	780	320	7	1914	4	5,000	Y	N	4036 23RD AVE SW

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Area 18**

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
3	315760	0475	3/12/2007	341,000	780	0	7	1999	3	5,000	N	N	4107 19TH AVE SW
3	177310	0284	4/18/2006	254,700	790	390	7	2006	3	1,380	N	N	4717 B COTTAGE PL SW
3	177310	0286	4/3/2006	249,000	790	390	7	2006	3	1,379	N	N	4717 A COTTAGE PL SW
3	788150	0590	9/10/2007	339,500	810	300	7	1917	3	4,900	Y	N	4017 21ST AVE SW
3	177310	0253	2/12/2007	256,900	820	0	7	2006	3	1,020	N	N	4736 B DELRIDGE WAY SW
3	177310	0255	12/8/2006	275,000	820	400	7	2006	3	1,380	N	N	4737 B COTTAGE PL SW
3	177310	0255	2/14/2006	275,000	820	400	7	2006	3	1,380	N	N	4737 B COTTAGE PL SW
3	177310	0255	11/22/2005	220,000	820	400	7	2006	3	1,380	N	N	4737 B COTTAGE PL SW
3	177310	0257	2/6/2007	249,900	820	0	7	2006	3	1,020	N	N	4736 A DELRIDGE WAY SW
3	177310	0259	12/14/2006	292,500	820	400	7	2006	3	1,380	N	N	4737 A COTTAGE PL SW
3	177310	0268	9/1/2006	260,000	830	400	7	2006	3	1,379	N	N	4725 B COTTAGE PL SW
3	177310	0270	9/1/2006	266,000	830	400	7	2006	3	1,380	N	N	4725 A COTTAGE PL SW
3	177310	0272	8/21/2006	239,950	830	0	7	2006	3	1,020	N	N	4724 A DELRIDGE WAY SW
3	177310	0274	11/8/2007	257,500	830	0	7	2006	3	1,020	N	N	4724 B DELRIDGE WAY SW
3	177310	0274	9/11/2006	239,950	830	0	7	2006	3	1,020	N	N	4724 B DELRIDGE WAY SW
3	177310	0275	9/7/2006	246,050	830	0	7	2006	3	1,020	N	N	4720 A DELRIDGE WAY SW
3	177310	0276	8/21/2006	246,700	830	0	7	2006	3	1,020	N	N	4720 B DELRIDGE WAY SW
3	177310	0277	8/7/2006	259,950	830	400	7	2006	3	1,380	N	N	4721 B COTTAGE PL SW
3	177310	0278	7/17/2006	260,200	830	400	7	2006	3	1,380	N	N	4721 A COTTAGE PL SW
3	177310	0280	4/3/2006	234,000	830	0	7	2006	3	1,020	N	N	4716 A DELRIDGE WAY SW
3	177310	0282	5/5/2006	231,000	830	0	7	2006	3	1,020	N	N	4716 B DELRIDGE WAY SW
3	315760	0030	7/10/2007	310,000	850	0	7	1962	5	5,000	N	N	4116 21ST AVE SW
3	343850	0276	4/24/2006	325,000	890	0	7	1966	4	5,625	N	N	5018 PUGET BLVD SW
3	754730	0150	9/15/2006	342,000	900	0	7	1940	3	5,000	N	N	4012 20TH AVE SW
3	754730	0860	12/10/2007	275,000	910	0	7	1918	4	5,000	Y	N	3855 17TH AVE SW
3	315760	0290	7/12/2006	400,000	920	610	7	1910	5	3,750	N	N	4128 20TH AVE SW
3	754730	0100	1/6/2006	399,975	920	620	7	2005	3	2,500	N	N	4013 20TH AVE SW
3	343850	0122	1/8/2007	345,000	930	710	7	1982	3	5,014	N	N	5258 17TH AVE SW
3	788150	0435	4/24/2007	361,000	930	0	7	1908	4	5,000	Y	N	4028 23RD AVE SW
3	343850	0278	4/19/2006	354,000	940	0	7	1965	3	5,625	N	N	5008 PUGET BLVD SW
3	754730	1570	11/1/2005	326,000	950	0	7	1998	3	2,500	N	N	3849 20TH AVE SW
3	788150	0330	1/24/2007	347,000	950	950	7	1925	4	5,000	Y	N	4021 23RD AVE SW
3	177360	0630	12/19/2006	296,921	960	0	7	1984	3	6,277	N	N	4700 23RD AVE SW

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Area 18**

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
3	177360	0340	6/15/2006	337,500	970	200	7	1918	4	4,950	Y	N	4739 23RD AVE SW
3	754730	1550	4/11/2007	350,000	980	0	7	1945	3	5,000	N	N	2008 SW ANDOVER ST
3	177360	0295	4/7/2006	435,830	990	750	7	1925	5	4,920	Y	N	4701 23RD AVE SW
3	244460	0452	1/3/2005	305,000	1,010	410	7	2004	3	2,500	Y	N	4041 23RD AVE SW
3	343850	0223	3/16/2007	346,500	1,010	0	7	1980	5	6,420	N	N	5225 A 19TH AVE SW
3	343850	0224	8/24/2007	299,000	1,010	0	7	1980	4	6,420	N	N	5225 19TH AVE SW
3	021200	0055	3/17/2005	380,000	1,040	1,040	7	1941	4	10,402	Y	N	4611 15TH AVE SW
3	343850	0243	5/15/2007	295,000	1,040	0	7	1978	3	6,050	N	N	5255 19TH AVE SW
3	343850	0244	10/11/2006	310,000	1,040	0	7	1978	3	6,075	N	N	5249 19TH AVE SW
3	343850	0284	10/11/2006	327,000	1,040	0	7	1977	3	6,630	Y	N	5038 PUGET BLVD SW
3	789210	0075	1/25/2005	292,500	1,050	0	7	1918	3	5,000	Y	N	4136 23RD AVE SW
3	788150	0570	4/12/2006	359,000	1,070	600	7	1984	3	5,000	N	N	4027 21ST AVE SW
3	315760	0435	7/25/2007	435,000	1,100	0	7	1929	3	5,000	N	N	4125 19TH AVE SW
3	343850	0193	10/10/2006	302,300	1,130	0	7	1954	4	5,207	N	N	5240 19TH AVE SW
3	315760	0225	2/17/2006	405,000	1,140	350	7	1920	3	4,600	N	N	4113 20TH AVE SW
3	343850	0105	7/26/2005	351,000	1,140	500	7	1953	4	5,546	Y	N	5215 16TH AVE SW
3	343850	0158	9/18/2006	395,000	1,140	1,070	7	1984	3	5,883	N	N	5253 17TH AVE SW
3	343850	0159	5/8/2007	384,950	1,140	670	7	1984	3	5,884	N	N	5259 17TH AVE SW
3	343850	0177	9/21/2005	347,000	1,140	1,070	7	1984	3	5,884	N	N	5263 17TH AVE SW
3	789210	0015	1/19/2006	394,000	1,150	700	7	2000	3	5,000	N	N	4137 23RD AVE SW
3	315760	0325	11/2/2006	375,000	1,160	0	7	1910	3	3,750	N	N	4146 20TH AVE SW
3	315760	0265	8/23/2005	357,000	1,170	0	7	1929	3	5,000	N	N	4114 20TH AVE SW
3	021200	0065	3/15/2007	469,000	1,180	0	7	1959	5	10,400	Y	N	4603 15TH AVE SW
3	244460	0380	1/25/2005	369,950	1,250	410	7	2004	3	2,500	Y	N	4040 23RD AVE SW
3	343850	0212	7/19/2007	380,000	1,280	1,280	7	1963	3	8,479	N	N	5216 21ST AVE SW
3	754730	0250	8/22/2005	419,950	1,300	0	7	1911	5	4,700	Y	N	4002 19TH AVE SW
3	754780	0190	3/7/2006	365,000	1,310	0	7	1996	3	5,085	N	N	4045 19TH AVE SW
3	343850	0188	3/28/2006	323,000	1,330	0	7	1990	3	6,350	N	N	5226 19TH AVE SW
3	343850	0236	2/23/2007	309,000	1,340	0	7	1978	3	6,050	N	N	5322 21ST AVE SW
3	284870	0205	2/8/2007	412,000	1,360	0	7	1914	5	5,000	N	N	3842 23RD AVE SW
3	343850	0196	6/1/2006	395,900	1,400	450	7	1962	3	6,651	N	N	5255 18TH AVE SW
3	343850	0230	12/5/2006	325,000	1,400	0	7	1982	3	5,940	N	N	5308 21ST AVE SW
3	754730	0320	5/12/2005	345,000	1,430	0	7	2005	3	5,000	N	N	4028 19TH AVE SW

