

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Rainier Valley / 21

**Previous Physical Inspection:** 2007

**Improved Sales:**

Number of Sales: 1159

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

| Sales – Improved Valuation Change Summary |           |           |           |            |       |        |
|-------------------------------------------|-----------|-----------|-----------|------------|-------|--------|
|                                           | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
| <b>2007 Value</b>                         | \$122,000 | \$209,500 | \$331,500 | \$364,400  | 91.0% | 14.16% |
| <b>2008 Value</b>                         | \$136,400 | \$221,400 | \$357,800 | \$364,400  | 98.2% | 14.00% |
| <b>Change</b>                             | +\$14,400 | +\$11,900 | +\$26,300 |            | +7.2% | -0.16% |
| <b>% Change</b>                           | +11.8%    | +5.7%     | +7.9%     |            | +7.9% | -1.13% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -1.13% represent an improvement.

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

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2007 Value</b>                     | \$134,000 | \$184,700 | \$318,700 |
| <b>2008 Value</b>                     | \$149,800 | \$195,900 | \$345,700 |
| <b>Percent Change</b>                 | +11.8%    | +6.1%     | +8.5%     |

Number of one to three unit residences in the Population: 6861

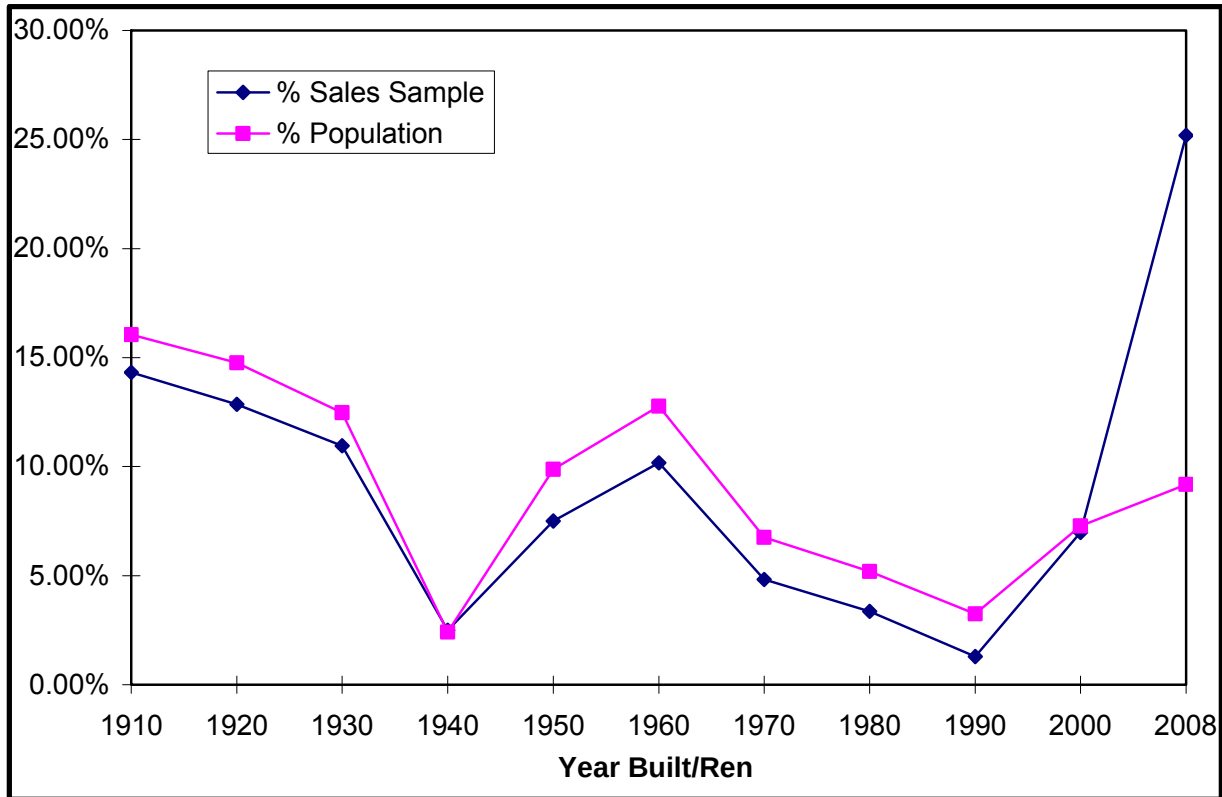
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, townhouses (present use =29) has higher average ratio (assessed value/sales price) than other improvements, so the formula adjust properties with these characteristics upward less than others. Similarly, improvements located in subarea 4 excluding townhouses has higher average ratio than other stratum and formula adjust these properties upward less than others thus improving equalization.

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

### Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample   |           |                |
|----------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910           | 166       | 14.32%         |
| 1920           | 149       | 12.86%         |
| 1930           | 127       | 10.96%         |
| 1940           | 29        | 2.50%          |
| 1950           | 87        | 7.51%          |
| 1960           | 118       | 10.18%         |
| 1970           | 56        | 4.83%          |
| 1980           | 39        | 3.36%          |
| 1990           | 15        | 1.29%          |
| 2000           | 81        | 6.99%          |
| 2008           | 292       | 25.19%         |
|                | 1159      |                |

| Population     |           |              |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910           | 1101      | 16.05%       |
| 1920           | 1013      | 14.76%       |
| 1930           | 856       | 12.48%       |
| 1940           | 166       | 2.42%        |
| 1950           | 678       | 9.88%        |
| 1960           | 876       | 12.77%       |
| 1970           | 463       | 6.75%        |
| 1980           | 356       | 5.19%        |
| 1990           | 223       | 3.25%        |
| 2000           | 499       | 7.27%        |
| 2008           | 630       | 9.18%        |
|                | 6861      |              |

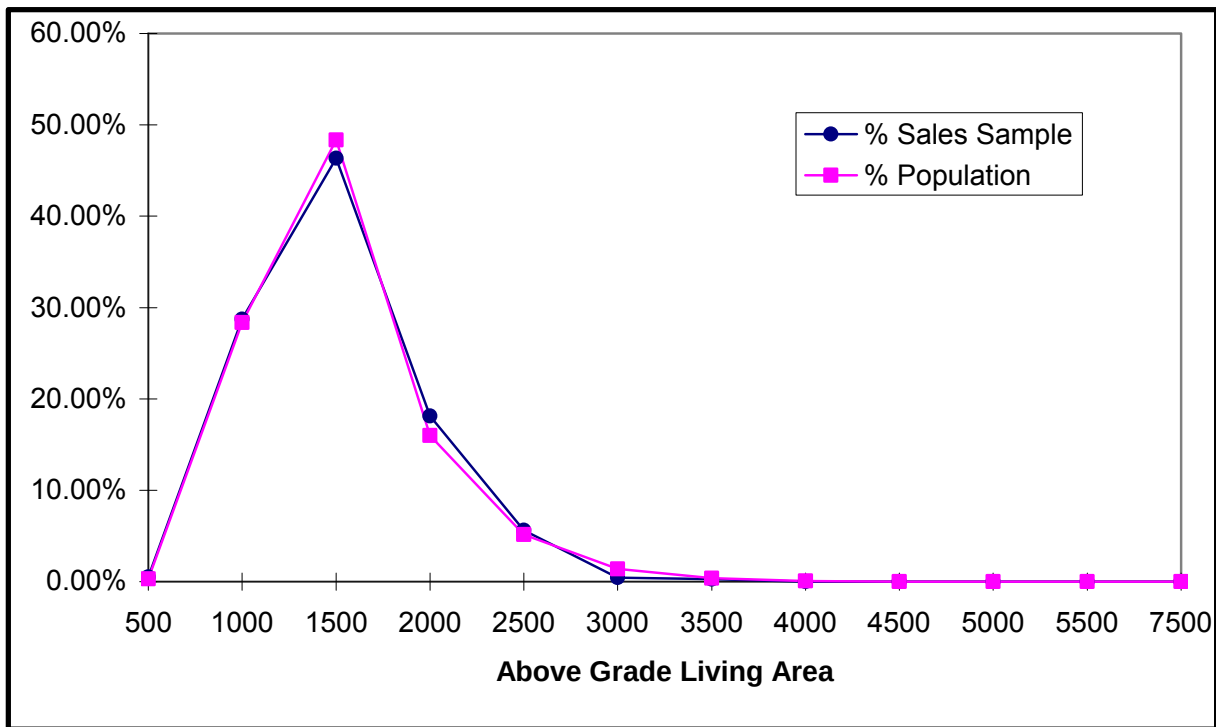


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample |           |                |
|--------------|-----------|----------------|
| AGLA         | Frequency | % Sales Sample |
| 500          | 6         | 0.52%          |
| 1000         | 333       | 28.73%         |
| 1500         | 537       | 46.33%         |
| 2000         | 210       | 18.12%         |
| 2500         | 65        | 5.61%          |
| 3000         | 5         | 0.43%          |
| 3500         | 3         | 0.26%          |
| 4000         | 0         | 0.00%          |
| 4500         | 0         | 0.00%          |
| 5000         | 0         | 0.00%          |
| 5500         | 0         | 0.00%          |
| 7500         | 0         | 0.00%          |
|              | 1159      |                |

| Population |           |              |
|------------|-----------|--------------|
| AGLA       | Frequency | % Population |
| 500        | 20        | 0.29%        |
| 1000       | 1946      | 28.36%       |
| 1500       | 3316      | 48.33%       |
| 2000       | 1097      | 15.99%       |
| 2500       | 354       | 5.16%        |
| 3000       | 96        | 1.40%        |
| 3500       | 25        | 0.36%        |
| 4000       | 5         | 0.07%        |
| 4500       | 1         | 0.01%        |
| 5000       | 1         | 0.01%        |
| 5500       | 0         | 0.00%        |
| 7500       | 0         | 0.00%        |
|            | 6861      |              |

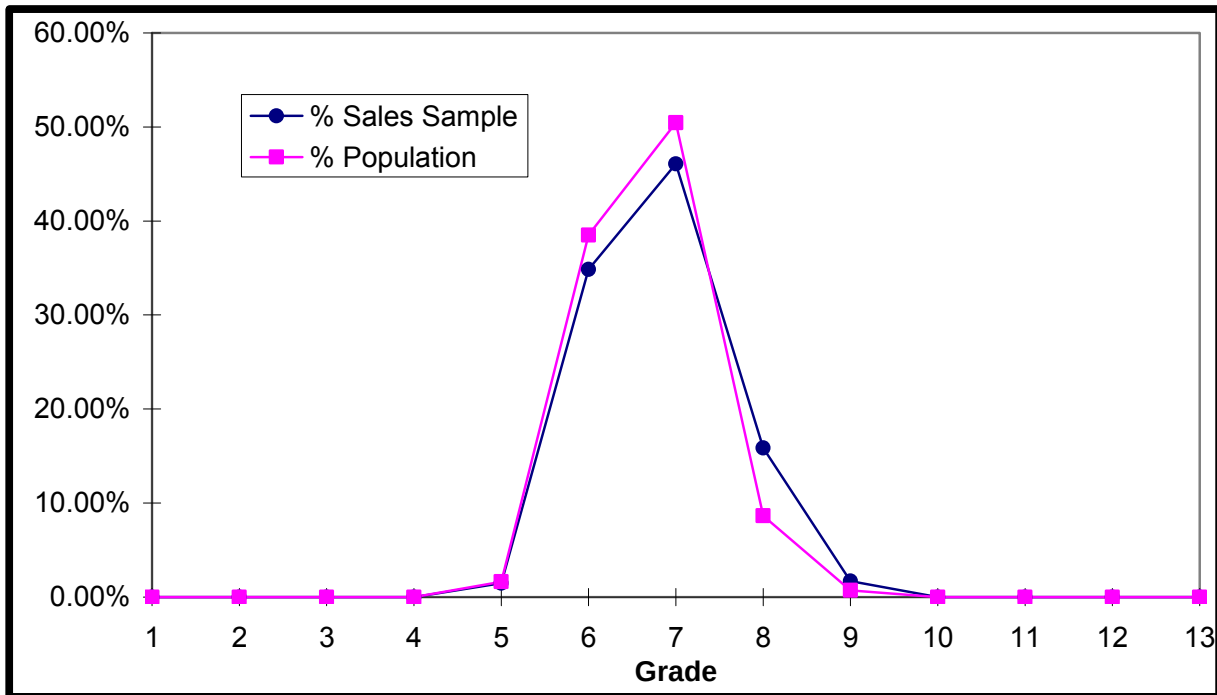


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

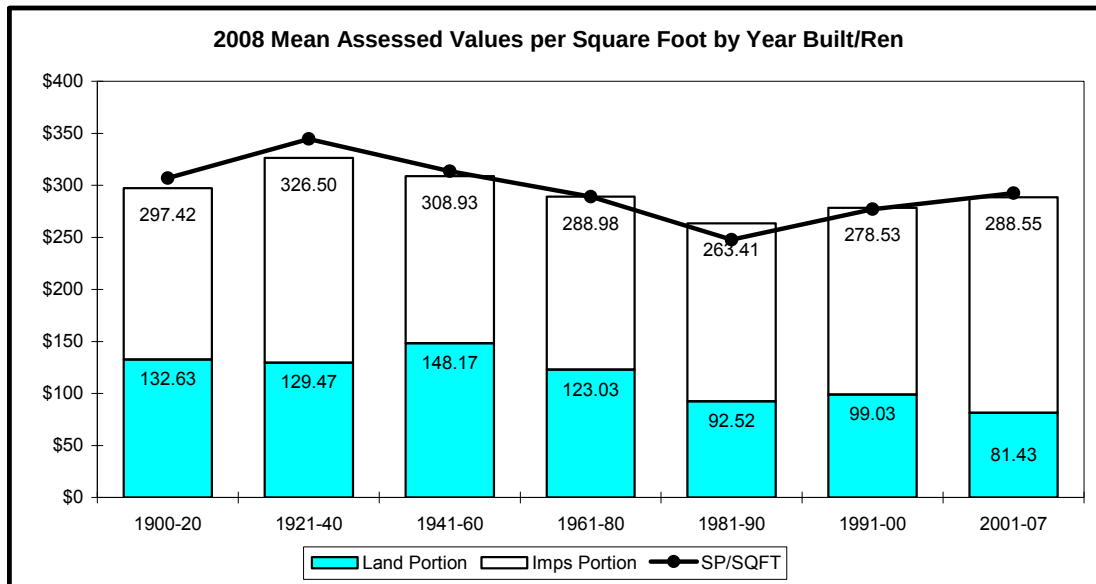
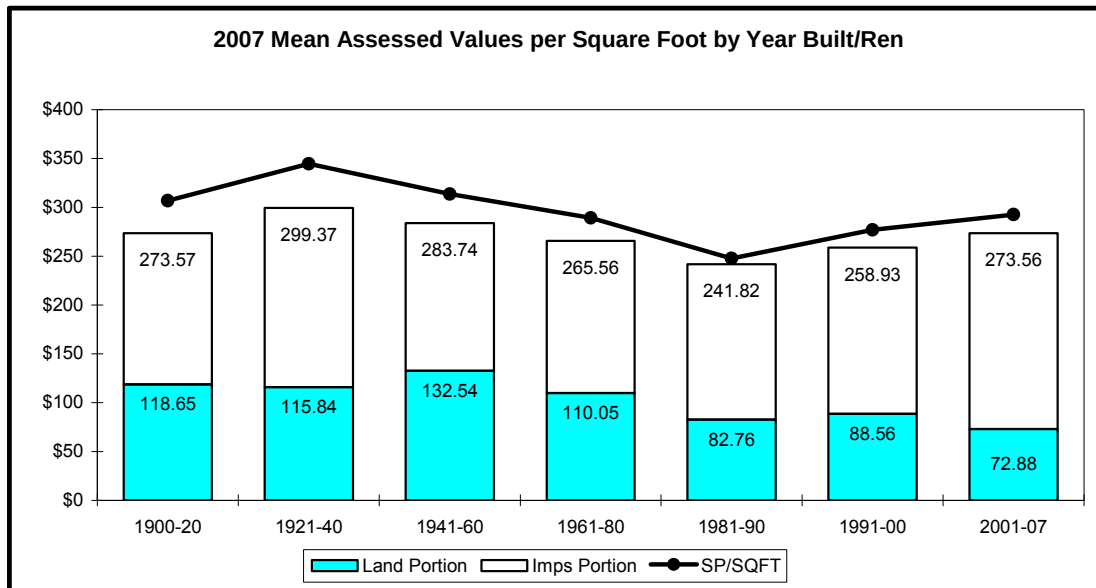
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 17        | 1.47%          |
| 6            | 404       | 34.86%         |
| 7            | 534       | 46.07%         |
| 8            | 184       | 15.88%         |
| 9            | 20        | 1.73%          |
| 10           | 0         | 0.00%          |
| 11           | 0         | 0.00%          |
| 12           | 0         | 0.00%          |
| 13           | 0         | 0.00%          |
|              | 1159      |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 0         | 0.00%        |
| 4          | 0         | 0.00%        |
| 5          | 113       | 1.65%        |
| 6          | 2643      | 38.52%       |
| 7          | 3461      | 50.44%       |
| 8          | 593       | 8.64%        |
| 9          | 49        | 0.71%        |
| 10         | 1         | 0.01%        |
| 11         | 1         | 0.01%        |
| 12         | 0         | 0.00%        |
| 13         | 0         | 0.00%        |
|            | 6861      |              |



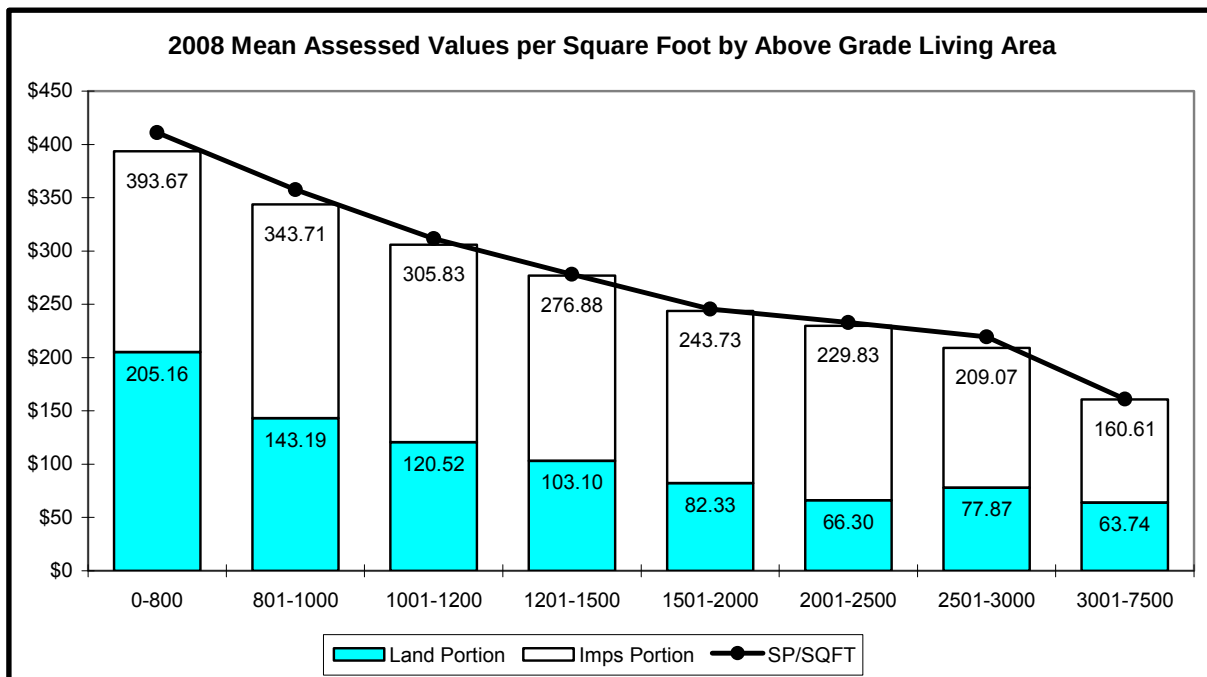
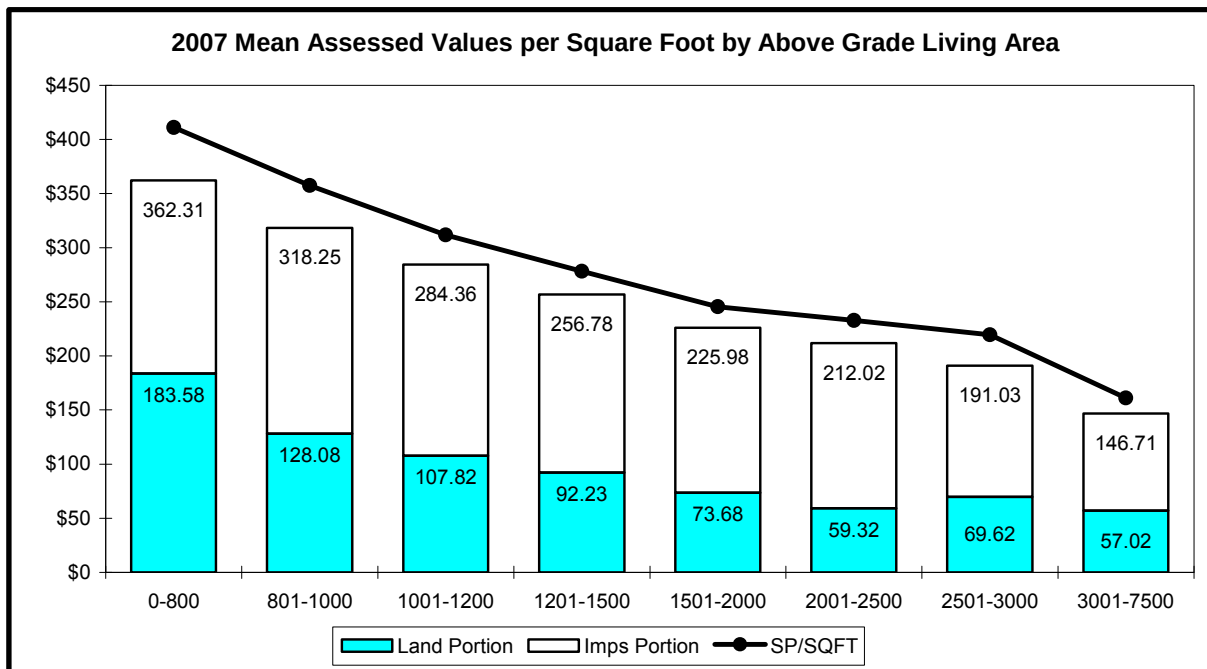
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



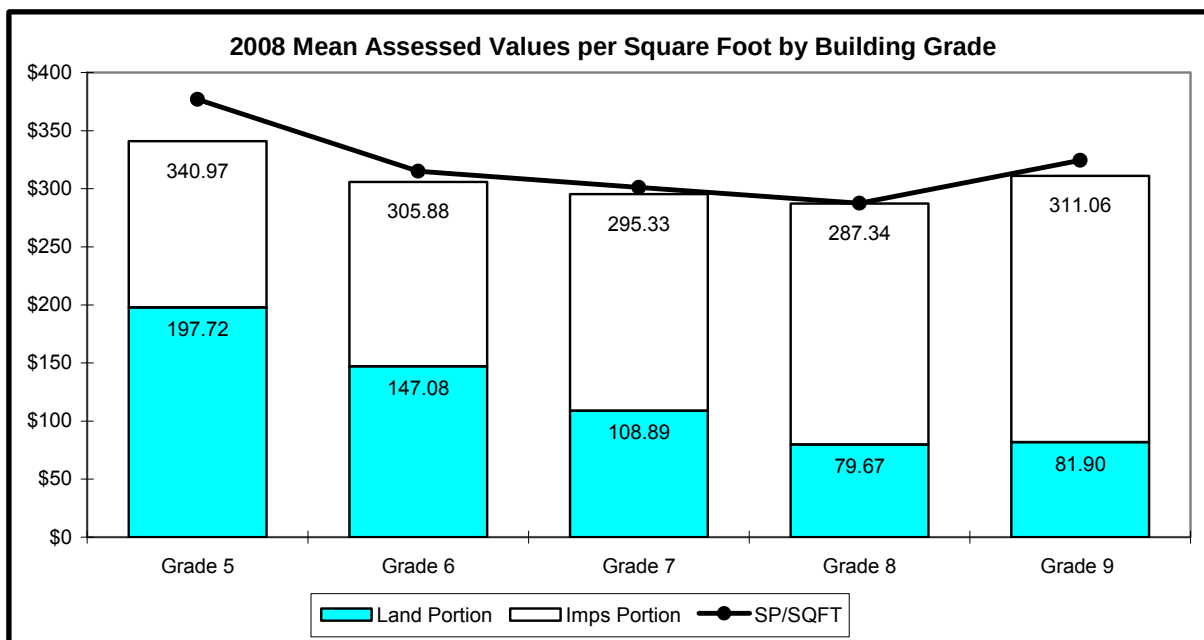
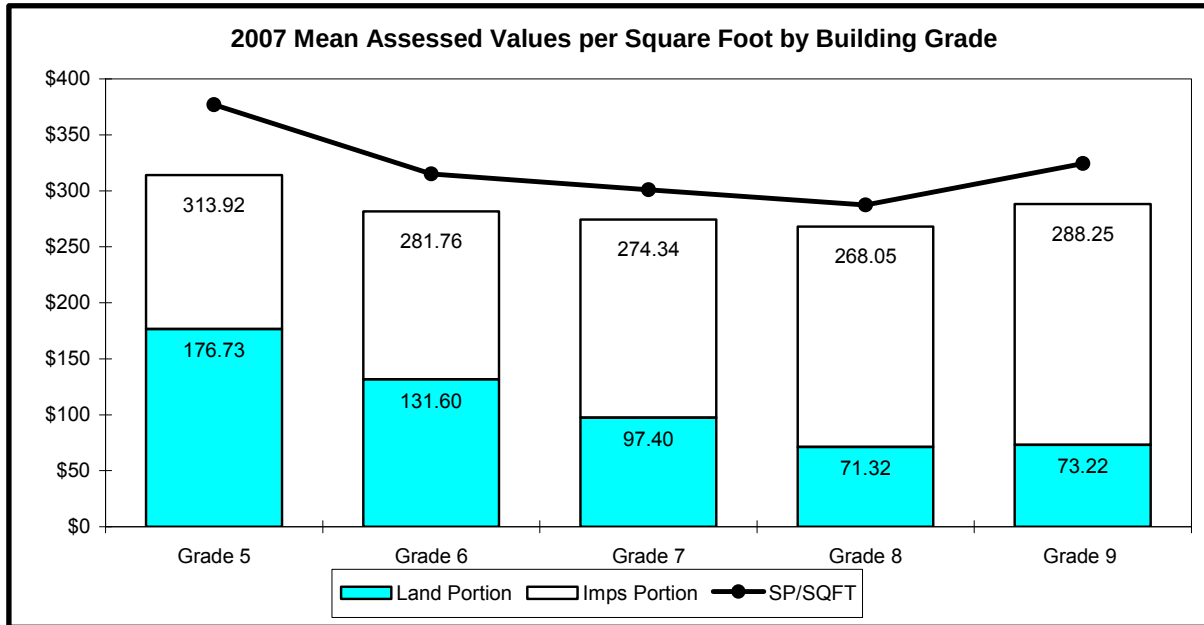
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

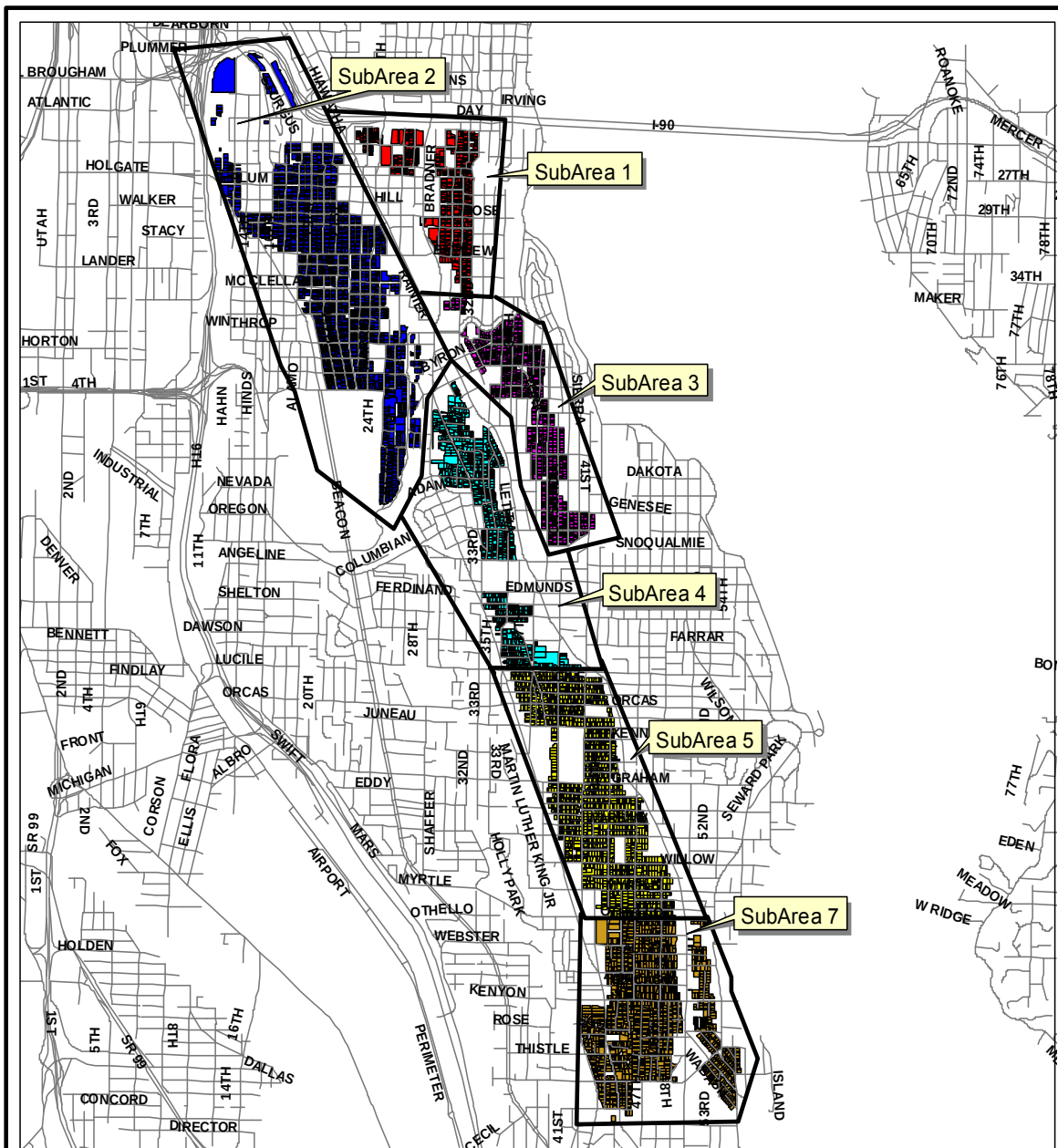


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



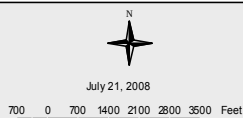
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# Area 21

## SubArea

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July 21, 2008



## Legend

- Street address
- Sub Area
  - 001
  - 002
  - 003
  - 004
  - 005
  - 007



## **Annual Update Process**

***Effective Date of Appraisal: January 1, 2008***

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

### ***King County Revaluation Cycle***

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

### ***Data Utilized***

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

### ***Sales Screening for Improved Parcel Analysis***

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

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

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

## ***Land Update***

Based on the 17 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.15% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.1215, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 1159 usable residential sales in the area.