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Area 18**

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
3	244460	0455	1/6/2006	392,450	1,440	540	7	2004	3	2,500	Y	N	4039 22ND AVE SW
3	788150	0450	11/8/2005	425,000	1,440	230	7	2003	3	2,500	Y	N	4027 22ND AVE SW
3	343850	0326	3/23/2006	393,000	1,470	120	7	1991	3	8,894	N	N	5201 23RD AVE SW
3	754730	0260	10/19/2006	400,000	1,470	0	7	2005	3	2,500	N	N	4006 19TH AVE SW
3	754730	0260	8/8/2005	375,765	1,470	0	7	2005	3	2,500	N	N	4006 19TH AVE SW
3	789210	0120	11/17/2005	288,000	1,600	0	7	1986	3	4,900	Y	N	4158 23RD AVE SW
3	343850	0257	12/28/2005	335,000	1,650	480	7	1995	3	5,000	N	N	5211 19TH AVE SW
3	177360	0675	6/20/2007	425,000	1,700	180	7	2001	3	4,800	Y	N	4521 21ST AVE SW
3	343850	0176	11/10/2005	382,350	1,720	0	7	1938	3	8,400	N	N	5260 18TH AVE SW
3	343850	0327	8/24/2005	378,200	1,840	300	7	2004	3	5,500	N	N	5217 23RD AVE SW
3	315760	0385	1/24/2007	440,000	1,900	0	7	1996	3	5,000	N	N	4149 19TH AVE SW
3	177310	1155	11/7/2006	284,000	1,910	0	7	1948	5	3,584	N	N	5202 DELRIDGE WAY SW
3	177310	0235	11/10/2006	375,000	1,940	0	7	1981	4	4,800	N	N	4752 DELRIDGE WAY SW
3	343850	0175	10/18/2005	375,000	2,210	0	7	1978	4	10,000	N	N	5262 18TH AVE SW
3	242403	9034	6/19/2007	320,000	1,020	240	8	2007	3	1,062	N	N	5220 D DELRIDGE WAY SW
3	242403	9035	8/1/2007	314,950	1,020	240	8	2007	3	857	N	N	5220 C DELRIDGE WAY SW
3	242403	9037	7/10/2007	314,950	1,020	240	8	2007	3	1,337	N	N	5220 A DELRIDGE WAY SW
3	754730	0300	4/6/2007	485,000	1,040	680	8	2000	3	4,000	N	N	4020 19TH AVE SW
3	754730	0300	5/27/2005	385,000	1,040	680	8	2000	3	4,000	N	N	4020 19TH AVE SW
3	242403	9029	7/3/2007	323,500	1,080	250	8	2007	3	1,198	N	N	5218 D DELRIDGE WAY SW
3	242403	9038	7/16/2007	325,950	1,080	250	8	2007	3	988	N	N	5218 C DELRIDGE WAY SW
3	242403	9039	7/16/2007	318,000	1,080	250	8	2007	3	1,056	N	N	5218 B DELRIDGE WAY SW
3	242403	9040	7/16/2007	319,950	1,080	250	8	2007	3	1,965	N	N	5218 A PUGET BLVD SW
3	343850	0200	4/21/2006	390,950	1,080	680	8	2002	3	6,051	N	N	5254 19TH AVE SW
3	177310	0602	11/7/2007	386,950	1,150	360	8	2007	3	1,533	N	N	2317 SW EDMUNDS ST
3	343850	0251	5/29/2007	405,000	1,280	850	8	2001	3	6,660	N	N	5304 A 21ST AVE SW
3	343850	0251	2/17/2005	360,000	1,280	850	8	2001	3	6,660	N	N	5304 A 21ST AVE SW
3	754780	0010	11/23/2006	455,000	1,470	0	8	1917	5	5,200	N	N	4036 21ST AVE SW
3	177360	0510	8/10/2005	326,586	1,480	480	8	1999	3	4,950	Y	N	4809 23RD AVE SW
3	284870	0105	11/15/2007	486,000	1,500	940	8	1993	3	5,000	N	N	3853 23RD AVE SW
3	315760	0295	3/22/2005	379,950	1,620	0	8	2005	3	2,500	N	N	4130 20TH AVE SW
3	177360	0416	4/21/2005	419,500	1,680	840	8	2004	3	4,022	Y	N	4741 22ND AVE SW
3	177360	0417	4/21/2005	418,628	1,680	840	8	2004	3	4,684	Y	N	4745 22ND AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
3	177360	0425	5/18/2007	555,000	1,680	840	8	2004	3	5,320	Y	N	4749 22ND AVE SW
3	177360	0425	6/23/2005	445,000	1,680	840	8	2004	3	5,320	Y	N	4749 22ND AVE SW
3	177360	0430	6/23/2005	430,000	1,680	840	8	2004	3	6,000	Y	N	4753 22ND AVE SW
3	343850	0328	7/26/2006	450,000	1,840	300	8	2004	3	5,500	N	N	5225 23RD AVE SW
3	343850	0301	3/15/2007	414,000	1,960	0	8	2004	3	6,816	N	N	5220 23RD AVE SW
3	754730	1470	9/2/2005	470,000	2,020	0	8	1990	3	7,500	N	N	3818 21ST AVE SW
3	177360	0490	7/25/2007	449,950	2,090	600	8	2000	3	4,360	Y	N	4738 23RD AVE SW
3	754730	1438	11/28/2007	491,150	2,090	0	8	1990	3	5,000	N	N	3810 21ST AVE SW
3	343850	0128	9/8/2005	445,000	2,160	410	8	2005	3	5,163	N	N	5204 17TH AVE SW
3	343850	0130	5/12/2005	434,950	2,190	420	8	2005	3	6,649	N	N	5200 17TH AVE SW
3	315760	0300	6/21/2005	439,000	2,200	0	8	1992	3	5,000	N	N	4136 20TH AVE SW
3	343850	0214	11/6/2006	525,000	2,940	0	8	2002	3	6,435	N	N	1911 SW DAWSON ST
5	211270	0825	3/24/2005	169,950	470	0	4	1918	3	4,000	Y	N	7516 13TH AVE SW
5	211270	1125	4/18/2006	239,950	630	0	5	1918	4	4,000	N	N	7545 15TH AVE SW
5	211270	1125	2/6/2005	194,000	630	0	5	1918	4	4,000	N	N	7545 15TH AVE SW
5	343850	1610	8/31/2006	187,500	670	0	5	1951	2	3,750	N	N	6512 DELRIDGE WAY SW
5	343850	1610	10/7/2005	165,000	670	0	5	1951	2	3,750	N	N	6512 DELRIDGE WAY SW
5	783180	0125	11/28/2005	179,950	700	0	5	1985	3	3,050	N	N	1628 SW HOLDEN ST
5	343850	1530	12/13/2005	160,000	720	0	5	1942	2	7,100	N	N	6324 DELRIDGE WAY SW
5	343850	3183	5/11/2006	205,000	580	0	6	1942	3	5,009	N	N	7341 16TH AVE SW
5	211520	0136	6/10/2005	195,000	620	0	6	1940	3	3,579	N	N	7506 11TH AVE SW
5	343850	1154	4/24/2007	286,000	720	0	6	1941	3	6,960	N	N	6005 21ST AVE SW
5	343850	2766	5/30/2006	200,000	720	0	6	1942	3	5,208	N	N	7017 16TH AVE SW
5	343850	3191	4/13/2005	249,000	730	0	6	1949	3	4,500	N	N	1614 SW WEBSTER ST
5	343850	3192	1/5/2007	249,950	730	0	6	1949	3	4,600	N	N	1618 SW WEBSTER ST
5	343850	3180	2/24/2006	239,999	750	0	6	1942	3	5,083	N	N	7337 16TH AVE SW
5	760440	0110	7/18/2005	220,000	750	0	6	1938	4	5,956	N	N	5456 18TH AVE SW
5	343850	0952	11/9/2005	229,100	770	0	6	1949	3	13,970	N	N	5909 18TH AVE SW
5	643740	0138	4/26/2006	255,000	770	0	6	1940	3	7,440	N	N	1322 SW WEBSTER ST
5	783180	0480	6/25/2005	219,600	800	0	6	2000	3	5,000	N	N	7552 21ST AVE SW
5	343850	0880	5/30/2007	287,950	810	0	6	1944	3	6,827	N	N	5920 18TH AVE SW
5	242820	0200	8/25/2005	275,000	820	0	6	1946	3	11,550	N	N	6552 16TH AVE SW
5	343850	0562	5/19/2005	280,000	830	0	6	1960	3	7,151	N	N	5634 21ST AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
5	343850	1652	2/14/2007	327,000	830	0	6	1942	3	14,025	N	N	6326 21ST AVE SW
5	343850	0430	7/20/2005	272,500	860	530	6	1957	3	10,905	Y	N	5601 21ST AVE SW
5	343850	3181	6/21/2007	245,000	870	0	6	1942	3	5,082	N	N	7331 16TH AVE SW
5	343850	2651	2/22/2007	305,000	900	0	6	1941	4	5,238	N	N	6712 18TH AVE SW
5	343850	0875	8/10/2007	302,000	936	0	6	1944	3	7,800	N	N	5924 18TH AVE SW
5	783180	0385	1/18/2006	217,000	1,000	0	6	1954	3	5,967	N	N	1904 SW HOLDEN ST
5	343850	0582	6/13/2007	224,000	1,010	0	6	1929	2	7,280	N	N	5403 18TH AVE SW
5	783180	0175	8/14/2007	352,500	1,150	0	6	1950	3	10,260	N	N	1719 SW WEBSTER ST
5	863850	0210	3/6/2006	308,000	1,160	0	6	1925	4	5,628	N	N	1220 SW ORCHARD ST
5	211470	1030	3/21/2006	270,000	1,370	0	6	1940	4	4,760	N	N	7516 12TH AVE SW
5	343850	1581	12/7/2006	333,000	610	250	7	1926	4	5,001	N	N	6349 21ST AVE SW
5	343850	1581	12/8/2005	335,000	610	250	7	1926	4	5,001	N	N	6349 21ST AVE SW
5	343850	2781	8/16/2005	295,000	620	530	7	2002	3	6,384	N	N	7056 17TH AVE SW
5	211270	0915	6/21/2007	334,950	710	710	7	1919	4	4,000	N	N	7512 14TH AVE SW
5	211470	0380	2/8/2005	198,000	720	300	7	2004	3	1,189	N	N	920 C SW HOLDEN ST
5	211470	0382	3/10/2005	195,000	720	300	7	2004	3	590	N	N	920 B SW HOLDEN ST
5	783180	0210	12/5/2006	305,000	720	0	7	1923	3	6,650	N	N	1607 SW WEBSTER ST
5	211430	0030	6/15/2007	298,950	750	0	7	1996	3	6,000	N	N	7169 18TH AVE SW
5	211270	0900	8/17/2006	295,000	760	0	7	1930	3	4,000	N	N	7526 14TH AVE SW
5	343850	2492	3/2/2007	362,000	830	830	7	1959	3	9,342	N	N	1911 SW HOLLY ST
5	643740	0101	3/5/2007	308,900	860	0	7	1918	3	7,204	Y	N	7339 12TH AVE SW
5	343850	1551	10/18/2006	338,000	880	880	7	1953	3	6,000	N	N	6311 21ST AVE SW
5	211270	1115	11/12/2007	315,000	890	0	7	1926	3	4,000	N	N	7537 15TH AVE SW
5	213520	0161	5/24/2007	358,000	940	450	7	1956	3	7,173	N	N	5428 16TH AVE SW
5	211270	1076	8/17/2005	260,000	960	480	7	1957	3	6,000	N	N	7509 15TH AVE SW
5	343850	3033	6/25/2007	401,500	960	740	7	1931	3	5,220	N	N	1302 SW MYRTLE ST
5	343850	3360	6/21/2007	345,000	960	0	7	2005	3	6,313	N	N	1818 SW ORCHARD ST
5	343850	1082	6/13/2006	447,400	970	970	7	1989	3	19,724	N	N	6016 21ST AVE SW
5	343850	1810	6/13/2007	320,000	970	0	7	1980	5	5,244	N	N	6319 17TH AVE SW
5	343850	0710	2/28/2007	369,950	980	910	7	1980	3	6,156	N	N	5635 17TH AVE SW
5	643740	0130	5/10/2006	360,000	980	810	7	1960	4	7,457	N	N	1316 SW WEBSTER ST
5	760441	0030	6/8/2005	285,000	980	910	7	1981	3	5,240	N	N	5431 17TH AVE SW
5	783180	0315	9/6/2006	408,000	980	600	7	1987	3	10,300	N	N	1931 SW WEBSTER ST

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
5	343850	3200	6/4/2007	395,000	990	600	7	1966	3	10,082	N	N	7120 18TH AVE SW
5	783180	0380	5/26/2006	347,500	1,000	1,000	7	1955	4	5,865	N	N	1916 SW HOLDEN ST
5	343850	1144	10/26/2005	271,450	1,010	0	7	1968	4	8,000	N	N	5945 21ST AVE SW
5	343850	1805	6/20/2006	324,000	1,010	650	7	1980	3	5,130	N	N	6314 18TH AVE SW
5	343850	2903	5/27/2006	283,950	1,010	0	7	1942	4	9,120	N	N	6751 14TH AVE SW
5	343850	2990	4/17/2007	399,950	1,010	750	7	1968	4	6,552	N	N	6756 14TH AVE SW
5	343850	3010	7/19/2005	360,500	1,010	530	7	1970	4	7,020	N	N	7026 14TH AVE SW
5	343850	2512	10/9/2006	342,950	1,030	470	7	1990	3	5,385	N	N	6748 21ST AVE SW
5	643740	0172	12/7/2007	335,000	1,030	650	7	1966	3	7,200	N	N	1500 SW WEBSTER ST
5	343850	0400	6/6/2005	259,950	1,040	600	7	1980	3	10,864	N	N	5434 23RD AVE SW
5	343850	0410	12/14/2006	325,000	1,040	320	7	1980	3	10,859	N	N	5440 23RD AVE SW
5	343850	2803	6/6/2005	315,000	1,040	580	7	1980	3	6,954	N	N	6708 16TH AVE SW
5	343850	2902	2/2/2005	272,000	1,050	410	7	1980	3	7,200	N	N	6736 15TH AVE SW
5	863850	0021	9/7/2007	314,500	1,050	0	7	1963	3	8,505	N	N	1405 SW MYRTLE ST
5	343850	0779	4/20/2005	319,000	1,060	1,000	7	1983	3	6,986	Y	N	5625 16TH AVE SW
5	343850	0804	9/13/2007	387,500	1,060	500	7	1978	4	6,144	N	N	5920 17TH AVE SW
5	343850	1061	4/26/2006	332,000	1,060	570	7	1977	4	7,209	N	N	5960 21ST AVE SW
5	948400	0070	4/18/2005	260,000	1,060	0	7	1978	3	5,520	N	N	7321 20TH AVE SW
5	343850	2772	2/22/2006	306,820	1,070	0	7	1942	3	5,640	N	N	7035 16TH AVE SW
5	242820	0201	8/13/2007	270,000	1,080	0	7	1946	3	7,615	N	N	6558 16TH AVE SW
5	343850	0445	6/10/2005	295,000	1,080	1,080	7	1962	3	21,783	N	N	5622 23RD AVE SW
5	343850	0780	4/17/2006	380,000	1,080	840	7	1978	4	7,305	N	N	5634 17TH AVE SW
5	343850	1569	7/22/2005	334,900	1,080	1,080	7	1963	4	7,050	N	N	6339 21ST AVE SW
5	343850	1584	5/11/2006	332,000	1,090	650	7	1980	3	8,635	N	N	6354 22ND AVE SW
5	343850	2982	3/30/2006	344,500	1,090	500	7	1966	3	10,647	N	N	6742 14TH AVE SW
5	211270	0750	12/16/2005	269,000	1,110	0	7	1966	4	4,360	N	N	7517 12TH AVE SW
5	343850	0380	10/26/2006	365,000	1,120	800	7	2000	3	5,000	N	N	5406 23RD AVE SW
5	863850	0190	5/24/2007	413,000	1,120	0	7	1919	3	8,442	N	N	1227 SW ORCHARD ST
5	343850	1806	6/14/2007	380,000	1,130	740	7	1991	3	5,130	N	N	6311 17TH AVE SW
5	211470	0960	3/24/2006	313,000	1,150	0	7	1918	3	8,312	N	N	7525 11TH AVE SW
5	343850	1134	10/5/2006	335,000	1,150	1,120	7	1978	3	9,000	N	N	5941 21ST AVE SW
5	343850	2455	6/28/2006	364,000	1,150	1,150	7	1961	3	12,670	N	N	6759 21ST AVE SW
5	643740	0033	8/20/2007	410,000	1,150	690	7	1995	3	9,340	N	N	1279 SW OTHELLO ST