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

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, townhouses (present use =29) has higher average ratio (assessed value/sales price) than other improvements, so the formula adjust properties with these characteristics upward less than others. Similarly, improvements located in subarea 4 excluding townhouses has higher average ratio than other stratum and formula adjust these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value / (0.9128668 + 0.04463623 if Present use=29 + 0.0540434 if Subarea =4 and Present Use ≠ 29)

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

### ***Improved Parcel Update (continued)***

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value \* 1.057)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value \* 1.057).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\* Any properties excluded from the annual up-date process are noted in Real Property.

### ***Mobile Home Update***

There is no mobile home in Area 21.

### ***Model Validation***

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

## Area 21 Annual Update Model Adjustments

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

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

### Overall (if no other adjustments apply)

9.55%

| Townhouses   | Yes    |
|--------------|--------|
| % Adjustment | -5.11% |

| Sub4 No Townhouses | Yes    |
|--------------------|--------|
| % Adjustment       | -6.12% |

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a townhouse parcel (Present Use = 29) would *approximately* receive a 4.44% upward adjustment (9.55% - 5.11%). 525 parcels in the improved population would receive this adjustment. There were 199 sales.

A parcel located in subarea 4 and excludes townhouses (Present Use  $\neq$  29) would approximately receive a 3.43% upward adjustment (9.55% - 6.12%). 860 parcels in the improved population would receive this adjustment. There were 108 sales.

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

83.88 % of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 98.2.

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                            | 17    | 0.842              | 0.914              | 8.6%           | 0.831               | 0.997               |
| 6                            | 404   | 0.896              | 0.973              | 8.5%           | 0.957               | 0.988               |
| 7                            | 534   | 0.912              | 0.982              | 7.7%           | 0.971               | 0.993               |
| 8                            | 184   | 0.932              | 1.002              | 7.4%           | 0.983               | 1.020               |
| 9                            | 20    | 0.891              | 0.966              | 8.4%           | 0.920               | 1.012               |
| Year Built or Year Renovated | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1900-1920                    | 315   | 0.891              | 0.969              | 8.7%           | 0.952               | 0.986               |
| 1921-1940                    | 156   | 0.872              | 0.952              | 9.1%           | 0.928               | 0.975               |
| 1941-1960                    | 205   | 0.911              | 0.992              | 8.9%           | 0.971               | 1.013               |
| 1961-1980                    | 95    | 0.924              | 1.006              | 8.8%           | 0.978               | 1.033               |
| 1981-1990                    | 15    | 0.973              | 1.060              | 9.0%           | 0.981               | 1.138               |
| 1991-2000                    | 81    | 0.931              | 1.003              | 7.8%           | 0.974               | 1.032               |
| 2001- +                      | 292   | 0.935              | 0.990              | 5.8%           | 0.977               | 1.002               |
| Condition                    | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| Fair                         | 4     | 0.871              | 0.952              | 9.2%           | 0.616               | 1.287               |
| Average                      | 831   | 0.910              | 0.978              | 7.5%           | 0.969               | 0.988               |
| Good                         | 280   | 0.908              | 0.988              | 8.8%           | 0.971               | 1.006               |
| Very Good                    | 44    | 0.919              | 1.004              | 9.3%           | 0.958               | 1.051               |
| Stories                      | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1                            | 587   | 0.897              | 0.975              | 8.7%           | 0.963               | 0.987               |
| 1.5                          | 216   | 0.894              | 0.972              | 8.8%           | 0.952               | 0.992               |
| 2                            | 303   | 0.939              | 1.001              | 6.6%           | 0.987               | 1.015               |
| 2.5                          | 6     | 0.907              | 0.946              | 4.3%           | 0.884               | 1.007               |
| 3                            | 47    | 0.935              | 0.981              | 4.9%           | 0.960               | 1.002               |
| TownHouses                   | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| N                            | 960   | 0.902              | 0.980              | 8.7%           | 0.971               | 0.990               |
| Y                            | 199   | 0.948              | 0.989              | 4.3%           | 0.974               | 1.004               |

## Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 98.2.

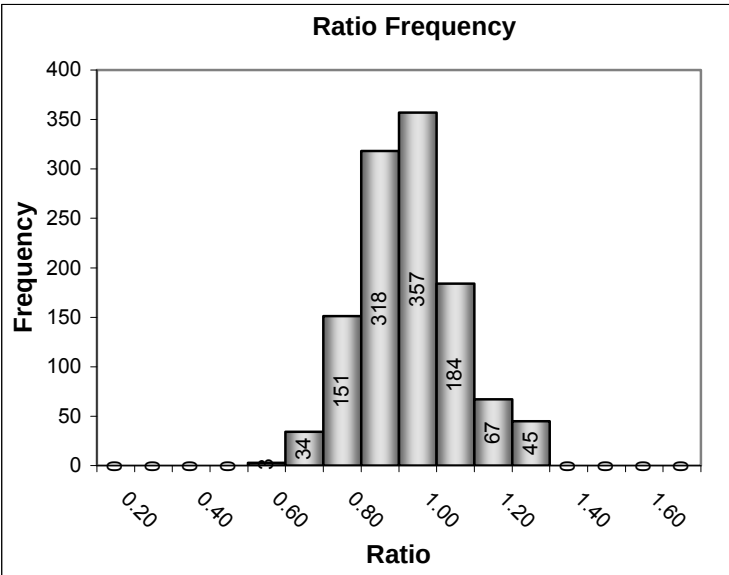
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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

| Above Grade Living Area | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 0-800                   | 98    | 0.881              | 0.957              | 8.7%           | 0.927               | 0.987               |
| 801-1000                | 241   | 0.890              | 0.962              | 8.0%           | 0.945               | 0.979               |
| 1001-1200               | 291   | 0.913              | 0.982              | 7.6%           | 0.965               | 0.998               |
| 1201-1500               | 246   | 0.923              | 0.996              | 7.8%           | 0.978               | 1.014               |
| 1501-2000               | 210   | 0.920              | 0.992              | 7.9%           | 0.975               | 1.010               |
| 2001-2500               | 65    | 0.910              | 0.987              | 8.4%           | 0.952               | 1.022               |
| 2501- +                 | 8     | 0.884              | 0.968              | 9.4%           | 0.889               | 1.047               |
| View Y/N                | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| N                       | 1087  | 0.912              | 0.984              | 7.9%           | 0.975               | 0.992               |
| Y                       | 72    | 0.885              | 0.961              | 8.6%           | 0.931               | 0.992               |
| Wft Y/N                 | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| N                       | 1159  | 0.910              | 0.982              | 7.9%           | 0.974               | 0.990               |
| Y                       | 0     | 0.000              | 0.000              | 0.0%           | N/A                 | N/A                 |
| Sub                     | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1                       | 120   | 0.904              | 0.979              | 8.2%           | 0.955               | 1.003               |
| 2                       | 327   | 0.909              | 0.978              | 7.6%           | 0.964               | 0.993               |
| 3                       | 177   | 0.900              | 0.980              | 8.8%           | 0.959               | 1.001               |
| 4                       | 124   | 0.938              | 0.970              | 3.4%           | 0.944               | 0.997               |
| 5                       | 217   | 0.899              | 0.981              | 9.1%           | 0.961               | 1.000               |
| 7                       | 194   | 0.919              | 1.004              | 9.2%           | 0.984               | 1.024               |
| Lot Size                | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| < 2001                  | 156   | 0.942              | 0.987              | 4.8%           | 0.969               | 1.005               |
| 2001-3000               | 105   | 0.937              | 0.996              | 6.4%           | 0.971               | 1.022               |
| 3001-4000               | 237   | 0.901              | 0.978              | 8.5%           | 0.960               | 0.996               |
| 4001-5000               | 240   | 0.879              | 0.957              | 8.8%           | 0.938               | 0.976               |
| 5001-6000               | 213   | 0.921              | 0.999              | 8.5%           | 0.981               | 1.018               |
| 6001-8000               | 149   | 0.921              | 1.001              | 8.7%           | 0.977               | 1.026               |
| 8001-12000              | 52    | 0.889              | 0.969              | 9.0%           | 0.924               | 1.013               |
| 12001 - +               | 7     | 0.818              | 0.887              | 8.4%           | 0.798               | 0.976               |

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

| District/Team:<br>WC / Team - 2    | Lien Date:<br>01/01/2007 | Date of Report:<br>07/22/2008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Sales Dates:<br>1/2005 - 12/2007 |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
|------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------|-----------|-----------|----|-----------|-----|-----------|-----|-----------|-----|-----------|-----|-----------|----|-----------|----|-----------|---|-----------|---|-----------|---|
| Area<br>21                         | Appr ID:<br>RPAN         | Property Type:<br>1 to 3 Unit Residences                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Adjusted for time?:<br>No        |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| SAMPLE STATISTICS                  |                          |  <p>A histogram titled "Ratio Frequency" showing the distribution of ratios for 1 to 3 unit residences in area 21. The x-axis is labeled "Ratio" and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled "Frequency" and ranges from 0 to 400 in increments of 50. The histogram has 11 bars. The frequencies for each bar are: 34, 151, 318, 357, 184, 67, 45, and then three bars with zero frequency at ratios 1.40, 1.50, and 1.60.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>34</td></tr><tr><td>0.70-0.80</td><td>151</td></tr><tr><td>0.80-0.90</td><td>318</td></tr><tr><td>0.90-1.00</td><td>357</td></tr><tr><td>1.00-1.10</td><td>184</td></tr><tr><td>1.10-1.20</td><td>67</td></tr><tr><td>1.20-1.30</td><td>45</td></tr><tr><td>1.30-1.40</td><td>0</td></tr><tr><td>1.40-1.50</td><td>0</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table> |                                  | Ratio | Frequency | 0.60-0.70 | 34 | 0.70-0.80 | 151 | 0.80-0.90 | 318 | 0.90-1.00 | 357 | 1.00-1.10 | 184 | 1.10-1.20 | 67 | 1.20-1.30 | 45 | 1.30-1.40 | 0 | 1.40-1.50 | 0 | 1.50-1.60 | 0 |
| Ratio                              | Frequency                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 0.60-0.70                          | 34                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 0.70-0.80                          | 151                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 0.80-0.90                          | 318                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 0.90-1.00                          | 357                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 1.00-1.10                          | 184                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 1.10-1.20                          | 67                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 1.20-1.30                          | 45                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 1.30-1.40                          | 0                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 1.40-1.50                          | 0                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 1.50-1.60                          | 0                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Sample size (n)                    | 1159                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Mean Assessed Value                | 331,500                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Mean Sales Price                   | 364,400                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Standard Deviation AV              | 80,159                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Standard Deviation SP              | 99,722                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| ASSESSMENT LEVEL                   |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Arithmetic Mean Ratio              | 0.926                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Median Ratio                       | 0.921                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Weighted Mean Ratio                | 0.910                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| UNIFORMITY                         |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Lowest ratio                       | 0.589                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Highest ratio:                     | 1.279                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Coefficient of Dispersion          | 11.18%                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Standard Deviation                 | 0.131                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Coefficient of Variation           | 14.16%                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Price Related Differential (PRD)   | 1.017                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| RELIABILITY                        |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 95% Confidence: Median             |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Lower limit                        | 0.912                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Upper limit                        | 0.928                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| 95% Confidence: Mean               |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Lower limit                        | 0.918                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Upper limit                        | 0.933                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| SAMPLE SIZE EVALUATION             |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| N (population size)                | 6861                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| B (acceptable error - in decimal)  | 0.05                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| S (estimated from this sample)     | 0.131                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Recommended minimum:               | 27                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Actual sample size:                | 1159                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Conclusion:                        | OK                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| NORMALITY                          |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Binomial Test                      |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| # ratios below mean:               | 599                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| # ratios above mean:               | 560                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| z:                                 | 1.146                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| Conclusion:                        | Normal*                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |
| *i.e. no evidence of non-normality |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |       |           |           |    |           |     |           |     |           |     |           |     |           |    |           |    |           |   |           |   |           |   |

COMMENTS:

1 to 3 Unit Residences throughout area 21.

### COMMENTS:

1 to 3 Unit Residences throughout area 21.

# Annual Update Ratio Study Report (After)

## 2008 Assessments

| District/Team:<br>WC / Team - 2   | Lien Date:<br>01/01/2008 | Date of Report:<br>07/21/2008                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sales Dates:<br>1/2005 - 12/2007 |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
|-----------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------|-----------|-------------|----|-------------|----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|----|-------------|----|
| Area<br>21                        | Appr ID:<br>RPAN         | Property Type:<br>1 to 3 Unit Residences                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Adjusted for time?:<br>No        |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| SAMPLE STATISTICS                 |                          | <div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60 - 0.70</td><td>13</td></tr><tr><td>0.70 - 0.80</td><td>61</td></tr><tr><td>0.80 - 0.90</td><td>202</td></tr><tr><td>0.90 - 1.00</td><td>350</td></tr><tr><td>1.00 - 1.10</td><td>274</td></tr><tr><td>1.10 - 1.20</td><td>156</td></tr><tr><td>1.20 - 1.30</td><td>71</td></tr><tr><td>1.30 - 1.40</td><td>30</td></tr></tbody></table> |                                  | Ratio Range | Frequency | 0.60 - 0.70 | 13 | 0.70 - 0.80 | 61 | 0.80 - 0.90 | 202 | 0.90 - 1.00 | 350 | 1.00 - 1.10 | 274 | 1.10 - 1.20 | 156 | 1.20 - 1.30 | 71 | 1.30 - 1.40 | 30 |
| Ratio Range                       | Frequency                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 0.60 - 0.70                       | 13                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 0.70 - 0.80                       | 61                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 0.80 - 0.90                       | 202                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 0.90 - 1.00                       | 350                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 1.00 - 1.10                       | 274                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 1.10 - 1.20                       | 156                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 1.20 - 1.30                       | 71                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 1.30 - 1.40                       | 30                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Sample size (n)                   | 1159                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Mean Assessed Value               | 357,800                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Mean Sales Price                  | 364,400                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Standard Deviation AV             | 87,332                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Standard Deviation SP             | 99,722                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| ASSESSMENT LEVEL                  |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Arithmetic Mean Ratio             | 0.999                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Median Ratio                      | 0.990                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Weighted Mean Ratio               | 0.982                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| UNIFORMITY                        |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Lowest ratio                      | 0.644                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Highest ratio:                    | 1.400                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Coefficient of Dispersion         | 11.07%                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Standard Deviation                | 0.140                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Coefficient of Variation          | 14.00%                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Price Related Differential (PRD)  | 1.017                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| RELIABILITY                       |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 95% Confidence: Median            |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Lower limit                       | 0.980                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Upper limit                       | 0.997                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| 95% Confidence: Mean              |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Lower limit                       | 0.991                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Upper limit                       | 1.007                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| SAMPLE SIZE EVALUATION            |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| N (population size)               | 6861                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| B (acceptable error - in decimal) | 0.05                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| S (estimated from this sample)    | 0.140                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Recommended minimum:              | 31                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Actual sample size:               | 1159                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Conclusion:                       | OK                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| NORMALITY                         |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Binomial Test                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| # ratios below mean:              | 622                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| # ratios above mean:              | 537                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| z:                                | 2.497                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |
| Conclusion:                       | Non-normal               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |             |           |             |    |             |    |             |     |             |     |             |     |             |     |             |    |             |    |

COMMENTS:

1 to 3 Unit Residences throughout area 21.  
  
Both assessment level and uniformity have been improved by application of the recommended values.

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1 to 3 Unit Residences throughout area 21.

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



## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

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

### ***Residential Building Grades***

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

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address                    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------------------|
| 001      | 149830 | 2956  | 10/19/05  | \$345,000  | 430                | 0             | 5         | 1947            | 5    | 4920     | N    | N           | 2423 S HOLGATE ST                |
| 001      | 690970 | 0385  | 10/26/05  | \$310,000  | 940                | 0             | 5         | 1918            | 3    | 5500     | Y    | N           | 1542 30TH AVE S                  |
| 001      | 027200 | 0375  | 11/12/07  | \$265,000  | 1500               | 0             | 5         | 1930            | 4    | 2800     | N    | N           | 2608 S GRAND ST                  |
| 001      | 149830 | 2980  | 8/7/07    | \$295,000  | 660                | 0             | 6         | 1978            | 3    | 5040     | N    | N           | 1915 25TH AVE S                  |
| 001      | 149830 | 4000  | 7/31/07   | \$425,000  | 810                | 0             | 6         | 1924            | 3    | 4100     | N    | N           | 2916 S HILL ST                   |
| 001      | 539360 | 1605  | 6/30/05   | \$262,500  | 850                | 0             | 6         | 1947            | 3    | 6000     | Y    | N           | 2306 28TH AVE S                  |
| 001      | 169590 | 0120  | 12/5/05   | \$405,000  | 860                | 0             | 6         | 1925            | 4    | 3600     | N    | N           | 1906 30TH AVE S                  |
| 001      | 066900 | 0025  | 3/1/06    | \$368,000  | 900                | 0             | 6         | 1920            | 4    | 3700     | N    | N           | 1924 30TH AVE S                  |
| 001      | 027200 | 0165  | 8/2/05    | \$320,000  | 900                | 500           | 6         | 1908            | 4    | 4000     | N    | N           | 1522 25TH AVE S                  |
| 001      | 027200 | 0100  | 11/19/06  | \$352,000  | 950                | 0             | 6         | 1929            | 3    | 4000     | N    | N           | 1725 26TH AVE S                  |
| 001      | 027200 | 0120  | 9/27/06   | \$348,000  | 950                | 0             | 6         | 1967            | 4    | 4000     | N    | N           | 1709 26TH AVE S                  |
| 001      | 027200 | 0395  | 3/17/05   | \$256,000  | 950                | 0             | 6         | 1962            | 3    | 2800     | N    | N           | 2612 S GRAND ST                  |
| 001      | 149830 | 2800  | 11/22/05  | \$300,000  | 1010               | 460           | 6         | 1906            | 4    | 4800     | N    | N           | 2029 24TH AVE S                  |
| 001      | 027200 | 0170  | 5/10/06   | \$450,000  | 1060               | 530           | 6         | 1910            | 3    | 7075     | N    | N           | 1528 25TH AVE S                  |
| 001      | 149830 | 4065  | 6/7/05    | \$463,000  | 1090               | 0             | 6         | 1923            | 4    | 5000     | N    | N           | 1908 29TH AVE S                  |
| 001      | 539360 | 1600  | 10/13/05  | \$349,000  | 1130               | 0             | 6         | 1947            | 3    | 6000     | Y    | N           | 2312 28TH AVE S                  |
| 001      | 149830 | 2845  | 3/29/05   | \$288,000  | 1170               | 0             | 6         | 1908            | 4    | 4800     | N    | N           | 1900 23RD AVE S                  |
| 001      | 182230 | 0045  | 5/17/06   | \$375,000  | 1230               | 260           | 6         | 1904            | 3    | 3500     | N    | N           | 1717 22ND AVE S                  |
| 001      | 182230 | 0130  | 7/18/06   | \$330,500  | 1500               | 0             | 6         | 1904            | 3    | 3811     | N    | N           | 1526 22ND AVE S                  |
| 001      | 885000 | 0965  | 7/7/05    | \$280,000  | 1670               | 0             | 6         | 1905            | 4    | 3000     | N    | N           | 1512 21ST AVE S                  |
| 001      | 539360 | 1725  | 6/8/06    | \$467,000  | 870                | 690           | 7         | 2004            | 3    | 2500     | N    | N           | 2313 30TH AVE S                  |
| 001      | 027200 | 0880  | 8/8/06    | \$594,000  | 880                | 700           | 7         | 1916            | 4    | 4000     | Y    | N           | 1721 BRADNER PL S                |
| 001      | 027200 | 0635  | 3/26/07   | \$280,000  | 908                | 0             | 7         | 1998            | 3    | 2837     | N    | N           | 1722 MARTIN LUTHER KING JR WAY S |
| 001      | 209020 | 0045  | 3/23/05   | \$472,000  | 930                | 0             | 7         | 1919            | 4    | 4050     | N    | N           | 3007 S WALKER ST                 |
| 001      | 673870 | 0050  | 6/29/05   | \$425,000  | 940                | 0             | 7         | 1920            | 4    | 4040     | N    | N           | 2100 30TH AVE S                  |
| 001      | 795400 | 0125  | 4/15/05   | \$418,000  | 940                | 940           | 7         | 1957            | 3    | 5978     | N    | N           | 2707 30TH AVE S                  |
| 001      | 149830 | 2854  | 7/5/06    | \$270,000  | 960                | 240           | 7         | 1960            | 3    | 4800     | N    | N           | 2321 S HOLGATE ST                |
| 001      | 765910 | 0030  | 3/5/07    | \$480,000  | 980                | 850           | 7         | 2006            | 3    | 3008     | Y    | N           | 2207 S ATLANTIC ST               |
| 001      | 570000 | 0170  | 1/12/06   | \$347,000  | 1020               | 0             | 7         | 1923            | 3    | 4200     | N    | N           | 2530 30TH AVE S                  |
| 001      | 539360 | 1615  | 2/3/06    | \$290,000  | 1040               | 0             | 7         | 1959            | 3    | 6000     | N    | N           | 2301 29TH AVE S                  |
| 001      | 570000 | 0105  | 5/26/05   | \$420,000  | 1040               | 550           | 7         | 1921            | 5    | 5000     | N    | N           | 2327 31ST AVE S                  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address                    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------------------|
| 001      | 673870 | 0060  | 11/20/07  | \$555,000  | 1050               | 400           | 7         | 1931            | 3    | 3914     | N    | N           | 2110 30TH AVE S                  |
| 001      | 027200 | 0420  | 2/14/05   | \$200,000  | 1056               | 0             | 7         | 1998            | 3    | 1309     | N    | N           | 1721 MARTIN LUTHER KING JR WAY S |
| 001      | 027200 | 0445  | 7/16/07   | \$265,000  | 1059               | 0             | 7         | 1998            | 3    | 1308     | N    | N           | 1711 MARTIN LUTHER KING JR WAY S |
| 001      | 027200 | 0425  | 4/11/06   | \$237,950  | 1059               | 0             | 7         | 1998            | 3    | 1309     | N    | N           | 1719 MARTIN LUTHER KING JR WAY S |
| 001      | 182230 | 0050  | 3/2/06    | \$265,000  | 1060               | 770           | 7         | 1953            | 3    | 4469     | N    | N           | 1513 22ND AVE S                  |
| 001      | 027200 | 0940  | 5/8/06    | \$535,000  | 1080               | 1000          | 7         | 1964            | 4    | 4000     | N    | N           | 1705 29TH AVE S                  |
| 001      | 027200 | 0390  | 2/7/07    | \$279,000  | 1082               | 0             | 7         | 1998            | 3    | 1773     | N    | N           | 1731 MARTIN LUTHER KING JR WAY S |
| 001      | 811110 | 0040  | 9/19/05   | \$437,000  | 1120               | 0             | 7         | 1908            | 4    | 3960     | N    | N           | 1806 29TH AVE S                  |
| 001      | 027200 | 0030  | 5/26/06   | \$447,000  | 1140               | 1050          | 7         | 1999            | 3    | 4000     | N    | N           | 1714 25TH AVE S                  |
| 001      | 027200 | 0480  | 6/15/07   | \$337,000  | 1192               | 0             | 7         | 1998            | 3    | 3500     | Y    | N           | 1735 28TH AVE S                  |
| 001      | 027200 | 0535  | 8/10/06   | \$332,500  | 1192               | 0             | 7         | 1998            | 3    | 3185     | Y    | N           | 1721 28TH AVE S                  |
| 001      | 027200 | 0345  | 6/14/06   | \$349,950  | 1310               | 0             | 7         | 1998            | 3    | 2997     | N    | N           | 1728 26TH AVE S                  |
| 001      | 027200 | 0305  | 5/11/06   | \$342,000  | 1310               | 0             | 7         | 1998            | 3    | 2996     | N    | N           | 1704 26TH AVE S                  |
| 001      | 149830 | 4045  | 4/27/05   | \$490,000  | 1380               | 670           | 7         | 1926            | 4    | 5000     | N    | N           | 1912 29TH AVE S                  |
| 001      | 027200 | 0380  | 11/20/06  | \$389,000  | 1389               | 0             | 7         | 1998            | 3    | 4483     | N    | N           | 1739 MARTIN LUTHER KING JR WAY S |
| 001      | 570000 | 0080  | 7/30/07   | \$610,000  | 1390               | 0             | 7         | 1924            | 3    | 5800     | N    | N           | 2345 31ST AVE S                  |
| 001      | 539360 | 1635  | 11/21/05  | \$391,000  | 1390               | 830           | 7         | 1925            | 4    | 6000     | Y    | N           | 2321 29TH AVE S                  |
| 001      | 388190 | 0666  | 3/8/05    | \$339,950  | 1390               | 770           | 7         | 1911            | 3    | 1350     | N    | N           | 2510 S HOLGATE ST                |
| 001      | 570000 | 0240  | 10/19/07  | \$525,000  | 1410               | 0             | 7         | 1925            | 3    | 4240     | N    | N           | 2714 30TH AVE S                  |
| 001      | 570000 | 0280  | 6/27/06   | \$495,000  | 1500               | 600           | 7         | 1921            | 3    | 5000     | N    | N           | 2733 31ST AVE S                  |
| 001      | 027200 | 0300  | 8/1/06    | \$360,000  | 1510               | 0             | 7         | 1998            | 3    | 3495     | N    | N           | 1700 26TH AVE S                  |
| 001      | 066900 | 0075  | 11/20/07  | \$659,000  | 1540               | 0             | 7         | 1926            | 3    | 4500     | N    | N           | 1925 31ST AVE S                  |
| 001      | 209020 | 0030  | 9/11/06   | \$732,000  | 1720               | 800           | 7         | 1923            | 5    | 4300     | N    | N           | 2117 31ST AVE S                  |
| 001      | 209020 | 0035  | 6/29/06   | \$562,500  | 1850               | 0             | 7         | 1908            | 3    | 4000     | N    | N           | 2113 31ST AVE S                  |
| 001      | 209020 | 0035  | 6/22/06   | \$562,500  | 1850               | 0             | 7         | 1908            | 3    | 4000     | N    | N           | 2113 31ST AVE S                  |
| 001      | 570000 | 0085  | 6/29/06   | \$665,000  | 2020               | 400           | 7         | 2006            | 3    | 5336     | N    | N           | 2341 31ST AVE S                  |
| 001      | 570000 | 0045  | 5/11/07   | \$669,000  | 2040               | 0             | 7         | 1925            | 4    | 4080     | N    | N           | 2348 30TH AVE S                  |
| 001      | 016100 | 0065  | 2/23/07   | \$650,000  | 2070               | 900           | 7         | 1913            | 5    | 4000     | Y    | N           | 1704 30TH AVE S                  |
| 001      | 673870 | 0035  | 10/3/05   | \$590,000  | 2110               | 0             | 7         | 1916            | 3    | 4000     | N    | N           | 2013 31ST AVE S                  |
| 001      | 027200 | 0830  | 10/10/07  | \$513,000  | 1030               | 520           | 8         | 1998            | 3    | 5812     | Y    | N           | 1744 28TH AVE S                  |
| 001      | 027200 | 0830  | 6/10/05   | \$429,000  | 1030               | 520           | 8         | 1998            | 3    | 5812     | Y    | N           | 1744 28TH AVE S                  |
| 001      | 570000 | 0050  | 10/26/05  | \$606,000  | 1140               | 500           | 8         | 1928            | 4    | 4080     | N    | N           | 2354 30TH AVE S                  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 001      | 765910 | 0037  | 11/1/06   | \$435,000  | 1150               | 150           | 8         | 2004            | 3    | 2088     | Y    | N           | 1500 22ND AVE S   |
| 001      | 912200 | 1335  | 11/5/07   | \$595,000  | 1210               | 180           | 8         | 1931            | 3    | 4500     | N    | N           | 2347 30TH AVE S   |
| 001      | 029900 | 0046  | 12/27/06  | \$499,950  | 1300               | 380           | 8         | 2006            | 3    | 2106     | N    | N           | 1511 A 23RD AVE S |
| 001      | 029900 | 0048  | 12/26/06  | \$499,950  | 1300               | 380           | 8         | 2006            | 3    | 2131     | N    | N           | 1511 B 23RD AVE S |
| 001      | 029900 | 0050  | 5/8/06    | \$445,000  | 1300               | 380           | 8         | 2006            | 3    | 2123     | N    | N           | 1515 A 23RD AVE S |
| 001      | 029900 | 0052  | 3/23/06   | \$445,000  | 1300               | 380           | 8         | 2006            | 3    | 2092     | N    | N           | 1515 B 23RD AVE S |
| 001      | 673870 | 0040  | 4/21/05   | \$599,500  | 1300               | 1300          | 8         | 1912            | 5    | 5000     | N    | N           | 2009 31ST AVE S   |
| 001      | 027200 | 0020  | 7/28/05   | \$368,000  | 1350               | 900           | 8         | 1996            | 3    | 4000     | N    | N           | 1704 25TH AVE S   |
| 001      | 539410 | 0010  | 3/5/05    | \$487,500  | 1390               | 1000          | 8         | 1953            | 3    | 4700     | N    | N           | 2212 29TH AVE S   |
| 001      | 570000 | 0070  | 1/5/07    | \$619,000  | 1430               | 810           | 8         | 1925            | 4    | 5800     | N    | N           | 2355 31ST AVE S   |
| 001      | 690970 | 0340  | 2/16/07   | \$667,000  | 1430               | 560           | 8         | 1927            | 5    | 3000     | Y    | N           | 1510 30TH AVE S   |
| 001      | 066900 | 0060  | 8/15/06   | \$510,000  | 1510               | 60            | 8         | 1996            | 3    | 2500     | N    | N           | 1910 30TH AVE S   |
| 001      | 029900 | 0037  | 5/18/07   | \$392,000  | 1520               | 140           | 8         | 2006            | 3    | 1633     | N    | N           | 1517 A 23RD AVE S |
| 001      | 029900 | 0043  | 8/3/06    | \$470,000  | 1520               | 140           | 8         | 2006            | 3    | 1705     | N    | N           | 1509 A 23RD AVE S |
| 001      | 029900 | 0041  | 8/1/06    | \$470,000  | 1520               | 140           | 8         | 2006            | 3    | 1634     | N    | N           | 1509 B 23RD AVE S |
| 001      | 029900 | 0037  | 6/16/06   | \$465,000  | 1520               | 140           | 8         | 2006            | 3    | 1633     | N    | N           | 1517 A 23RD AVE S |
| 001      | 029900 | 0039  | 6/12/06   | \$453,000  | 1520               | 140           | 8         | 2006            | 3    | 1969     | N    | N           | 1513 23RD AVE S   |
| 001      | 029900 | 0037  | 5/8/06    | \$454,000  | 1520               | 140           | 8         | 2006            | 3    | 1633     | N    | N           | 1517 A 23RD AVE S |
| 001      | 239460 | 0125  | 6/12/07   | \$389,500  | 1650               | 0             | 8         | 2007            | 3    | 1430     | N    | N           | 1733 25TH AVE S   |
| 001      | 239460 | 0124  | 6/12/07   | \$389,500  | 1650               | 0             | 8         | 2007            | 3    | 1435     | N    | N           | 1727 25TH AVE S   |
| 001      | 239460 | 0116  | 6/12/07   | \$389,500  | 1650               | 0             | 8         | 2007            | 3    | 1438     | N    | N           | 1721 25TH AVE S   |
| 001      | 239460 | 0123  | 6/5/07    | \$396,500  | 1650               | 0             | 8         | 2007            | 3    | 1433     | N    | N           | 1731 25TH AVE S   |
| 001      | 239460 | 0126  | 5/29/07   | \$389,500  | 1650               | 0             | 8         | 2007            | 3    | 1432     | N    | N           | 1729 25TH AVE S   |
| 001      | 239460 | 0134  | 5/27/07   | \$389,500  | 1650               | 0             | 8         | 2007            | 3    | 1417     | N    | N           | 1741 25TH AVE S   |
| 001      | 239460 | 0132  | 5/24/07   | \$389,500  | 1650               | 0             | 8         | 2007            | 3    | 1421     | N    | N           | 1739 25TH AVE S   |
| 001      | 239460 | 0118  | 3/13/07   | \$419,000  | 1650               | 0             | 8         | 2007            | 3    | 1442     | N    | N           | 1719 25TH AVE S   |
| 001      | 570000 | 0020  | 11/29/06  | \$639,500  | 1690               | 800           | 8         | 1918            | 5    | 3920     | N    | N           | 2330 30TH AVE S   |
| 001      | 570000 | 0195  | 12/11/06  | \$615,000  | 1730               | 0             | 8         | 1926            | 4    | 5000     | N    | N           | 2527 31ST AVE S   |
| 001      | 674570 | 0010  | 3/14/06   | \$575,000  | 1730               | 0             | 8         | 1914            | 4    | 5170     | N    | N           | 3000 S COLLEGE ST |
| 001      | 570000 | 0015  | 6/16/05   | \$515,000  | 1760               | 180           | 8         | 1931            | 4    | 3880     | N    | N           | 2324 30TH AVE S   |
| 001      | 570000 | 0090  | 9/1/06    | \$640,000  | 1840               | 0             | 8         | 1925            | 4    | 4872     | N    | N           | 2337 31ST AVE S   |
| 001      | 570000 | 0215  | 3/25/05   | \$556,950  | 1890               | 500           | 8         | 1926            | 3    | 5000     | N    | N           | 2509 31ST AVE S   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 001      | 570000 | 0215  | 3/10/05   | \$556,950  | 1890               | 500           | 8         | 1926            | 3    | 5000     | N    | N           | 2509 31ST AVE S     |
| 001      | 149830 | 4080  | 4/20/05   | \$700,000  | 1970               | 0             | 8         | 1923            | 5    | 5000     | N    | N           | 1902 29TH AVE S     |
| 001      | 239460 | 0121  | 6/29/07   | \$449,500  | 2010               | 0             | 8         | 2007            | 3    | 2149     | N    | N           | 1735 25TH AVE S     |
| 001      | 239460 | 0136  | 6/22/07   | \$469,500  | 2010               | 0             | 8         | 2007            | 3    | 2174     | N    | N           | 1737 25TH AVE S     |
| 001      | 239460 | 0120  | 6/14/07   | \$475,000  | 2010               | 0             | 8         | 2007            | 3    | 2132     | N    | N           | 1723 25TH AVE S     |
| 001      | 239460 | 0122  | 5/29/07   | \$449,500  | 2010               | 0             | 8         | 2007            | 3    | 2146     | N    | N           | 1725 25TH AVE S     |
| 001      | 149830 | 3885  | 12/26/06  | \$580,000  | 2010               | 240           | 8         | 1930            | 4    | 3240     | N    | N           | 2105 30TH AVE S     |
| 001      | 149830 | 3875  | 4/5/07    | \$609,000  | 2020               | 600           | 8         | 1933            | 3    | 4000     | N    | N           | 2102 29TH AVE S     |
| 001      | 912200 | 1323  | 7/21/05   | \$509,000  | 2200               | 0             | 8         | 1998            | 3    | 4500     | N    | N           | 2359 30TH AVE S     |
| 001      | 811110 | 0090  | 1/9/07    | \$558,000  | 2310               | 0             | 8         | 1999            | 3    | 5940     | N    | N           | 2808 S HOLGATE ST   |
| 001      | 674570 | 0050  | 9/24/07   | \$843,000  | 2320               | 500           | 8         | 1915            | 3    | 5900     | N    | N           | 2307 31ST AVE S     |
| 001      | 539360 | 1660  | 4/11/07   | \$600,000  | 3160               | 0             | 8         | 1966            | 3    | 6000     | Y    | N           | 2803 S WALKER ST    |
| 001      | 149830 | 2870  | 9/12/07   | \$353,000  | 1190               | 0             | 9         | 2003            | 3    | 1513     | N    | N           | 1913 C 24TH AVE S   |
| 001      | 149830 | 2868  | 6/26/07   | \$362,000  | 1190               | 0             | 9         | 2003            | 3    | 1050     | N    | N           | 1913 B 24TH AVE S   |
| 001      | 149830 | 2872  | 2/10/06   | \$319,999  | 1190               | 0             | 9         | 2003            | 3    | 1513     | N    | N           | 1915 C 24TH AVE S   |
| 001      | 690970 | 0345  | 11/17/05  | \$501,500  | 1440               | 0             | 9         | 2005            | 3    | 3000     | Y    | N           | 1512 30TH AVE S     |
| 001      | 027200 | 0945  | 7/26/05   | \$790,000  | 1730               | 570           | 9         | 2000            | 3    | 4000     | Y    | N           | 1701 29TH AVE S     |
| 001      | 149830 | 3820  | 11/23/05  | \$720,000  | 1960               | 850           | 9         | 2005            | 3    | 6000     | N    | N           | 2103 29TH AVE S     |
| 001      | 673870 | 0075  | 11/6/07   | \$666,700  | 2100               | 780           | 9         | 2000            | 3    | 4000     | N    | N           | 2101 31ST AVE S     |
| 001      | 570000 | 0130  | 6/1/06    | \$780,000  | 2140               | 640           | 9         | 2006            | 3    | 4100     | N    | N           | 2311 31ST AVE S     |
| 001      | 016100 | 0005  | 3/7/07    | \$690,000  | 2240               | 0             | 9         | 1993            | 3    | 3808     | Y    | N           | 1701 30TH AVE S     |
| 001      | 016100 | 0005  | 1/17/05   | \$529,000  | 2240               | 0             | 9         | 1993            | 3    | 3808     | Y    | N           | 1701 30TH AVE S     |
| 001      | 570000 | 0060  | 7/24/06   | \$845,000  | 2400               | 600           | 9         | 1925            | 5    | 6180     | N    | N           | 2360 30TH AVE S     |
| 001      | 027200 | 0875  | 6/30/05   | \$895,000  | 2500               | 1080          | 9         | 2005            | 3    | 4000     | Y    | N           | 1731 BRADNER PL S   |
| 001      | 149830 | 3740  | 10/25/06  | \$765,000  | 2660               | 0             | 9         | 1999            | 3    | 6000     | Y    | N           | 2010 28TH AVE S     |
| 002      | 811610 | 0145  | 5/31/06   | \$231,750  | 690                | 0             | 5         | 1944            | 3    | 4300     | N    | N           | 3214 MORSE AVE S    |
| 002      | 308300 | 0070  | 6/23/05   | \$185,000  | 730                | 0             | 5         | 1918            | 3    | 4000     | N    | N           | 3016 21ST AVE S     |
| 002      | 885000 | 0625  | 10/25/05  | \$250,000  | 560                | 0             | 6         | 1918            | 3    | 3000     | N    | N           | 1526 19TH AVE S     |
| 002      | 797010 | 0025  | 9/22/06   | \$284,000  | 625                | 510           | 6         | 1924            | 3    | 3760     | Y    | N           | 3318 24TH AVE S     |
| 002      | 308300 | 0315  | 3/30/06   | \$239,950  | 640                | 0             | 6         | 1946            | 3    | 6000     | N    | N           | 2116 S MCCLELLAN ST |
| 002      | 059700 | 0114  | 6/5/06    | \$305,000  | 700                | 0             | 6         | 1947            | 3    | 4488     | N    | N           | 2010 S HANFORD ST   |
| 002      | 116600 | 0165  | 9/25/07   | \$260,000  | 720                | 0             | 6         | 1943            | 3    | 4000     | N    | N           | 1918 S LANDER ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002      | 816160 | 0031  | 3/16/06   | \$300,000  | 730                | 0             | 6         | 1954            | 3    | 5272     | N    | N           | 3223 21ST AVE S     |
| 002      | 116600 | 0100  | 10/21/05  | \$309,000  | 740                | 440           | 6         | 1919            | 3    | 3700     | N    | N           | 2603 20TH AVE S     |
| 002      | 754830 | 0441  | 11/6/06   | \$312,000  | 760                | 0             | 6         | 1913            | 3    | 3001     | N    | N           | 1761 17TH AVE S     |
| 002      | 531210 | 0045  | 6/6/06    | \$370,000  | 760                | 500           | 6         | 1918            | 3    | 3916     | Y    | N           | 3409 20TH AVE S     |
| 002      | 885000 | 0560  | 12/5/05   | \$284,000  | 760                | 0             | 6         | 1905            | 4    | 3500     | N    | N           | 1535 19TH AVE S     |
| 002      | 142630 | 0961  | 4/11/07   | \$322,900  | 780                | 0             | 6         | 1924            | 3    | 6076     | Y    | N           | 3916 24TH AVE S     |
| 002      | 308300 | 0810  | 12/1/06   | \$357,000  | 780                | 0             | 6         | 1949            | 3    | 4000     | N    | N           | 3012 22ND AVE S     |
| 002      | 149830 | 1614  | 1/19/06   | \$280,000  | 790                | 0             | 6         | 1919            | 3    | 4470     | N    | N           | 1922 18TH AVE S     |
| 002      | 754830 | 0115  | 6/14/07   | \$399,000  | 820                | 670           | 6         | 1926            | 4    | 3000     | N    | N           | 1537 15TH AVE S     |
| 002      | 307950 | 0030  | 6/13/06   | \$250,000  | 820                | 0             | 6         | 1908            | 3    | 4000     | N    | N           | 1711 S WAITE ST     |
| 002      | 754830 | 0505  | 11/18/05  | \$350,000  | 820                | 700           | 6         | 1921            | 3    | 3999     | N    | N           | 1761 18TH AVE S     |
| 002      | 754830 | 0115  | 8/3/05    | \$325,000  | 820                | 670           | 6         | 1926            | 4    | 3000     | N    | N           | 1537 15TH AVE S     |
| 002      | 307950 | 0030  | 6/17/05   | \$215,000  | 820                | 0             | 6         | 1908            | 3    | 4000     | N    | N           | 1711 S WAITE ST     |
| 002      | 912200 | 0565  | 4/1/05    | \$366,000  | 830                | 0             | 6         | 1923            | 3    | 4000     | N    | N           | 1714 S BAYVIEW ST   |
| 002      | 149830 | 0545  | 3/22/05   | \$307,500  | 830                | 0             | 6         | 1929            | 3    | 6000     | Y    | N           | 1911 12TH AVE S     |
| 002      | 731990 | 0225  | 6/1/07    | \$310,000  | 850                | 400           | 6         | 1912            | 3    | 1248     | N    | N           | 1801 S MCCLELLAN ST |
| 002      | 731990 | 0225  | 2/22/06   | \$278,000  | 850                | 400           | 6         | 1912            | 3    | 1248     | N    | N           | 1801 S MCCLELLAN ST |
| 002      | 154110 | 0080  | 1/25/05   | \$334,950  | 850                | 850           | 6         | 1947            | 3    | 5520     | N    | N           | 3217 25TH AVE S     |
| 002      | 308300 | 0740  | 4/23/07   | \$329,500  | 860                | 0             | 6         | 1947            | 3    | 4000     | N    | N           | 2202 S STEVENS ST   |
| 002      | 539360 | 1110  | 5/24/06   | \$300,000  | 860                | 660           | 6         | 1905            | 4    | 6000     | N    | N           | 2207 22ND AVE S     |
| 002      | 149830 | 1549  | 9/8/05    | \$260,000  | 860                | 0             | 6         | 1949            | 3    | 4200     | N    | N           | 1716 S HILL ST      |
| 002      | 539360 | 1110  | 6/27/05   | \$303,000  | 860                | 660           | 6         | 1905            | 4    | 6000     | N    | N           | 2207 22ND AVE S     |
| 002      | 116600 | 0105  | 8/5/05    | \$312,600  | 890                | 0             | 6         | 1919            | 3    | 3700     | N    | N           | 2607 20TH AVE S     |
| 002      | 539360 | 0870  | 4/14/05   | \$320,000  | 900                | 200           | 6         | 1942            | 3    | 7000     | N    | N           | 1822 S COLLEGE ST   |
| 002      | 149830 | 1295  | 8/28/07   | \$380,000  | 910                | 0             | 6         | 1909            | 3    | 6000     | N    | N           | 1911 17TH AVE S     |
| 002      | 798190 | 0050  | 8/29/06   | \$395,000  | 910                | 200           | 6         | 1912            | 4    | 3175     | Y    | N           | 3321 20TH AVE S     |
| 002      | 149830 | 1295  | 6/12/06   | \$235,000  | 910                | 0             | 6         | 1909            | 3    | 6000     | N    | N           | 1911 17TH AVE S     |
| 002      | 754830 | 0460  | 8/31/05   | \$297,000  | 910                | 130           | 6         | 1913            | 3    | 4502     | N    | N           | 1767 17TH AVE S     |
| 002      | 116600 | 0020  | 5/2/05    | \$310,000  | 910                | 0             | 6         | 1928            | 3    | 4000     | N    | N           | 1931 S BAYVIEW ST   |
| 002      | 194480 | 0125  | 12/26/07  | \$424,000  | 920                | 800           | 6         | 1919            | 3    | 8442     | N    | N           | 3327 27TH AVE S     |
| 002      | 272920 | 0010  | 8/3/06    | \$350,000  | 920                | 0             | 6         | 1919            | 5    | 2750     | N    | N           | 2109 S HORTON ST    |
| 002      | 885000 | 0330  | 4/7/06    | \$300,000  | 920                | 0             | 6         | 1916            | 4    | 3000     | N    | N           | 1543 17TH AVE S     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002      | 816160 | 0076  | 10/17/05  | \$355,000  | 940                | 910           | 6         | 1914            | 4    | 3231     | N    | N           | 2003 S HANFORD ST   |
| 002      | 168340 | 0050  | 5/27/05   | \$321,000  | 940                | 0             | 6         | 1901            | 3    | 2575     | N    | N           | 1308 S COLLEGE ST   |
| 002      | 059700 | 0390  | 10/21/05  | \$300,000  | 950                | 0             | 6         | 1921            | 3    | 4210     | N    | N           | 3014 18TH AVE S     |
| 002      | 059700 | 0150  | 9/6/05    | \$336,000  | 960                | 0             | 6         | 1932            | 3    | 4751     | N    | N           | 3033 21ST AVE S     |
| 002      | 885000 | 0245  | 2/17/07   | \$420,000  | 980                | 400           | 6         | 1906            | 4    | 6000     | Y    | N           | 1534 STURGUS AVE S  |
| 002      | 531210 | 0015  | 8/16/06   | \$479,000  | 980                | 600           | 6         | 1916            | 4    | 3329     | Y    | N           | 3412 19TH AVE S     |
| 002      | 531210 | 0015  | 1/11/06   | \$390,000  | 980                | 600           | 6         | 1916            | 4    | 3329     | Y    | N           | 3412 19TH AVE S     |
| 002      | 308400 | 1415  | 7/28/05   | \$199,900  | 980                | 740           | 6         | 1920            | 3    | 1920     | N    | N           | 2361 S BAYVIEW ST   |
| 002      | 059700 | 0350  | 3/4/05    | \$334,000  | 980                | 0             | 6         | 1924            | 3    | 3557     | Y    | N           | 3001 19TH AVE S     |
| 002      | 307950 | 0175  | 9/18/07   | \$425,000  | 990                | 660           | 6         | 1928            | 4    | 4000     | N    | N           | 2610 18TH AVE S     |
| 002      | 308300 | 0275  | 9/7/06    | \$339,950  | 1010               | 0             | 6         | 1913            | 3    | 4000     | N    | N           | 2712 21ST AVE S     |
| 002      | 713330 | 0390  | 5/12/05   | \$315,000  | 1020               | 0             | 6         | 1910            | 4    | 4000     | N    | N           | 1604 S ATLANTIC ST  |
| 002      | 116600 | 0045  | 4/19/06   | \$331,400  | 1040               | 250           | 6         | 1902            | 4    | 4000     | N    | N           | 1911 S BAYVIEW ST   |
| 002      | 912200 | 0539  | 12/22/05  | \$312,500  | 1040               | 520           | 6         | 1909            | 3    | 3000     | Y    | N           | 1706 S BAYVIEW ST   |
| 002      | 713280 | 0345  | 10/26/05  | \$225,000  | 1050               | 0             | 6         | 1900            | 5    | 4000     | N    | N           | 1105 STURGUS AVE S  |
| 002      | 912200 | 0970  | 6/14/07   | \$247,500  | 1060               | 0             | 6         | 1940            | 3    | 6000     | N    | N           | 2341 24TH AVE S     |
| 002      | 149830 | 1935  | 2/7/07    | \$255,000  | 1060               | 0             | 6         | 1903            | 3    | 6000     | N    | N           | 1910 19TH AVE S     |
| 002      | 308300 | 1005  | 3/30/06   | \$255,500  | 1060               | 690           | 6         | 1941            | 4    | 4000     | N    | N           | 3014 23RD AVE S     |
| 002      | 811610 | 0186  | 5/17/07   | \$413,000  | 1070               | 230           | 6         | 1914            | 4    | 3567     | N    | N           | 3220 CHEASTY BLVD S |
| 002      | 811610 | 0186  | 5/18/05   | \$379,000  | 1070               | 230           | 6         | 1914            | 4    | 3567     | N    | N           | 3220 CHEASTY BLVD S |
| 002      | 731990 | 0145  | 5/20/05   | \$308,050  | 1100               | 0             | 6         | 1925            | 3    | 6144     | N    | N           | 2717 18TH AVE S     |
| 002      | 912200 | 0451  | 11/28/05  | \$370,000  | 1110               | 0             | 6         | 1927            | 3    | 4000     | N    | N           | 1610 S BAYVIEW ST   |
| 002      | 912200 | 0450  | 8/30/05   | \$370,000  | 1110               | 700           | 6         | 1928            | 3    | 4000     | N    | N           | 2356 16TH AVE S     |
| 002      | 912200 | 0761  | 4/20/05   | \$275,000  | 1110               | 0             | 6         | 1951            | 3    | 6000     | N    | N           | 2016 S BAYVIEW ST   |
| 002      | 308300 | 0785  | 2/13/06   | \$365,000  | 1130               | 0             | 6         | 1921            | 4    | 4000     | N    | N           | 2915 23RD AVE S     |
| 002      | 539460 | 0115  | 12/11/07  | \$226,000  | 1140               | 0             | 6         | 1948            | 3    | 6000     | N    | N           | 2331 19TH AVE S     |
| 002      | 059700 | 0085  | 6/28/07   | \$396,950  | 1140               | 0             | 6         | 1940            | 3    | 4000     | N    | N           | 3036 20TH AVE S     |
| 002      | 731990 | 0275  | 3/22/06   | \$355,000  | 1150               | 0             | 6         | 1957            | 4    | 6144     | Y    | N           | 2900 18TH AVE S     |
| 002      | 754830 | 0760  | 6/1/05    | \$248,300  | 1150               | 0             | 6         | 1905            | 3    | 3430     | N    | N           | 1772 19TH AVE S     |
| 002      | 308300 | 1285  | 11/1/05   | \$355,000  | 1170               | 0             | 6         | 1908            | 3    | 6000     | N    | N           | 2316 S LANDER ST    |
| 002      | 365010 | 0055  | 3/29/05   | \$320,000  | 1180               | 0             | 6         | 1900            | 3    | 4125     | N    | N           | 3308 18TH AVE S     |
| 002      | 059700 | 0435  | 5/9/05    | \$350,000  | 1200               | 0             | 6         | 1928            | 4    | 4000     | N    | N           | 3050 18TH AVE S     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 816160 | 0006  | 7/11/07   | \$382,000  | 1220               | 0             | 6         | 1928            | 3    | 3231     | N    | N           | 2011 S HANFORD ST       |
| 002      | 713330 | 0275  | 12/18/06  | \$341,500  | 1220               | 0             | 6         | 1910            | 4    | 2945     | Y    | N           | 1343 STURGUS AVE S      |
| 002      | 731990 | 0106  | 12/12/05  | \$423,500  | 1260               | 400           | 6         | 1926            | 3    | 4664     | N    | N           | 1710 S MCCLELLAN ST     |
| 002      | 754830 | 0885  | 8/3/07    | \$390,000  | 1270               | 0             | 6         | 1918            | 3    | 4502     | N    | N           | 1761 20TH AVE S         |
| 002      | 885000 | 0225  | 5/18/06   | \$375,000  | 1300               | 530           | 6         | 1970            | 3    | 3000     | Y    | N           | 1650 S MASSACHUSETTS ST |
| 002      | 732090 | 0165  | 4/19/07   | \$425,000  | 1330               | 0             | 6         | 1938            | 3    | 5760     | N    | N           | 2810 20TH AVE S         |
| 002      | 754830 | 0900  | 3/7/05    | \$280,000  | 1330               | 600           | 6         | 1918            | 3    | 3848     | N    | N           | 1771 20TH AVE S         |
| 002      | 798190 | 0110  | 6/29/05   | \$308,000  | 1340               | 960           | 6         | 1966            | 3    | 3175     | N    | N           | 3326 20TH AVE S         |
| 002      | 885000 | 0360  | 10/2/07   | \$359,000  | 1420               | 0             | 6         | 1909            | 3    | 2988     | N    | N           | 1540 17TH AVE S         |
| 002      | 238170 | 0090  | 10/18/05  | \$265,000  | 1480               | 640           | 6         | 1910            | 3    | 4080     | N    | N           | 3904 27TH AVE S         |
| 002      | 308300 | 0965  | 10/18/07  | \$322,000  | 1500               | 0             | 6         | 1906            | 3    | 8000     | N    | N           | 2315 S WINTHROP ST      |
| 002      | 539360 | 0425  | 5/25/05   | \$360,000  | 1510               | 0             | 6         | 1915            | 3    | 6000     | N    | N           | 2306 13TH AVE S         |
| 002      | 388190 | 0295  | 4/7/05    | \$315,000  | 1550               | 0             | 6         | 1900            | 4    | 7203     | N    | N           | 1815 16TH AVE S         |
| 002      | 307950 | 0200  | 1/24/07   | \$395,000  | 1590               | 0             | 6         | 1907            | 3    | 4600     | N    | N           | 2605 19TH AVE S         |
| 002      | 149830 | 2150  | 7/25/06   | \$375,000  | 1650               | 0             | 6         | 1904            | 3    | 6000     | N    | N           | 2103 21ST AVE S         |
| 002      | 149830 | 2150  | 9/20/05   | \$350,000  | 1650               | 0             | 6         | 1904            | 3    | 6000     | N    | N           | 2103 21ST AVE S         |
| 002      | 885000 | 0630  | 9/5/07    | \$296,500  | 760                | 260           | 7         | 1904            | 4    | 3000     | N    | N           | 1524 19TH AVE S         |
| 002      | 731990 | 0345  | 7/20/06   | \$415,000  | 770                | 720           | 7         | 1912            | 5    | 3072     | N    | N           | 2919 20TH AVE S         |
| 002      | 372680 | 0286  | 12/5/06   | \$310,000  | 780                | 0             | 7         | 1917            | 4    | 1912     | N    | N           | 3417 18TH AVE S         |
| 002      | 713330 | 0565  | 6/15/06   | \$368,000  | 780                | 660           | 7         | 1900            | 4    | 3875     | N    | N           | 1512 B 17TH AVE S       |
| 002      | 713330 | 0565  | 7/20/05   | \$306,000  | 780                | 660           | 7         | 1900            | 4    | 3875     | N    | N           | 1512 B 17TH AVE S       |
| 002      | 539360 | 0509  | 11/16/05  | \$273,000  | 830                | 0             | 7         | 2005            | 3    | 1858     | N    | N           | 2300 B S COLLEGE ST     |
| 002      | 539360 | 0507  | 11/16/05  | \$273,000  | 830                | 0             | 7         | 2005            | 3    | 1119     | N    | N           | 2300 A S COLLEGE ST     |
| 002      | 368040 | 0245  | 8/10/07   | \$420,000  | 840                | 440           | 7         | 1948            | 3    | 5400     | Y    | N           | 4136 24TH PL S          |
| 002      | 368040 | 0210  | 8/18/05   | \$418,000  | 840                | 700           | 7         | 1948            | 3    | 8250     | Y    | N           | 4102 24TH PL S          |
| 002      | 149830 | 1048  | 12/19/07  | \$304,000  | 860                | 0             | 7         | 2007            | 3    | 1277     | N    | N           | 2107 B 15TH AVE S       |
| 002      | 754830 | 0154  | 10/18/07  | \$305,000  | 860                | 150           | 7         | 2007            | 3    | 809      | N    | N           | 1542 C 15TH AVE S       |
| 002      | 754830 | 0152  | 10/18/07  | \$309,500  | 860                | 150           | 7         | 2007            | 3    | 771      | N    | N           | 1542 B 15TH AVE S       |
| 002      | 149830 | 1046  | 10/17/07  | \$309,950  | 860                | 0             | 7         | 2007            | 3    | 1277     | N    | N           | 2107 A 15TH AVE S       |
| 002      | 754830 | 0150  | 8/10/07   | \$329,950  | 860                | 150           | 7         | 2007            | 3    | 1346     | N    | N           | 1542 A 15TH AVE S       |
| 002      | 754830 | 0166  | 6/18/07   | \$307,152  | 860                | 170           | 7         | 2007            | 3    | 955      | N    | N           | 1540 A 15TH AVE S       |
| 002      | 754830 | 0158  | 6/6/07    | \$319,950  | 860                | 170           | 7         | 2007            | 3    | 2958     | N    | N           | 1540 D 15TH AVE S       |