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
5	343850	2653	10/3/2007	390,000	1,160	880	7	1991	3	5,000	N	N	1707 SW HOLLY ST
5	343850	3202	1/12/2006	370,000	1,160	670	7	1993	3	5,171	N	N	7128 18TH AVE SW
5	948400	0100	3/28/2007	329,950	1,170	0	7	1968	3	5,440	N	N	7322 20TH AVE SW
5	211430	0260	5/23/2007	455,000	1,180	820	7	2000	3	7,620	N	N	7327 DUMAR WAY SW
5	343850	0961	7/22/2005	250,000	1,180	0	7	1980	3	9,582	N	N	5921 18TH AVE SW
5	343850	2962	9/18/2007	317,000	1,180	0	7	1959	3	7,254	N	N	6709 13TH AVE SW
5	343850	0657	4/20/2006	375,000	1,190	550	7	1986	3	6,980	N	N	1705 SW BRANDON ST
5	343850	0970	10/5/2005	257,500	1,190	0	7	1958	3	12,700	N	N	5947 18TH AVE SW
5	343850	0971	4/26/2006	297,950	1,190	0	7	1955	4	12,700	N	N	5935 18TH AVE SW
5	343850	0365	10/3/2006	380,000	1,200	780	7	1989	3	9,000	N	N	5635 23RD AVE SW
5	343850	2740	4/20/2006	285,000	1,200	0	7	1940	3	6,763	N	N	6759 16TH AVE SW
5	343850	2778	6/19/2006	455,000	1,200	800	7	2006	3	5,000	N	N	7031 16TH AVE SW
5	211270	1195	3/24/2006	343,050	1,210	640	7	1998	3	3,932	N	N	7516 16TH AVE SW
5	783180	0146	3/30/2006	339,950	1,210	710	7	1965	3	5,200	N	N	1708 SW HOLDEN ST
5	863850	0229	6/28/2005	300,000	1,220	670	7	1989	3	8,459	N	N	1252 SW ORCHARD ST
5	863850	0235	3/15/2006	360,000	1,220	1,220	7	1953	3	8,505	N	N	1262 SW ORCHARD ST
5	643740	0073	4/17/2007	391,500	1,250	0	7	1964	3	9,450	Y	N	1227 SW OTHELLO ST
5	211270	1090	4/10/2007	339,950	1,260	0	7	1998	3	4,000	N	N	7521 15TH AVE SW
5	343850	0390	9/8/2005	326,950	1,260	840	7	2001	3	10,890	Y	N	5417 21ST AVE SW
5	643740	0021	8/9/2007	374,900	1,270	0	7	1960	3	7,965	N	N	1283 SW OTHELLO ST
5	643740	0151	6/9/2005	321,000	1,270	0	7	1915	4	9,055	N	N	1410 SW WEBSTER ST
5	783180	0435	1/16/2006	298,000	1,270	730	7	1962	3	8,775	N	N	7520 21ST AVE SW
5	760440	0130	3/9/2007	330,000	1,280	0	7	1983	3	5,244	N	N	5608 18TH AVE SW
5	783180	0420	9/1/2005	319,700	1,280	930	7	1960	3	5,500	N	N	1905 SW WEBSTER ST
5	783180	0495	12/15/2006	335,000	1,290	860	7	1991	3	5,100	N	N	7563 20TH AVE SW
5	343850	2770	12/28/2005	440,000	1,300	1,060	7	2005	3	6,624	N	N	7040 17TH AVE SW
5	643740	0165	2/23/2005	312,500	1,300	840	7	1991	3	7,200	N	N	1508 C SW WEBSTER ST
5	783180	0060	3/8/2007	370,000	1,300	0	7	1938	4	6,100	N	N	1627 SW AUSTIN ST
5	343850	0877	9/23/2005	370,000	1,310	980	7	1979	3	6,822	N	N	5921 17TH AVE SW
5	783180	0025	4/3/2006	380,000	1,310	1,100	7	1941	4	11,468	N	N	1705 SW AUSTIN ST
5	343850	2755	12/28/2006	389,950	1,330	840	7	1980	4	6,864	N	N	7008 17TH AVE SW
5	213520	0141	8/29/2007	325,000	1,350	0	7	1954	3	7,800	N	N	5402 SW BRANDON ST
5	211430	0290	8/17/2005	292,000	1,360	1,060	7	1969	4	7,740	N	N	7335 DUMAR WAY SW

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
5	343850	0477	9/20/2005	375,000	1,420	990	7	1995	3	7,000	N	N	5650 23RD AVE SW
5	343850	0477	4/26/2005	305,000	1,420	990	7	1995	3	7,000	N	N	5650 23RD AVE SW
5	168390	0040	12/21/2006	374,900	1,440	0	7	1997	3	5,150	N	N	6334 17TH AVE SW
5	211270	1030	4/20/2006	315,000	1,460	0	7	1926	3	4,000	N	N	7524 15TH AVE SW
5	343850	2495	9/2/2005	335,000	1,460	1,460	7	1949	3	10,800	N	N	6702 21ST AVE SW
5	863850	0246	11/2/2007	379,000	1,470	790	7	1950	5	10,665	N	N	1284 SW ORCHARD ST
5	343850	0620	1/30/2007	360,000	1,490	0	7	1992	3	5,029	N	N	5601 18TH AVE SW
5	343850	0901	2/24/2006	341,000	1,500	0	7	1942	3	6,825	N	N	5952 18TH AVE SW
5	343850	0901	12/8/2005	330,000	1,500	0	7	1942	3	6,825	N	N	5952 18TH AVE SW
5	343850	0857	7/21/2005	310,000	1,510	0	7	1981	3	5,037	N	N	6046 17TH AVE SW
5	343850	1946	8/22/2007	380,000	1,530	0	7	1992	3	5,118	N	N	6310 17TH AVE SW
5	343850	0526	3/1/2006	365,000	1,560	180	7	1936	3	8,386	N	N	5466 21ST AVE SW
5	343850	1531	12/7/2006	324,000	1,560	1,160	7	1977	3	5,760	N	N	6321 22ND AVE SW
5	783180	0261	6/14/2007	357,500	1,560	0	7	2000	3	5,280	N	N	7515 DUMAR WAY SW
5	343850	3125	6/7/2006	365,000	1,590	0	7	1925	3	7,345	N	N	7051 12TH AVE SW
5	343850	0580	4/20/2006	327,000	1,670	0	7	1995	3	10,069	N	N	1813 SW BRANDON ST
5	168390	0070	6/5/2006	378,000	1,710	0	7	1995	3	9,300	N	N	6348 17TH AVE SW
5	211430	0110	2/14/2005	378,000	1,730	1,540	7	1960	4	6,750	N	N	7135 18TH AVE SW
5	863850	0155	11/27/2006	388,600	1,740	0	7	1985	3	7,435	N	N	1295 SW ORCHARD ST
5	343850	0392	10/10/2005	386,500	1,790	70	7	2005	3	11,760	N	N	5416 23RD AVE SW
5	343850	0394	2/26/2007	380,000	1,790	70	7	2005	3	10,960	N	N	5422 23RD AVE SW
5	343850	0394	4/24/2006	375,500	1,790	70	7	2005	3	10,960	N	N	5422 23RD AVE SW
5	211470	0385	2/22/2006	310,000	1,800	0	7	1922	3	4,000	N	N	918 SW HOLDEN ST
5	863850	0131	8/15/2007	319,950	1,800	0	7	1960	3	8,100	N	N	1252 SW OTHELLO ST
5	343850	0650	5/2/2007	445,000	1,830	0	7	2002	3	12,056	N	N	5651 18TH AVE SW
5	343850	2503	3/31/2005	285,000	1,880	0	7	2004	3	6,741	N	N	6724 21ST AVE SW
5	343850	0810	8/21/2006	479,000	1,980	560	7	2003	3	5,241	Y	N	5929 16TH AVE SW
5	343850	0641	11/1/2007	375,000	2,070	300	7	1957	3	22,860	N	N	5637 18TH AVE SW
5	343850	0664	9/30/2005	380,000	2,390	0	7	1991	3	5,000	N	N	5415 17TH AVE SW
5	211270	0835	4/6/2007	323,000	850	430	8	1930	4	4,000	Y	N	7508 13TH AVE SW
5	211430	0160	7/18/2005	417,000	1,000	720	8	1997	3	6,232	N	N	7300 19TH AVE SW
5	211470	0340	8/23/2007	345,000	1,010	0	8	1965	5	4,000	N	N	7600 11TH AVE SW
5	211470	0985	9/12/2006	334,950	1,180	70	8	2006	3	1,285	N	N	1100 SW HOLDEN ST

**Improved Sales Used In This Physical Inspection Analysis
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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
5	211470	0986	9/6/2006	329,950	1,180	70	8	2006	3	1,692	N	N	1104 SW HOLDEN ST
5	211470	0987	9/6/2006	334,950	1,180	70	8	2006	3	2,303	N	N	1108 SW HOLDEN ST
5	211470	0988	9/6/2006	339,000	1,180	70	8	2006	3	1,305	N	N	7621 11TH AVE SW
5	211470	0989	9/6/2006	334,950	1,180	70	8	2006	3	1,388	N	N	7619 11TH AVE SW
5	211470	0990	9/26/2006	329,950	1,180	70	8	2006	3	1,815	N	N	7617 11TH AVE SW
5	343850	1100	5/15/2007	403,500	1,240	0	8	2000	3	4,000	N	N	1920 SW GRAHAM ST
5	343850	1100	2/21/2005	326,000	1,240	0	8	2000	3	4,000	N	N	1920 SW GRAHAM ST
5	343850	2652	8/22/2006	490,000	1,370	930	8	2004	3	5,000	N	N	1713 SW HOLLY ST
5	343850	0395	12/26/2006	525,000	1,490	990	8	2001	3	9,950	Y	N	5421 21ST AVE SW
5	343850	0700	8/9/2006	409,950	1,610	0	8	1978	4	6,954	N	N	5615 17TH AVE SW
5	211430	0220	9/7/2006	436,000	1,840	0	8	2001	3	6,780	N	N	7315 DUMAR WAY SW
5	343850	1122	12/7/2006	430,000	1,900	0	8	1999	3	7,650	N	N	5915 21ST AVE SW
5	211520	0165	12/19/2006	550,000	2,060	0	8	1915	3	16,826	N	N	7517 9TH AVE SW
5	783180	0370	12/8/2005	459,950	2,100	0	8	2006	3	6,345	N	N	1910 SW HOLDEN ST
5	343850	0442	5/8/2007	604,750	2,200	830	8	2007	3	5,033	Y	N	5615 21ST AVE SW
5	343850	0448	5/1/2007	599,950	2,200	830	8	2007	3	5,324	Y	N	5617 21ST AVE SW
5	343850	3026	4/25/2007	502,000	2,210	700	8	2007	3	7,050	N	N	7036 14TH AVE SW
5	760440	0112	2/16/2006	464,000	2,290	0	8	2006	3	5,515	N	N	5462 18TH AVE SW
5	760440	0114	3/10/2006	449,950	2,290	0	8	2006	3	5,515	N	N	5468 18TH AVE SW
5	343850	2904	6/8/2006	508,000	2,310	0	8	1992	3	11,571	N	N	6741 14TH AVE SW
5	343850	3226	7/31/2007	515,000	2,390	0	8	2007	3	5,320	N	N	7156 18TH AVE SW
5	783180	0365	7/24/2007	475,000	2,420	0	8	2005	3	6,578	N	N	1908 SW HOLDEN ST
5	783180	0365	2/27/2006	454,950	2,420	0	8	2005	3	6,578	N	N	1908 SW HOLDEN ST
5	783180	0375	12/2/2005	459,950	2,420	0	8	2005	3	6,222	N	N	1912 SW HOLDEN ST
5	343850	3021	5/14/2007	525,000	2,430	0	8	2007	3	7,049	N	N	7039 13TH AVE SW
5	343850	3152	5/25/2007	520,000	2,430	0	8	2003	3	6,064	N	N	7211 16TH AVE SW
5	343850	3230	2/13/2006	409,950	2,510	0	8	2005	3	5,320	N	N	7160 18TH AVE SW
5	343850	0446	4/4/2007	543,000	2,520	0	8	2007	3	6,147	Y	N	5619 21ST AVE SW
5	343850	3084	11/14/2007	432,500	2,550	0	8	1924	3	12,240	N	N	6759 12TH AVE SW
5	863850	0105	8/8/2006	595,000	2,550	0	8	2004	3	7,560	N	N	1216 SW OTHELLO ST
5	343850	1870	10/11/2006	490,000	2,610	0	8	2003	3	5,457	N	N	1700 SW HOLLY ST
5	343850	0444	3/20/2007	570,488	2,690	0	8	2007	3	5,278	Y	N	5613 21ST AVE SW
5	343850	3362	4/5/2005	454,000	2,780	0	8	2005	3	7,405	N	N	1816 SW ORCHARD ST

**Improved Sales Used In This Physical Inspection Analysis
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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
5	643740	0132	2/27/2006	600,000	2,410	0	9	2003	3	7,839	N	N	1310 SW WEBSTER ST
5	643740	0100	7/13/2005	508,950	2,650	0	9	2005	3	7,646	N	N	7331 12TH AVE SW
6	000180	0107	1/25/2005	257,000	650	0	6	1944	3	5,500	N	N	836 S ORCAS ST
6	172280	0805	4/19/2005	273,900	660	0	6	1921	3	3,500	N	N	730 S ORCAS ST
6	172280	1870	11/21/2005	260,000	700	120	6	1928	3	4,000	N	N	5610 2ND AVE S
6	172280	1872	3/10/2006	315,000	710	0	6	1928	4	4,000	N	N	5606 2ND AVE S
6	273410	0872	6/9/2005	285,000	740	300	6	1960	3	4,000	N	N	6629 FLORA AVE S
6	273410	0360	5/6/2005	239,000	760	0	6	1900	5	4,000	N	N	6212 CARLETON AVE S
6	273410	0850	3/28/2006	307,000	770	0	6	1951	4	4,000	N	N	6649 FLORA AVE S
6	346880	0135	3/7/2005	227,000	770	120	6	1941	3	4,000	N	N	6725 ELLIS AVE S
6	346880	0220	5/15/2007	322,000	790	790	6	1941	3	4,000	N	N	6654 FLORA AVE S
6	273410	0440	1/12/2006	235,100	860	0	6	1943	4	2,111	N	N	6422 CARLETON AVE S
6	346880	0235	7/21/2005	302,000	860	500	6	1940	3	8,000	N	N	6640 FLORA AVE S
6	346880	0420	8/24/2006	287,000	880	0	6	1945	3	4,000	N	N	6917 FLORA AVE S
6	273410	0900	5/17/2005	300,000	890	500	6	1926	3	6,000	N	N	6611 FLORA AVE S
6	172280	0795	4/12/2006	340,000	950	130	6	1921	3	4,000	N	N	726 S ORCAS ST
6	273410	0320	11/1/2006	310,000	950	0	6	1907	3	5,445	N	N	6632 CORSON AVE S
6	346780	0015	4/4/2007	315,000	960	0	6	1928	2	8,471	N	N	6272 ELLIS AVE S
6	273410	0195	6/20/2005	324,950	980	1,030	6	1906	3	4,840	N	N	6625 CARLETON AVE S
6	273410	1205	11/22/2005	317,500	990	760	6	1902	3	4,000	N	N	6281 ELLIS AVE S
6	346880	0190	8/16/2006	358,000	1,030	500	6	1941	3	4,000	N	N	6710 FLORA AVE S
6	526330	0700	11/28/2005	300,000	1,075	0	6	1928	4	5,000	N	N	214 S FINDLAY ST
6	273410	0695	4/4/2005	320,000	1,080	250	6	1904	3	4,000	N	N	6648 CARLETON AVE S
6	273410	0465	11/8/2007	325,000	1,140	0	6	1937	4	4,000	N	N	6442 CARLETON AVE S
6	346880	0360	8/26/2005	287,500	1,160	0	6	1919	3	4,000	N	N	6924 FLORA AVE S
6	273410	0385	4/26/2006	250,000	1,220	0	6	1900	3	4,000	N	N	6232 CARLETON AVE S
6	273410	0185	1/27/2006	331,950	1,250	900	6	1909	4	5,445	N	N	6621 CARLETON AVE S
6	273410	0525	9/23/2005	275,000	1,290	0	6	1902	3	6,000	N	N	6415 FLORA AVE S
6	346880	0120	2/3/2006	320,000	820	700	7	1950	4	4,000	N	N	6715 ELLIS AVE S
6	346880	0295	4/16/2007	314,950	840	840	7	1919	4	4,000	N	N	6921 ELLIS AVE S
6	346880	0140	8/17/2007	300,000	860	0	7	1919	3	4,000	N	N	6731 ELLIS AVE S
6	346880	0066	7/27/2006	330,000	930	830	7	1919	3	6,000	N	N	6649 ELLIS AVE S
6	273410	1075	3/5/2005	294,000	940	0	7	1915	3	3,500	N	N	6436 FLORA AVE S