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002      | 754830 | 0156  | 6/6/07    | \$333,950  | 860                | 150           | 7         | 2007            | 3    | 1015     | N    | N           | 1542 D 15TH AVE S   |
| 002      | 368040 | 0080  | 10/13/05  | \$350,000  | 860                | 450           | 7         | 1948            | 3    | 5000     | Y    | N           | 4103 24TH PL S      |
| 002      | 162404 | 9096  | 11/29/07  | \$439,900  | 880                | 0             | 7         | 1922            | 3    | 4200     | Y    | N           | 3606 24TH AVE S     |
| 002      | 162404 | 9121  | 6/8/07    | \$500,000  | 880                | 700           | 7         | 1923            | 3    | 4200     | Y    | N           | 3602 24TH AVE S     |
| 002      | 308300 | 1230  | 9/2/05    | \$281,000  | 880                | 600           | 7         | 1958            | 3    | 4800     | N    | N           | 2717 HARRIS PL S    |
| 002      | 372680 | 0400  | 7/7/06    | \$380,000  | 890                | 300           | 7         | 1912            | 3    | 3600     | N    | N           | 3413 19TH AVE S     |
| 002      | 885000 | 0320  | 10/24/07  | \$297,000  | 900                | 450           | 7         | 1915            | 4    | 3000     | N    | N           | 1539 17TH AVE S     |
| 002      | 731990 | 0116  | 12/12/07  | \$445,000  | 920                | 0             | 7         | 1925            | 3    | 5896     | N    | N           | 1709 S LANDER ST    |
| 002      | 754830 | 0322  | 6/21/07   | \$315,000  | 940                | 90            | 7         | 1996            | 3    | 1091     | N    | N           | 1758 B 16TH AVE S   |
| 002      | 372680 | 0320  | 9/13/06   | \$413,000  | 940                | 500           | 7         | 1912            | 4    | 3857     | N    | N           | 3402 18TH AVE S     |
| 002      | 372680 | 0325  | 7/25/06   | \$420,420  | 940                | 400           | 7         | 1912            | 3    | 3600     | N    | N           | 3406 18TH AVE S     |
| 002      | 754830 | 0322  | 4/20/05   | \$230,000  | 940                | 90            | 7         | 1996            | 3    | 1091     | N    | N           | 1758 B 16TH AVE S   |
| 002      | 754830 | 0320  | 3/22/06   | \$247,500  | 948                | 90            | 7         | 1996            | 3    | 1334     | N    | N           | 1758 A 16TH AVE S   |
| 002      | 754830 | 0761  | 10/4/07   | \$320,000  | 950                | 140           | 7         | 2007            | 3    | 1364     | N    | N           | 1770 C 19TH AVE S   |
| 002      | 308300 | 0790  | 5/30/06   | \$350,500  | 960                | 600           | 7         | 1956            | 3    | 4000     | N    | N           | 2917 23RD AVE S     |
| 002      | 308300 | 0446  | 7/1/05    | \$310,000  | 960                | 500           | 7         | 1956            | 3    | 5200     | N    | N           | 2523 22ND AVE S     |
| 002      | 754830 | 0759  | 10/23/07  | \$302,000  | 970                | 150           | 7         | 2007            | 3    | 1227     | N    | N           | 1770 D 19TH AVE S   |
| 002      | 754830 | 0324  | 9/18/06   | \$279,950  | 980                | 100           | 7         | 1996            | 3    | 1288     | N    | N           | 1756 A 16TH AVE S   |
| 002      | 754830 | 0328  | 6/1/06    | \$286,010  | 980                | 100           | 7         | 1996            | 3    | 1288     | N    | N           | 1756 B 16TH AVE S   |
| 002      | 162404 | 9093  | 9/24/07   | \$485,000  | 990                | 190           | 7         | 1922            | 3    | 12330    | Y    | N           | 3804 24TH AVE S     |
| 002      | 308300 | 0935  | 4/24/07   | \$415,000  | 990                | 750           | 7         | 1939            | 4    | 4000     | Y    | N           | 3122 23RD AVE S     |
| 002      | 308300 | 0935  | 9/8/06    | \$349,950  | 990                | 750           | 7         | 1939            | 4    | 4000     | Y    | N           | 3122 23RD AVE S     |
| 002      | 539360 | 0860  | 2/1/06    | \$346,000  | 1000               | 700           | 7         | 1952            | 3    | 6000     | N    | N           | 1819 S WALKER ST    |
| 002      | 539360 | 0700  | 9/6/05    | \$339,000  | 1000               | 600           | 7         | 1953            | 3    | 6000     | Y    | N           | 2207 18TH AVE S     |
| 002      | 149830 | 1052  | 12/14/07  | \$309,950  | 1010               | 0             | 7         | 2007            | 3    | 920      | N    | N           | 2109 B 15TH AVE S   |
| 002      | 149830 | 1050  | 11/28/07  | \$310,000  | 1010               | 0             | 7         | 2007            | 3    | 1266     | N    | N           | 2109 C 15TH AVE S   |
| 002      | 142630 | 0830  | 11/15/07  | \$355,000  | 1010               | 410           | 7         | 1940            | 3    | 5654     | N    | N           | 3933 CHEASTY BLVD S |
| 002      | 149830 | 1054  | 10/17/07  | \$315,000  | 1010               | 0             | 7         | 2007            | 3    | 1265     | N    | N           | 2109 A 15TH AVE S   |
| 002      | 308300 | 1145  | 10/17/06  | \$280,000  | 1010               | 600           | 7         | 1956            | 3    | 4000     | N    | N           | 2800 23RD AVE S     |
| 002      | 365010 | 0085  | 6/7/06    | \$465,000  | 1010               | 500           | 7         | 1914            | 3    | 4125     | N    | N           | 3329 19TH AVE S     |
| 002      | 149830 | 1050  | 4/6/06    | \$390,000  | 1010               | 0             | 7         | 2007            | 3    | 1266     | N    | N           | 2109 C 15TH AVE S   |
| 002      | 713280 | 0390  | 3/21/06   | \$340,000  | 1020               | 200           | 7         | 1961            | 4    | 4000     | N    | N           | 1137 STURGUS AVE S  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 002      | 885000 | 0257  | 7/29/05   | \$319,000  | 1030               | 110           | 7         | 2005            | 3    | 1166     | N    | N           | 1528 C STURGUS AVE S |
| 002      | 308300 | 0650  | 8/28/06   | \$349,500  | 1040               | 0             | 7         | 1963            | 3    | 4000     | N    | N           | 2701 23RD AVE S      |
| 002      | 307950 | 0070  | 2/9/07    | \$420,000  | 1050               | 770           | 7         | 1957            | 3    | 6752     | Y    | N           | 2508 17TH AVE S      |
| 002      | 149830 | 1165  | 4/28/05   | \$289,999  | 1050               | 0             | 7         | 2005            | 3    | 1272     | N    | N           | 1501 S PLUM ST       |
| 002      | 149830 | 1166  | 4/20/05   | \$298,500  | 1050               | 0             | 7         | 2005            | 3    | 1379     | N    | N           | 1501 S PLUM ST       |
| 002      | 149830 | 1365  | 8/2/06    | \$317,000  | 1070               | 940           | 7         | 1977            | 3    | 6000     | N    | N           | 2013 17TH AVE S      |
| 002      | 754830 | 0776  | 10/30/07  | \$345,000  | 1080               | 200           | 7         | 2007            | 3    | 1434     | N    | N           | 1762 B 19TH AVE S    |
| 002      | 754830 | 0770  | 10/19/07  | \$335,500  | 1080               | 200           | 7         | 2007            | 3    | 1388     | N    | N           | 1760 B 19TH AVE S    |
| 002      | 754830 | 0765  | 9/27/07   | \$338,000  | 1080               | 200           | 7         | 2007            | 3    | 1513     | N    | N           | 1770 B 19TH AVE S    |
| 002      | 754830 | 0763  | 9/6/07    | \$340,000  | 1080               | 200           | 7         | 2007            | 3    | 1511     | N    | N           | 1770 A 19TH AVE S    |
| 002      | 754830 | 0772  | 8/30/07   | \$320,000  | 1080               | 200           | 7         | 2007            | 3    | 1391     | N    | N           | 1760 A 19TH AVE S    |
| 002      | 754830 | 0774  | 8/20/07   | \$345,000  | 1080               | 200           | 7         | 2007            | 3    | 1431     | N    | N           | 1762 A 19TH AVE S    |
| 002      | 308300 | 0500  | 4/17/07   | \$420,000  | 1090               | 800           | 7         | 1955            | 3    | 6500     | N    | N           | 2502 22ND AVE S      |
| 002      | 754830 | 0164  | 6/8/07    | \$329,950  | 1100               | 210           | 7         | 2007            | 3    | 2059     | N    | N           | 1540 B 15TH AVE S    |
| 002      | 754830 | 0162  | 6/6/07    | \$329,950  | 1100               | 270           | 7         | 2007            | 3    | 2660     | N    | N           | 1540 C 15TH AVE S    |
| 002      | 159660 | 0070  | 6/14/06   | \$340,000  | 1100               | 0             | 7         | 1920            | 3    | 3828     | N    | N           | 2216 S SPOKANE ST    |
| 002      | 885000 | 0258  | 10/4/05   | \$346,250  | 1100               | 250           | 7         | 2005            | 3    | 999      | N    | N           | 1528 B STURGUS AVE S |
| 002      | 754880 | 0050  | 12/3/07   | \$560,000  | 1110               | 0             | 7         | 1904            | 5    | 5000     | N    | N           | 1757 14TH AVE S      |
| 002      | 368040 | 0150  | 7/6/06    | \$485,000  | 1110               | 1110          | 7         | 1948            | 3    | 7500     | Y    | N           | 4016 24TH PL S       |
| 002      | 912200 | 0615  | 7/13/05   | \$385,000  | 1110               | 600           | 7         | 1954            | 3    | 6000     | N    | N           | 2346 18TH AVE S      |
| 002      | 142630 | 0850  | 9/13/06   | \$450,000  | 1120               | 700           | 7         | 1965            | 3    | 7200     | N    | N           | 3920 25TH AVE S      |
| 002      | 308500 | 1740  | 10/3/06   | \$435,000  | 1130               | 790           | 7         | 1980            | 3    | 4000     | Y    | N           | 3112 HARRIS PL S     |
| 002      | 605610 | 0334  | 3/22/07   | \$375,000  | 1140               | 360           | 7         | 2007            | 3    | 1607     | N    | N           | 2806 S. COLUMBIA WAY |
| 002      | 605610 | 0342  | 12/19/06  | \$359,990  | 1140               | 360           | 7         | 2006            | 3    | 1564     | N    | N           | 2814 S COLUMBIAN WAY |
| 002      | 605610 | 0341  | 12/13/06  | \$359,990  | 1140               | 360           | 7         | 2006            | 3    | 1505     | N    | N           | 2812 S COLUMBIAN WAY |
| 002      | 605610 | 0352  | 11/14/06  | \$350,000  | 1140               | 360           | 7         | 2006            | 3    | 1523     | N    | N           | 2826 S COLUMBIAN WAY |
| 002      | 605610 | 0351  | 11/16/06  | \$367,622  | 1140               | 360           | 7         | 2006            | 3    | 1749     | N    | N           | 2824 S COLUMBIAN WAY |
| 002      | 605610 | 0583  | 10/9/06   | \$320,200  | 1140               | 360           | 7         | 2006            | 3    | 1416     | N    | N           | 3811 S COLUMBIAN WAY |
| 002      | 605610 | 0582  | 9/29/06   | \$326,460  | 1140               | 360           | 7         | 2006            | 3    | 1592     | N    | N           | 2813 S COLUMBIAN WAY |
| 002      | 605610 | 0581  | 9/28/06   | \$311,250  | 1140               | 360           | 7         | 2006            | 3    | 1407     | N    | N           | 2815 S COLUMBIAN WAY |
| 002      | 605610 | 0592  | 9/15/06   | \$311,000  | 1140               | 360           | 7         | 2006            | 3    | 1414     | N    | N           | 2839 S COLUMBIAN WAY |
| 002      | 605610 | 0591  | 9/6/06    | \$311,250  | 1140               | 360           | 7         | 2006            | 3    | 1418     | N    | N           | 2841 S COLUMBIAN WAY |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 002      | 885000 | 0345  | 8/29/06   | \$368,500  | 1140               | 570           | 7         | 1979            | 3    | 3000     | N    | N           | 1550 17TH AVE S      |
| 002      | 149830 | 1965  | 4/22/05   | \$285,000  | 1140               | 1000          | 7         | 1980            | 3    | 6000     | N    | N           | 1911 20TH AVE S      |
| 002      | 605610 | 0593  | 8/29/06   | \$300,000  | 1148               | 360           | 7         | 2006            | 3    | 1431     | N    | N           | 2837 S COLUMBIAN WAY |
| 002      | 142630 | 0860  | 3/29/05   | \$435,000  | 1150               | 1120          | 7         | 1965            | 3    | 8160     | N    | N           | 3914 25TH AVE S      |
| 002      | 605610 | 0332  | 3/19/07   | \$362,000  | 1160               | 360           | 7         | 2007            | 3    | 2127     | N    | N           | 2802 S. COLUMBIA WAY |
| 002      | 754830 | 0425  | 12/8/05   | \$335,000  | 1160               | 0             | 7         | 2000            | 3    | 5000     | Y    | N           | 1700 STURGUS AVE S   |
| 002      | 605610 | 0323  | 11/1/06   | \$370,000  | 1170               | 564           | 7         | 2006            | 3    | 1424     | N    | N           | 4406 28TH AVE S      |
| 002      | 605610 | 0322  | 10/19/06  | \$363,000  | 1170               | 564           | 7         | 2006            | 3    | 1542     | N    | N           | 4404 28TH AVE S      |
| 002      | 539460 | 0155  | 6/29/06   | \$375,000  | 1170               | 700           | 7         | 1959            | 3    | 6000     | N    | N           | 2333 23RD AVE S      |
| 002      | 149830 | 1720  | 4/11/06   | \$373,000  | 1170               | 750           | 7         | 1978            | 3    | 6000     | N    | N           | 2002 18TH AVE S      |
| 002      | 539360 | 1240  | 7/19/05   | \$314,500  | 1170               | 730           | 7         | 1959            | 3    | 6000     | N    | N           | 2327 23RD AVE S      |
| 002      | 307950 | 0160  | 10/27/06  | \$463,500  | 1180               | 630           | 7         | 1931            | 4    | 3680     | N    | N           | 2515 19TH AVE S      |
| 002      | 308300 | 1035  | 6/9/05    | \$395,000  | 1180               | 600           | 7         | 1969            | 3    | 10000    | N    | N           | 3011 HARRIS PL S     |
| 002      | 159660 | 0095  | 9/27/05   | \$386,300  | 1190               | 350           | 7         | 1926            | 3    | 3587     | N    | N           | 2106 S SPOKANE ST    |
| 002      | 308500 | 1843  | 4/14/06   | \$363,000  | 1210               | 1210          | 7         | 1963            | 3    | 4000     | N    | N           | 3121 25TH AVE S      |
| 002      | 307950 | 0115  | 7/28/05   | \$327,500  | 1210               | 0             | 7         | 1913            | 3    | 2600     | N    | N           | 2517 18TH AVE S      |
| 002      | 194480 | 0100  | 10/20/06  | \$435,000  | 1220               | 670           | 7         | 1997            | 3    | 5394     | N    | N           | 2618 S DELAPPE PL    |
| 002      | 308500 | 1565  | 5/15/07   | \$375,000  | 1230               | 600           | 7         | 1955            | 3    | 5500     | N    | N           | 2802 HARRIS PL S     |
| 002      | 149830 | 1715  | 5/1/06    | \$386,000  | 1230               | 660           | 7         | 1978            | 3    | 6000     | N    | N           | 2006 18TH AVE S      |
| 002      | 731990 | 0030  | 9/23/05   | \$355,000  | 1230               | 0             | 7         | 1927            | 4    | 2496     | N    | N           | 1715 S FOREST ST     |
| 002      | 539360 | 0800  | 4/27/05   | \$365,000  | 1230               | 0             | 7         | 1947            | 3    | 6000     | N    | N           | 2302 18TH AVE S      |
| 002      | 149830 | 1715  | 3/24/05   | \$305,000  | 1230               | 660           | 7         | 1978            | 3    | 6000     | N    | N           | 2006 18TH AVE S      |
| 002      | 308300 | 0865  | 7/26/07   | \$375,000  | 1250               | 890           | 7         | 1972            | 3    | 4000     | N    | N           | 3114 22ND AVE S      |
| 002      | 885000 | 0111  | 11/30/06  | \$420,000  | 1250               | 580           | 7         | 2007            | 3    | 1109     | N    | N           | 1528 15TH AVE S      |
| 002      | 885000 | 0109  | 10/25/06  | \$430,000  | 1250               | 580           | 7         | 2007            | 3    | 1560     | N    | N           | 1530 15TH AVE S      |
| 002      | 732090 | 0145  | 9/14/06   | \$412,000  | 1250               | 0             | 7         | 1952            | 3    | 4800     | N    | N           | 2717 21ST AVE S      |
| 002      | 149830 | 0625  | 7/3/05    | \$375,000  | 1250               | 580           | 7         | 1990            | 3    | 3000     | N    | N           | 1208 S HILL ST       |
| 002      | 307950 | 0105  | 6/15/06   | \$336,000  | 1260               | 0             | 7         | 1924            | 3    | 4000     | N    | N           | 2509 18TH AVE S      |
| 002      | 912200 | 0471  | 12/21/05  | \$368,000  | 1270               | 0             | 7         | 1927            | 3    | 3600     | N    | N           | 1620 S BAYVIEW ST    |
| 002      | 605610 | 0333  | 3/22/07   | \$349,990  | 1300               | 520           | 7         | 2007            | 3    | 2412     | N    | N           | 2804 S. COLUMBIA WAY |
| 002      | 605610 | 0595  | 1/4/07    | \$389,990  | 1300               | 520           | 7         | 2007            | 3    | 2483     | N    | N           | 2829 S. COLUMBIA WAY |
| 002      | 605610 | 0596  | 1/8/07    | \$389,990  | 1300               | 520           | 7         | 2007            | 3    | 2220     | N    | N           | 2825 S COLUMBIAN WAY |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 002      | 605610 | 0584  | 12/18/06  | \$380,000  | 1300               | 520           | 7         | 2006            | 3    | 1875     | N    | N           | 2809 S COLUMBIAN WAY |
| 002      | 605610 | 0340  | 12/11/06  | \$401,990  | 1300               | 520           | 7         | 2006            | 3    | 2361     | N    | N           | 2810 S COLUMBIAN WAY |
| 002      | 605610 | 0354  | 11/22/06  | \$390,000  | 1300               | 520           | 7         | 2006            | 3    | 3726     | N    | N           | 2830 S COLUMBIAN WAY |
| 002      | 605610 | 0350  | 11/14/06  | \$389,990  | 1300               | 520           | 7         | 2006            | 3    | 2538     | N    | N           | 2822 S COLUMBIAN WAY |
| 002      | 605610 | 0320  | 10/18/06  | \$409,990  | 1300               | 520           | 7         | 2006            | 3    | 2267     | N    | N           | 4400 28TH AVE S      |
| 002      | 605610 | 0580  | 9/15/06   | \$346,000  | 1300               | 520           | 7         | 2006            | 3    | 2346     | N    | N           | 2817 S COLUMBIAN WAY |
| 002      | 149830 | 1785  | 9/26/06   | \$421,500  | 1300               | 900           | 7         | 1963            | 3    | 6000     | N    | N           | 2102 18TH AVE S      |
| 002      | 605610 | 0594  | 9/1/06    | \$309,990  | 1300               | 520           | 7         | 2006            | 3    | 1836     | N    | N           | 2835 S COLUMBIAN WAY |
| 002      | 605610 | 0590  | 9/1/06    | \$359,990  | 1300               | 520           | 7         | 2006            | 3    | 2509     | N    | N           | 2843 S COLUMBIAN WAY |
| 002      | 912200 | 0880  | 12/8/05   | \$371,000  | 1300               | 640           | 7         | 1975            | 3    | 6000     | N    | N           | 2360 22ND AVE S      |
| 002      | 754880 | 0045  | 12/12/07  | \$550,000  | 1310               | 350           | 7         | 2003            | 3    | 5000     | N    | N           | 1751 14TH AVE S      |
| 002      | 308300 | 1100  | 2/1/07    | \$415,000  | 1310               | 600           | 7         | 1966            | 3    | 5000     | N    | N           | 2915 HARRIS PL S     |
| 002      | 885000 | 0255  | 11/15/05  | \$370,000  | 1325               | 200           | 7         | 2005            | 3    | 1439     | Y    | N           | 1530 A STURGUS AVE S |
| 002      | 885000 | 0256  | 7/25/05   | \$379,500  | 1325               | 200           | 7         | 2005            | 3    | 1195     | N    | N           | 1530 B STURGUS AVE S |
| 002      | 368090 | 0125  | 7/8/05    | \$409,950  | 1340               | 700           | 7         | 1959            | 3    | 7494     | N    | N           | 4014 25TH AVE S      |
| 002      | 168340 | 0035  | 3/15/05   | \$350,000  | 1340               | 0             | 7         | 1931            | 3    | 6000     | N    | N           | 2207 13TH AVE S      |
| 002      | 605610 | 0324  | 11/6/06   | \$404,990  | 1350               | 654           | 7         | 2006            | 3    | 2099     | N    | N           | 4408 28TH AVE S      |
| 002      | 605610 | 0321  | 10/20/06  | \$364,990  | 1350               | 654           | 7         | 2006            | 3    | 1428     | N    | N           | 4402 28TH AVE S      |
| 002      | 149830 | 1008  | 8/17/06   | \$338,000  | 1360               | 0             | 7         | 1998            | 3    | 1650     | N    | N           | 1414 S HILL ST       |
| 002      | 731990 | 0350  | 12/5/05   | \$295,000  | 1380               | 400           | 7         | 1931            | 3    | 3072     | N    | N           | 1922 S STEVENS ST    |
| 002      | 308300 | 1105  | 3/1/05    | \$358,000  | 1380               | 900           | 7         | 1966            | 3    | 5000     | N    | N           | 2911 HARRIS PL S     |
| 002      | 754830 | 0045  | 6/27/05   | \$371,000  | 1400               | 250           | 7         | 1939            | 4    | 5700     | Y    | N           | 1758 14TH AVE S      |
| 002      | 059700 | 0525  | 8/3/07    | \$540,000  | 1410               | 0             | 7         | 1922            | 3    | 4000     | Y    | N           | 3017 19TH AVE S      |
| 002      | 713330 | 0282  | 3/19/07   | \$383,000  | 1470               | 0             | 7         | 1999            | 3    | 1972     | N    | N           | 1564 S ATLANTIC ST   |
| 002      | 713330 | 0290  | 4/3/06    | \$359,950  | 1470               | 0             | 7         | 1999            | 3    | 2241     | N    | N           | 1558 S ATLANTIC ST   |
| 002      | 713330 | 0286  | 3/23/06   | \$360,000  | 1471               | 0             | 7         | 1999            | 3    | 1675     | N    | N           | 1560 S ATLANTIC ST   |
| 002      | 539360 | 0505  | 7/27/06   | \$449,950  | 1480               | 0             | 7         | 1900            | 4    | 3030     | N    | N           | 2302 14TH AVE S      |
| 002      | 912200 | 0381  | 8/5/05    | \$450,000  | 1480               | 0             | 7         | 1910            | 3    | 3040     | N    | N           | 2363 16TH AVE S      |
| 002      | 754830 | 0305  | 10/29/07  | \$550,000  | 1490               | 0             | 7         | 1952            | 4    | 7335     | N    | N           | 1768 16TH AVE S      |
| 002      | 149830 | 1217  | 12/1/05   | \$300,000  | 1540               | 0             | 7         | 1998            | 3    | 1438     | N    | N           | 1912 15TH AVE S      |
| 002      | 912200 | 0535  | 9/28/06   | \$480,000  | 1560               | 460           | 7         | 1909            | 5    | 1980     | Y    | N           | 2356 17TH AVE S      |
| 002      | 162404 | 9119  | 3/28/05   | \$344,000  | 1560               | 870           | 7         | 1949            | 3    | 3173     | N    | N           | 3400 20TH AVE S      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------------------|