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Area 18**

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
6	346880	0370	3/16/2006	257,750	960	0	7	1964	3	4,000	N	N	6920 FLORA AVE S
6	346580	0015	4/18/2005	323,000	990	250	7	1921	3	4,840	N	N	6239 CARLETON AVE S
6	273410	0490	8/17/2006	385,000	1,180	0	7	1912	4	4,000	N	N	6443 FLORA AVE S
6	346880	0125	8/21/2006	360,000	1,240	200	7	1926	3	4,000	N	N	6719 ELLIS AVE S
6	273410	0325	4/1/2005	214,000	1,260	360	7	2002	3	1,362	N	N	6628 B CORSON AVE S
6	273410	0327	4/10/2006	283,500	1,260	360	7	2002	3	1,361	N	N	6630 A CORSON AVE S
6	273410	0328	4/19/2005	215,950	1,260	360	7	2002	3	1,362	N	N	6628 A CORSON AVE S
6	273410	0329	4/5/2005	214,000	1,260	360	7	2002	3	1,362	N	N	6626 B CORSON AVE S
6	273410	0330	1/7/2005	210,000	1,260	360	7	2003	3	1,362	N	N	6614 B CORSON AVE S
6	273410	0333	6/13/2005	223,500	1,260	360	7	2002	3	1,362	N	N	6620 A CORSON AVE S
6	273410	0335	4/22/2005	216,000	1,260	360	7	2002	3	1,362	N	N	6620 B CORSON AVE S
6	273410	0336	5/25/2007	317,000	1,260	360	7	2002	3	1,362	N	N	6626 A CORSON AVE S
6	273410	0336	4/12/2005	214,950	1,260	360	7	2002	3	1,362	N	N	6626 A CORSON AVE S
6	273410	0337	2/16/2005	210,000	1,260	360	7	2002	3	1,361	N	N	6618 B CORSON AVE S
6	273410	0339	5/27/2005	216,450	1,260	360	7	2002	3	1,361	N	N	6618 A CORSON AVE S
6	273410	0342	2/16/2005	212,500	1,260	360	7	2003	3	1,362	N	N	6614 A CORSON AVE S
6	346880	0205	4/23/2007	482,000	1,360	970	7	1939	5	6,000	N	N	6666 FLORA AVE S
6	000180	0093	7/15/2005	320,000	1,440	0	7	1941	4	4,600	N	N	832 S ORCAS ST
6	273410	0680	11/21/2006	357,500	1,510	930	7	1903	3	4,000	N	N	6636 CARLETON AVE S
6	273410	0680	5/6/2005	319,950	1,510	930	7	1903	3	4,000	N	N	6636 CARLETON AVE S
6	172280	0860	5/10/2007	440,000	2,220	0	7	1993	3	5,000	N	N	707 S HOMER ST
6	172280	0860	2/1/2007	410,000	2,220	0	7	1993	3	5,000	N	N	707 S HOMER ST
6	273410	0430	11/1/2005	352,000	1,530	0	8	2001	3	4,000	N	N	6412 CARLETON AVE S
6	273410	1035	12/14/2006	410,000	1,600	0	8	1903	3	6,000	N	N	6414 FLORA AVE S
6	172280	0955	10/3/2006	465,000	1,830	0	8	1913	3	3,850	N	N	819 S ORCAS ST
7	788360	2350	8/18/2006	179,950	580	0	5	1951	3	6,000	N	N	708 S DIRECTOR ST
7	218500	0685	5/24/2007	275,000	840	0	5	1938	3	4,200	Y	Y	1240 S ROSE ST
7	788360	8693	6/27/2007	220,000	900	0	5	1905	3	3,400	N	N	8523 DALLAS AVE S
7	732790	6635	5/29/2007	239,975	1,250	0	5	1981	3	3,800	N	N	531 S RIVERSIDE DR
7	788360	8490	9/18/2007	278,900	440	500	6	1943	3	4,500	N	N	8816 12TH AVE S
7	788360	3180	2/1/2007	245,000	480	340	6	1942	3	6,000	N	N	711 S ROSE ST
7	788360	8525	7/7/2006	211,000	610	0	6	1958	3	3,000	N	N	1226 S HENDERSON ST
7	788360	3935	4/6/2006	255,450	620	230	6	1943	4	5,280	N	N	851 S THISTLE ST

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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
7	788360	2735	8/14/2006	183,000	630	0	6	1961	3	2,700	N	N	751 S CLOVERDALE ST
7	788360	5760	9/10/2007	250,000	650	0	6	1931	3	6,000	N	N	1024 S DIRECTOR ST
7	788360	8503	11/2/2005	255,000	660	660	6	1955	3	6,000	N	N	1225 S CONCORD ST
7	788360	2995	4/10/2007	247,500	690	0	6	1941	3	6,000	N	N	737 S SULLIVAN ST
7	788360	2905	4/11/2007	252,000	710	0	6	1947	2	6,000	N	N	702 S DONOVAN ST
7	732790	2820	12/29/2006	229,950	720	360	6	1943	3	4,000	N	N	736 S KENYON ST
7	732790	2820	1/9/2006	201,500	720	360	6	1943	3	4,000	N	N	736 S KENYON ST
7	732790	2612	7/27/2006	205,000	730	200	6	1943	3	4,000	N	N	748 S KENYON ST
7	788360	1640	10/25/2006	201,000	730	180	6	1911	3	6,000	N	N	511 S CONCORD ST
7	788360	2390	2/21/2007	235,500	770	0	6	1941	3	4,920	N	N	711 S DONOVAN ST
7	788360	1940	10/30/2007	260,000	780	0	6	1949	5	6,000	N	N	539 S HENDERSON ST
7	788360	6930	7/11/2007	257,500	780	0	6	1942	3	5,225	N	N	1045 S ROSE ST
7	788360	8696	6/16/2005	153,000	780	0	6	1900	4	2,200	N	N	8525 DALLAS AVE S
7	788360	7955	10/31/2005	250,000	790	400	6	1910	3	6,000	N	N	1212 S DONOVAN ST
7	788360	1060	5/25/2005	179,950	810	0	6	1910	2	6,000	N	N	516 S DONOVAN ST
7	788360	6420	1/5/2006	205,000	820	0	6	1921	3	3,960	N	N	1037 S SULLIVAN ST
7	788360	2155	6/24/2006	267,000	840	430	6	1900	3	6,000	N	N	721 S HENDERSON ST
7	788360	7985	11/29/2005	260,000	840	740	6	1965	3	6,000	N	N	1203 S DONOVAN ST
7	788360	5195	5/11/2006	220,000	860	0	6	1955	3	6,000	N	N	8909 10TH AVE S
7	788360	7945	10/27/2005	244,500	870	530	6	1931	3	6,000	N	N	1216 S DONOVAN ST
7	788360	8440	9/14/2005	243,000	1,010	0	6	1942	5	6,000	N	N	1218 S CONCORD ST
7	788360	2035	2/2/2005	195,000	1,070	0	6	1948	2	12,000	N	N	534 S DIRECTOR ST
7	788360	5845	6/27/2005	236,900	1,090	0	6	1920	3	6,000	N	N	1017 S DONOVAN ST
7	788360	4065	1/11/2006	260,000	1,100	0	6	1900	4	6,000	N	N	8420 8TH AVE S
7	788360	6765	4/21/2005	205,000	1,190	0	6	1900	3	5,865	N	N	1040 S SULLIVAN ST
7	788360	8220	6/7/2006	305,000	1,230	0	6	1985	4	6,000	N	N	1210 S TRENTON ST
7	788360	6715	5/30/2007	258,000	1,260	0	6	1911	3	6,000	N	N	1053 S THISTLE ST
7	788360	6205	9/1/2005	249,000	1,280	0	6	1906	3	6,000	N	N	1052 S DONOVAN ST
7	322404	9017	2/5/2007	263,000	1,290	0	6	1991	4	5,178	N	N	8820 4TH AVE S
7	322404	9017	3/18/2005	206,000	1,290	0	6	1991	4	5,178	N	N	8820 4TH AVE S
7	788360	1115	5/23/2006	255,500	1,380	0	6	1913	3	6,000	N	N	509 S DONOVAN ST
7	788360	1350	4/27/2007	318,000	1,480	0	6	1908	4	6,000	N	N	506 S TRENTON ST
7	001300	2420	6/19/2007	302,500	640	290	7	2006	3	3,825	N	N	9040 3RD AVE S

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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
7	788360	4735	6/5/2006	219,950	690	0	7	1954	4	5,003	N	N	846 S TRENTON ST
7	788360	3750	5/30/2005	296,500	700	700	7	1919	4	6,000	N	N	830 S THISTLE ST
7	788360	8435	11/17/2006	269,950	780	530	7	1942	3	6,000	N	N	1224 S CONCORD ST
7	243320	0015	12/13/2006	259,950	790	0	7	1916	4	4,999	N	N	9141 7TH AVE S
7	788360	3837	11/15/2006	310,000	800	560	7	2004	3	3,000	N	N	801 S THISTLE ST
7	001300	1075	12/28/2005	258,500	820	630	7	2004	3	2,550	N	N	8821 2ND AVE S
7	001300	2422	11/15/2006	338,000	820	660	7	2007	3	2,550	N	N	9042 3RD AVE S
7	001300	2424	4/3/2007	320,000	820	660	7	2007	3	2,550	N	N	9044 3RD AVE S
7	788360	2040	5/18/2007	315,000	820	660	7	2007	3	3,000	N	N	528 S DIRECTOR ST
7	788360	2060	5/29/2007	311,600	820	660	7	2007	3	3,000	N	N	520 S DIRECTOR ST
7	788360	2380	7/28/2005	188,500	820	0	7	1941	3	5,040	N	N	707 S DONOVAN ST
7	788360	3215	7/11/2005	240,000	820	0	7	1952	4	5,000	N	N	731 S ROSE ST
7	001300	1635	4/11/2005	231,000	840	590	7	2001	3	2,550	N	N	9010 2ND AVE S
7	001300	1636	5/4/2005	228,000	840	590	7	2001	3	2,550	N	N	9012 2ND AVE S
7	001300	1638	1/25/2006	250,000	840	590	7	2001	3	2,550	N	N	9018 2ND AVE S
7	788360	5580	8/3/2005	243,000	840	610	7	1999	3	3,000	N	N	1007 S HENDERSON ST
7	788360	5740	3/1/2006	272,500	840	610	7	1999	3	3,000	N	N	1028 S DIRECTOR ST
7	001300	1875	4/19/2007	307,000	850	610	7	1996	3	2,550	N	N	8810 2ND AVE S
7	788360	3647	8/9/2006	310,000	850	570	7	2006	3	3,000	N	N	835 S ROSE ST
7	001300	2430	8/9/2006	306,425	860	380	7	1940	5	5,100	N	N	9048 3RD AVE S
7	732790	0125	3/23/2005	272,950	860	860	7	1930	4	5,434	N	N	829 S SOUTHERN ST
7	788360	4710	4/21/2007	263,200	860	0	7	1996	3	2,250	N	N	8709 10TH AVE S
7	788360	3350	3/24/2006	270,000	870	0	7	1926	3	7,500	N	N	738 S ROSE ST
7	001300	1995	8/30/2005	223,050	910	0	7	1910	4	2,550	N	N	8806 3RD AVE S
7	788360	3395	4/10/2007	242,500	910	0	7	1906	3	4,290	N	N	8215 8TH AVE S
7	001300	1225	1/18/2007	279,950	920	0	7	1954	3	5,085	N	N	154 S HENDERSON ST
7	788360	3880	10/27/2005	195,000	920	0	7	1947	3	6,000	N	N	823 S THISTLE ST
7	788360	6695	1/3/2007	279,900	960	0	7	1900	4	6,000	N	N	1043 S THISTLE ST
7	788360	5345	1/30/2007	287,500	970	0	7	1918	5	6,000	N	N	809 S HENDERSON ST
7	788360	7530	8/2/2006	315,000	990	990	7	1903	5	6,000	N	N	1245 S SULLIVAN ST
7	788360	8528	10/12/2005	258,500	1,000	0	7	1954	3	6,000	N	N	1216 S HENDERSON ST
7	788360	3740	4/5/2005	243,100	1,020	500	7	1926	3	6,000	N	N	834 S THISTLE ST
7	788360	8497	5/30/2007	316,000	1,020	1,020	7	1930	3	18,000	N	N	1213 S CONCORD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
7	788360	7895	9/26/2007	335,000	1,030	480	7	1999	3	6,000	N	N	1242 S DONOVAN ST
7	788510	0175	8/14/2007	299,950	1,060	0	7	1909	3	6,000	N	N	730 S CONCORD ST
7	243320	0138	2/10/2005	250,000	1,090	480	7	1999	3	5,002	N	N	9135 8TH AVE S
7	788360	6875	4/13/2005	225,000	1,100	0	7	1941	3	6,000	N	N	1013 S ROSE ST
7	788360	1930	10/2/2006	279,500	1,120	420	7	1949	3	6,960	N	N	535 S HENDERSON ST
7	788360	2205	7/22/2007	299,950	1,120	500	7	1912	3	6,000	N	N	747 S HENDERSON ST
7	788360	5695	10/30/2007	327,450	1,120	750	7	1923	3	9,000	N	N	1058 S DIRECTOR ST
7	001300	2440	3/29/2006	280,000	1,130	1,130	7	1940	3	5,100	N	N	9052 3RD AVE S
7	788360	3205	12/5/2006	286,000	1,130	0	7	1952	3	6,000	N	N	727 S ROSE ST
7	788360	5900	9/20/2005	274,000	1,130	0	7	1908	4	7,500	N	N	1043 S DONOVAN ST
7	732790	0200	2/21/2006	239,000	1,150	680	7	1900	3	5,000	N	N	8201 8TH AVE S
7	732790	0975	2/28/2005	231,000	1,150	0	7	1900	4	5,000	N	N	824 S SOUTHERN ST
7	788360	2165	6/13/2005	224,700	1,150	0	7	1950	3	6,000	N	N	725 S HENDERSON ST
7	788360	3295	2/15/2007	269,000	1,150	0	7	1950	3	5,000	N	N	708 S ROSE ST
7	788360	4780	11/17/2005	244,000	1,160	0	7	1910	3	6,000	N	N	834 S TRENTON ST
7	788360	8410	7/3/2006	230,000	1,190	0	7	1903	3	6,000	N	N	1240 S CONCORD ST
7	788510	0215	9/14/2005	329,950	1,200	1,200	7	1939	3	6,000	N	N	714 S CONCORD ST
7	788360	3965	9/25/2006	299,950	1,210	0	7	1941	4	4,250	N	N	850 S SULLIVAN ST
7	788360	2135	10/19/2005	287,500	1,220	1,220	7	1988	3	6,000	N	N	711 S HENDERSON ST
7	788360	5670	9/13/2006	394,950	1,250	890	7	2006	3	5,400	N	N	1047 S HENDERSON ST
7	001300	1005	3/16/2007	367,000	1,260	880	7	2003	3	4,400	N	N	8815 2ND AVE S
7	788360	3985	7/11/2006	330,000	1,260	0	7	1902	5	9,000	N	N	842 S SULLIVAN ST
7	788360	2100	9/17/2007	315,000	1,290	0	7	1995	3	6,000	N	N	500 S DIRECTOR ST
7	322404	9098	10/19/2005	265,000	1,300	0	7	1998	3	5,040	N	N	408 S HENDERSON ST
7	788360	5225	4/24/2006	250,500	1,300	0	7	1950	4	5,700	N	N	8921 10TH AVE S
7	788360	5875	11/22/2005	228,000	1,330	0	7	1909	3	4,500	N	N	1031 S DONOVAN ST
7	788360	1285	7/6/2006	279,000	1,340	0	7	1999	3	3,000	N	N	538 S TRENTON ST
7	788360	6445	5/21/2007	295,000	1,340	0	7	1900	4	6,000	N	N	1045 S SULLIVAN ST
7	243320	0042	9/18/2006	399,000	1,350	840	7	2006	3	5,106	N	N	9311 7TH AVE S
7	243320	0044	2/20/2007	386,500	1,350	840	7	2006	3	7,566	N	N	9317 7TH AVE S
7	788360	8549	7/20/2005	236,000	1,350	0	7	1963	4	4,500	N	N	1247 S HENDERSON ST
7	788360	5815	11/15/2005	241,000	1,360	0	7	1957	4	3,320	N	N	8700 10TH AVE S
7	788360	7630	1/30/2006	241,000	1,360	0	7	1997	3	3,000	N	N	1236 S CLOVERDALE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
7	788360	7035	1/18/2006	265,000	1,410	440	7	1906	3	4,500	N	N	1030 S THISTLE ST
7	788360	7135	10/19/2005	274,999	1,410	0	7	1960	4	3,016	N	N	8215 DALLAS AVE S
7	322404	9104	4/13/2007	385,000	1,420	1,000	7	2004	3	5,455	N	N	407 S TRENTON ST
7	322404	9104	3/15/2005	320,000	1,420	1,000	7	2004	3	5,455	N	N	407 S TRENTON ST
7	732790	0140	11/1/2005	250,000	1,440	0	7	1943	3	6,590	N	N	817 S SOUTHERN ST
7	001300	2070	3/2/2005	245,000	1,460	0	7	2004	3	2,550	N	N	8809 4TH AVE S
7	788360	7300	8/10/2005	195,000	1,470	0	7	1941	3	5,335	N	N	8415 DALLAS AVE S
7	732790	0050	10/23/2006	270,000	1,510	0	7	1925	3	3,440	N	N	8203 DALLAS AVE S
7	001300	1991	7/25/2005	268,950	1,520	0	7	2005	3	2,550	N	N	8800 3RD AVE S
7	001300	2000	7/21/2005	268,950	1,520	0	7	2005	3	2,550	N	N	8808 3RD AVE S
7	001300	2005	6/9/2005	254,000	1,520	0	7	2005	3	2,550	N	N	8810 3RD AVE S
7	001300	2006	6/6/2005	254,000	1,520	0	7	2005	3	2,550	N	N	8812 3RD AVE S
7	001300	2007	10/11/2007	298,450	1,520	0	7	2005	3	2,550	N	N	8816 3RD AVE S
7	001300	2007	6/15/2005	258,500	1,520	0	7	2005	3	2,550	N	N	8816 3RD AVE S
7	001300	2008	11/10/2005	265,337	1,520	0	7	2005	3	2,550	N	N	8818 3RD AVE S
7	732790	2630	8/24/2005	294,000	1,540	520	7	1912	3	5,000	N	N	7807 8TH AVE S
7	788360	2610	7/17/2007	415,000	1,570	1,000	7	1926	3	6,000	N	N	712 S TRENTON ST
7	788360	7336	8/25/2006	266,950	1,660	0	7	1900	3	7,000	N	N	8429 DALLAS AVE S
7	788360	1830	3/23/2005	245,800	1,670	0	7	1994	3	6,000	N	N	514 S HENDERSON ST
7	788360	0655	9/19/2006	374,000	1,680	1,080	7	1908	3	6,000	N	N	527 S SULLIVAN ST
7	788360	5340	3/5/2007	344,000	1,690	0	7	2006	3	3,000	N	N	807 S HENDERSON ST
7	788360	5350	2/26/2007	341,000	1,690	0	7	2006	3	3,000	N	N	813 S HENDERSON ST
7	788360	1715	2/14/2006	343,050	1,710	1,340	7	1947	3	11,400	N	N	551 S CONCORD ST
7	788360	2340	8/9/2007	260,000	1,750	0	7	1981	3	6,000	N	N	712 S DIRECTOR ST
7	788360	6670	2/24/2006	338,000	1,800	0	7	1901	3	6,600	N	N	1033 S THISTLE ST
7	243320	0001	9/26/2007	350,000	1,850	0	7	2001	3	5,188	N	N	9125 7TH AVE S
7	243320	0040	12/13/2005	294,500	1,920	0	7	1907	4	5,936	N	N	9315 7TH AVE S
7	788360	4680	6/6/2006	349,000	1,920	0	7	1998	3	4,500	N	N	845 S DONOVAN ST
7	243320	0155	2/10/2006	318,000	1,956	0	7	2003	3	5,358	N	N	9163 8TH AVE S
7	788360	7136	10/10/2007	325,000	2,030	0	7	1948	3	6,664	N	N	1010 S ROSE ST
7	001300	1855	4/5/2006	280,000	2,110	0	7	1949	3	10,200	N	N	214 S HENDERSON ST
7	243320	0021	3/22/2005	274,950	2,210	0	7	2004	3	4,999	N	N	9149 7TH AVE S
7	243320	0023	2/17/2005	272,500	2,210	0	7	2004	3	4,999	N	N	9147 7TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 18**

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
7	243320	0025	4/10/2005	275,500	2,210	0	7	2004	3	4,999	N	N	9143 7TH AVE S
7	243320	0109	6/7/2005	292,500	2,210	0	7	2005	3	5,340	N	N	9330 7TH AVE S
7	243320	0111	6/21/2005	289,950	2,210	0	7	2005	3	5,339	N	N	9334 7TH AVE S
7	243320	0113	6/7/2005	287,500	2,210	0	7	2005	3	5,339	N	N	9332 7TH AVE S
7	243320	0131	3/19/2007	350,000	2,210	0	7	2004	3	6,829	N	N	9117 8TH AVE S
7	788360	4960	7/17/2006	362,000	2,210	600	7	1900	3	9,000	N	N	857 S TRENTON ST
7	243320	0103	11/2/2005	309,950	2,220	0	7	2006	3	5,340	N	N	9324 7TH AVE S
7	243320	0105	2/21/2006	315,000	2,220	0	7	2005	3	5,340	N	N	9326 7TH AVE S
7	243320	0107	11/16/2005	289,950	2,220	0	7	2005	3	5,340	N	N	9328 7TH AVE S
7	243320	0123	7/26/2006	359,950	2,220	0	7	2006	3	5,506	N	N	9370 7TH AVE S
7	788360	6370	1/22/2007	366,000	2,240	0	7	2000	3	4,500	N	N	1015 S SULLIVAN ST
7	243320	0101	1/4/2006	324,950	2,570	0	7	2006	3	5,731	N	N	9320 7TH AVE S
7	243320	0099	11/28/2005	319,950	2,610	0	7	2005	3	5,731	N	N	9322 7TH AVE S
7	788360	7695	4/27/2007	383,950	1,300	900	8	1947	5	6,000	N	N	1202 S CLOVERDALE ST
7	322404	9105	3/24/2005	320,000	1,420	1,000	8	2004	3	5,455	N	N	411 S TRENTON ST
7	788360	8541	10/28/2005	329,500	1,750	0	8	1912	4	9,000	N	N	1221 S HENDERSON ST
7	243320	0087	12/12/2006	425,000	1,880	0	8	1900	3	14,520	N	N	9160 7TH AVE S
7	788360	5985	2/17/2005	369,000	1,980	1,040	8	1994	3	6,000	Y	N	1038 S TRENTON ST
7	243320	0119	7/11/2006	421,450	2,870	0	8	2006	3	6,408	N	N	9366 7TH AVE S
7	243320	0121	8/8/2006	419,950	2,870	0	8	2006	3	6,414	N	N	9368 7TH AVE S