| 002      | 731990 | 0031  | 7/26/05   | \$401,600  | 1570               | 0             | 7         | 1925            | 4    | 3648     | N    | N           | 2903 18TH AVE S                |
| 002      | 365010 | 0046  | 12/28/06  | \$514,000  | 1590               | 820           | 7         | 1910            | 3    | 4328     | N    | N           | 1803 S HORTON ST               |
| 002      | 885000 | 0575  | 10/23/07  | \$320,000  | 1640               | 0             | 7         | 1906            | 4    | 4500     | N    | N           | 1545 19TH AVE S                |
| 002      | 798190 | 0005  | 8/31/06   | \$465,000  | 1660               | 0             | 7         | 1925            | 3    | 5365     | Y    | N           | 3300 19TH AVE S                |
| 002      | 059700 | 0495  | 2/17/06   | \$542,000  | 1660               | 0             | 7         | 1923            | 4    | 4000     | Y    | N           | 3043 19TH AVE S                |
| 002      | 365010 | 0060  | 12/17/07  | \$392,950  | 1680               | 800           | 7         | 1928            | 3    | 4125     | N    | N           | 3312 18TH AVE S                |
| 002      | 605610 | 0206  | 12/6/07   | \$350,000  | 1690               | 0             | 7         | 2007            | 3    | 2315     | N    | N           | 4123 MARTIN LUTHER KING WAY S. |
| 002      | 605610 | 0214  | 8/22/07   | \$365,000  | 1690               | 0             | 7         | 2007            | 3    | 2359     | N    | N           | 4129 MARTIN LUTHER KING WAY S. |
| 002      | 149830 | 1865  | 2/28/07   | \$418,000  | 1690               | 480           | 7         | 1928            | 3    | 6000     | N    | N           | 2026 19TH AVE S                |
| 002      | 605610 | 0121  | 6/19/06   | \$399,990  | 1700               | 0             | 7         | 2006            | 3    | 3354     | N    | N           | 4411 28TH AVE S                |
| 002      | 885000 | 0635  | 5/11/06   | \$439,950  | 1700               | 680           | 7         | 2006            | 3    | 3000     | N    | N           | 1520 19TH AVE S                |
| 002      | 605610 | 0125  | 2/2/06    | \$399,990  | 1700               | 0             | 7         | 2006            | 3    | 3426     | N    | N           | 4421 28TH AVE S                |
| 002      | 168340 | 0075  | 9/10/07   | \$450,000  | 1740               | 300           | 7         | 1900            | 3    | 4800     | N    | N           | 2202 13TH AVE S                |
| 002      | 754830 | 0344  | 2/27/07   | \$438,000  | 1740               | 840           | 7         | 1968            | 3    | 5000     | Y    | N           | 1717 STURGUS AVE S             |
| 002      | 149830 | 1415  | 7/9/07    | \$420,000  | 1750               | 0             | 7         | 1900            | 3    | 7000     | N    | N           | 2100 16TH AVE S                |
| 002      | 142630 | 0450  | 1/20/05   | \$333,000  | 1750               | 625           | 7         | 1910            | 3    | 7213     | N    | N           | 3523 ANTHONY PL S              |
| 002      | 325350 | 0160  | 10/11/05  | \$550,000  | 1770               | 1000          | 7         | 2003            | 3    | 3809     | N    | N           | 3209 23RD AVE S                |
| 002      | 308000 | 0105  | 3/5/07    | \$433,000  | 1780               | 290           | 7         | 1994            | 3    | 3100     | N    | N           | 1946 S LANDER ST               |
| 002      | 754830 | 0050  | 7/19/05   | \$550,000  | 1799               | 740           | 7         | 2002            | 3    | 6700     | N    | N           | 1752 14TH AVE S                |
| 002      | 605610 | 0117  | 3/22/06   | \$434,990  | 1810               | 0             | 7         | 2006            | 3    | 3747     | N    | N           | 4367 28TH AVE S                |
| 002      | 605610 | 0116  | 2/27/06   | \$429,990  | 1810               | 0             | 7         | 2006            | 3    | 4126     | N    | N           | 4361 28TH AVE S                |
| 002      | 605610 | 0120  | 1/27/06   | \$432,990  | 1810               | 0             | 7         | 2006            | 3    | 5252     | N    | N           | 4401 28TH AVE S                |
| 002      | 605610 | 0331  | 3/21/07   | \$390,000  | 1820               | 0             | 7         | 2007            | 3    | 2732     | N    | N           | 2800 S. COLUMBIA WAY           |
| 002      | 605610 | 0335  | 3/19/07   | \$384,990  | 1820               | 0             | 7         | 2007            | 3    | 2921     | N    | N           | 2808 S. COLUMBIA WAY           |
| 002      | 731990 | 0270  | 6/20/07   | \$470,000  | 1830               | 530           | 7         | 1923            | 3    | 6144     | N    | N           | 2906 18TH AVE S                |
| 002      | 798190 | 0030  | 5/17/06   | \$623,000  | 1860               | 400           | 7         | 1917            | 4    | 3175     | Y    | N           | 3322 19TH AVE S                |
| 002      | 754830 | 0290  | 12/21/05  | \$334,000  | 1860               | 930           | 7         | 1967            | 3    | 5000     | N    | N           | 1761 STURGUS AVE S             |
| 002      | 388190 | 0275  | 11/21/07  | \$440,000  | 1870               | 0             | 7         | 1905            | 3    | 5924     | N    | N           | 1800 15TH AVE S                |
| 002      | 149830 | 0960  | 12/22/05  | \$530,000  | 1890               | 0             | 7         | 1930            | 3    | 6000     | Y    | N           | 2000 14TH AVE S                |
| 002      | 605610 | 0262  | 7/3/06    | \$423,000  | 1930               | 0             | 7         | 2006            | 3    | 2155     | N    | N           | 2827 S ADAMS ST                |
| 002      | 605610 | 0260  | 6/26/06   | \$466,400  | 1930               | 0             | 7         | 2006            | 3    | 2892     | N    | N           | 2831 S ADAMS ST                |
| 002      | 605610 | 0261  | 10/23/06  | \$430,000  | 1940               | 0             | 7         | 2006            | 3    | 2166     | N    | N           | 2829 S ADAMS ST                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 002      | 605610 | 0266  | 10/10/06  | \$438,000  | 1940               | 0             | 7         | 2006            | 3    | 2010     | N    | N           | 2819 S ADAMS ST   |
| 002      | 605610 | 0265  | 9/11/06   | \$447,900  | 1950               | 0             | 7         | 2006            | 3    | 2033     | N    | N           | 2821 S ADAMS ST   |
| 002      | 605610 | 0263  | 6/26/06   | \$466,000  | 1950               | 0             | 7         | 2006            | 3    | 3062     | N    | N           | 2825 S ADAMS ST   |
| 002      | 605610 | 0267  | 9/20/06   | \$430,000  | 1960               | 0             | 7         | 2006            | 3    | 2808     | N    | N           | 2817 S ADAMS ST   |
| 002      | 605610 | 0264  | 8/25/06   | \$445,000  | 1962               | 0             | 7         | 2006            | 3    | 3017     | N    | N           | 2823 S ADAMS ST   |
| 002      | 059700 | 0210  | 4/6/06    | \$610,000  | 1980               | 900           | 7         | 1917            | 4    | 4127     | Y    | N           | 3002 19TH AVE S   |
| 002      | 372680 | 0260  | 10/1/07   | \$530,000  | 1990               | 0             | 7         | 1914            | 4    | 4400     | N    | N           | 3404 BEACON AVE S |
| 002      | 308300 | 0355  | 7/25/06   | \$300,000  | 2020               | 0             | 7         | 1950            | 3    | 4000     | N    | N           | 2601 22ND AVE S   |
| 002      | 731990 | 0168  | 6/11/07   | \$520,000  | 2060               | 400           | 7         | 1914            | 3    | 4160     | N    | N           | 2710 18TH AVE S   |
| 002      | 731990 | 0168  | 5/3/05    | \$435,000  | 2060               | 400           | 7         | 1914            | 3    | 4160     | N    | N           | 2710 18TH AVE S   |
| 002      | 885000 | 0465  | 2/15/06   | \$459,950  | 2062               | 560           | 7         | 2006            | 3    | 3000     | N    | N           | 1553 18TH AVE S   |
| 002      | 605610 | 0114  | 4/18/06   | \$469,990  | 2100               | 0             | 7         | 2006            | 3    | 5060     | N    | N           | 4357 28TH AVE S   |
| 002      | 605610 | 0123  | 4/26/06   | \$459,990  | 2100               | 0             | 7         | 2006            | 3    | 3519     | N    | N           | 4417 28TH AVE S   |
| 002      | 605610 | 0110  | 3/22/06   | \$474,990  | 2100               | 0             | 7         | 2006            | 3    | 5775     | N    | N           | 4351 28TH AVE S   |
| 002      | 059700 | 0425  | 11/9/05   | \$435,000  | 2140               | 600           | 7         | 1915            | 3    | 4000     | N    | N           | 3042 18TH AVE S   |
| 002      | 885000 | 0015  | 11/22/05  | \$385,000  | 2480               | 0             | 7         | 1907            | 5    | 5970     | N    | N           | 1521 14TH AVE S   |
| 002      | 754830 | 0333  | 2/8/07    | \$464,950  | 3020               | 0             | 7         | 1999            | 3    | 5060     | N    | N           | 1610 S GRAND ST   |
| 002      | 149830 | 0879  | 10/10/06  | \$440,000  | 820                | 640           | 8         | 2006            | 3    | 1360     | N    | N           | 1410 S PLUM ST    |
| 002      | 259766 | 0100  | 6/19/07   | \$492,500  | 940                | 620           | 8         | 2007            | 3    | 2772     | N    | N           | 2819 24TH AVE S   |
| 002      | 149830 | 0871  | 8/18/06   | \$430,000  | 1030               | 520           | 8         | 2006            | 3    | 1071     | N    | N           | 1408 S PLUM ST    |
| 002      | 149830 | 1162  | 7/23/07   | \$340,000  | 1040               | 0             | 8         | 2007            | 3    | 1088     | N    | N           | 2008 15TH AVE S   |
| 002      | 149830 | 1164  | 7/23/07   | \$357,900  | 1040               | 0             | 8         | 2007            | 3    | 1839     | N    | N           | 2008 15TH AVE S   |
| 002      | 259766 | 0050  | 3/14/07   | \$430,000  | 1050               | 0             | 8         | 2007            | 3    | 1450     | N    | N           | 2809 24TH AVE S   |
| 002      | 149830 | 0875  | 3/9/07    | \$430,000  | 1060               | 490           | 8         | 2006            | 3    | 930      | Y    | N           | 1922 14TH AVE S   |
| 002      | 149830 | 0873  | 2/21/07   | \$430,000  | 1060               | 490           | 8         | 2006            | 3    | 1404     | N    | N           | 1924 14TH AVE S   |
| 002      | 149830 | 0875  | 10/13/05  | \$285,000  | 1060               | 490           | 8         | 2006            | 3    | 930      | Y    | N           | 1922 14TH AVE S   |
| 002      | 259766 | 0040  | 8/14/07   | \$430,000  | 1100               | 0             | 8         | 2007            | 3    | 1403     | N    | N           | 2811 24TH AVE S   |
| 002      | 259766 | 0020  | 7/5/07    | \$435,000  | 1100               | 250           | 8         | 2007            | 3    | 1200     | N    | N           | 2805 24TH AVE S   |
| 002      | 259766 | 0060  | 2/23/07   | \$440,000  | 1100               | 240           | 8         | 2007            | 3    | 1464     | N    | N           | 2813 24TH AVE S   |
| 002      | 259766 | 0010  | 3/30/07   | \$445,000  | 1110               | 240           | 8         | 2007            | 3    | 1830     | N    | N           | 2369 24TH AVE S   |
| 002      | 368090 | 0050  | 4/25/05   | \$389,950  | 1170               | 1170          | 8         | 1971            | 3    | 5600     | N    | N           | 4055 25TH AVE S   |
| 002      | 605610 | 0291  | 11/28/07  | \$318,800  | 1240               | 0             | 8         | 2007            | 3    | 1547     | N    | N           | 4340 28TH AVE S   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002      | 605610 | 0294  | 8/28/07   | \$322,684  | 1240               | 0             | 8         | 2007            | 3    | 1511     | N    | N           | xxxx 28TH AVE S     |
| 002      | 605610 | 0313  | 8/2/07    | \$315,800  | 1240               | 0             | 8         | 2007            | 3    | 1546     | N    | N           | 4382 28TH AVE S     |
| 002      | 605610 | 0302  | 5/10/07   | \$315,800  | 1240               | 0             | 8         | 2007            | 3    | 1462     | N    | N           | 4368 28TH AVE S     |
| 002      | 605610 | 0301  | 5/9/07    | \$315,800  | 1240               | 0             | 8         | 2007            | 3    | 1284     | N    | N           | 4364 28TH AVE S     |
| 002      | 539360 | 0950  | 9/1/05    | \$369,950  | 1260               | 800           | 8         | 1955            | 3    | 6000     | N    | N           | 1919 S COLLEGE ST   |
| 002      | 308300 | 0705  | 6/15/06   | \$385,000  | 1270               | 1110          | 8         | 1952            | 3    | 4000     | N    | N           | 2800 22ND AVE S     |
| 002      | 388190 | 0415  | 6/27/05   | \$420,000  | 1368               | 1004          | 8         | 2001            | 3    | 5403     | N    | N           | 1815 19TH AVE S     |
| 002      | 754830 | 0065  | 7/18/06   | \$428,500  | 1430               | 0             | 8         | 1948            | 4    | 7500     | N    | N           | 1717 15TH AVE S     |
| 002      | 605610 | 0296  | 9/13/07   | \$408,800  | 1520               | 0             | 8         | 2007            | 3    | 3407     | N    | N           | 4350 28TH AVE S     |
| 002      | 605610 | 0293  | 9/5/07    | \$428,000  | 1520               | 0             | 8         | 2007            | 3    | 4929     | N    | N           | 4344 28TH AVE S     |
| 002      | 605610 | 0312  | 8/7/07    | \$399,800  | 1520               | 0             | 8         | 2007            | 3    | 1936     | N    | N           | 4382 28TH AVE S     |
| 002      | 605610 | 0300  | 4/24/07   | \$399,800  | 1520               | 0             | 8         | 2007            | 3    | 3337     | N    | N           | 4360 28TH AVE S     |
| 002      | 605610 | 0303  | 4/17/07   | \$394,800  | 1520               | 0             | 8         | 2007            | 3    | 2814     | N    | N           | 4370 28TH AVE S     |
| 002      | 539360 | 0620  | 3/5/07    | \$400,000  | 1590               | 800           | 8         | 1968            | 3    | 6400     | N    | N           | 2310 16TH AVE S     |
| 002      | 766010 | 0310  | 11/2/05   | \$485,000  | 1660               | 0             | 8         | 1906            | 5    | 3410     | N    | N           | 1749 13TH AVE S     |
| 002      | 308000 | 0070  | 7/19/06   | \$540,000  | 1730               | 0             | 8         | 2005            | 3    | 4000     | Y    | N           | 2502 20TH AVE S     |
| 002      | 308300 | 0820  | 7/11/06   | \$409,000  | 1980               | 970           | 8         | 1954            | 3    | 6400     | N    | N           | 3000 22ND AVE S     |
| 002      | 307950 | 0250  | 6/29/06   | \$539,000  | 1990               | 460           | 8         | 2006            | 3    | 3200     | Y    | N           | 2504 19TH AVE S     |
| 002      | 797010 | 0135  | 9/28/07   | \$510,000  | 2080               | 440           | 8         | 2002            | 3    | 3760     | N    | N           | 3307 CHEASTY BLVD S |
| 002      | 605610 | 0100  | 1/24/07   | \$534,800  | 2080               | 530           | 8         | 2006            | 3    | 6374     | N    | N           | 4321 28TH AVE S     |
| 002      | 539460 | 0150  | 9/26/06   | \$499,950  | 2080               | 0             | 8         | 2001            | 3    | 5003     | N    | N           | 2330 22ND AVE S     |
| 002      | 605610 | 0072  | 6/26/07   | \$499,800  | 2090               | 560           | 8         | 2007            | 3    | 4573     | N    | N           | 2812 S ADAMS ST     |
| 002      | 605610 | 0080  | 6/13/07   | \$505,243  | 2090               | 560           | 8         | 2007            | 3    | 4573     | N    | N           | 2808 S ADAMS ST     |
| 002      | 605610 | 0082  | 5/4/07    | \$516,800  | 2230               | 600           | 8         | 2007            | 3    | 4691     | N    | N           | 2800 S ADAMS ST     |
| 002      | 605610 | 0081  | 4/26/07   | \$509,800  | 2230               | 600           | 8         | 2007            | 3    | 4573     | N    | N           | 2804 S ADAMS ST     |
| 002      | 605610 | 0102  | 1/22/07   | \$528,800  | 2230               | 590           | 8         | 2006            | 3    | 3873     | N    | N           | 4327 28TH AVE S     |
| 002      | 149830 | 1616  | 11/21/05  | \$543,000  | 2290               | 840           | 8         | 2005            | 3    | 3782     | N    | N           | 1808 S PLUM ST      |
| 002      | 912200 | 0861  | 4/12/06   | \$465,000  | 2292               | 0             | 8         | 2003            | 3    | 5000     | N    | N           | 2348 22ND AVE S     |
| 002      | 912200 | 0857  | 8/18/06   | \$506,950  | 2294               | 0             | 8         | 2003            | 3    | 4998     | N    | N           | 2342 22ND AVE       |
| 002      | 766060 | 0140  | 10/1/07   | \$569,950  | 2400               | 600           | 8         | 1906            | 5    | 5744     | N    | N           | 1734 13TH AVE S     |
| 002      | 308000 | 0075  | 10/3/05   | \$495,000  | 2430               | 840           | 9         | 2005            | 3    | 4000     | Y    | N           | 2504 20TH AVE S     |
| 002      | 713330 | 0700  | 8/21/06   | \$612,000  | 2640               | 190           | 9         | 1985            | 5    | 4365     | N    | N           | 1503 14TH AVE S     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 003      | 795030 | 3405  | 6/25/07   | \$295,000  | 430                | 0             | 5         | 2006            | 3    | 4545     | N    | N           | 4428 39TH AVE S     |
| 003      | 795030 | 2280  | 12/21/06  | \$259,000  | 590                | 0             | 5         | 1946            | 3    | 3060     | N    | N           | 4152 38TH AVE S     |
| 003      | 983420 | 0225  | 2/6/07    | \$358,000  | 680                | 0             | 5         | 1905            | 3    | 4080     | N    | N           | 3412 S HORTON ST    |
| 003      | 983420 | 0225  | 11/16/05  | \$276,500  | 680                | 0             | 5         | 1905            | 3    | 4080     | N    | N           | 3412 S HORTON ST    |
| 003      | 795030 | 4085  | 6/22/06   | \$264,000  | 550                | 0             | 6         | 1910            | 4    | 3030     | N    | N           | 4528 39TH AVE S     |
| 003      | 795030 | 0980  | 5/18/06   | \$273,000  | 600                | 670           | 6         | 1924            | 4    | 3800     | N    | N           | 4016 COURTLAND PL S |
| 003      | 983420 | 1210  | 5/18/07   | \$335,000  | 620                | 0             | 6         | 1954            | 4    | 5100     | N    | N           | 3650 COURTLAND PL S |
| 003      | 812110 | 0135  | 9/9/05    | \$328,000  | 620                | 0             | 6         | 1925            | 3    | 3858     | Y    | N           | 3822 37TH AVE S     |
| 003      | 983420 | 0635  | 9/27/07   | \$290,000  | 640                | 120           | 6         | 1928            | 3    | 4080     | N    | N           | 3317 36TH AVE S     |
| 003      | 795030 | 0820  | 5/18/07   | \$334,500  | 640                | 0             | 6         | 1910            | 3    | 3060     | N    | N           | 4035 38TH AVE S     |
| 003      | 128230 | 0160  | 12/16/05  | \$259,000  | 650                | 0             | 6         | 1911            | 4    | 3314     | N    | N           | 3110 WETMORE AVE S  |
| 003      | 983420 | 0415  | 12/22/05  | \$275,000  | 650                | 0             | 6         | 1947            | 3    | 3672     | N    | N           | 3507 S HANFORD ST   |
| 003      | 795030 | 2150  | 5/21/07   | \$325,000  | 660                | 0             | 6         | 1906            | 3    | 3570     | N    | N           | 4107 39TH AVE S     |
| 003      | 795030 | 0840  | 6/16/05   | \$255,000  | 660                | 0             | 6         | 1926            | 3    | 3060     | N    | N           | 4045 38TH AVE S     |
| 003      | 795030 | 1965  | 7/24/07   | \$319,500  | 720                | 0             | 6         | 1914            | 3    | 4080     | N    | N           | 4135 38TH AVE S     |
| 003      | 983420 | 0411  | 12/12/05  | \$293,000  | 740                | 0             | 6         | 1947            | 3    | 3621     | N    | N           | 3503 S HANFORD ST   |
| 003      | 983420 | 1110  | 3/8/07    | \$295,000  | 770                | 0             | 6         | 1912            | 3    | 4080     | N    | N           | 3414 36TH AVE S     |
| 003      | 795030 | 3965  | 12/28/05  | \$229,000  | 780                | 160           | 6         | 1908            | 2    | 6120     | N    | N           | 4531 39TH AVE S     |
| 003      | 795030 | 0576  | 6/1/05    | \$341,000  | 780                | 780           | 6         | 1908            | 4    | 3101     | N    | N           | 3817 S ANDOVER ST   |
| 003      | 983420 | 0980  | 12/27/07  | \$270,000  | 790                | 0             | 6         | 1949            | 3    | 4080     | N    | N           | 3410 34TH AVE S     |
| 003      | 983470 | 0145  | 4/24/07   | \$518,000  | 790                | 0             | 6         | 1912            | 3    | 5247     | N    | N           | 3329 37TH AVE S     |
| 003      | 795030 | 0775  | 6/29/06   | \$297,000  | 790                | 0             | 6         | 1911            | 3    | 4590     | N    | N           | 4009 38TH AVE S     |
| 003      | 983420 | 0980  | 9/19/05   | \$250,000  | 790                | 0             | 6         | 1949            | 3    | 4080     | N    | N           | 3410 34TH AVE S     |
| 003      | 795030 | 2075  | 12/20/05  | \$239,000  | 800                | 0             | 6         | 1908            | 4    | 3060     | N    | N           | 4214 37TH AVE S     |
| 003      | 795030 | 0780  | 12/6/06   | \$330,000  | 820                | 820           | 6         | 1962            | 4    | 4590     | N    | N           | 4015 38TH AVE S     |
| 003      | 983420 | 1005  | 10/25/06  | \$298,500  | 830                | 0             | 6         | 1949            | 3    | 4080     | N    | N           | 3411 36TH AVE S     |
| 003      | 795030 | 4035  | 1/19/05   | \$233,500  | 840                | 0             | 6         | 1909            | 3    | 3000     | N    | N           | 4507 CASCADIA AVE S |
| 003      | 795030 | 2300  | 11/17/05  | \$340,000  | 850                | 0             | 6         | 1915            | 3    | 3060     | N    | N           | 4140 38TH AVE S     |
| 003      | 983420 | 1330  | 7/6/05    | \$325,000  | 870                | 870           | 6         | 1955            | 3    | 5100     | N    | N           | 3643 COURTLAND PL S |
| 003      | 983420 | 1320  | 3/30/05   | \$317,500  | 870                | 870           | 6         | 1955            | 4    | 5100     | N    | N           | 3633 COURTLAND PL S |
| 003      | 983420 | 0330  | 12/8/05   | \$396,000  | 880                | 0             | 6         | 1925            | 4    | 4080     | N    | N           | 3225 36TH AVE S     |
| 003      | 672570 | 0065  | 5/11/05   | \$300,000  | 880                | 180           | 6         | 1928            | 5    | 5279     | N    | N           | 2817 29TH AVE S     |



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 003      | 672570 | 0070  | 2/21/05   | \$299,998  | 910                | 590           | 6         | 1928            | 4    | 5279     | N    | N           | 2821 29TH AVE S       |
| 003      | 983420 | 0690  | 6/24/06   | \$454,000  | 930                | 0             | 6         | 1928            | 3    | 4080     | N    | N           | 3316 35TH AVE S       |
| 003      | 983420 | 0655  | 3/7/06    | \$270,000  | 970                | 0             | 6         | 1971            | 3    | 4080     | N    | N           | 3333 36TH AVE S       |
| 003      | 983420 | 0375  | 10/19/05  | \$389,000  | 980                | 0             | 6         | 1960            | 4    | 4080     | N    | N           | 3232 35TH AVE S       |
| 003      | 983420 | 0785  | 7/21/05   | \$320,000  | 980                | 0             | 6         | 1909            | 3    | 4080     | N    | N           | 3320 34TH AVE S       |
| 003      | 812110 | 0130  | 12/28/06  | \$338,500  | 1000               | 0             | 6         | 1925            | 4    | 3865     | Y    | N           | 3818 37TH AVE S       |
| 003      | 983420 | 0985  | 5/1/06    | \$446,200  | 1000               | 500           | 6         | 1908            | 4    | 4080     | N    | N           | 3406 34TH AVE S       |
| 003      | 795030 | 2345  | 7/27/07   | \$383,000  | 1010               | 0             | 6         | 1904            | 3    | 3060     | N    | N           | 4114 38TH AVE S       |
| 003      | 983420 | 0335  | 5/1/06    | \$500,000  | 1010               | 0             | 6         | 1920            | 5    | 4080     | N    | N           | 3229 36TH AVE S       |
| 003      | 983420 | 0140  | 10/20/06  | \$366,000  | 1020               | 0             | 6         | 1905            | 3    | 4080     | N    | N           | 3228 33RD AVE S       |
| 003      | 983420 | 0355  | 5/3/06    | \$375,000  | 1040               | 0             | 6         | 1917            | 3    | 4080     | N    | N           | 3245 36TH AVE S       |
| 003      | 983420 | 0910  | 9/24/07   | \$320,000  | 1060               | 0             | 6         | 1981            | 3    | 5000     | N    | N           | 3418 33RD AVE S       |
| 003      | 983420 | 0245  | 3/2/07    | \$415,000  | 1080               | 0             | 6         | 1903            | 3    | 4080     | N    | N           | 3232 34TH AVE S       |
| 003      | 983420 | 0670  | 9/27/06   | \$320,000  | 1100               | 0             | 6         | 1925            | 2    | 4080     | N    | N           | 3332 35TH AVE S       |
| 003      | 795030 | 3475  | 11/8/05   | \$350,000  | 1110               | 400           | 6         | 1905            | 4    | 3264     | N    | N           | 4413 39TH AVE S       |
| 003      | 795030 | 4135  | 11/19/07  | \$334,950  | 1120               | 600           | 6         | 1909            | 3    | 3030     | N    | N           | 4500 39TH AVE S       |
| 003      | 570000 | 1345  | 12/7/06   | \$416,500  | 1120               | 0             | 6         | 1909            | 4    | 5100     | N    | N           | 3233 S HANFORD ST     |
| 003      | 795030 | 0600  | 11/19/07  | \$257,500  | 1140               | 0             | 6         | 1907            | 3    | 6120     | N    | N           | 4019 39TH AVE S       |
| 003      | 983420 | 0570  | 8/14/06   | \$397,500  | 1150               | 0             | 6         | 1933            | 4    | 4327     | N    | N           | 3326 YORK RD S        |
| 003      | 795030 | 1020  | 8/17/06   | \$335,000  | 1200               | 0             | 6         | 1911            | 3    | 3000     | N    | N           | 4045 37TH AVE S       |
| 003      | 983420 | 1345  | 9/19/05   | \$270,000  | 1220               | 0             | 6         | 1922            | 4    | 4080     | N    | N           | 3612 S CHARLESTOWN ST |
| 003      | 128230 | 0920  | 8/16/05   | \$372,000  | 1250               | 0             | 6         | 1922            | 3    | 5400     | N    | N           | 3265 MCCLINTOCK AVE S |
| 003      | 795030 | 1945  | 3/21/05   | \$349,950  | 1270               | 0             | 6         | 1906            | 4    | 3060     | N    | N           | 4119 38TH AVE S       |
| 003      | 983420 | 0485  | 11/20/07  | \$548,000  | 1290               | 620           | 6         | 1928            | 4    | 4080     | N    | N           | 3240 36TH AVE S       |
| 003      | 570000 | 1310  | 4/27/06   | \$350,000  | 1360               | 0             | 6         | 1918            | 3    | 4000     | N    | N           | 3202 S HANFORD ST     |
| 003      | 570000 | 0365  | 5/16/07   | \$415,000  | 1480               | 0             | 6         | 1925            | 4    | 4323     | N    | N           | 2834 30TH AVE S       |
| 003      | 570000 | 2120  | 12/19/05  | \$395,000  | 1510               | 0             | 6         | 1928            | 3    | 4323     | N    | N           | 3153 35TH AVE S       |
| 003      | 983420 | 0130  | 12/15/05  | \$389,000  | 1670               | 0             | 6         | 1913            | 3    | 4080     | N    | N           | 3234 33RD AVE S       |
| 003      | 983420 | 0280  | 11/28/06  | \$620,000  | 1780               | 300           | 6         | 1909            | 4    | 4573     | N    | N           | 3409 S HANFORD ST     |
| 003      | 795030 | 2010  | 3/14/06   | \$307,500  | 1780               | 0             | 6         | 1965            | 3    | 3060     | N    | N           | 4159 38TH AVE S       |
| 003      | 983420 | 0805  | 3/20/07   | \$331,000  | 1820               | 0             | 6         | 1908            | 3    | 4080     | N    | N           | 3304 34TH AVE S       |
| 003      | 983470 | 0185  | 5/10/05   | \$437,000  | 1910               | 0             | 6         | 1910            | 3    | 5262     | N    | N           | 3413 37TH AVE S       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003      | 983470 | 0195  | 4/18/06   | \$585,000  | 790                | 770           | 7         | 1936            | 4    | 3911     | N    | N           | 3425 37TH AVE S      |
| 003      | 983420 | 0795  | 3/20/06   | \$380,000  | 800                | 690           | 7         | 1977            | 3    | 4080     | N    | N           | 3312 34TH AVE S      |
| 003      | 983420 | 1215  | 5/12/05   | \$250,000  | 815                | 45            | 7         | 2004            | 3    | 2676     | N    | N           | 3646 COURTLAND PL S  |
| 003      | 983420 | 1175  | 6/12/07   | \$407,000  | 820                | 300           | 7         | 1952            | 3    | 7140     | Y    | N           | 3703 37TH AVE S      |
| 003      | 983420 | 1479  | 3/6/07    | \$315,000  | 840                | 160           | 7         | 2006            | 3    | 941      | N    | N           | 3629 A 36TH AVE S    |
| 003      | 983420 | 1475  | 2/14/07   | \$314,950  | 840                | 160           | 7         | 2006            | 3    | 1243     | N    | N           | 3628 B 36TH AVE S    |
| 003      | 983420 | 1473  | 1/16/07   | \$314,950  | 840                | 160           | 7         | 2006            | 3    | 1148     | N    | N           | 3626 35TH AVE S      |
| 003      | 983420 | 1481  | 12/27/06  | \$314,950  | 840                | 160           | 7         | 2006            | 3    | 1101     | N    | N           | 3629 B 36TH AVE S    |
| 003      | 983420 | 1471  | 12/22/06  | \$314,950  | 840                | 160           | 7         | 2007            | 3    | 936      | N    | N           | 3627 36TH AVE S      |
| 003      | 983420 | 1477  | 12/20/06  | \$314,950  | 840                | 160           | 7         | 2006            | 3    | 1144     | N    | N           | 3628 A 35TH AVE S    |
| 003      | 983420 | 1467  | 11/9/06   | \$324,950  | 840                | 160           | 7         | 2006            | 3    | 1241     | N    | N           | 3624 35TH AVE S      |
| 003      | 983420 | 1470  | 9/27/06   | \$320,000  | 840                | 160           | 7         | 2005            | 3    | 1075     | N    | N           | 3625 36TH AVE S      |
| 003      | 983420 | 1476  | 6/22/06   | \$324,000  | 840                | 160           | 7         | 2005            | 3    | 804      | N    | N           | 3621 36TH AVE S      |
| 003      | 983420 | 1468  | 6/8/06    | \$321,000  | 840                | 160           | 7         | 2005            | 3    | 1168     | N    | N           | 3620 35TH AVE S      |
| 003      | 983420 | 1474  | 6/8/06    | \$322,000  | 840                | 160           | 7         | 2005            | 3    | 1136     | N    | N           | 3623 36TH AVE S      |
| 003      | 983420 | 1472  | 5/25/06   | \$309,000  | 840                | 160           | 7         | 2005            | 3    | 1309     | N    | N           | 3622 35TH AVE S      |
| 003      | 983420 | 1462  | 4/11/06   | \$299,950  | 840                | 160           | 7         | 2005            | 3    | 983      | N    | N           | 3617 36TH AVE S      |
| 003      | 983420 | 1466  | 4/11/06   | \$294,950  | 840                | 160           | 7         | 2005            | 3    | 1218     | N    | N           | 3618 35TH AVE S      |
| 003      | 983420 | 1460  | 4/11/06   | \$301,000  | 840                | 160           | 7         | 2005            | 3    | 1517     | N    | N           | 3616 35TH AVE S      |
| 003      | 983420 | 1464  | 4/7/06    | \$299,950  | 840                | 160           | 7         | 2005            | 3    | 695      | N    | N           | 3619 36TH AVE S      |
| 003      | 795030 | 2315  | 4/30/07   | \$445,000  | 850                | 850           | 7         | 1999            | 3    | 4590     | N    | N           | 4130 38TH AVE S      |
| 003      | 795030 | 3080  | 8/8/06    | \$414,950  | 860                | 450           | 7         | 1952            | 5    | 4141     | N    | N           | 4411 42ND AVE S      |
| 003      | 983420 | 0185  | 4/5/07    | \$475,000  | 930                | 0             | 7         | 1925            | 4    | 4080     | N    | N           | 3211 35TH AVE S      |
| 003      | 128230 | 0790  | 3/2/06    | \$325,000  | 930                | 0             | 7         | 2007            | 3    | 1337     | N    | N           | 3323 WETMORE AVE S   |
| 003      | 983420 | 1280  | 5/11/06   | \$450,000  | 950                | 340           | 7         | 1900            | 4    | 8160     | N    | N           | 3613 S SPOKANE ST    |
| 003      | 983420 | 1785  | 10/22/07  | \$390,000  | 960                | 860           | 7         | 1965            | 4    | 4080     | N    | N           | 3833 37TH AVE S      |
| 003      | 128230 | 0780  | 3/28/06   | \$315,000  | 960                | 0             | 7         | 2007            | 3    | 1460     | N    | N           | 3321 A WETMORE AVE S |
| 003      | 812110 | 0205  | 5/29/07   | \$550,215  | 970                | 770           | 7         | 1945            | 5    | 6180     | N    | N           | 3857 39TH AVE S      |
| 003      | 983420 | 0590  | 3/10/05   | \$306,000  | 980                | 740           | 7         | 1961            | 3    | 4290     | N    | N           | 3316 36TH AVE S      |
| 003      | 812110 | 0325  | 7/12/07   | \$518,000  | 1000               | 960           | 7         | 1968            | 4    | 4635     | N    | N           | 3814 38TH AVE S      |
| 003      | 795030 | 4150  | 8/31/05   | \$282,000  | 1000               | 0             | 7         | 1956            | 3    | 4545     | N    | N           | 4509 41ST AVE S      |
| 003      | 812110 | 0215  | 3/7/07    | \$569,000  | 1010               | 400           | 7         | 1947            | 3    | 6180     | N    | N           | 3851 39TH AVE S      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 003      | 983420 | 1155  | 9/19/05   | \$486,000  | 1030               | 560           | 7         | 1978            | 5    | 6120     | N    | N           | 3625 37TH AVE S       |
| 003      | 983470 | 0190  | 11/15/05  | \$399,000  | 1050               | 800           | 7         | 1961            | 3    | 3921     | N    | N           | 3417 37TH AVE S       |
| 003      | 983420 | 0365  | 5/30/07   | \$550,000  | 1060               | 200           | 7         | 1921            | 3    | 4080     | N    | N           | 3240 35TH AVE S       |
| 003      | 570000 | 2155  | 1/3/07    | \$525,000  | 1080               | 0             | 7         | 1912            | 4    | 4322     | N    | N           | 3127 35TH AVE S       |
| 003      | 795030 | 2175  | 8/23/06   | \$350,000  | 1080               | 300           | 7         | 1958            | 3    | 5100     | N    | N           | 4121 39TH AVE S       |
| 003      | 524980 | 0206  | 4/23/07   | \$389,000  | 1090               | 300           | 7         | 1954            | 4    | 7200     | N    | N           | 4207 S GENESEE ST     |
| 003      | 570000 | 2925  | 10/24/06  | \$390,000  | 1090               | 0             | 7         | 1913            | 3    | 3173     | N    | N           | 3314 37TH AVE S       |
| 003      | 795030 | 0620  | 3/24/06   | \$485,000  | 1090               | 0             | 7         | 1906            | 4    | 6120     | N    | N           | 4029 39TH AVE S       |
| 003      | 128230 | 0800  | 3/9/06    | \$335,000  | 1120               | 0             | 7         | 2007            | 3    | 2188     | N    | N           | 3321 B WETMORE AVE S  |
| 003      | 570000 | 2360  | 2/22/05   | \$380,000  | 1120               | 975           | 7         | 1923            | 3    | 5257     | N    | N           | 2933 36TH AVE S       |
| 003      | 795030 | 3240  | 7/26/07   | \$427,800  | 1130               | 0             | 7         | 1946            | 3    | 5555     | N    | N           | 4431 41ST AVE S       |
| 003      | 795030 | 3240  | 8/15/05   | \$359,000  | 1130               | 0             | 7         | 1946            | 3    | 5555     | N    | N           | 4431 41ST AVE S       |
| 003      | 983420 | 1150  | 6/15/05   | \$372,000  | 1140               | 0             | 7         | 1912            | 4    | 3780     | N    | N           | 3623 YORK RD S        |
| 003      | 983420 | 0360  | 6/1/06    | \$460,000  | 1150               | 0             | 7         | 1917            | 3    | 4080     | N    | N           | 3244 35TH AVE S       |
| 003      | 812110 | 0105  | 7/28/05   | \$384,950  | 1150               | 840           | 7         | 1968            | 3    | 6801     | Y    | N           | 3800 37TH AVE S       |
| 003      | 812110 | 0375  | 9/20/06   | \$414,000  | 1190               | 0             | 7         | 1947            | 4    | 6180     | N    | N           | 3844 38TH AVE S       |
| 003      | 795030 | 3250  | 9/20/05   | \$380,000  | 1200               | 560           | 7         | 1946            | 4    | 5555     | N    | N           | 4437 41ST AVE S       |
| 003      | 983420 | 1447  | 9/14/05   | \$245,000  | 1200               | 0             | 7         | 1996            | 3    | 1929     | N    | N           | 3605 36TH AVE S       |
| 003      | 983420 | 1331  | 2/22/07   | \$359,000  | 1210               | 110           | 7         | 2006            | 3    | 1303     | N    | N           | 3639 B COURTLAND PL S |
| 003      | 983420 | 1325  | 2/21/07   | \$359,000  | 1210               | 290           | 7         | 2006            | 3    | 1250     | N    | N           | 3637 B COURTLAND PL S |
| 003      | 983420 | 1329  | 11/20/06  | \$356,000  | 1210               | 290           | 7         | 2006            | 3    | 1251     | N    | N           | 3637 A COURTLAND PL S |
| 003      | 570000 | 1325  | 6/16/06   | \$388,000  | 1210               | 0             | 7         | 1907            | 3    | 4250     | N    | N           | 3213 S HANFORD ST     |
| 003      | 983420 | 0390  | 6/1/06    | \$506,000  | 1220               | 0             | 7         | 1914            | 4    | 4080     | N    | N           | 3220 35TH AVE S       |
| 003      | 570000 | 2850  | 4/10/07   | \$495,000  | 1240               | 0             | 7         | 1913            | 3    | 3348     | N    | N           | 3236 37TH AVE S       |
| 003      | 812110 | 0146  | 7/25/06   | \$390,000  | 1240               | 0             | 7         | 1983            | 4    | 2878     | N    | N           | 3834 37TH AVE S       |
| 003      | 795030 | 4205  | 2/21/05   | \$399,000  | 1240               | 0             | 7         | 2003            | 3    | 3000     | N    | N           | 4502 CASCADIA AVE S   |
| 003      | 983420 | 1780  | 6/22/05   | \$353,000  | 1250               | 860           | 7         | 1965            | 4    | 4080     | N    | N           | 3831 37TH AVE S       |
| 003      | 795030 | 4220  | 11/17/05  | \$312,500  | 1270               | 0             | 7         | 1984            | 3    | 4060     | N    | N           | 4508 41ST AVE S       |
| 003      | 983420 | 1490  | 1/31/06   | \$335,000  | 1272               | 0             | 7         | 1998            | 3    | 2224     | N    | N           | 3643 36TH AVE S       |
| 003      | 983470 | 0070  | 4/19/07   | \$637,000  | 1290               | 0             | 7         | 1931            | 3    | 2658     | N    | N           | 3232 37TH PL S        |
| 003      | 983420 | 0920  | 6/24/05   | \$306,400  | 1370               | 920           | 7         | 1987            | 3    | 4080     | N    | N           | 3410 33RD AVE S       |
| 003      | 812110 | 1420  | 2/24/06   | \$525,000  | 1380               | 810           | 7         | 1923            | 5    | 7894     | N    | N           | 3703 S COURT ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 003      | 983420 | 0230  | 12/28/06  | \$460,000  | 1400               | 0             | 7         | 1948            | 3    | 4080     | N    | N           | 3400 S HORTON ST    |
| 003      | 983420 | 0115  | 8/31/05   | \$420,000  | 1400               | 0             | 7         | 1904            | 4    | 4080     | N    | N           | 3245 34TH AVE S     |
| 003      | 795030 | 3430  | 7/18/07   | \$455,000  | 1450               | 1090          | 7         | 1994            | 3    | 4141     | N    | N           | 4412 39TH AVE S     |
| 003      | 524980 | 0220  | 2/2/07    | \$418,500  | 1450               | 0             | 7         | 2006            | 3    | 7200     | N    | N           | 4426 42ND AVE S     |
| 003      | 983420 | 1341  | 8/16/05   | \$305,000  | 1470               | 0             | 7         | 2002            | 3    | 2001     | N    | N           | 3649 COURTLAND PL S |
| 003      | 570000 | 2090  | 8/2/05    | \$409,000  | 1480               | 400           | 7         | 1909            | 3    | 4322     | N    | N           | 3138 34TH AVE S     |
| 003      | 795030 | 1985  | 6/20/06   | \$420,000  | 1500               | 0             | 7         | 1906            | 4    | 6120     | N    | N           | 4145 38TH AVE S     |
| 003      | 983420 | 1495  | 12/7/05   | \$355,000  | 1500               | 0             | 7         | 1998            | 3    | 4445     | N    | N           | 3645 36TH AVE S     |
| 003      | 570000 | 2065  | 9/25/06   | \$599,900  | 1510               | 600           | 7         | 1904            | 4    | 4322     | N    | N           | 3118 34TH AVE S     |
| 003      | 812110 | 1421  | 12/7/05   | \$395,500  | 1560               | 0             | 7         | 1923            | 3    | 4697     | N    | N           | 3707 S COURT ST     |
| 003      | 812110 | 0096  | 4/28/06   | \$570,000  | 1580               | 500           | 7         | 1923            | 4    | 4950     | Y    | N           | 3803 38TH AVE S     |
| 003      | 795030 | 2285  | 9/14/06   | \$437,500  | 1600               | 0             | 7         | 1998            | 3    | 3060     | N    | N           | 4154 38TH AVE S     |
| 003      | 812110 | 0600  | 11/7/06   | \$483,000  | 1640               | 0             | 7         | 1946            | 4    | 6180     | N    | N           | 3856 39TH AVE S     |
| 003      | 795030 | 4120  | 3/30/06   | \$333,000  | 1640               | 0             | 7         | 1971            | 4    | 4545     | N    | N           | 4510 39TH AVE S     |
| 003      | 570000 | 0340  | 2/28/05   | \$400,000  | 1680               | 0             | 7         | 1922            | 3    | 4299     | N    | N           | 2814 30TH AVE S     |
| 003      | 812110 | 1350  | 8/14/06   | \$550,000  | 1760               | 1120          | 7         | 1919            | 5    | 4635     | N    | N           | 3714 38TH AVE S     |
| 003      | 795030 | 1975  | 6/30/05   | \$440,000  | 1780               | 940           | 7         | 1910            | 3    | 6120     | N    | N           | 4139 38TH AVE S     |
| 003      | 795030 | 4189  | 8/13/07   | \$420,000  | 1790               | 0             | 7         | 2002            | 3    | 3000     | N    | N           | 4510 CASCADIA AVE S |
| 003      | 983420 | 0165  | 8/28/06   | \$578,000  | 1790               | 0             | 7         | 1928            | 5    | 4080     | N    | N           | 3208 33RD AVE S     |
| 003      | 570000 | 0440  | 7/28/05   | \$418,500  | 1900               | 880           | 7         | 1925            | 4    | 4874     | N    | N           | 3102 30TH AVE S     |
| 003      | 128230 | 0840  | 10/25/06  | \$525,000  | 1920               | 0             | 7         | 1916            | 4    | 5400     | N    | N           | 3324 RAINIER AVE S  |
| 003      | 570000 | 2150  | 5/1/06    | \$589,000  | 1950               | 0             | 7         | 1921            | 4    | 4322     | N    | N           | 3129 35TH AVE S     |
| 003      | 795030 | 2215  | 12/11/07  | \$469,000  | 1960               | 360           | 7         | 2001            | 3    | 3060     | N    | N           | 4143 39TH AVE S     |
| 003      | 795030 | 4010  | 1/2/07    | \$535,000  | 1960               | 480           | 7         | 1907            | 4    | 6120     | N    | N           | 4508 38TH AVE S     |
| 003      | 983420 | 1820  | 4/25/05   | \$405,000  | 1970               | 900           | 7         | 1907            | 3    | 5202     | N    | N           | 3652 S ANDOVER ST   |
| 003      | 983420 | 1810  | 8/24/07   | \$429,750  | 2000               | 0             | 7         | 1921            | 3    | 5284     | N    | N           | 3859 37TH AVE S     |
| 003      | 983420 | 1810  | 7/26/07   | \$372,800  | 2000               | 0             | 7         | 1921            | 3    | 5284     | N    | N           | 3859 37TH AVE S     |
| 003      | 795030 | 3530  | 10/12/05  | \$350,000  | 2060               | 0             | 7         | 1968            | 3    | 3060     | N    | N           | 4432 38TH AVE S     |
| 003      | 983420 | 0220  | 3/23/05   | \$595,000  | 2070               | 0             | 7         | 1925            | 5    | 4080     | N    | N           | 3241 35TH AVE S     |
| 003      | 570000 | 0450  | 11/10/06  | \$365,000  | 2120               | 350           | 7         | 1981            | 3    | 6890     | N    | N           | 3015 S HANFORD ST   |
| 003      | 983420 | 1250  | 6/11/05   | \$365,000  | 2160               | 0             | 7         | 1993            | 3    | 4080     | N    | N           | 3628 COURTLAND PL S |
| 003      | 128230 | 1258  | 10/19/06  | \$660,000  | 2940               | 1200          | 7         | 1980            | 4    | 8220     | N    | N           | 3021 S WALDEN ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 003      | 795030 | 0540  | 11/4/05   | \$379,000  | 1040               | 570           | 8         | 1953            | 3    | 6060     | N    | N           | 4016 39TH AVE S         |
| 003      | 795030 | 2490  | 12/26/07  | \$370,000  | 1120               | 820           | 8         | 1957            | 3    | 5522     | N    | N           | 3902 S GENESEE ST       |
| 003      | 795030 | 2500  | 10/31/06  | \$360,000  | 1120               | 1120          | 8         | 1957            | 3    | 5518     | N    | N           | 4158 39TH AVE S         |
| 003      | 795030 | 3365  | 11/14/07  | \$525,000  | 1170               | 550           | 8         | 2007            | 3    | 3000     | N    | N           | 4425 CASCADIA AVE S     |
| 003      | 812110 | 0385  | 12/11/06  | \$439,500  | 1330               | 0             | 8         | 1951            | 4    | 6180     | N    | N           | 3850 38TH AVE S         |
| 003      | 795030 | 2295  | 9/5/06    | \$389,950  | 1590               | 0             | 8         | 2006            | 3    | 3060     | N    | N           | 4142 38TH AVE S         |
| 003      | 795030 | 1940  | 1/12/06   | \$449,000  | 1620               | 500           | 8         | 2005            | 3    | 3060     | N    | N           | 4117 38TH AVE S         |
| 003      | 795030 | 0577  | 2/14/07   | \$642,000  | 1660               | 790           | 8         | 2003            | 3    | 3079     | N    | N           | 3819 S ANDOVER ST       |
| 003      | 795030 | 0985  | 9/18/06   | \$575,000  | 1770               | 800           | 8         | 2005            | 3    | 5200     | N    | N           | 4019 37TH AVE S         |
| 003      | 570000 | 3105  | 4/10/06   | \$675,000  | 1790               | 600           | 8         | 1925            | 4    | 4000     | N    | N           | 3609 38TH AVE S         |
| 003      | 570000 | 2835  | 12/11/06  | \$519,000  | 1820               | 0             | 8         | 1911            | 3    | 3193     | N    | N           | 3226 37TH AVE S         |
| 003      | 570000 | 1245  | 2/21/07   | \$575,000  | 1900               | 180           | 8         | 1919            | 4    | 5352     | N    | N           | 3205 S MOUNT BAKER BLVD |
| 003      | 983420 | 0725  | 4/25/05   | \$560,000  | 1910               | 0             | 8         | 1995            | 3    | 4080     | N    | N           | 3311 35TH AVE S         |
| 003      | 570000 | 0320  | 6/27/06   | \$730,000  | 2080               | 0             | 8         | 1909            | 4    | 7508     | N    | N           | 2802 30TH AVE S         |
| 003      | 570000 | 1390  | 12/5/05   | \$485,000  | 2170               | 0             | 8         | 1914            | 3    | 4345     | N    | N           | 3110 33RD AVE S         |
| 003      | 983420 | 0300  | 11/27/06  | \$619,000  | 2220               | 0             | 8         | 2002            | 3    | 3770     | N    | N           | 3201 36TH AVE S         |
| 003      | 983420 | 1060  | 10/13/06  | \$569,000  | 1370               | 270           | 9         | 1999            | 3    | 2680     | N    | N           | 3401 YORK RD S          |
| 004      | 160460 | 0350  | 4/25/05   | \$204,900  | 500                | 0             | 5         | 1948            | 4    | 3000     | N    | N           | 4557 34TH AVE S         |
| 004      | 688890 | 0220  | 6/20/07   | \$257,000  | 1220               | 0             | 5         | 1911            | 3    | 4074     | N    | N           | 5301 RENTON AVE S       |
| 004      | 162404 | 9157  | 8/17/06   | \$230,000  | 500                | 500           | 6         | 1942            | 3    | 5457     | N    | N           | 3024 S COURT ST         |
| 004      | 162404 | 9157  | 3/25/05   | \$190,000  | 500                | 500           | 6         | 1942            | 3    | 5457     | N    | N           | 3024 S COURT ST         |
| 004      | 170340 | 0840  | 9/14/05   | \$334,000  | 660                | 660           | 6         | 1940            | 4    | 3300     | N    | N           | 3549 S FERDINAND ST     |
| 004      | 170990 | 0125  | 8/25/05   | \$269,000  | 710                | 710           | 6         | 2005            | 3    | 3200     | N    | N           | 4558 35TH AVE S         |
| 004      | 160460 | 1095  | 5/1/06    | \$323,000  | 760                | 760           | 6         | 1945            | 4    | 6000     | Y    | N           | 4437 34TH AVE S         |
| 004      | 160460 | 1725  | 7/18/06   | \$285,000  | 770                | 500           | 6         | 1957            | 3    | 6000     | Y    | N           | 4080 34TH AVE S         |
| 004      | 160460 | 2145  | 10/12/07  | \$367,500  | 800                | 800           | 6         | 1915            | 3    | 2790     | N    | N           | 4014 LETITIA AVE S      |
| 004      | 688890 | 0005  | 7/5/05    | \$269,000  | 800                | 0             | 6         | 1919            | 4    | 5330     | N    | N           | 3511 S DAWSON ST        |
| 004      | 160460 | 0070  | 5/23/07   | \$341,000  | 830                | 420           | 6         | 1900            | 3    | 3735     | N    | N           | 4531 33RD AVE S         |
| 004      | 170340 | 0800  | 1/9/06    | \$370,000  | 840                | 0             | 6         | 1931            | 4    | 3300     | N    | N           | 3525 S FERDINAND ST     |
| 004      | 170340 | 1045  | 10/19/07  | \$388,000  | 850                | 0             | 6         | 1928            | 4    | 3300     | N    | N           | 3233 S FERDINAND ST     |
| 004      | 266050 | 0495  | 5/29/07   | \$328,500  | 860                | 500           | 6         | 1908            | 3    | 4560     | N    | N           | 5217 37TH AVE S         |
| 004      | 688890 | 0105  | 3/19/07   | \$295,000  | 860                | 450           | 6         | 1919            | 3    | 4880     | N    | N           | 3526 S BENNETT ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 004      | 170990 | 0120  | 9/20/06   | \$317,500  | 860                | 400           | 6         | 1925            | 3    | 3400     | N    | N           | 3506 S ALASKA ST     |
| 004      | 160460 | 0790  | 9/19/06   | \$299,000  | 860                | 0             | 6         | 1906            | 3    | 3000     | N    | N           | 4431 RAINIER AVE S   |
| 004      | 160460 | 1686  | 12/13/07  | \$350,000  | 870                | 0             | 6         | 1905            | 3    | 7200     | Y    | N           | 4114 34TH AVE S      |
| 004      | 160710 | 0041  | 8/22/07   | \$355,000  | 910                | 0             | 6         | 1955            | 3    | 6370     | N    | N           | 3003 S ANDOVER ST    |
| 004      | 160710 | 0043  | 3/22/06   | \$310,000  | 910                | 0             | 6         | 2005            | 3    | 5460     | N    | N           | 3019 S ANDOVER ST    |
| 004      | 128230 | 0725  | 4/6/05    | \$239,999  | 910                | 0             | 6         | 1918            | 4    | 3600     | N    | N           | 3310 CLAREMONT AVE S |
| 004      | 266050 | 0030  | 7/7/06    | \$300,000  | 920                | 600           | 6         | 1907            | 3    | 3300     | N    | N           | 3547 S HUDSON ST     |
| 004      | 160460 | 0730  | 2/9/06    | \$295,000  | 1000               | 290           | 6         | 1920            | 4    | 3960     | N    | N           | 3513 S GENESEE ST    |
| 004      | 162404 | 9099  | 3/28/07   | \$260,000  | 1010               | 0             | 6         | 1962            | 4    | 5580     | N    | N           | 3023 S DAKOTA ST     |
| 004      | 564960 | 0260  | 6/1/05    | \$206,500  | 1010               | 0             | 6         | 1917            | 3    | 3600     | N    | N           | 3712 S BRANDON ST    |
| 004      | 160460 | 0085  | 3/3/05    | \$284,000  | 1010               | 0             | 6         | 1910            | 3    | 3000     | N    | N           | 4525 33RD AVE S      |
| 004      | 160460 | 0605  | 10/12/06  | \$309,000  | 1020               | 0             | 6         | 1908            | 4    | 2980     | N    | N           | 4551 35TH AVE S      |
| 004      | 170340 | 0825  | 12/21/07  | \$396,000  | 1030               | 0             | 6         | 1904            | 3    | 4950     | N    | N           | 3541 S FERDINAND ST  |
| 004      | 266050 | 0065  | 9/20/06   | \$405,000  | 1030               | 1000          | 6         | 1903            | 4    | 6600     | N    | N           | 3527 S HUDSON ST     |
| 004      | 118300 | 0080  | 5/25/05   | \$245,500  | 1030               | 400           | 6         | 1918            | 4    | 4242     | N    | N           | 3520 S BRANDON ST    |
| 004      | 266050 | 0326  | 11/5/07   | \$330,000  | 1050               | 0             | 6         | 1927            | 4    | 5500     | N    | N           | 5025 RENTON AVE S    |
| 004      | 170340 | 0815  | 10/3/07   | \$300,000  | 1050               | 0             | 6         | 1908            | 3    | 4950     | N    | N           | 3535 S FERDINAND ST  |
| 004      | 266050 | 0035  | 7/11/07   | \$448,500  | 1060               | 840           | 6         | 1906            | 3    | 4400     | N    | N           | 3545 S HUDSON ST     |
| 004      | 266050 | 0035  | 9/7/06    | \$283,600  | 1060               | 840           | 6         | 1906            | 3    | 4400     | N    | N           | 3545 S HUDSON ST     |
| 004      | 266050 | 0175  | 6/8/05    | \$320,000  | 1060               | 1000          | 6         | 1916            | 4    | 6600     | N    | N           | 3239 S HUDSON ST     |
| 004      | 160460 | 0440  | 9/5/05    | \$280,000  | 1070               | 400           | 6         | 1961            | 3    | 5960     | N    | N           | 4530 34TH AVE S      |
| 004      | 266050 | 0370  | 8/29/05   | \$265,000  | 1080               | 0             | 6         | 1954            | 4    | 6930     | N    | N           | 5063 RENTON AVE S    |
| 004      | 266050 | 0105  | 5/5/05    | \$230,500  | 1080               | 0             | 6         | 1904            | 3    | 3850     | N    | N           | 3507 S HUDSON ST     |
| 004      | 128230 | 0365  | 3/30/06   | \$357,000  | 1090               | 1070          | 6         | 1901            | 5    | 4500     | N    | N           | 2910 S BYRON ST      |
| 004      | 170990 | 0200  | 1/31/06   | \$267,500  | 1120               | 240           | 6         | 1917            | 3    | 4550     | N    | N           | 4504 35TH AVE S      |
| 004      | 266050 | 0120  | 11/14/05  | \$241,000  | 1140               | 0             | 6         | 1961            | 3    | 3300     | N    | N           | 5002 35TH AVE S      |
| 004      | 688890 | 0020  | 6/22/06   | \$299,500  | 1200               | 500           | 6         | 1926            | 3    | 4880     | N    | N           | 3515 S DAWSON ST     |
| 004      | 162404 | 9258  | 1/26/05   | \$257,000  | 1210               | 1210          | 6         | 1955            | 3    | 7172     | N    | N           | 3833 RENTON AVE S    |
| 004      | 160460 | 1375  | 12/18/06  | \$275,000  | 1260               | 0             | 6         | 1909            | 4    | 3000     | N    | N           | 3508 S GENESEE ST    |
| 004      | 564960 | 0440  | 8/10/05   | \$235,000  | 1290               | 0             | 6         | 1955            | 3    | 7100     | N    | N           | 5264 39TH AVE S      |
| 004      | 162404 | 9212  | 7/9/07    | \$237,600  | 1300               | 0             | 6         | 1954            | 3    | 5658     | N    | N           | 3829 RENTON AVE S    |
| 004      | 160460 | 2150  | 4/18/05   | \$326,157  | 1300               | 600           | 6         | 2005            | 3    | 6693     | N    | N           | 4008 LETITIA AVE S   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 004      | 170340 | 1025  | 6/10/05   | \$232,800  | 1370               | 0             | 6         | 1901            | 3    | 4400     | N    | N           | 3225 S FERDINAND ST |
| 004      | 160710 | 0040  | 8/17/07   | \$380,000  | 1410               | 0             | 6         | 1955            | 4    | 6600     | N    | N           | 4018 RENTON AVE S   |
| 004      | 160710 | 0138  | 12/19/05  | \$315,000  | 1450               | 700           | 6         | 1947            | 4    | 5405     | N    | N           | 4102 RENTON AVE S   |
| 004      | 266050 | 0506  | 8/7/07    | \$472,000  | 1470               | 0             | 6         | 1909            | 3    | 4116     | N    | N           | 5231 37TH AVE S     |
| 004      | 170340 | 0710  | 8/7/07    | \$407,000  | 1640               | 0             | 6         | 1901            | 3    | 6480     | N    | N           | 3224 S FERDINAND ST |
| 004      | 118300 | 0045  | 11/21/05  | \$276,000  | 1670               | 0             | 6         | 1913            | 3    | 5100     | N    | N           | 3546 S BRANDON ST   |
| 004      | 688890 | 0180  | 8/13/07   | \$435,000  | 1980               | 0             | 6         | 1916            | 3    | 4880     | N    | N           | 3527 S BENNETT ST   |
| 004      | 688890 | 0180  | 1/25/05   | \$269,000  | 1980               | 0             | 6         | 1916            | 3    | 4880     | N    | N           | 3527 S BENNETT ST   |
| 004      | 170990 | 0170  | 2/27/07   | \$375,000  | 790                | 0             | 7         | 2005            | 3    | 3920     | N    | N           | 4528 35TH AVE S     |
| 004      | 160460 | 0660  | 12/10/07  | \$350,000  | 910                | 0             | 7         | 1906            | 3    | 4500     | N    | N           | 4430 LETITIA AVE S  |
| 004      | 170340 | 0758  | 9/27/06   | \$340,000  | 940                | 520           | 7         | 1994            | 3    | 3300     | N    | N           | 3505 S FERDINAND ST |
| 004      | 160460 | 0510  | 7/30/06   | \$339,950  | 950                | 0             | 7         | 2005            | 3    | 2980     | Y    | N           | 4509 35TH AVE S     |
| 004      | 266050 | 0420  | 5/17/05   | \$290,000  | 996                | 239           | 7         | 2007            | 3    | 1042     | N    | N           | 5011 B 37TH AVE S   |
| 004      | 266050 | 0418  | 12/20/07  | \$335,000  | 1007               | 239           | 7         | 2007            | 3    | 1354     | N    | N           | 5011 C 37TH AVE S   |
| 004      | 160460 | 0261  | 11/27/06  | \$377,000  | 1030               | 960           | 7         | 1976            | 4    | 5000     | N    | N           | 4507 34TH AVE S     |
| 004      | 266050 | 0410  | 5/17/05   | \$318,000  | 1040               | 202           | 7         | 2007            | 3    | 2039     | N    | N           | 5013 37TH AVE S     |
| 004      | 170340 | 0862  | 5/23/05   | \$294,000  | 1080               | 280           | 7         | 1999            | 3    | 2250     | N    | N           | 4907 37TH AVE S     |
| 004      | 266050 | 0424  | 11/21/07  | \$362,500  | 1104               | 199           | 7         | 2007            | 3    | 1607     | N    | N           | 5013 A 37TH AVE S.  |
| 004      | 266050 | 0426  | 9/19/07   | \$399,000  | 1104               | 199           | 7         | 2007            | 3    | 1607     | N    | N           | 5015 A 37TH AVE S.  |
| 004      | 160710 | 0036  | 11/26/07  | \$280,000  | 1130               | 600           | 7         | 1968            | 3    | 8280     | N    | N           | 3050 S DAKOTA ST    |
| 004      | 393790 | 0065  | 6/27/06   | \$368,000  | 1150               | 710           | 7         | 1993            | 3    | 5032     | N    | N           | 3000 S BRADFORD ST  |
| 004      | 160710 | 0092  | 10/10/06  | \$355,000  | 1170               | 780           | 7         | 1995            | 3    | 5014     | N    | N           | 3102 S DAKOTA ST    |
| 004      | 560900 | 0120  | 11/30/06  | \$309,000  | 1173               | 453           | 7         | 1911            | 4    | 2418     | N    | N           | 3867 RAINIER AVE S  |
| 004      | 118300 | 0005  | 8/23/06   | \$335,000  | 1180               | 500           | 7         | 1940            | 4    | 4886     | N    | N           | 5323 37TH AVE S     |
| 004      | 266050 | 0329  | 5/20/05   | \$385,000  | 1210               | 0             | 7         | 1996            | 3    | 4250     | N    | N           | 5013 RENTON AVE S   |
| 004      | 162404 | 9213  | 2/13/07   | \$416,995  | 1220               | 920           | 7         | 1954            | 4    | 14040    | N    | N           | 3814 RENTON AVE S   |
| 004      | 170990 | 0180  | 2/10/06   | \$330,000  | 1230               | 0             | 7         | 1962            | 3    | 5040     | N    | N           | 4516 35TH AVE S     |
| 004      | 560900 | 0310  | 10/15/07  | \$386,000  | 1270               | 790           | 7         | 1965            | 3    | 11681    | N    | N           | 3839 LETITIA AVE S  |
| 004      | 160460 | 0555  | 8/29/05   | \$345,000  | 1270               | 600           | 7         | 2004            | 3    | 3500     | N    | N           | 4531 35TH AVE S     |
| 004      | 170340 | 0458  | 4/17/06   | \$329,950  | 1294               | 0             | 7         | 2000            | 3    | 1132     | N    | N           | 3248 E S EDMUNDS ST |
| 004      | 170340 | 0454  | 3/29/06   | \$337,100  | 1294               | 0             | 7         | 2000            | 3    | 1133     | N    | N           | 3248 C S EDMUNDS ST |
| 004      | 170340 | 0456  | 7/7/05    | \$291,000  | 1294               | 0             | 7         | 2000            | 3    | 859      | N    | N           | 3248 D S EDMUNDS ST |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 004      | 160710 | 0020  | 3/10/06   | \$285,888  | 1300               | 0             | 7         | 1990            | 3    | 3700     | N    | N           | 3016 S DAKOTA ST    |
| 004      | 160460 | 1885  | 5/15/06   | \$424,000  | 1410               | 0             | 7         | 2005            | 3    | 7560     | Y    | N           | 4071 34TH AVE S     |
| 004      | 162404 | 9142  | 12/18/06  | \$345,000  | 1430               | 0             | 7         | 1922            | 3    | 11855    | N    | N           | 3007 S COURT ST     |
| 004      | 160460 | 0540  | 10/12/05  | \$395,000  | 1430               | 0             | 7         | 2004            | 3    | 5960     | N    | N           | 4527 35TH AVE S     |
| 004      | 160710 | 0012  | 9/21/06   | \$425,000  | 1440               | 1120          | 7         | 1992            | 4    | 5024     | N    | N           | 4028 30TH AVE S     |
| 004      | 170340 | 1050  | 8/21/07   | \$374,950  | 1490               | 0             | 7         | 2004            | 3    | 3000     | N    | N           | 3235 S FERDINAND ST |
| 004      | 170340 | 0550  | 10/25/07  | \$367,500  | 1550               | 0             | 7         | 1968            | 3    | 6600     | N    | N           | 3213 S EDMUNDS ST   |
| 004      | 160460 | 0495  | 6/1/06    | \$399,000  | 1590               | 0             | 7         | 1996            | 3    | 2789     | Y    | N           | 4501 35TH AVE S     |
| 004      | 428240 | 0045  | 7/5/07    | \$354,000  | 1610               | 0             | 7         | 1970            | 3    | 5495     | N    | N           | 4028 RENTON AVE S   |
| 004      | 170340 | 0835  | 10/12/06  | \$454,250  | 1640               | 0             | 7         | 1958            | 3    | 6600     | N    | N           | 3543 S FERDINAND ST |
| 004      | 160460 | 1543  | 9/26/06   | \$365,000  | 1650               | 640           | 7         | 2006            | 3    | 3151     | N    | N           | 4084 LETITIA AVE S  |
| 004      | 170340 | 0625  | 10/26/05  | \$364,000  | 1700               | 0             | 7         | 1903            | 3    | 3300     | N    | N           | 3249 S EDMUNDS ST   |
| 004      | 393790 | 0120  | 2/28/06   | \$308,000  | 1810               | 0             | 7         | 1997            | 3    | 5012     | N    | N           | 3036 S BRADFORD ST  |
| 004      | 170340 | 0925  | 4/16/05   | \$411,750  | 1820               | 600           | 7         | 1905            | 4    | 3300     | N    | N           | 3534 S HUDSON ST    |
| 004      | 160710 | 0164  | 2/9/06    | \$308,000  | 1930               | 0             | 7         | 1997            | 3    | 4129     | N    | N           | 4129 LEXINGTON PL S |
| 004      | 128230 | 0445  | 3/31/06   | \$550,000  | 2180               | 1040          | 7         | 1906            | 4    | 3600     | N    | N           | 2801 S HANFORD ST   |
| 004      | 266050 | 0485  | 7/14/06   | \$449,000  | 2230               | 600           | 7         | 2005            | 3    | 5796     | N    | N           | 5211 37TH AVE S     |
| 004      | 160460 | 2235  | 6/22/06   | \$411,500  | 2300               | 0             | 7         | 1908            | 4    | 3612     | N    | N           | 4029 RAINIER AVE S  |
| 004      | 160460 | 0615  | 1/9/07    | \$460,000  | 1030               | 730           | 8         | 2005            | 3    | 3980     | N    | N           | 4557 35TH AVE S     |
| 004      | 160460 | 2050  | 5/20/05   | \$347,156  | 1080               | 530           | 8         | 2005            | 3    | 2527     | N    | N           | 4011 LETITIA AVE S  |
| 004      | 160460 | 2055  | 4/28/05   | \$332,000  | 1080               | 530           | 8         | 2005            | 3    | 2394     | N    | N           | 4015 LETITIA AVE S  |
| 004      | 266050 | 0363  | 1/2/07    | \$421,000  | 1110               | 800           | 8         | 1955            | 3    | 6566     | N    | N           | 3520 S DAWSON ST    |
| 004      | 160710 | 0045  | 9/12/06   | \$358,390  | 1230               | 560           | 8         | 2002            | 3    | 2625     | N    | N           | 4001 31ST AVE S     |
| 004      | 170340 | 0216  | 7/17/06   | \$439,000  | 1280               | 0             | 8         | 2004            | 3    | 1631     | N    | N           | 4739 C 36TH AVE S   |
| 004      | 170340 | 0216  | 4/19/05   | \$365,000  | 1280               | 0             | 8         | 2004            | 3    | 1631     | N    | N           | 4739 C 36TH AVE S   |
| 004      | 170340 | 0205  | 3/29/05   | \$365,000  | 1290               | 0             | 8         | 2004            | 3    | 1606     | N    | N           | 4735 A 36TH AVE S   |
| 004      | 160460 | 0670  | 4/26/05   | \$337,500  | 1350               | 870           | 8         | 1999            | 3    | 4500     | N    | N           | 4426 LETITIA AVE S  |
| 004      | 162404 | 9279  | 11/13/06  | \$450,000  | 1370               | 910           | 8         | 2006            | 3    | 5003     | N    | N           | 2913 S COURT ST     |
| 004      | 162404 | 9278  | 10/3/06   | \$445,000  | 1370               | 910           | 8         | 2006            | 3    | 5003     | N    | N           | 2911 S COURT ST     |
| 004      | 162404 | 9277  | 9/21/06   | \$440,000  | 1370               | 910           | 8         | 2006            | 3    | 5099     | N    | N           | 2909 S COURT ST     |
| 004      | 162404 | 9115  | 5/30/06   | \$457,222  | 1370               | 910           | 8         | 2006            | 3    | 5003     | N    | N           | 2919 S COURT ST     |
| 004      | 162404 | 9280  | 5/15/06   | \$444,500  | 1370               | 910           | 8         | 2006            | 3    | 5042     | N    | N           | 2917 S COURT ST     |