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	177260	0185	12/2/2005	100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	177260	0190	3/22/2006	250,000	NO MARKET EXPOSURE;
2	177260	0205	7/25/2006	76,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	177260	0285	7/20/2005	200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0420	7/7/2005	267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0445	10/11/2006	172,869	NO MARKET EXPOSURE;
2	177260	0455	10/31/2005	489,000	SEGREGATION AND/OR MERGER;
2	177260	0465	8/28/2006	290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0475	2/17/2006	249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0550	4/26/2007	280,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	177260	0550	10/25/2006	225,000	SEGREGATION AND/OR MERGER;
2	177260	0570	8/8/2006	285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0570	5/4/2005	146,380	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0585	4/12/2006	270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177260	0700	12/7/2006	265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177310	0030	8/8/2005	229,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177310	0120	10/17/2006	250,000	NO MARKET EXPOSURE;
2	177310	0148	8/14/2007	324,950	NO MARKET EXPOSURE;
2	177310	0150	5/22/2006	300,000	NO MARKET EXPOSURE;
2	177310	0370	9/11/2006	232,000	NO MARKET EXPOSURE;
2	177310	0378	12/6/2006	262,500	NO MARKET EXPOSURE;
2	177310	0385	12/11/2006	262,500	NO MARKET EXPOSURE;
2	177310	0412	11/30/2007	320,000	PREVIOUS LAND VALUE WAS SEG. VALUE
2	177310	0416	12/4/2007	321,500	PREVIOUS LAND VALUE WAS SEG. VALUE
2	177310	0418	12/20/2007	318,400	PREVIOUS LAND VALUE WAS SEG. VALUE
2	177310	0420	12/1/2005	380,000	SEGREGATION AND/OR MERGER;
2	177310	0430	4/26/2005	365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	177310	0440	5/1/2006	260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177310	0465	3/8/2005	213,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177310	0605	2/23/2005	205,000	NON-REPRESENTATIVE SALE;
2	177310	0800	5/10/2005	165,000	NO MARKET EXPOSURE;
2	177310	0800	3/18/2005	211,204	EXEMPT FROM EXCISE TAX;
2	177310	1050	10/10/2007	287,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177310	1060	2/14/2005	179,900	NO MARKET EXPOSURE;
2	177310	1060	1/13/2005	179,900	NO MARKET EXPOSURE;
2	177310	1060	8/12/2005	220,000	NON-REPRESENTATIVE SALE;
2	177310	1062	1/13/2005	179,900	NO MARKET EXPOSURE;
2	177310	1064	2/14/2005	179,900	NO MARKET EXPOSURE;
2	177310	1070	4/11/2007	327,000	IMP VALUE \$25,000 OR LESS
2	177310	1086	10/7/2005	365,000	NO MARKET EXPOSURE;
2	177310	1110	11/16/2006	440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	177310	1110	4/28/2006	800,000	SEGREGATION AND/OR MERGER;
2	177310	1145	1/16/2006	293,000	NO MARKET EXPOSURE;
2	177310	1220	1/23/2007	230,000	NO MARKET EXPOSURE;
2	177310	1230	3/27/2006	242,000	NO MARKET EXPOSURE;
2	177310	1305	2/16/2005	195,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	177310	1330	6/19/2007	380,000	NON-REPRESENTATIVE SALE;
2	177310	1600	8/2/2006	110,780	STATEMENT TO DOR;
2	177310	1657	9/10/2007	260,000	NO MARKET EXPOSURE;
2	177310	1657	6/7/2007	175,000	NO MARKET EXPOSURE;
2	177310	1730	4/13/2005	150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	177310	1850	5/31/2006	88,887	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	343850	1452	4/16/2007	360,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
2	343850	1467	8/23/2005	379,000	NO MARKET EXPOSURE;
2	343850	1980	8/9/2005	221,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	343850	1994	2/28/2005	107,000	TEAR DOWN;
2	343850	2038	7/12/2005	285,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	343850	2046	10/19/2005	182,280	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	343850	2057	1/6/2005	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	343850	2065	10/9/2006	310,000	SEGREGATION AND/OR MERGER;
2	343850	2100	8/27/2007	359,950	MULTI-PARCEL SALE;
2	343850	2111	7/5/2005	200,471	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	343850	2152	10/10/2006	65,467	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	343850	2152	2/7/2005	177,305	STATEMENT TO DOR;
2	343850	2161	4/10/2006	98,912	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	343850	2164	2/28/2005	230,000	GOVERNMENT AGENCY;
2	343850	2270	10/20/2006	319,950	NO MARKET EXPOSURE;
2	343850	2270	9/9/2005	319,950	NO MARKET EXPOSURE;
2	343850	2324	5/4/2005	222,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	343850	2351	9/21/2005	269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	343850	2364	2/10/2005	215,000	TEAR DOWN; GOVERNMENT AGENCY;
2	343850	2430	12/28/2005	215,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	357430	0045	8/1/2006	345,000	NO MARKET EXPOSURE;
2	357430	0170	5/22/2007	330,000	NO MARKET EXPOSURE;
2	417380	0020	9/28/2006	220,000	NO MARKET EXPOSURE;
2	417381	0020	2/14/2007	267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	731240	0145	3/22/2005	275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	731240	0170	12/12/2006	250,000	EXEMPT FROM EXCISE TAX;
2	731240	0175	1/26/2007	456,760	RELOCATION - SALE TO SERVICE;
2	731240	0430	9/9/2005	234,000	NO MARKET EXPOSURE;
2	731240	0500	10/20/2006	305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	731290	0076	6/12/2006	267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	789160	0013	10/10/2007	405,000	PERCENT COMPLETE
2	789160	0015	12/9/2005	400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	789160	0019	10/10/2007	349,500	PERCENT COMPLETE
2	789160	0205	2/28/2006	252,500	NO MARKET EXPOSURE;
2	789160	0205	12/15/2005	200,000	NO MARKET EXPOSURE;
2	789160	0215	7/19/2005	155,000	NO MARKET EXPOSURE;
2	789160	0235	6/26/2007	255,000	NO MARKET EXPOSURE;
2	798540	0450	5/30/2007	339,900	NO MARKET EXPOSURE;
2	815060	0075	7/27/2007	800,000	PREV. CHARAC DO NOT MATCH
2	815060	0100	6/22/2006	317,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	815060	0230	10/14/2005	340,000	NO MARKET EXPOSURE;
2	860540	0020	2/24/2005	187,000	NO MARKET EXPOSURE;
2	928480	0005	11/30/2005	160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	0045	10/26/2007	339,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	0055	3/4/2005	165,000	NO MARKET EXPOSURE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	928480	0065	8/22/2006	365,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	928480	0085	4/17/2007	386,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	0840	11/6/2007	275,000	NON-REPRESENTATIVE SALE;
2	928480	0844	6/23/2005	253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	928480	0965	4/10/2005	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	0978	1/27/2005	200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	1035	8/30/2006	272,500	MULTI-PARCEL SALE;
2	928480	1040	8/30/2006	272,500	MULTI-PARCEL SALE;
2	928480	1060	9/23/2005	421,500	SEGREGATION AND/OR MERGER;
2	928480	1280	6/28/2005	250,000	NO MARKET EXPOSURE;
2	928480	1550	5/22/2007	130,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	928480	1760	6/1/2006	620,000	NO MARKET EXPOSURE;
2	928480	1765	7/13/2007	442,500	STATEMENT TO DOR;
2	928480	1765	4/3/2006	280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	1805	10/5/2006	559,000	QUESTIONABLE PER APPRAISAL;
2	928480	1805	3/24/2006	367,000	MULTI-PARCEL SALE;
2	928480	1985	12/4/2006	500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	928480	2775	7/12/2007	327,500	MULTI-PARCEL SALE;
2	928480	2840	9/22/2006	237,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	929730	0750	8/23/2005	294,975	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	929730	0885	9/14/2006	455,000	TEAR DOWN;
2	929730	1106	7/19/2007	445,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	929730	1210	3/9/2007	353,099	QUIT CLAIM DEED;
2	929730	1240	3/11/2005	480,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
2	935800	0550	6/25/2007	380,000	IMP VALUE \$25,000 OR LESS
2	935800	1247	4/19/2005	293,000	TEAR DOWN;
2	935800	1268	3/8/2006	185,000	NO MARKET EXPOSURE;
2	935800	1270	4/16/2005	295,000	NO MARKET EXPOSURE;
2	935800	1295	3/21/2005	365,500	SEGREGATION AND/OR MERGER;
2	935800	1305	2/3/2006	360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	935800	1305	12/21/2007	436,000	PREVIOUS LAND VALUE WAS SEG. VALUE
2	935800	1309	12/21/2007	381,000	PREVIOUS LAND VALUE WAS SEG. VALUE
2	935800	1365	11/16/2005	525,000	MULTI-PARCEL SALE;
2	935800	1400	6/25/2007	1,350,000	MULTI-PARCEL SALE;
2	935800	1420	4/25/2005	210,000	NO MARKET EXPOSURE;
2	935800	1420	6/25/2007	1,350,000	MULTI-PARCEL SALE;
2	935800	1530	6/1/2006	540,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
2	935800	1532	10/8/2007	459,000	PREVIOUS VALUE WAS SEG. VALUE
2	935800	1545	12/21/2007	665,000	MULTI-PARCEL SALE;
2	935800	1547	12/21/2007	665,000	MULTI-PARCEL SALE;
2	935800	1565	8/9/2007	440,000	TEAR DOWN;
2	935800	1575	8/9/2007	440,000	TEAR DOWN;
2	935800	2180	9/28/2006	345,000	NO MARKET EXPOSURE;
2	935800	2210	7/11/2007	600,000	TEAR DOWN; NO MARKET EXPOSURE;
2	935800	2210	5/3/2006	308,000	TEAR DOWN; NO MARKET EXPOSURE;
2	935800	2210	1/3/2005	78,602	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	935800	2260	5/2/2006	420,000	NO MARKET EXPOSURE;
2	935800	2285	8/11/2005	198,000	TRADE;
2	935800	2305	5/23/2007	221,785	QUIT CLAIM DEED;
2	935800	2410	11/27/2006	499,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	021200	0085	8/17/2005	399,000	MULTI-PARCEL SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	021200	0100	8/17/2005	399,000	MULTI-PARCEL SALE;
3	021200	0125	8/17/2005	399,000	MULTI-PARCEL SALE;
3	177310	0245	11/28/2006	200,000	NO MARKET EXPOSURE;
3	177310	0260	11/21/2007	23,026	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	177310	0275	9/1/2005	220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	177310	0280	4/22/2005	210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	177310	0530	7/11/2007	341,000	NO MARKET EXPOSURE;
3	177310	0535	8/10/2007	310,000	NO MARKET EXPOSURE;
3	177310	0560	5/14/2007	330,000	NO MARKET EXPOSURE;
3	177310	0565	3/2/2007	315,000	IMP VALUE \$25,000 OR LESS
3	177310	0585	4/26/2007	394,000	SEGREGATION AND/OR MERGER;
3	177310	0595	7/5/2006	273,000	SEGREGATION AND/OR MERGER;
3	177310	0597	12/12/2007	239,500	PREVIOUS LAND VALUE WAS SEG. VALUE
3	177310	0599	10/17/2007	244,000	PREVIOUS LAND VALUE WAS SEG. VALUE
3	177310	0965	8/19/2005	239,500	TEAR DOWN;
3	177310	0970	9/20/2006	355,000	NO MARKET EXPOSURE;
3	177310	0980	9/22/2006	450,000	TEAR DOWN; NO MARKET EXPOSURE;
3	177310	1150	10/26/2006	850,000	MULTI-PARCEL SALE; SEGREGATION/MERGER
3	177310	1155	4/27/2005	420,000	SEGREGATION AND/OR MERGER;
3	177310	1155	2/24/2005	328,000	SEGREGATION AND/OR MERGER;
3	177360	0085	2/27/2006	280,000	IMP VALUE \$25,000 OR LESS
3	177360	0120	10/29/2006	270,000	NO MARKET EXPOSURE;
3	177360	0160	6/2/2005	79,294	STATEMENT TO DOR;
3	177360	0345	8/3/2006	375,000	NO MARKET EXPOSURE;
3	177360	0355	1/23/2007	385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	177360	0355	11/3/2005	440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	177360	0449	2/11/2005	325,000	MULTI-PARCEL SALE;
3	177360	0460	2/11/2005	325,000	MULTI-PARCEL SALE;
3	177360	0490	6/1/2007	449,950	RELOCATION - SALE TO SERVICE;
3	177360	0500	12/2/2005	360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	177360	0600	4/22/2005	235,000	NO MARKET EXPOSURE;
3	177360	0628	4/4/2007	400,000	NO MARKET EXPOSURE;
3	177360	0736	4/28/2006	89,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	192404	9097	12/20/2007	425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	192404	9108	12/20/2007	425,000	MULTI-PARCEL SALE;
3	242403	9029	4/4/2006	510,000	SEGREGATION AND/OR MERGER; STATEMENT TO DOR;
3	242403	9029	11/18/2005	328,000	SEGREGATION AND/OR MERGER;
3	244460	0310	9/6/2007	179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	244460	0400	12/27/2005	232,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
3	244460	0405	12/27/2005	232,500	MULTI-PARCEL SALE;
3	244460	0452	6/23/2006	244,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	244460	0455	8/20/2007	176,240	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	284870	0050	1/19/2007	211,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	284870	0050	5/5/2006	220,000	EXEMPT FROM EXCISE TAX;
3	284870	0105	4/25/2005	382,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	284870	0275	2/21/2006	290,000	NO MARKET EXPOSURE;
3	284870	0425	2/26/2005	328,000	IMP VALUE \$25,000 OR LESS
3	315760	0040	3/7/2005	200,000	NO MARKET EXPOSURE;
3	315760	0255	1/22/2005	119,210	QUIT CLAIM DEED;
3	315760	0273	10/23/2006	100,000	MULTI-PARCEL SALE;
3	315760	0275	10/23/2006	100,000	MULTI-PARCEL SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	315760	0425	4/26/2005	260,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	315760	0615	5/1/2006	323,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	343850	0066	5/18/2005	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	343850	0068	6/10/2005	285,168	EXEMPT FROM EXCISE TAX;
3	343850	0112	9/26/2007	381,100	NO MARKET EXPOSURE;
3	343850	0113	9/17/2007	380,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	343850	0188	1/17/2006	250,000	NO MARKET EXPOSURE;
3	343850	0192	5/2/2006	280,000	NO MARKET EXPOSURE; STATEMENT TO DOR;
3	343850	0217	7/18/2006	315,000	NO MARKET EXPOSURE;
3	343850	0223	5/4/2005	210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	343850	0224	5/4/2005	215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	343850	0225	5/4/2005	166,000	NO MARKET EXPOSURE;
3	343850	0237	9/12/2007	819,950	MULTI-PARCEL SALE;
3	343850	0238	6/20/2006	299,000	NO MARKET EXPOSURE;
3	343850	0246	5/25/2006	289,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	343850	0246	10/15/2005	66,167	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	343850	0261	9/12/2007	819,950	MULTI-PARCEL SALE;
3	343850	0262	9/12/2007	819,950	MULTI-PARCEL SALE;
3	343850	0263	9/12/2007	819,950	MULTI-PARCEL SALE;
3	343850	0264	9/12/2007	819,950	MULTI-PARCEL SALE;
3	343850	0298	4/27/2005	249,950	NON-REPRESENTATIVE SALE;
3	343850	0305	12/21/2005	204,000	NO MARKET EXPOSURE; STATEMENT TO DOR;
3	343850	0312	11/29/2006	360,000	NO MARKET EXPOSURE;
3	343850	0320	9/4/2007	459,450	PREV. CHARAC DO NOT MATCH
3	343850	0336	8/27/2007	650,000	PERSONAL PROPERTY INCLUDED;
3	343850	0336	4/20/2006	423,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	754730	0035	8/9/2005	200,000	NO MARKET EXPOSURE;
3	754730	0140	11/4/2005	359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	754730	0190	1/19/2005	107,500	NO MARKET EXPOSURE;
3	754730	0510	9/27/2007	396,730	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	754730	0535	2/5/2007	234,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	754730	0640	1/12/2006	179,450	MULTI-PARCEL SALE;
3	754730	0800	8/25/2006	250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	754730	0850	3/6/2006	102,500	QUIT CLAIM DEED;
3	754730	0850	1/25/2005	119,676	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	754730	0860	5/3/2006	101,000	STATEMENT TO DOR;
3	754730	0860	6/3/2005	238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	754730	1170	2/9/2006	374,000	MULTI-PARCEL SALE;
3	754730	1171	2/9/2006	374,000	MULTI-PARCEL SALE;
3	754780	0010	3/20/2006	275,000	SEGREGATION AND/OR MERGER;
3	754780	0050	4/22/2005	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	754780	0135	8/11/2005	235,000	NO MARKET EXPOSURE;
3	788150	0415	6/17/2005	437,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	788150	0475	3/27/2007	240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	789160	0395	11/13/2006	225,000	NO MARKET EXPOSURE;
3	789160	0555	6/24/2005	335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	789160	0585	10/4/2005	279,000	NO MARKET EXPOSURE;
3	789210	0165	8/21/2006	295,000	NO MARKET EXPOSURE;
3	789210	0165	5/15/2006	285,000	NO MARKET EXPOSURE;
3	789210	0235	11/22/2005	328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	796660	0135	11/7/2005	385,000	MULTI-PARCEL SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	894180	0090	8/29/2006	472,189	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	934990	0055	8/14/2007	112,231	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	177310	1585	1/24/2005	250,000	IMP VALUE \$25,000 OR LESS
5	211270	0835	4/6/2006	135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	211270	0840	9/6/2005	282,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	211270	0840	6/19/2006	339,975	PREV. CHARAC DO NOT MATCH
5	211270	0880	1/30/2006	510,000	IMP VALUE \$25,000 OR LESS
5	211270	0940	5/26/2006	244,000	NO MARKET EXPOSURE;
5	211270	1051	5/27/2005	144,000	NO MARKET EXPOSURE;
5	211470	0370	11/30/2006	440,000	TEAR DOWN;
5	211520	0145	11/22/2005	324,600	NO MARKET EXPOSURE;
5	211520	0145	10/20/2005	249,500	MULTI-PARCEL SALE;
5	211520	0150	10/20/2005	249,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	211520	0165	10/10/2005	429,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	213520	0161	8/8/2006	460,000	SEGREGATION AND/OR MERGER;
5	242820	0190	9/26/2005	134,500	QUIT CLAIM DEED;
5	242820	0192	6/22/2005	138,817	QUIT CLAIM DEED;
5	343850	0351	3/7/2007	194,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	0376	9/26/2006	285,000	NO MARKET EXPOSURE;
5	343850	0394	12/20/2006	389,000	RELOCATION - SALE TO SERVICE;
5	343850	0445	3/3/2005	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	0455	10/28/2005	260,000	NO MARKET EXPOSURE;
5	343850	0477	7/10/2007	375,600	EXEMPT FROM EXCISE TAX;
5	343850	0477	1/25/2005	111,838	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	343850	0591	12/6/2005	320,000	STATEMENT TO DOR;
5	343850	0700	7/18/2006	409,950	RELOCATION - SALE TO SERVICE;
5	343850	0700	8/17/2005	329,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	0735	3/13/2007	225,000	NO MARKET EXPOSURE;
5	343850	0790	4/3/2007	180,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	0798	4/18/2007	220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	0810	8/21/2006	479,000	RELOCATION - SALE TO SERVICE;
5	343850	0857	7/19/2007	154,035	QUIT CLAIM DEED;
5	343850	0862	1/10/2005	137,000	NO MARKET EXPOSURE;
5	343850	0876	11/12/2007	143,679	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	0930	1/18/2005	295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	0978	5/26/2006	243,000	NO MARKET EXPOSURE;
5	343850	0990	8/17/2005	235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	1012	3/7/2006	315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	1035	4/17/2006	290,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	1082	1/11/2006	201,000	NO MARKET EXPOSURE;
5	343850	1541	10/10/2006	220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	1620	10/29/2007	263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	1630	8/26/2005	195,000	NO MARKET EXPOSURE;
5	343850	1645	7/13/2006	310,000	MULTI-PARCEL SALE;
5	343850	1645	7/27/2005	162,802	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	343850	1650	7/13/2006	310,000	MULTI-PARCEL SALE;
5	343850	1650	7/27/2005	162,802	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	343850	1662	11/27/2006	247,000	NO MARKET EXPOSURE;
5	343850	1662	7/28/2005	180,000	NO MARKET EXPOSURE;
5	343850	1721	3/29/2005	279,500	NO MARKET EXPOSURE;
5	343850	1742	9/25/2006	325,000	NO MARKET EXPOSURE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	343850	1810	4/6/2007	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	1812	6/30/2006	231,700	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	1823	7/7/2005	262,500	NO MARKET EXPOSURE;
5	343850	1825	3/3/2005	260,000	NO MARKET EXPOSURE;
5	343850	2505	8/4/2005	292,500	NO MARKET EXPOSURE;
5	343850	2730	5/10/2005	180,500	NO MARKET EXPOSURE;
5	343850	2742	10/18/2007	109,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	2742	9/18/2006	210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	2756	9/27/2007	360,000	NO MARKET EXPOSURE;
5	343850	2765	3/29/2006	170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	2883	7/19/2005	265,000	NO MARKET EXPOSURE;
5	343850	2952	6/20/2005	255,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	3075	9/12/2005	255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	3075	7/10/2006	388,000	PREV. CHARAC DO NOT MATCH
5	343850	3124	8/10/2005	268,000	NO MARKET EXPOSURE;
5	343850	3140	5/1/2007	273,460	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	343850	3141	4/21/2005	189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	3195	4/25/2006	191,050	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	3222	5/31/2007	250,000	SEGREGATION AND/OR MERGER;
5	343850	3261	2/2/2007	293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	343850	3263	5/31/2005	189,000	EXEMPT FROM EXCISE TAX;
5	343850	3263	3/9/2005	176,930	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	343850	3381	5/14/2007	141,400	QUIT CLAIM DEED;
5	343850	3400	3/25/2005	300,000	'BANKRUPTCY - RECEIVER OR TRUSTEE;
5	643740	0050	5/11/2005	385,000	SEGREGATION AND/OR MERGER;
5	643740	0060	6/14/2005	150,000	NO MARKET EXPOSURE;
5	643740	0102	4/14/2005	261,000	NO MARKET EXPOSURE;
5	760440	0050	7/1/2005	83,476	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	783180	0125	6/23/2005	107,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	783180	0380	3/2/2005	207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	863850	0131	5/25/2007	174,695	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD;
5	863850	0155	3/28/2005	310,000	NO MARKET EXPOSURE;
5	863850	0174	7/31/2007	350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	863850	0225	7/16/2007	252,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	863850	0225	12/27/2006	252,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	948400	0030	12/3/2007	280,000	STATEMENT TO DOR;
7	000180	0088	7/5/2005	339,000	IMP VALUE \$25,000 OR LESS
6	172280	0774	7/25/2006	265,000	NON-REPRESENTATIVE SALE;
6	172280	0835	1/26/2007	460,000	SEGREGATION AND/OR MERGER;
6	172280	0835	11/28/2005	320,000	SEGREGATION AND/OR MERGER;
6	172280	0895	11/7/2007	370,000	PERSONAL PROPERTY INCLUDED;
6	172280	0895	10/20/2006	340,000	TEAR DOWN;
6	172280	1395	12/6/2005	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	172280	1710	3/25/2005	135,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	172280	1870	9/19/2005	190,000	BUILDER/DEVELOPER SALE
6	172280	1872	9/19/2005	190,000	BUILDER/DEVELOPER SALE
6	273410	0030	11/16/2006	276,500	NO MARKET EXPOSURE;
6	273410	0030	9/13/2005	225,000	NO MARKET EXPOSURE;
6	273410	0215	8/30/2007	347,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	273410	0220	11/21/2005	211,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	273410	0225	6/20/2007	350,000	IMP VALUE \$25,000 OR LESS

**Improved Sales Removed From This Physical Inspection Analysis
Area 18**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	273410	0300	1/27/2005	179,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	273410	0335	3/2/2006	230,000	NO MARKET EXPOSURE;
6	273410	0343	8/27/2007	359,000	PREVIOUS LAND VALUE WAS SEG. VALUE
6	273410	0344	9/16/2005	242,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	273410	0347	9/19/2007	299,000	PREVIOUS LAND VALUE WAS SEG. VALUE
6	273410	0349	9/26/2007	288,000	PREVIOUS LAND VALUE WAS SEG. VALUE
6	273410	0365	2/1/2007	83,589	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	273410	0385	10/10/2005	175,000	NO MARKET EXPOSURE;
6	273410	0440	12/29/2005	235,100	RELOCATION - SALE TO SERVICE;
6	273410	0445	10/14/2005	350,000	NO MARKET EXPOSURE;
6	273410	0484	12/28/2007	201,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	273410	0486	12/7/2007	369,000	PREVIOUS LAND VALUE WAS SEG. VALUE
6	273410	0505	11/9/2005	299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	273410	0730	6/29/2005	293,333	TEAR DOWN; NO MARKET EXPOSURE;
6	273410	0865	11/26/2007	320,000	FORCED SALE;
6	273410	0890	1/3/2005	220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	273410	1145	8/15/2007	312,000	PERSONAL PROPERTY INCLUDED;
6	273410	1150	8/15/2007	452,400	PERSONAL PROPERTY INCLUDED;
6	346580	0060	8/2/2006	383,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	346880	0045	9/8/2005	106,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	346880	0050	4/26/2007	245,000	STATEMENT TO DOR;
6	346880	0205	3/9/2006	218,632	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	346880	0295	3/2/2006	355,000	SEGREGATION AND/OR MERGER;
6	346880	0295	1/12/2005	250,000	SEGREGATION AND/OR MERGER;
6	346880	0305	6/1/2005	160,900	EXEMPT FROM EXCISE TAX;
6	346880	0355	3/4/2006	295,000	NO MARKET EXPOSURE;
6	346880	0385	3/9/2006	65,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	346880	0525	6/6/2006	257,950	NO MARKET EXPOSURE;
6	526330	0700	7/19/2005	185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	700620	0100	10/16/2006	180,000	NO MARKET EXPOSURE;
6	815910	0005	2/2/2006	243,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815910	0005	1/5/2006	238,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815910	0007	4/10/2006	245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815910	0009	1/10/2006	242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815910	0040	6/26/2006	365,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	815910	0045	8/23/2006	96,000	NON-REPRESENTATIVE SALE;
6	815910	0075	9/13/2006	365,000	TEAR DOWN;
6	815910	0089	11/13/2006	485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815910	0089	7/6/2005	280,000	IMP VALUE \$25,000 OR LESS
6	815910	0095	1/26/2007	380,000	IMP VALUE \$25,000 OR LESS
6	815910	0100	8/9/2007	380,000	IMP VALUE \$25,000 OR LESS
7	001300	1051	7/18/2007	147,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	001300	1175	9/5/2006	650,000	NO MARKET EXPOSURE;
7	001300	1215	3/21/2007	325,000	NO MARKET EXPOSURE;
7	001300	1660	12/21/2005	215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	001300	1690	4/26/2006	250,000	NO MARKET EXPOSURE;
7	001300	1835	9/14/2005	203,000	STATEMENT TO DOR;
7	001300	1835	3/30/2005	203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	001300	1885	8/12/2005	163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	001300	1885	8/5/2005	125,000	NO MARKET EXPOSURE;
7	001300	2420	4/14/2006	330,000	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 18**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	001300	2420	2/16/2006	240,000	MULTI-PARCEL SALE;
7	001300	2422	2/16/2006	240,000	MULTI-PARCEL SALE;
7	001300	2424	2/16/2006	240,000	MULTI-PARCEL SALE;
7	001300	2430	2/15/2006	194,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	001300	2480	4/19/2007	50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	218500	0540	7/11/2006	332,500	MULTI-PARCEL SALE;
7	218500	0550	7/11/2006	332,500	MULTI-PARCEL SALE;
7	218500	0665	5/17/2005	220,000	MULTI-PARCEL SALE;
7	218500	1105	1/29/2007	1,500,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	218500	1240	1/29/2007	1,500,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	218500	1245	1/29/2007	1,500,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
7	218500	1250	1/29/2007	1,500,000	MULTI-PARCEL SALE;
7	243320	0055	6/27/2007	102,500	NO MARKET EXPOSURE;
7	243320	0056	6/27/2007	445,000	SEGREGATION AND/OR MERGER;
7	243320	0057	6/27/2007	102,500	NO MARKET EXPOSURE;
7	243320	0065	10/7/2005	303,000	NO MARKET EXPOSURE;
7	243320	0086	11/29/2007	375,000	NO MARKET EXPOSURE;
7	243320	0111	7/13/2005	310,000	NO MARKET EXPOSURE;
7	243320	0135	3/29/2007	295,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	243320	0156	9/12/2006	302,500	MULTI-PARCEL SALE;
7	243320	0158	9/12/2006	302,500	MULTI-PARCEL SALE;
7	243370	0175	2/16/2007	285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	322404	9003	6/23/2005	198,000	MULTI-PARCEL SALE;
7	322404	9017	4/12/2006	52,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	322404	9017	4/12/2006	52,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	322404	9029	3/1/2006	229,900	EXEMPT FROM EXCISE TAX;
7	322404	9055	9/26/2007	280,000	NO MARKET EXPOSURE;
7	322404	9096	6/21/2005	217,000	NO MARKET EXPOSURE;
7	732790	0045	5/17/2005	220,000	MULTI-PARCEL SALE;
7	732790	1025	6/26/2007	601,000	MULTI-PARCEL SALE;
7	732790	1026	6/26/2007	601,000	MULTI-PARCEL SALE;
7	732790	2065	7/19/2006	261,000	NO MARKET EXPOSURE;
7	732790	2155	9/14/2005	225,000	NO MARKET EXPOSURE;
7	732790	2830	11/1/2005	145,000	NO MARKET EXPOSURE;
7	732790	5710	12/15/2006	148,375	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
7	788360	0675	4/25/2005	170,000	NON-REPRESENTATIVE SALE;
7	788360	0750	4/4/2007	265,000	1031 TRADE;
7	788360	0750	4/15/2005	175,000	NO MARKET EXPOSURE;
7	788360	0860	11/13/2006	475,000	SEGREGATION AND/OR MERGER;
7	788360	0910	6/14/2007	160,000	NO MARKET EXPOSURE;
7	788360	1210	6/30/2005	172,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	1350	11/16/2006	411,000	SEGREGATION AND/OR MERGER;
7	788360	1595	9/18/2006	71,094	QUIT CLAIM DEED;
7	788360	1665	8/2/2007	129,500	NO MARKET EXPOSURE;
7	788360	1921	8/3/2006	66,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	1940	12/16/2005	170,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	2020	10/20/2005	162,000	NO MARKET EXPOSURE;
7	788360	2055	4/20/2006	183,000	NO MARKET EXPOSURE;
7	788360	2205	5/22/2007	222,500	NO MARKET EXPOSURE;
7	788360	2235	8/16/2006	294,350	NO MARKET EXPOSURE;
7	788360	2405	7/13/2005	200,000	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 18**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	788360	3295	12/18/2006	265,000	NO MARKET EXPOSURE;
7	788360	3390	1/26/2006	273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	3490	10/18/2005	73,153	QUIT CLAIM DEED;
7	788360	3648	8/29/2006	429,500	MULTI-PARCEL SALE;
7	788360	3650	8/29/2006	429,500	MULTI-PARCEL SALE;
7	788360	3860	9/25/2007	310,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	3965	4/14/2006	285,000	NO MARKET EXPOSURE;
7	788360	4180	8/27/2007	26,250	STATEMENT TO DOR;
7	788360	4185	7/28/2005	271,000	NO MARKET EXPOSURE;
7	788360	4215	6/3/2005	40,000	QUIT CLAIM DEED;
7	788360	4215	3/8/2005	160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	4225	5/26/2005	173,000	NON-REPRESENTATIVE SALE;
7	788360	4275	3/24/2006	225,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
7	788360	4355	12/21/2007	220,674	NO MARKET EXPOSURE;
7	788360	4700	6/28/2007	205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	4725	3/28/2005	146,000	NO MARKET EXPOSURE;
7	788360	4730	3/4/2005	135,000	NO MARKET EXPOSURE;
7	788360	4740	1/28/2005	157,500	NO MARKET EXPOSURE;
7	788360	4780	7/13/2005	160,000	NO MARKET EXPOSURE;
7	788360	4960	1/3/2006	287,000	NO MARKET EXPOSURE;
7	788360	5215	1/10/2005	170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	788360	5235	1/10/2005	170,000	MULTI-PARCEL SALE;
7	788360	5625	5/3/2007	170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	5660	11/22/2005	260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	788360	5730	2/16/2007	387,000	NO MARKET EXPOSURE;
7	788360	5995	11/20/2006	360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	6065	6/17/2005	190,000	NO MARKET EXPOSURE;
7	788360	6098	4/19/2007	204,862	NO MARKET EXPOSURE;
7	788360	6390	9/26/2007	250,000	NO MARKET EXPOSURE;
7	788360	6485	8/15/2007	357,500	IMP VALUE \$25,000 OR LESS
7	788360	6885	6/16/2005	159,500	NO MARKET EXPOSURE;
7	788360	7015	8/2/2006	410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	7070	8/8/2006	259,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	7115	5/10/2005	78,900	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	7185	1/18/2007	210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	788360	7210	3/25/2006	150,000	1031 TRADE;
7	788360	7300	9/19/2007	220,000	NO MARKET EXPOSURE;
7	788360	7336	5/3/2006	205,000	NO MARKET EXPOSURE;
7	788360	7375	11/2/2006	280,000	NO MARKET EXPOSURE;
7	788360	7540	4/10/2006	268,600	IMP VALUE \$25,000 OR LESS
7	788360	7975	10/25/2007	234,474	NO MARKET EXPOSURE;
7	788360	8195	1/19/2006	85,750	STATEMENT TO DOR;
7	788360	8195	5/18/2005	164,000	NO MARKET EXPOSURE;
7	788360	8250	7/26/2006	320,000	NO MARKET EXPOSURE;
7	788360	8503	4/4/2007	229,900	FORCED SALE;
7	788360	8509	2/27/2006	225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	8681	2/13/2006	280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788360	8681	4/16/2007	350,000	IMP VALUE \$25,000 OR LESS
7	788360	8691	12/20/2006	160,000	NO MARKET EXPOSURE;
7	788360	8701	3/29/2005	300,000	NO MARKET EXPOSURE;
7	788360	8704	3/29/2005	305,000	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	788360	8704	3/29/2005	300,000	NO MARKET EXPOSURE;
7	788360	8709	3/29/2005	209,000	NON-REPRESENTATIVE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