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 004      | 128230 | 0740  | 2/3/05    | \$319,000  | 1560               | 0             | 8         | 2004            | 3    | 3600     | N    | N           | 2907 S BYRON ST      |
| 004      | 170340 | 0215  | 3/29/05   | \$385,000  | 1575               | 0             | 8         | 2004            | 3    | 1570     | N    | N           | 4737 36TH AVE S      |
| 004      | 160710 | 0047  | 6/5/07    | \$400,000  | 1680               | 410           | 8         | 2003            | 3    | 2500     | N    | N           | 4003 31ST AVE S      |
| 004      | 160710 | 0049  | 8/11/06   | \$388,450  | 1680               | 410           | 8         | 2003            | 3    | 2500     | N    | N           | 4005 31ST AVE S      |
| 004      | 160710 | 0054  | 10/27/05  | \$325,000  | 1680               | 410           | 8         | 2003            | 3    | 2500     | N    | N           | 4015 31ST AVE S      |
| 004      | 688890 | 0086  | 2/15/07   | \$465,000  | 1870               | 0             | 8         | 2006            | 3    | 3780     | N    | N           | 5222 35TH AVE S      |
| 004      | 170340 | 0217  | 4/19/05   | \$395,000  | 1875               | 0             | 8         | 2004            | 3    | 1726     | N    | N           | 4736 D 36TH AVE S    |
| 004      | 170340 | 0218  | 4/29/06   | \$464,500  | 1960               | 0             | 8         | 2004            | 3    | 1841     | N    | N           | 4739 E 36TH AVE S    |
| 004      | 170340 | 0218  | 5/10/05   | \$410,000  | 1960               | 0             | 8         | 2004            | 3    | 1841     | N    | N           | 4739 E 36TH AVE S    |
| 004      | 170340 | 0210  | 3/24/05   | \$395,000  | 1960               | 0             | 8         | 2004            | 3    | 1736     | N    | N           | 4735 F 37TH AVE S    |
| 004      | 266050 | 0265  | 8/16/05   | \$375,000  | 2017               | 0             | 8         | 2007            | 4    | 4754     | N    | N           | 5041 35TH AVE S      |
| 004      | 170340 | 0905  | 12/4/06   | \$529,000  | 1010               | 1100          | 9         | 2005            | 3    | 4950     | N    | N           | 3544 S HUDSON ST     |
| 004      | 170340 | 0870  | 7/11/06   | \$560,625  | 1660               | 800           | 9         | 2005            | 3    | 7150     | N    | N           | 3556 S HUDSON ST     |
| 005      | 381240 | 0382  | 11/10/05  | \$148,000  | 540                | 0             | 5         | 1931            | 3    | 2320     | N    | N           | 4315 S MORGAN ST     |
| 005      | 333300 | 1415  | 11/15/06  | \$221,500  | 620                | 0             | 5         | 1907            | 5    | 3500     | N    | N           | 3826 S MORGAN ST     |
| 005      | 110800 | 0090  | 2/17/05   | \$225,000  | 800                | 0             | 5         | 1920            | 3    | 4000     | N    | N           | 4650 S GARDEN ST     |
| 005      | 333300 | 0510  | 4/19/07   | \$210,000  | 950                | 0             | 5         | 1910            | 4    | 5000     | N    | N           | 3917 S ANGEL PL      |
| 005      | 381240 | 0251  | 11/21/05  | \$230,000  | 480                | 0             | 6         | 1927            | 3    | 5842     | N    | N           | 4443 S EDDY ST       |
| 005      | 573350 | 0035  | 9/10/05   | \$247,000  | 620                | 620           | 6         | 1920            | 3    | 3304     | N    | N           | 4622 S WARSAW ST     |
| 005      | 333300 | 0815  | 3/13/06   | \$195,600  | 660                | 0             | 6         | 1903            | 4    | 2500     | N    | N           | 3930 S WARSAW ST     |
| 005      | 381240 | 0381  | 7/28/05   | \$215,000  | 660                | 0             | 6         | 1900            | 3    | 3220     | N    | N           | 4317 1/2 S MORGAN ST |
| 005      | 333300 | 1210  | 12/10/07  | \$240,000  | 700                | 0             | 6         | 1904            | 3    | 7500     | N    | N           | 3827 S MORGAN ST     |
| 005      | 234180 | 0185  | 7/25/06   | \$270,000  | 720                | 0             | 6         | 1942            | 3    | 5000     | N    | N           | 3639 S LUCILE ST     |
| 005      | 333100 | 0755  | 11/3/05   | \$249,000  | 720                | 0             | 6         | 1970            | 4    | 4326     | N    | N           | 3912 S FINDLAY ST    |
| 005      | 333050 | 1945  | 4/30/07   | \$325,000  | 730                | 0             | 6         | 1921            | 3    | 3090     | N    | N           | 4219 S MEAD ST       |
| 005      | 333250 | 0185  | 6/14/07   | \$290,000  | 740                | 0             | 6         | 1925            | 3    | 4472     | N    | N           | 5920 44TH AVE S      |
| 005      | 333050 | 0510  | 7/14/06   | \$329,950  | 740                | 0             | 6         | 1905            | 4    | 3090     | N    | N           | 4219 S LUCILE ST     |
| 005      | 333100 | 2075  | 10/26/05  | \$251,000  | 740                | 740           | 6         | 1909            | 3    | 7372     | N    | N           | 5813 RENTON AVE S    |
| 005      | 333300 | 1511  | 2/16/05   | \$190,000  | 740                | 0             | 6         | 1928            | 3    | 4000     | N    | N           | 3810 S ANGEL PL      |
| 005      | 269060 | 0005  | 5/30/06   | \$205,000  | 760                | 0             | 6         | 1920            | 3    | 6141     | N    | N           | 4414 S BATEMAN ST    |
| 005      | 100500 | 0085  | 5/27/05   | \$233,750  | 780                | 0             | 6         | 1931            | 3    | 8184     | N    | N           | 7122 44TH AVE S      |
| 005      | 110500 | 0495  | 6/28/06   | \$363,000  | 790                | 790           | 6         | 1939            | 3    | 8775     | N    | N           | 4646 S WILLOW ST     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 005      | 811310 | 0890  | 1/29/07   | \$250,000  | 820                | 0             | 6         | 1958            | 3    | 3344     | N    | N           | 4412 S SPENCER ST   |
| 005      | 811310 | 0890  | 1/3/07    | \$190,000  | 820                | 0             | 6         | 1958            | 3    | 3344     | N    | N           | 4412 S SPENCER ST   |
| 005      | 811310 | 0890  | 9/2/05    | \$225,000  | 820                | 0             | 6         | 1958            | 3    | 3344     | N    | N           | 4412 S SPENCER ST   |
| 005      | 333250 | 0340  | 6/23/05   | \$203,500  | 820                | 0             | 6         | 1909            | 3    | 4950     | N    | N           | 4206 S KENNY ST     |
| 005      | 100500 | 0150  | 10/10/06  | \$275,000  | 830                | 0             | 6         | 1950            | 5    | 5040     | N    | N           | 4418 S OTHELLO ST   |
| 005      | 333050 | 1940  | 4/21/06   | \$247,000  | 830                | 0             | 6         | 1905            | 3    | 3090     | N    | N           | 4225 S MEAD ST      |
| 005      | 234180 | 0055  | 11/2/05   | \$249,950  | 840                | 280           | 6         | 1918            | 4    | 4900     | N    | N           | 3535 S BRANDON ST   |
| 005      | 333300 | 0385  | 3/22/07   | \$305,000  | 870                | 0             | 6         | 1907            | 3    | 5000     | N    | N           | 3926 S ANGEL PL     |
| 005      | 333300 | 0545  | 2/22/06   | \$269,950  | 870                | 0             | 6         | 1948            | 4    | 5000     | N    | N           | 3902 S MORGAN ST    |
| 005      | 333300 | 2751  | 6/25/07   | \$363,500  | 880                | 0             | 6         | 1909            | 3    | 8464     | N    | N           | 6748 40TH AVE S     |
| 005      | 333300 | 0505  | 1/24/07   | \$280,000  | 880                | 0             | 6         | 1975            | 3    | 5000     | N    | N           | 3913 S ANGEL PL     |
| 005      | 333100 | 0610  | 5/3/07    | \$310,000  | 890                | 200           | 6         | 1918            | 3    | 5000     | N    | N           | 5510 RENTON AVE S   |
| 005      | 333300 | 0655  | 3/5/07    | \$240,000  | 890                | 0             | 6         | 1941            | 3    | 6000     | N    | N           | 3947 S MORGAN ST    |
| 005      | 333050 | 1955  | 6/28/06   | \$344,500  | 890                | 0             | 6         | 1942            | 3    | 6180     | N    | N           | 4215 S MEAD ST      |
| 005      | 333250 | 0820  | 10/6/05   | \$245,000  | 890                | 0             | 6         | 1909            | 4    | 3150     | N    | N           | 4242 S SPENCER ST   |
| 005      | 234180 | 0195  | 2/14/05   | \$226,500  | 890                | 0             | 6         | 1947            | 4    | 5000     | N    | N           | 3635 S LUCILE ST    |
| 005      | 381240 | 0305  | 5/29/07   | \$309,950  | 910                | 0             | 6         | 1918            | 3    | 8379     | N    | N           | 6516 45TH AVE S     |
| 005      | 381240 | 0804  | 9/14/06   | \$260,000  | 910                | 0             | 6         | 1960            | 3    | 6350     | N    | N           | 4414 S FRONTENAC ST |
| 005      | 333100 | 1425  | 3/22/07   | \$359,950  | 920                | 540           | 6         | 1909            | 4    | 4000     | N    | N           | 5714 JUNEAU TER S   |
| 005      | 110500 | 0170  | 11/29/06  | \$309,000  | 920                | 0             | 6         | 1910            | 4    | 4704     | N    | N           | 4604 S MORGAN ST    |
| 005      | 333250 | 0636  | 3/11/05   | \$270,000  | 920                | 0             | 6         | 1914            | 3    | 4095     | N    | N           | 4260 S RAYMOND ST   |
| 005      | 333100 | 1025  | 8/1/07    | \$360,000  | 950                | 0             | 6         | 1971            | 3    | 4980     | N    | N           | 3912 S ORCAS ST     |
| 005      | 333300 | 2750  | 8/22/06   | \$277,000  | 950                | 0             | 6         | 1931            | 3    | 7360     | N    | N           | 6744 40TH AVE S     |
| 005      | 333300 | 2750  | 8/31/05   | \$257,500  | 950                | 0             | 6         | 1931            | 3    | 7360     | N    | N           | 6744 40TH AVE S     |
| 005      | 234180 | 0235  | 10/12/07  | \$285,000  | 960                | 0             | 6         | 1916            | 4    | 4600     | N    | N           | 3615 S LUCILE ST    |
| 005      | 110800 | 0245  | 6/6/07    | \$342,000  | 960                | 960           | 6         | 1918            | 4    | 4000     | N    | N           | 4824 S GARDEN ST    |
| 005      | 811310 | 0750  | 9/18/06   | \$302,000  | 960                | 0             | 6         | 1919            | 3    | 4200     | N    | N           | 4231 S BATEMAN ST   |
| 005      | 381240 | 0814  | 12/14/05  | \$240,000  | 960                | 0             | 6         | 1943            | 3    | 5460     | N    | N           | 6914 44TH AVE S     |
| 005      | 110500 | 0882  | 11/23/05  | \$308,000  | 960                | 0             | 6         | 1906            | 4    | 9180     | N    | N           | 4812 S MYRTLE ST    |
| 005      | 234180 | 0235  | 9/13/05   | \$268,500  | 960                | 0             | 6         | 1916            | 4    | 4600     | N    | N           | 3615 S LUCILE ST    |
| 005      | 333050 | 2060  | 6/12/06   | \$281,000  | 970                | 0             | 6         | 1917            | 4    | 3060     | N    | N           | 4246 S JUNEAU ST    |
| 005      | 333050 | 2060  | 4/29/05   | \$245,000  | 970                | 0             | 6         | 1917            | 4    | 3060     | N    | N           | 4246 S JUNEAU ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 005      | 333100 | 0455  | 2/28/05   | \$235,500  | 1000               | 0             | 6         | 1915            | 4    | 4000     | N    | N           | 5512 37TH AVE S     |
| 005      | 333300 | 0846  | 6/28/06   | \$210,400  | 1010               | 0             | 6         | 1906            | 3    | 3700     | N    | N           | 3948 S WARSAW ST    |
| 005      | 333100 | 1685  | 3/3/05    | \$290,000  | 1010               | 1010          | 6         | 1906            | 4    | 5150     | N    | N           | 3943 S ORCAS ST     |
| 005      | 333300 | 0285  | 3/7/07    | \$280,000  | 1020               | 0             | 6         | 1948            | 3    | 5000     | N    | N           | 3923 S EDDY ST      |
| 005      | 381240 | 0690  | 8/15/06   | \$370,000  | 1020               | 120           | 6         | 1917            | 4    | 7100     | N    | N           | 4406 S WILLOW ST    |
| 005      | 333300 | 1421  | 6/21/06   | \$282,630  | 1030               | 0             | 6         | 1916            | 3    | 4000     | N    | N           | 3830 S MORGAN ST    |
| 005      | 333250 | 0385  | 6/15/07   | \$423,000  | 1040               | 0             | 6         | 1922            | 3    | 4950     | N    | N           | 4234 S KENNY ST     |
| 005      | 100500 | 0062  | 4/25/05   | \$246,000  | 1040               | 0             | 6         | 1950            | 4    | 4600     | N    | N           | 4415 S MYRTLE ST    |
| 005      | 100500 | 0056  | 3/3/05    | \$239,000  | 1050               | 0             | 6         | 1950            | 4    | 5329     | N    | N           | 4405 S MYRTLE ST    |
| 005      | 333100 | 1230  | 9/29/05   | \$263,950  | 1060               | 0             | 6         | 1953            | 3    | 5500     | N    | N           | 5606 37TH AVE S     |
| 005      | 333300 | 0205  | 11/5/07   | \$225,000  | 1070               | 200           | 6         | 1918            | 3    | 4000     | N    | N           | 3948 S EDDY ST      |
| 005      | 381240 | 0505  | 6/13/05   | \$245,000  | 1070               | 0             | 6         | 1948            | 3    | 6604     | N    | N           | 4518 S HOLLY ST     |
| 005      | 333300 | 0695  | 7/9/07    | \$345,000  | 1080               | 0             | 6         | 1911            | 3    | 4700     | N    | N           | 3929 S MORGAN ST    |
| 005      | 381240 | 0220  | 7/21/06   | \$300,000  | 1080               | 0             | 6         | 1953            | 3    | 9639     | N    | N           | 6408 44TH AVE S     |
| 005      | 333300 | 0695  | 6/15/05   | \$222,000  | 1080               | 0             | 6         | 1911            | 3    | 4700     | N    | N           | 3929 S MORGAN ST    |
| 005      | 110500 | 0175  | 6/8/05    | \$226,500  | 1080               | 0             | 6         | 1908            | 4    | 3360     | N    | N           | 4602 S MORGAN ST    |
| 005      | 660700 | 0195  | 6/1/05    | \$237,500  | 1080               | 1080          | 6         | 1991            | 3    | 5237     | N    | N           | 6534 42ND AVE S     |
| 005      | 811310 | 0080  | 7/26/06   | \$285,000  | 1090               | 0             | 6         | 1943            | 3    | 8268     | N    | N           | 5923 39TH AVE S     |
| 005      | 333300 | 0255  | 10/27/05  | \$285,000  | 1090               | 0             | 6         | 1908            | 4    | 5000     | N    | N           | 3937 S EDDY ST      |
| 005      | 272404 | 9114  | 11/7/05   | \$284,500  | 1090               | 0             | 6         | 1947            | 3    | 5508     | N    | N           | 4207 S WILLOW ST    |
| 005      | 333300 | 0975  | 1/4/05    | \$259,950  | 1100               | 200           | 6         | 1947            | 4    | 5321     | N    | N           | 6612 39TH AVE S     |
| 005      | 110500 | 0424  | 9/21/07   | \$350,000  | 1110               | 800           | 6         | 1980            | 3    | 5461     | N    | N           | 4631 S HOLLY ST     |
| 005      | 381240 | 0338  | 7/21/07   | \$290,500  | 1110               | 0             | 6         | 1913            | 4    | 4590     | N    | N           | 6517 45TH AVE S     |
| 005      | 333300 | 2720  | 9/27/06   | \$330,000  | 1110               | 500           | 6         | 1905            | 4    | 5818     | N    | N           | 6811 42ND AVE S     |
| 005      | 713630 | 0050  | 3/10/06   | \$282,000  | 1110               | 500           | 6         | 1909            | 3    | 4000     | N    | N           | 4520 S OTHELLO ST   |
| 005      | 381240 | 0568  | 11/22/05  | \$285,000  | 1130               | 0             | 6         | 1909            | 4    | 8580     | N    | N           | 6722 44TH AVE S     |
| 005      | 333100 | 2100  | 12/12/06  | \$256,500  | 1160               | 0             | 6         | 1910            | 3    | 5000     | N    | N           | 5736 JUNEAU TER S   |
| 005      | 333300 | 0295  | 7/13/06   | \$350,000  | 1180               | 140           | 6         | 1905            | 3    | 10000    | N    | N           | 3915 S EDDY ST      |
| 005      | 381240 | 0860  | 6/5/06    | \$265,000  | 1180               | 0             | 6         | 1949            | 4    | 5000     | N    | N           | 7004 44TH AVE S     |
| 005      | 333250 | 0515  | 4/10/06   | \$212,000  | 1180               | 360           | 6         | 1903            | 4    | 3150     | N    | N           | 4213 S KENNY ST     |
| 005      | 110500 | 0870  | 4/4/05    | \$254,000  | 1190               | 0             | 6         | 1905            | 4    | 8190     | N    | N           | 4813 S FRONTENAC ST |
| 005      | 333250 | 0920  | 7/26/07   | \$363,500  | 1200               | 0             | 6         | 1982            | 3    | 6180     | N    | N           | 4219 S SPENCER ST   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 005      | 333300 | 1561  | 6/7/07    | \$255,000  | 1210               | 0             | 6         | 1919            | 4    | 4500     | N    | N           | 6309 39TH AVE S   |
| 005      | 272404 | 9003  | 1/26/07   | \$289,000  | 1240               | 0             | 6         | 1919            | 3    | 12888    | N    | N           | 6602 46TH AVE S   |
| 005      | 333250 | 0800  | 4/11/07   | \$309,950  | 1260               | 0             | 6         | 1905            | 3    | 6300     | N    | N           | 4232 S SPENCER ST |
| 005      | 381240 | 0520  | 5/31/05   | \$230,950  | 1260               | 0             | 6         | 1969            | 4    | 5350     | N    | N           | 6713 46TH AVE S   |
| 005      | 381240 | 0813  | 8/8/07    | \$273,000  | 1270               | 0             | 6         | 1943            | 3    | 6097     | N    | N           | 6920 44TH AVE S   |
| 005      | 333100 | 0965  | 8/29/07   | \$396,500  | 1290               | 640           | 6         | 1900            | 5    | 3090     | N    | N           | 3952 S ORCAS ST   |
| 005      | 333250 | 0330  | 2/24/05   | \$299,000  | 1330               | 0             | 6         | 1909            | 4    | 6600     | N    | N           | 4204 S KENNY ST   |
| 005      | 333100 | 0775  | 2/24/05   | \$263,000  | 1370               | 0             | 6         | 1989            | 4    | 6180     | N    | N           | 3953 S LUCILE ST  |
| 005      | 333300 | 0865  | 5/17/07   | \$325,000  | 1400               | 430           | 6         | 1915            | 4    | 5900     | N    | N           | 3953 S WARSAW ST  |
| 005      | 333300 | 0865  | 2/26/07   | \$400,000  | 1400               | 430           | 6         | 1915            | 4    | 5900     | N    | N           | 3953 S WARSAW ST  |
| 005      | 381240 | 0063  | 1/26/06   | \$373,018  | 1400               | 920           | 6         | 1950            | 3    | 8100     | N    | N           | 6322 44TH AVE S   |
| 005      | 811310 | 0575  | 3/20/06   | \$327,000  | 1410               | 150           | 6         | 1910            | 3    | 4620     | N    | N           | 4214 S GRAHAM ST  |
| 005      | 811310 | 0575  | 8/5/05    | \$282,000  | 1410               | 150           | 6         | 1910            | 3    | 4620     | N    | N           | 4214 S GRAHAM ST  |
| 005      | 333300 | 2770  | 7/10/07   | \$302,500  | 1420               | 0             | 6         | 1925            | 3    | 7661     | N    | N           | 6732 40TH AVE S   |
| 005      | 333050 | 1185  | 3/28/06   | \$300,000  | 1430               | 0             | 6         | 1911            | 3    | 3090     | N    | N           | 4204 S ORCAS ST   |
| 005      | 333100 | 1995  | 4/30/07   | \$285,000  | 1440               | 0             | 6         | 1921            | 2    | 7400     | N    | N           | 5802 RENTON AVE S |
| 005      | 381240 | 0823  | 8/17/07   | \$328,000  | 1470               | 500           | 6         | 1913            | 3    | 8509     | N    | N           | 4229 S WILLOW ST  |
| 005      | 110500 | 0745  | 3/3/05    | \$270,000  | 1570               | 0             | 6         | 1908            | 3    | 10824    | N    | N           | 6924 46TH AVE S   |
| 005      | 381240 | 0090  | 10/13/06  | \$439,000  | 1810               | 0             | 6         | 1948            | 3    | 8750     | N    | N           | 4248 S EDDY ST    |
| 005      | 110500 | 0695  | 2/22/05   | \$220,000  | 1810               | 0             | 6         | 1917            | 3    | 9490     | N    | N           | 4649 S WILLOW ST  |
| 005      | 381240 | 0608  | 3/27/06   | \$320,000  | 1860               | 0             | 6         | 1997            | 3    | 6985     | N    | N           | 4303 S HOLLY ST   |
| 005      | 333050 | 1850  | 2/24/07   | \$415,000  | 2130               | 1010          | 6         | 1908            | 4    | 5150     | N    | N           | 4263 S MEAD ST    |
| 005      | 333100 | 1985  | 12/20/05  | \$245,000  | 810                | 0             | 7         | 1952            | 3    | 4429     | N    | N           | 3815 S MEAD ST    |
| 005      | 333100 | 2020  | 9/13/05   | \$283,000  | 840                | 200           | 7         | 1952            | 3    | 4558     | N    | N           | 5814 RENTON AVE S |
| 005      | 333100 | 1145  | 4/18/07   | \$303,000  | 850                | 0             | 7         | 1952            | 3    | 4120     | N    | N           | 3822 S ORCAS ST   |
| 005      | 110500 | 0777  | 7/12/06   | \$310,000  | 860                | 200           | 7         | 1952            | 3    | 8610     | N    | N           | 7008 46TH AVE S   |
| 005      | 110800 | 0650  | 10/3/05   | \$280,000  | 880                | 300           | 7         | 1953            | 3    | 7290     | N    | N           | 4600 S OTHELLO ST |
| 005      | 333250 | 0140  | 6/22/06   | \$415,000  | 890                | 400           | 7         | 1925            | 4    | 3885     | N    | N           | 5952 44TH AVE S   |
| 005      | 333300 | 0326  | 6/7/05    | \$320,000  | 930                | 840           | 7         | 1916            | 3    | 3400     | N    | N           | 3901 S EDDY ST    |
| 005      | 333100 | 0820  | 8/17/07   | \$242,000  | 1000               | 0             | 7         | 1982            | 4    | 3079     | N    | N           | 3934 S FINDLAY ST |
| 005      | 333100 | 0820  | 8/29/05   | \$255,000  | 1000               | 0             | 7         | 1982            | 4    | 3079     | N    | N           | 3934 S FINDLAY ST |
| 005      | 333100 | 0300  | 3/2/06    | \$309,950  | 1010               | 0             | 7         | 1917            | 3    | 4841     | N    | N           | 5420 RENTON AVE S |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 005      | 381240 | 0137  | 7/22/05   | \$250,000  | 1020               | 540           | 7         | 1955            | 3    | 6552     | N    | N           | 4202 S MORGAN ST     |
| 005      | 333100 | 1510  | 4/1/05    | \$249,000  | 1020               | 0             | 7         | 1952            | 3    | 4900     | N    | N           | 3805 S ORCAS ST      |
| 005      | 110500 | 0447  | 4/24/07   | \$395,000  | 1030               | 640           | 7         | 1975            | 4    | 5246     | N    | N           | 4608 S WILLOW ST     |
| 005      | 333300 | 0190  | 11/30/07  | \$285,000  | 1040               | 200           | 7         | 1959            | 3    | 5000     | N    | N           | 3940 S EDDY ST       |
| 005      | 811310 | 0926  | 9/17/07   | \$359,800  | 1070               | 210           | 7         | 2007            | 3    | 1405     | N    | N           | 5993 B RAINIER AVE S |
| 005      | 811310 | 0924  | 8/8/07    | \$358,000  | 1070               | 210           | 7         | 2007            | 3    | 1384     | N    | N           | 5993 A RAINIER AVE S |
| 005      | 811310 | 0918  | 7/17/07   | \$352,000  | 1070               | 210           | 7         | 2007            | 3    | 1278     | N    | N           | 5991 A RAINIER AVE S |
| 005      | 811310 | 0910  | 1/12/06   | \$400,000  | 1070               | 210           | 7         | 2007            | 3    | 1337     | N    | N           | 5995 B RAINIER AVE S |
| 005      | 333250 | 0450  | 6/4/07    | \$430,000  | 1080               | 0             | 7         | 1951            | 3    | 4945     | N    | N           | 4249 S KENNY ST      |
| 005      | 381240 | 0426  | 2/23/07   | \$303,000  | 1090               | 0             | 7         | 1954            | 4    | 6858     | N    | N           | 4326 S HOLLY ST      |
| 005      | 660700 | 0175  | 9/11/06   | \$317,000  | 1090               | 350           | 7         | 1955            | 3    | 5766     | N    | N           | 6614 42ND AVE S      |
| 005      | 660700 | 0045  | 2/13/06   | \$305,000  | 1090               | 850           | 7         | 1954            | 4    | 8827     | N    | N           | 4303 S WARSAW ST     |
| 005      | 333100 | 2395  | 6/13/07   | \$373,000  | 1100               | 640           | 7         | 1994            | 3    | 4815     | N    | N           | 3919 S MEAD ST       |
| 005      | 381240 | 0201  | 9/29/06   | \$285,000  | 1100               | 0             | 7         | 1960            | 3    | 5461     | N    | N           | 4332 S MORGAN ST     |
| 005      | 660700 | 0126  | 3/17/06   | \$340,000  | 1100               | 1100          | 7         | 1955            | 3    | 7475     | N    | N           | 6609 43RD AVE S      |
| 005      | 381240 | 0231  | 2/15/06   | \$270,000  | 1100               | 0             | 7         | 1950            | 3    | 7747     | N    | N           | 4420 S MORGAN ST     |
| 005      | 333100 | 2375  | 2/11/05   | \$310,000  | 1100               | 640           | 7         | 1994            | 3    | 5485     | N    | N           | 3927 S MEAD ST       |
| 005      | 272404 | 9157  | 6/26/07   | \$406,000  | 1110               | 1040          | 7         | 1977            | 3    | 5332     | N    | N           | 4644 S ORCHARD ST    |
| 005      | 110800 | 0050  | 3/12/07   | \$400,000  | 1110               | 1040          | 7         | 1979            | 4    | 5552     | N    | N           | 4639 S ORCHARD ST    |
| 005      | 333300 | 0735  | 11/7/06   | \$435,000  | 1120               | 450           | 7         | 1904            | 4    | 7500     | N    | N           | 6504 39TH AVE S      |
| 005      | 381240 | 0144  | 10/31/06  | \$379,500  | 1140               | 510           | 7         | 1950            | 4    | 9576     | N    | N           | 4219 S EDDY ST       |
| 005      | 333300 | 2874  | 8/8/06    | \$302,000  | 1140               | 300           | 7         | 2003            | 3    | 1158     | N    | N           | 7009 42ND AVE S      |
| 005      | 381240 | 0377  | 8/16/05   | \$315,000  | 1140               | 400           | 7         | 1955            | 3    | 6804     | N    | N           | 4330 S WARSAW ST     |
| 005      | 333050 | 0581  | 3/30/05   | \$300,000  | 1150               | 0             | 7         | 1917            | 3    | 4120     | N    | N           | 4220 S FINDLAY ST    |
| 005      | 131430 | 0010  | 3/3/06    | \$295,000  | 1160               | 240           | 7         | 2005            | 3    | 1307     | N    | N           | 5977 B RAINIER AVE S |
| 005      | 131430 | 0022  | 12/22/05  | \$290,000  | 1160               | 240           | 7         | 2005            | 3    | 1326     | N    | N           | 5975 A RAINIER AVE S |
| 005      | 131430 | 0024  | 12/9/05   | \$292,900  | 1160               | 245           | 7         | 2005            | 3    | 1308     | N    | N           | 5975 B RAINIER AVE S |
| 005      | 131430 | 0012  | 11/22/05  | \$260,000  | 1160               | 240           | 7         | 2005            | 3    | 1279     | N    | N           | 5977 A RAINIER AVE S |
| 005      | 131430 | 0016  | 10/5/05   | \$259,999  | 1160               | 240           | 7         | 2005            | 3    | 1228     | N    | N           | 5971 A RAINIER AVE S |
| 005      | 131430 | 0014  | 10/5/05   | \$252,500  | 1160               | 240           | 7         | 2005            | 3    | 1235     | N    | N           | 5971 B RAINIER AVE S |
| 005      | 131430 | 0018  | 9/19/05   | \$290,685  | 1160               | 240           | 7         | 2005            | 3    | 1343     | N    | N           | 5973 A RAINIER AVE S |
| 005      | 131430 | 0020  | 9/16/05   | \$280,250  | 1160               | 240           | 7         | 2005            | 3    | 1322     | N    | N           | 5973 B RAINIER AVE S |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 005      | 234130 | 0355  | 8/20/07   | \$328,000  | 1170               | 620           | 7         | 1952            | 3    | 5000     | N    | N           | 3619 S FINDLAY ST  |
| 005      | 333300 | 1015  | 4/24/07   | \$399,000  | 1170               | 430           | 7         | 1903            | 5    | 3848     | N    | N           | 4008 S HOLLY ST    |
| 005      | 333250 | 1015  | 8/3/05    | \$279,000  | 1190               | 0             | 7         | 1952            | 4    | 3850     | N    | N           | 4230 S BATEMAN ST  |
| 005      | 333100 | 0520  | 8/22/06   | \$347,000  | 1200               | 880           | 7         | 1987            | 3    | 5150     | N    | N           | 3843 S LUCILE ST   |
| 005      | 110500 | 0850  | 3/23/05   | \$270,000  | 1210               | 0             | 7         | 1914            | 3    | 4000     | N    | N           | 7023 48TH AVE S    |
| 005      | 381240 | 0659  | 9/6/05    | \$305,000  | 1220               | 1220          | 7         | 1966            | 3    | 5500     | N    | N           | 6810 42ND AVE S    |
| 005      | 333050 | 0540  | 7/11/06   | \$400,000  | 1240               | 520           | 7         | 1951            | 3    | 6180     | N    | N           | 4203 S LUCILE ST   |
| 005      | 333250 | 0285  | 9/1/06    | \$485,000  | 1270               | 0             | 7         | 1905            | 4    | 6600     | N    | N           | 4223 S JUNEAU ST   |
| 005      | 381240 | 0668  | 7/31/06   | \$439,950  | 1270               | 200           | 7         | 1963            | 4    | 11303    | N    | N           | 4235 S BRIGHTON ST |
| 005      | 381240 | 0293  | 7/5/06    | \$321,000  | 1270               | 500           | 7         | 1963            | 3    | 6912     | N    | N           | 4456 S WARSAW ST   |
| 005      | 811310 | 0850  | 7/19/07   | \$357,500  | 1290               | 0             | 7         | 1926            | 2    | 4000     | N    | N           | 4420 S GRAHAM ST   |
| 005      | 381240 | 0457  | 3/13/06   | \$325,000  | 1290               | 200           | 7         | 1962            | 3    | 8636     | N    | N           | 4421 S WARSAW ST   |
| 005      | 333300 | 1580  | 3/28/07   | \$322,000  | 1310               | 810           | 7         | 1925            | 3    | 5000     | N    | N           | 3821 S GRAHAM ST   |
| 005      | 381240 | 0674  | 7/26/06   | \$400,000  | 1330               | 900           | 7         | 1980            | 3    | 5715     | N    | N           | 4245 S BRIGHTON ST |
| 005      | 381240 | 0854  | 7/5/06    | \$359,950  | 1330               | 750           | 7         | 1960            | 3    | 6360     | N    | N           | 7017 44TH AVE S    |
| 005      | 381240 | 0610  | 5/24/07   | \$337,000  | 1350               | 0             | 7         | 1967            | 4    | 6223     | N    | N           | 4218 S BRIGHTON ST |
| 005      | 381240 | 0855  | 4/27/07   | \$355,000  | 1350               | 800           | 7         | 1958            | 3    | 7526     | N    | N           | 7025 44TH AVE S    |
| 005      | 333050 | 1260  | 9/20/05   | \$290,000  | 1380               | 120           | 7         | 1915            | 3    | 3090     | N    | N           | 4248 S ORCAS ST    |
| 005      | 110500 | 0715  | 9/18/07   | \$388,500  | 1390               | 220           | 7         | 1955            | 3    | 8160     | N    | N           | 4615 S WILLOW ST   |
| 005      | 381240 | 0049  | 6/16/06   | \$347,500  | 1390               | 120           | 7         | 1926            | 4    | 6426     | N    | N           | 4419 S GRAHAM ST   |
| 005      | 110500 | 0432  | 5/18/06   | \$260,000  | 1440               | 0             | 7         | 1977            | 3    | 8370     | N    | N           | 4614 S BRIGHTON ST |
| 005      | 110800 | 0465  | 1/5/06    | \$250,000  | 1460               | 0             | 7         | 1961            | 3    | 4000     | N    | N           | 4804 S OTHELLO ST  |
| 005      | 110500 | 0355  | 12/28/06  | \$300,000  | 1470               | 0             | 7         | 1971            | 3    | 5125     | N    | N           | 4607 S MORGAN ST   |
| 005      | 333100 | 1780  | 6/23/06   | \$328,000  | 1550               | 0             | 7         | 1996            | 3    | 3975     | N    | N           | 5803 42ND AVE S    |
| 005      | 333100 | 1725  | 5/9/06    | \$378,000  | 1550               | 1200          | 7         | 1952            | 3    | 5047     | N    | N           | 3934 S MEAD ST     |
| 005      | 333300 | 0605  | 7/10/06   | \$355,000  | 1570               | 670           | 7         | 1974            | 4    | 6500     | N    | N           | 3932 S MORGAN ST   |
| 005      | 381240 | 0669  | 6/28/07   | \$400,000  | 1580               | 1580          | 7         | 1956            | 3    | 9906     | N    | N           | 4228 S WILLOW ST   |
| 005      | 381240 | 0883  | 6/24/05   | \$303,000  | 1590               | 0             | 7         | 1910            | 3    | 6710     | N    | N           | 4508 S MYRTLE ST   |
| 005      | 333050 | 1915  | 8/24/05   | \$315,000  | 1610               | 0             | 7         | 1919            | 3    | 3090     | N    | N           | 4241 S MEAD ST     |
| 005      | 333300 | 0116  | 9/27/05   | \$369,000  | 1638               | 0             | 7         | 2005            | 3    | 5000     | N    | N           | 6318 39TH AVE S    |
| 005      | 333250 | 0750  | 12/21/06  | \$392,000  | 1670               | 500           | 7         | 1926            | 4    | 6300     | N    | N           | 4202 S SPENCER ST  |
| 005      | 234130 | 0211  | 9/22/05   | \$320,000  | 1710               | 0             | 7         | 1973            | 4    | 6450     | N    | N           | 3635 S ORCAS ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 005      | 381240 | 0755  | 8/30/07   | \$345,000  | 1720               | 0             | 7         | 1980            | 3    | 4350     | N    | N           | 6815 46TH AVE S   |
| 005      | 333100 | 1675  | 12/13/05  | \$384,950  | 1720               | 150           | 7         | 1991            | 3    | 5150     | N    | N           | 3947 S ORCAS ST   |
| 005      | 381240 | 0291  | 8/3/05    | \$315,000  | 1730               | 0             | 7         | 1907            | 4    | 6858     | N    | N           | 4463 S MORGAN ST  |
| 005      | 110800 | 0170  | 8/8/05    | \$270,000  | 1740               | 0             | 7         | 1908            | 4    | 3680     | N    | N           | 4813 S ORCHARD ST |
| 005      | 811310 | 0570  | 3/20/07   | \$412,500  | 1770               | 1380          | 7         | 1909            | 5    | 4461     | N    | N           | 4204 S GRAHAM ST  |
| 005      | 333100 | 1960  | 5/3/07    | \$385,000  | 1780               | 0             | 7         | 1918            | 3    | 5150     | N    | N           | 3827 S MEAD ST    |
| 005      | 333250 | 0605  | 7/24/06   | \$400,000  | 1820               | 0             | 7         | 1908            | 4    | 3150     | N    | N           | 4240 S RAYMOND ST |
| 005      | 811310 | 0690  | 8/2/06    | \$300,000  | 1880               | 0             | 7         | 1901            | 3    | 8400     | N    | N           | 4246 S GRAHAM ST  |
| 005      | 381240 | 0458  | 6/1/05    | \$287,000  | 1920               | 0             | 7         | 1948            | 4    | 8636     | N    | N           | 4420 S HOLLY ST   |
| 005      | 333300 | 0135  | 5/29/07   | \$420,000  | 1980               | 0             | 7         | 1911            | 3    | 5000     | N    | N           | 3910 S EDDY ST    |
| 005      | 333300 | 1665  | 1/13/06   | \$299,950  | 2030               | 300           | 7         | 1917            | 4    | 7500     | N    | N           | 6317 39TH AVE S   |
| 005      | 333250 | 0770  | 11/1/05   | \$350,000  | 2480               | 650           | 7         | 1926            | 3    | 4725     | N    | N           | 4214 S SPENCER ST |
| 005      | 333050 | 0520  | 5/20/05   | \$451,000  | 3240               | 0             | 7         | 1914            | 3    | 7210     | N    | N           | 4215 S LUCILE ST  |
| 005      | 333100 | 2335  | 5/10/05   | \$330,000  | 1340               | 520           | 8         | 1999            | 3    | 2575     | N    | N           | 3917 S ORCAS ST   |
| 005      | 333100 | 1555  | 1/16/07   | \$420,000  | 1390               | 990           | 8         | 1996            | 3    | 4017     | N    | N           | 3812 S MEAD ST    |
| 005      | 381240 | 0100  | 8/22/06   | \$431,300  | 1400               | 920           | 8         | 2006            | 3    | 5022     | N    | N           | 4235 S GRAHAM ST  |
| 005      | 333300 | 2722  | 10/23/06  | \$437,500  | 1420               | 710           | 8         | 2006            | 3    | 5023     | N    | N           | 6809 42ND AVE S   |
| 005      | 333300 | 2715  | 10/2/06   | \$439,950  | 1420               | 710           | 8         | 2006            | 3    | 5000     | N    | N           | 6807 42ND AVE S   |
| 005      | 333300 | 2724  | 6/6/06    | \$440,000  | 1450               | 1080          | 8         | 2006            | 3    | 5003     | N    | N           | 6815 42ND AVE S   |
| 005      | 333100 | 2155  | 12/21/05  | \$284,000  | 1500               | 0             | 8         | 1999            | 3    | 2575     | N    | N           | 3927 S BRANDON ST |
| 005      | 333250 | 0538  | 8/1/06    | \$440,000  | 1560               | 0             | 8         | 1996            | 3    | 3150     | N    | N           | 4200 S RAYMOND ST |
| 005      | 333100 | 0150  | 5/4/05    | \$330,000  | 1570               | 0             | 8         | 2002            | 3    | 3090     | N    | N           | 3910 S LUCILE ST  |
| 005      | 333300 | 0990  | 1/16/07   | \$353,000  | 1700               | 0             | 8         | 2005            | 3    | 2634     | N    | N           | 3910 S HOLLY ST   |
| 005      | 333300 | 0985  | 4/13/06   | \$329,950  | 1700               | 0             | 8         | 2005            | 3    | 2642     | N    | N           | 3908 S HOLLY ST   |
| 005      | 333300 | 0985  | 4/15/05   | \$309,500  | 1700               | 0             | 8         | 2005            | 3    | 2642     | N    | N           | 3908 S HOLLY ST   |
| 005      | 333300 | 0990  | 4/11/05   | \$306,000  | 1700               | 0             | 8         | 2005            | 3    | 2634     | N    | N           | 3910 S HOLLY ST   |
| 005      | 333300 | 0980  | 3/21/05   | \$309,000  | 1700               | 0             | 8         | 2005            | 3    | 2649     | N    | N           | 3906 S HOLLY ST   |
| 005      | 333100 | 2170  | 8/17/05   | \$329,900  | 1758               | 0             | 8         | 2005            | 3    | 3028     | N    | N           | 3932 S LUCILE ST  |
| 005      | 333100 | 0818  | 2/14/07   | \$430,000  | 1780               | 0             | 8         | 2006            | 3    | 3221     | N    | N           | 3932 S FINDLAY ST |
| 005      | 333100 | 0818  | 6/2/06    | \$382,950  | 1780               | 0             | 8         | 2006            | 3    | 3221     | N    | N           | 3932 S FINDLAY ST |
| 005      | 333100 | 0822  | 1/3/06    | \$369,000  | 1780               | 0             | 8         | 2006            | 3    | 3090     | N    | N           | 3936 S FINDLAY ST |
| 005      | 333300 | 1630  | 6/10/05   | \$315,000  | 1790               | 0             | 8         | 2005            | 3    | 2500     | N    | N           | 3810 S EDDY ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 005      | 333250 | 0304  | 12/21/07  | \$400,000  | 2000               | 0             | 8         | 2007            | 3    | 3300     | N    | N           | 4213 S JUNEAU ST     |
| 005      | 100500 | 0099  | 1/19/05   | \$435,000  | 2260               | 960           | 8         | 1990            | 3    | 4092     | N    | N           | 7133 45TH AVE S      |
| 005      | 110800 | 0495  | 5/25/05   | \$354,950  | 2360               | 0             | 8         | 2005            | 3    | 4000     | N    | N           | 4619 S GARDEN ST     |
| 005      | 110800 | 0500  | 5/25/05   | \$354,950  | 2360               | 0             | 8         | 2005            | 3    | 4000     | N    | N           | 4623 S GARDEN ST     |
| 005      | 333300 | 2705  | 10/2/06   | \$454,000  | 2480               | 0             | 8         | 2006            | 3    | 5000     | N    | N           | 6803 42ND AVE S      |
| 005      | 333050 | 1947  | 4/30/07   | \$523,000  | 1670               | 440           | 9         | 2007            | 3    | 3090     | N    | N           | 4221 S MEAD ST       |
| 007      | 400600 | 0081  | 5/23/06   | \$200,000  | 530                | 0             | 5         | 1929            | 4    | 3500     | N    | N           | 4420 S CAMANO PL     |
| 007      | 333600 | 1480  | 9/26/07   | \$279,000  | 870                | 0             | 5         | 1927            | 3    | 3000     | N    | N           | 8649 WABASH AVE S    |
| 007      | 390410 | 0035  | 1/4/06    | \$267,000  | 648                | 0             | 6         | 1923            | 4    | 3008     | N    | N           | 4307 S WEBSTER ST    |
| 007      | 333600 | 1215  | 7/9/07    | \$326,500  | 670                | 600           | 6         | 1947            | 3    | 9655     | N    | N           | 8423 GRATTAN PL S    |
| 007      | 333600 | 1215  | 8/17/06   | \$280,000  | 670                | 600           | 6         | 1947            | 3    | 9655     | N    | N           | 8423 GRATTAN PL S    |
| 007      | 262404 | 9065  | 4/17/06   | \$300,000  | 680                | 0             | 6         | 1919            | 4    | 6300     | N    | N           | 7608 RAINIER AVE S   |
| 007      | 040200 | 0085  | 6/4/07    | \$274,000  | 700                | 0             | 6         | 1951            | 3    | 5200     | N    | N           | 4455 S KENYON ST     |
| 007      | 040200 | 0215  | 4/20/07   | \$265,000  | 700                | 0             | 6         | 1951            | 4    | 5650     | N    | N           | 7932 45TH AVE S      |
| 007      | 040200 | 0070  | 6/8/06    | \$287,124  | 700                | 0             | 6         | 1950            | 3    | 5512     | N    | N           | 7937 44TH PL S       |
| 007      | 040200 | 0200  | 12/16/05  | \$259,000  | 700                | 0             | 6         | 1951            | 4    | 5304     | N    | N           | 7915 45TH AVE S      |
| 007      | 040200 | 0100  | 3/14/05   | \$190,000  | 700                | 190           | 6         | 1951            | 3    | 5304     | N    | N           | 7918 44TH PL S       |
| 007      | 333600 | 0570  | 3/12/07   | \$296,640  | 720                | 0             | 6         | 1943            | 4    | 3825     | N    | N           | 5258 S CLOVERDALE ST |
| 007      | 390410 | 0008  | 5/23/06   | \$280,000  | 720                | 0             | 6         | 1956            | 4    | 6615     | N    | N           | 7507 46TH AVE S      |
| 007      | 262404 | 9097  | 12/8/05   | \$282,000  | 720                | 720           | 6         | 1919            | 3    | 6600     | N    | N           | 7600 RAINIER AVE S   |
| 007      | 333600 | 0570  | 11/16/05  | \$260,000  | 720                | 0             | 6         | 1943            | 4    | 3825     | N    | N           | 5258 S CLOVERDALE ST |
| 007      | 333600 | 1135  | 8/24/06   | \$275,000  | 770                | 420           | 6         | 1920            | 4    | 3000     | N    | N           | 8417 WABASH AVE S    |
| 007      | 040200 | 0115  | 7/5/05    | \$253,950  | 770                | 700           | 6         | 1951            | 4    | 6273     | N    | N           | 7930 44TH PL S       |
| 007      | 400600 | 0089  | 12/13/07  | \$265,000  | 780                | 0             | 6         | 1949            | 5    | 6230     | N    | N           | 8411 RENTON AVE S    |
| 007      | 262404 | 9060  | 1/12/07   | \$340,000  | 780                | 700           | 6         | 1921            | 4    | 6192     | N    | N           | 5111 S MEDLEY CT     |
| 007      | 400600 | 0089  | 9/25/06   | \$287,000  | 780                | 0             | 6         | 1949            | 5    | 6230     | N    | N           | 8411 RENTON AVE S    |
| 007      | 262404 | 9060  | 5/9/06    | \$310,500  | 780                | 700           | 6         | 1921            | 4    | 6192     | N    | N           | 5111 S MEDLEY CT     |
| 007      | 400600 | 0093  | 2/3/06    | \$208,000  | 780                | 0             | 6         | 1949            | 4    | 6420     | N    | N           | 8417 RENTON AVE S    |
| 007      | 390410 | 0250  | 2/24/06   | \$289,000  | 790                | 0             | 6         | 1917            | 4    | 4725     | N    | N           | 7823 46TH AVE S      |
| 007      | 144350 | 0200  | 2/13/07   | \$263,000  | 810                | 0             | 6         | 1926            | 4    | 5412     | N    | N           | 4840 S KENYON ST     |
| 007      | 144350 | 0200  | 7/5/06    | \$220,000  | 810                | 0             | 6         | 1926            | 4    | 5412     | N    | N           | 4840 S KENYON ST     |
| 007      | 342404 | 9057  | 1/3/07    | \$344,000  | 820                | 0             | 6         | 1950            | 5    | 5964     | N    | N           | 4831 S KENYON ST     |



**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 144350 | 0100  | 5/18/06   | \$285,000  | 820                | 0             | 6         | 1919            | 4    | 5379     | N    | N           | 4823 S CHICAGO ST      |
| 007      | 333600 | 0501  | 11/29/07  | \$265,000  | 830                | 0             | 6         | 1915            | 4    | 5400     | N    | N           | 8312 WOLCOTT AVE S     |
| 007      | 713530 | 0285  | 7/19/07   | \$300,000  | 830                | 400           | 6         | 1948            | 4    | 4600     | N    | N           | 8312 49TH AVE S        |
| 007      | 144350 | 1005  | 6/7/07    | \$324,000  | 840                | 0             | 6         | 1916            | 4    | 8150     | N    | N           | 4627 S CHICAGO ST      |
| 007      | 400600 | 0147  | 8/4/06    | \$300,000  | 840                | 0             | 6         | 1952            | 5    | 4440     | N    | N           | 8645 45TH AVE S        |
| 007      | 341960 | 0135  | 7/3/06    | \$305,000  | 840                | 400           | 6         | 1906            | 4    | 4257     | N    | N           | 8414 46TH AVE S        |
| 007      | 160160 | 0200  | 6/19/06   | \$292,500  | 840                | 0             | 6         | 1929            | 3    | 12276    | N    | N           | 7987 46TH AVE S        |
| 007      | 144350 | 1005  | 7/21/05   | \$265,000  | 840                | 0             | 6         | 1916            | 4    | 8150     | N    | N           | 4627 S CHICAGO ST      |
| 007      | 354090 | 0025  | 8/5/05    | \$285,000  | 860                | 0             | 6         | 1916            | 3    | 5136     | N    | N           | 7627 46TH AVE S        |
| 007      | 562110 | 0030  | 5/3/06    | \$224,000  | 900                | 0             | 6         | 1910            | 3    | 3700     | N    | N           | 8124 49TH AVE S        |
| 007      | 333600 | 0510  | 6/26/07   | \$414,900  | 910                | 900           | 6         | 1947            | 4    | 5000     | N    | N           | 8316 WOLCOTT AVE S     |
| 007      | 333600 | 0510  | 2/26/07   | \$288,750  | 910                | 900           | 6         | 1947            | 4    | 5000     | N    | N           | 8316 WOLCOTT AVE S     |
| 007      | 680410 | 0045  | 3/15/06   | \$279,000  | 910                | 0             | 6         | 1927            | 4    | 5508     | N    | N           | 4454 S TRENTON ST      |
| 007      | 262404 | 9086  | 11/23/05  | \$256,000  | 910                | 500           | 6         | 1923            | 4    | 5418     | N    | N           | 5127 S MEDLEY CT       |
| 007      | 212370 | 0158  | 9/27/06   | \$278,000  | 924                | 300           | 6         | 1930            | 3    | 7001     | N    | N           | 8452 47TH AVE S        |
| 007      | 688252 | 0060  | 8/20/07   | \$290,000  | 930                | 0             | 6         | 1973            | 4    | 5425     | N    | N           | 8300 42ND PL S         |
| 007      | 390410 | 0165  | 6/18/07   | \$384,500  | 930                | 930           | 6         | 1949            | 4    | 6752     | N    | N           | 7802 RENTON AVE S      |
| 007      | 390410 | 0165  | 8/17/06   | \$342,900  | 930                | 930           | 6         | 1949            | 4    | 6752     | N    | N           | 7802 RENTON AVE S      |
| 007      | 400600 | 0214  | 3/27/06   | \$300,000  | 940                | 600           | 6         | 1938            | 4    | 7436     | N    | N           | 8445 44TH AVE S        |
| 007      | 400600 | 0214  | 12/16/05  | \$258,000  | 940                | 600           | 6         | 1938            | 4    | 7436     | N    | N           | 8445 44TH AVE S        |
| 007      | 144350 | 0590  | 6/23/05   | \$288,000  | 940                | 0             | 6         | 1923            | 4    | 7380     | N    | N           | 4828 S HOLDEN ST       |
| 007      | 333600 | 0791  | 1/16/07   | \$310,000  | 950                | 0             | 6         | 1943            | 4    | 4500     | N    | N           | 8448 SEWARD PARK AVE S |
| 007      | 333600 | 0880  | 2/23/07   | \$355,000  | 960                | 0             | 6         | 1942            | 4    | 6000     | N    | N           | 8437 SEWARD PARK AVE S |
| 007      | 400600 | 0251  | 10/11/06  | \$282,400  | 970                | 0             | 6         | 1968            | 3    | 5000     | N    | N           | 8335 43RD AVE S        |
| 007      | 265800 | 0295  | 12/7/05   | \$235,000  | 970                | 0             | 6         | 1906            | 4    | 6000     | N    | N           | 7929 50TH AVE S        |
| 007      | 400600 | 0017  | 10/17/05  | \$280,000  | 970                | 500           | 6         | 1925            | 4    | 4448     | N    | N           | 4427 S KENYON ST       |
| 007      | 333600 | 0215  | 11/9/07   | \$379,000  | 990                | 400           | 6         | 1919            | 3    | 6000     | N    | N           | 8327 WOLCOTT AVE S     |
| 007      | 144350 | 0845  | 5/24/07   | \$340,000  | 1010               | 900           | 6         | 1908            | 5    | 6050     | N    | N           | 7715 48TH AVE S        |
| 007      | 428140 | 0440  | 2/14/06   | \$324,000  | 1010               | 170           | 6         | 1949            | 3    | 4500     | N    | N           | 4229 S BOZEMAN ST      |
| 007      | 040200 | 0130  | 3/23/05   | \$195,000  | 1010               | 0             | 6         | 1951            | 3    | 8976     | N    | N           | 7946 44TH PL S         |
| 007      | 562110 | 0105  | 7/6/06    | \$289,900  | 1020               | 920           | 6         | 1991            | 3    | 5000     | N    | N           | 8122 48TH AVE S        |
| 007      | 333600 | 1955  | 8/20/07   | \$240,000  | 1050               | 0             | 6         | 1951            | 3    | 6000     | N    | N           | 8434 54TH AVE S        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 007      | 160160 | 0015  | 7/14/05   | \$245,000  | 1050               | 0             | 6         | 1919            | 3    | 6000     | N    | N           | 4519 S KENYON ST     |
| 007      | 144350 | 0070  | 5/23/07   | \$560,000  | 1060               | 530           | 6         | 1911            | 4    | 10758    | N    | N           | 4841 S CHICAGO ST    |
| 007      | 144350 | 0080  | 6/8/05    | \$310,000  | 1070               | 530           | 6         | 1921            | 5    | 5379     | N    | N           | 4837 S CHICAGO ST    |
| 007      | 428140 | 0551  | 5/23/07   | \$215,000  | 1080               | 0             | 6         | 1944            | 3    | 3836     | N    | N           | 4204 S KENYON ST     |
| 007      | 144350 | 0925  | 6/15/05   | \$260,000  | 1140               | 0             | 6         | 1907            | 3    | 11480    | N    | N           | 4618 S CHICAGO ST    |
| 007      | 400600 | 0095  | 8/16/07   | \$265,000  | 1170               | 0             | 6         | 1929            | 3    | 7050     | N    | N           | 4435 S CAMANO PL     |
| 007      | 562110 | 0190  | 9/8/06    | \$286,000  | 1170               | 350           | 6         | 1919            | 3    | 4050     | N    | N           | 8122 47TH AVE S      |
| 007      | 665900 | 0055  | 9/1/06    | \$240,000  | 1200               | 0             | 6         | 1958            | 3    | 5250     | N    | N           | 8640 45TH AVE S      |
| 007      | 144350 | 0820  | 4/18/06   | \$216,000  | 1210               | 1000          | 6         | 1911            | 3    | 6669     | N    | N           | 7623 48TH AVE S      |
| 007      | 144350 | 0085  | 7/24/06   | \$340,000  | 1220               | 0             | 6         | 1911            | 5    | 5379     | N    | N           | 4835 S CHICAGO ST    |
| 007      | 144350 | 0095  | 11/29/05  | \$250,000  | 1240               | 0             | 6         | 1909            | 4    | 5379     | N    | N           | 4827 S CHICAGO ST    |
| 007      | 333600 | 1005  | 4/20/06   | \$322,000  | 1260               | 0             | 6         | 1916            | 5    | 6000     | N    | N           | 8602 WABASH AVE S    |
| 007      | 333600 | 1585  | 8/27/07   | \$275,000  | 1280               | 0             | 6         | 1926            | 3    | 6000     | N    | N           | 8712 HAMLET AVE S    |
| 007      | 160160 | 0140  | 7/6/06    | \$299,000  | 1300               | 0             | 6         | 1904            | 3    | 7101     | N    | N           | 7955 46TH AVE S      |
| 007      | 144350 | 0600  | 8/15/05   | \$340,350  | 1300               | 650           | 6         | 1950            | 4    | 7380     | N    | N           | 4836 S HOLDEN ST     |
| 007      | 144350 | 0400  | 7/12/05   | \$266,000  | 1300               | 0             | 6         | 1960            | 3    | 5007     | N    | N           | 4832 S CHICAGO ST    |
| 007      | 400600 | 0274  | 3/8/05    | \$224,000  | 1330               | 0             | 6         | 1929            | 3    | 5400     | N    | N           | 8307 RENTON AVE S    |
| 007      | 333600 | 0380  | 6/28/05   | \$325,000  | 1340               | 1040          | 6         | 1906            | 4    | 6000     | N    | N           | 8360 WABASH AVE S    |
| 007      | 354090 | 0050  | 8/20/07   | \$355,000  | 1360               | 0             | 6         | 1922            | 5    | 3531     | N    | N           | 7641 46TH AVE S      |
| 007      | 354090 | 0050  | 2/8/05    | \$310,000  | 1360               | 0             | 6         | 1922            | 5    | 3531     | N    | N           | 7641 46TH AVE S      |
| 007      | 713530 | 0065  | 1/29/07   | \$275,000  | 1450               | 0             | 6         | 1918            | 3    | 7790     | N    | N           | 4706 S ROSE ST       |
| 007      | 212370 | 0040  | 8/10/05   | \$259,950  | 1450               | 0             | 6         | 1903            | 4    | 8352     | N    | N           | 8425 RAINIER PL S    |
| 007      | 400600 | 0103  | 3/18/07   | \$340,000  | 1470               | 470           | 6         | 1949            | 3    | 12900    | N    | N           | 4474 S CLOVERDALE ST |
| 007      | 333600 | 0170  | 7/2/07    | \$378,000  | 1480               | 0             | 6         | 1914            | 4    | 6500     | N    | N           | 8355 WOLCOTT AVE S   |
| 007      | 400600 | 0317  | 5/11/06   | \$290,000  | 1560               | 900           | 6         | 1920            | 4    | 6717     | N    | N           | 7917 RENTON AVE S    |
| 007      | 342404 | 9063  | 1/5/07    | \$320,000  | 1610               | 400           | 6         | 1910            | 3    | 10400    | N    | N           | 4900 S THISTLE ST    |
| 007      | 341960 | 0195  | 2/26/07   | \$287,000  | 1700               | 0             | 6         | 1907            | 3    | 8514     | N    | N           | 8446 46TH AVE S      |
| 007      | 400600 | 0164  | 5/24/06   | \$260,000  | 1780               | 0             | 6         | 1980            | 3    | 5006     | N    | N           | 8653 44TH AVE S      |
| 007      | 144350 | 0210  | 2/9/07    | \$630,000  | 1800               | 0             | 6         | 1913            | 4    | 13100    | N    | N           | 7729 RAINIER AVE S   |
| 007      | 160160 | 0130  | 3/27/07   | \$390,500  | 1880               | 0             | 6         | 1911            | 4    | 9300     | N    | N           | 7947 46TH AVE S      |
| 007      | 160160 | 0130  | 10/25/05  | \$305,000  | 1880               | 0             | 6         | 1911            | 4    | 9300     | N    | N           | 7947 46TH AVE S      |
| 007      | 258930 | 0205  | 4/20/05   | \$290,000  | 2080               | 350           | 6         | 1915            | 4    | 5238     | N    | N           | 4629 S FONTANELLE ST |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address                      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------------------|
| 007      | 390410 | 0058  | 2/22/05   | \$215,000  | 898                | 0             | 7         | 1999            | 3    | 1548     | N    | N           | 7530 B 43RD AVE S                  |
| 007      | 333600 | 0890  | 3/8/06    | \$330,500  | 900                | 0             | 7         | 1948            | 4    | 6000     | N    | N           | 8435 SEWARD PARK AVE S             |
| 007      | 265800 | 0070  | 7/1/05    | \$290,000  | 900                | 840           | 7         | 1980            | 3    | 7560     | N    | N           | 5004 S ELMGROVE ST                 |
| 007      | 390410 | 0046  | 5/9/07    | \$292,500  | 914                | 0             | 7         | 2007            | 3    | 852      | N    | N           | 4303 S WEBSTER ST                  |
| 007      | 400600 | 0098  | 11/3/06   | \$345,000  | 920                | 420           | 7         | 1996            | 4    | 5034     | N    | N           | 8418 RENTON AVE S                  |
| 007      | 680410 | 0125  | 6/1/05    | \$190,000  | 920                | 0             | 7         | 1955            | 3    | 5684     | N    | N           | 4511 S TRENTON ST                  |
| 007      | 390410 | 0048  | 6/22/07   | \$300,000  | 930                | 0             | 7         | 2006            | 3    | 955      | N    | N           | 4305 S WEBSTER ST                  |
| 007      | 713530 | 0085  | 7/2/07    | \$383,500  | 930                | 0             | 7         | 1908            | 4    | 4500     | N    | N           | 8127 48TH AVE S                    |
| 007      | 713530 | 0085  | 10/16/06  | \$354,000  | 930                | 0             | 7         | 1908            | 4    | 4500     | N    | N           | 8127 48TH AVE S                    |
| 007      | 144350 | 0766  | 9/5/07    | \$260,000  | 950                | 0             | 7         | 1952            | 3    | 5068     | N    | N           | 7610 46TH AVE S                    |
| 007      | 144350 | 0666  | 6/22/07   | \$329,950  | 960                | 0             | 7         | 1951            | 4    | 6720     | N    | N           | 4812 S AUSTIN ST                   |
| 007      | 144350 | 0666  | 6/1/05    | \$275,000  | 960                | 0             | 7         | 1951            | 4    | 6720     | N    | N           | 4812 S AUSTIN ST                   |
| 007      | 390410 | 0042  | 5/3/07    | \$300,000  | 962                | 0             | 7         | 2007            | 3    | 1476     | N    | N           | 4301 S WEBSTER ST                  |
| 007      | 400600 | 0259  | 12/20/05  | \$245,000  | 970                | 0             | 7         | 1968            | 3    | 5787     | N    | N           | 8327 43RD AVE S                    |
| 007      | 400600 | 0258  | 7/13/05   | \$235,540  | 970                | 0             | 7         | 1968            | 3    | 6225     | N    | N           | 8323 43RD AVE S                    |
| 007      | 680410 | 0166  | 7/19/07   | \$266,000  | 980                | 0             | 7         | 2007            | 3    | 1128     | N    | N           | 45xxx S HENDERSON ST               |
| 007      | 713530 | 0155  | 9/12/05   | \$267,950  | 980                | 0             | 7         | 1976            | 3    | 5000     | N    | N           | 8311 48TH AVE S                    |
| 007      | 342404 | 9069  | 7/17/07   | \$265,000  | 990                | 0             | 7         | 1954            | 3    | 5152     | N    | N           | 8101 48TH AVE S                    |
| 007      | 212370 | 0068  | 8/31