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

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.1%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

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

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +19.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

Area 18 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 99.1

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	19	0.781	1.015	29.9%	0.925	1.105
6	145	0.805	1.004	24.6%	0.982	1.025
7	474	0.850	0.992	16.8%	0.981	1.003
8	134	0.828	0.976	17.8%	0.959	0.993
9	3	0.813	1.000	23.1%	0.693	1.308
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	202	0.805	0.997	23.8%	0.979	1.015
1940-1965	174	0.792	0.974	23.0%	0.955	0.993
1966-1979	38	0.782	0.993	27.0%	0.952	1.034
1980-1999	122	0.846	0.995	17.6%	0.973	1.017
2000-2007	239	0.893	0.995	11.3%	0.980	1.009
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Poor or Fair	11	0.847	1.051	24.2%	0.935	1.167
Average	610	0.854	0.991	16.1%	0.982	1.001
Good	119	0.783	1.000	27.7%	0.979	1.022
Very Good	35	0.720	0.941	30.6%	0.894	0.988
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	442	0.810	0.988	22.0%	0.976	1.000
1.5	94	0.798	0.969	21.4%	0.944	0.995
>=2	239	0.897	1.004	12.0%	0.990	1.018
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0-800	119	0.794	0.987	24.3%	0.961	1.014
801-1000	172	0.837	0.981	17.1%	0.965	0.997
1001-1500	342	0.841	0.994	18.1%	0.981	1.006
1501-2000	85	0.831	1.001	20.4%	0.971	1.030
2001-2500	43	0.882	0.992	12.4%	0.957	1.026
2501-3000	14	0.859	0.987	15.0%	0.923	1.052

Area 18 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 99.1

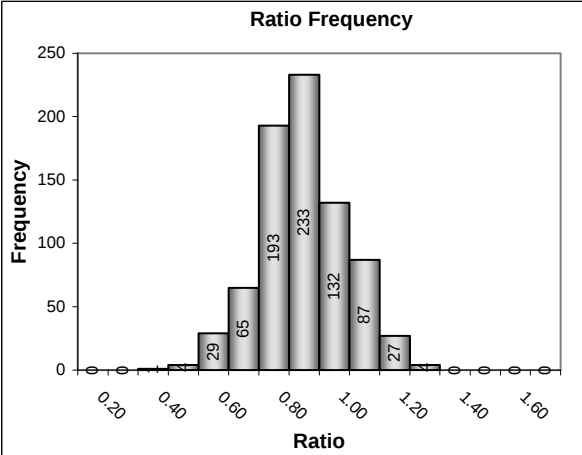
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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	700	0.838	0.995	18.8%	0.986	1.004
Y	75	0.829	0.955	15.2%	0.926	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	774	0.837	0.991	18.5%	0.983	1.000
Y	1	0.785	0.789	0.5%	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	231	0.821	0.980	19.3%	0.964	0.995
3	140	0.855	0.981	14.7%	0.962	0.999
5	188	0.839	1.002	19.4%	0.984	1.020
6	56	0.818	1.008	23.3%	0.971	1.045
7	160	0.849	0.999	17.7%	0.979	1.018
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
500-2400	119	0.895	1.002	12.0%	0.982	1.022
2401-4000	135	0.854	0.996	16.7%	0.976	1.017
4001-5600	241	0.813	0.986	21.3%	0.969	1.003
5601-8800	217	0.825	0.990	19.9%	0.975	1.005
>=8801	63	0.835	0.983	17.7%	0.947	1.018
Zoning	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Single Family	573	0.839	0.987	17.7%	0.977	0.997
Multi-Family	181	0.850	1.002	17.9%	0.984	1.019
Comm/Industrial	21	0.658	1.008	53.3%	0.948	1.068

Physical Inspection Ratio Study Report (Before)

2007 Assessment

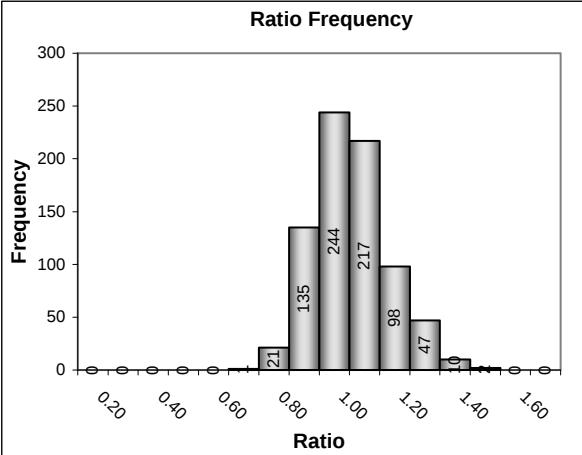
District/Team: WC / Team 1	Lien Date: 01/01/2007	Date of Report: 7/23/2008	Sales Dates: 1/2005- 12/2007
Area 18 - E. West Seattle/Georgetown/ South Park	Appr ID: WMOR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	775		
Mean Assessed Value	274,100		
Mean Sales Price	327,600		
Standard Deviation AV	66,874		
Standard Deviation SP	79,611		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.839		
Weighted Mean Ratio	0.837		
UNIFORMITY			
Lowest ratio	0.383		
Highest ratio:	1.235		
Coefficient of Dispersion	13.26%		
Standard Deviation	0.142		
Coefficient of Variation	16.74%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.830		
Upper limit	0.851		
95% Confidence: Mean			
Lower limit	0.838		
Upper limit	0.858		
SAMPLE SIZE EVALUATION			
N (population size)	4126		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.142		
Recommended minimum:	32		
Actual sample size:	775		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	407		
# ratios above mean:	368		
z:	1.401		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

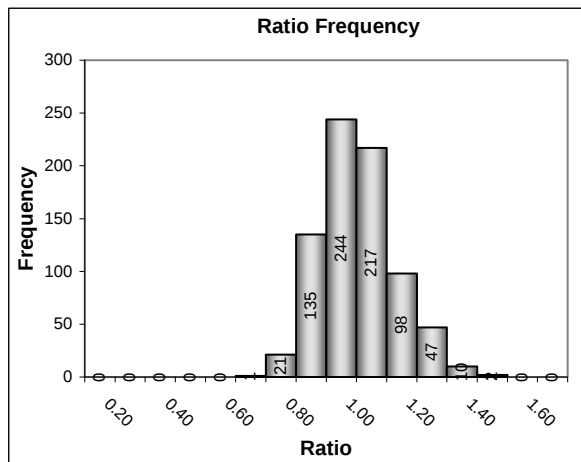
COMMENTS:

1 to 3 Unit Residences throughout area 18

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: WC / Team 1	Lien Date: 01/01/2008	Date of Report: 7/23/2008	Sales Dates: 1/2005 - 12/2007
Area 18 - E. West Seattle/Georgetown/ South Park	Appr ID: WMOR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	775		
Mean Assessed Value	324,600		
Mean Sales Price	327,600		
Standard Deviation AV	66,033		
Standard Deviation SP	79,611		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.006		
Median Ratio	0.994		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.665		
Highest ratio:	1.443		
Coefficient of Dispersion	9.72%		
Standard Deviation	0.123		
Coefficient of Variation	12.20%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.007		
95% Confidence: Mean			
Lower limit	0.997		
Upper limit	1.015		
SAMPLE SIZE EVALUATION			
N (population size)	4126		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.123		
Recommended minimum:	24		
Actual sample size:	775		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	413		
# ratios above mean:	362		
z:	1.832		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 18

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

Client and Intended Use of the Appraisal:

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

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

Definition and Date of Value Estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property Rights Appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008

TO: Residential Appraisers

FROM: Scott Noble, Assessor 

SUBJECT: 2008 Revaluation for 2009 Tax Roll

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

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr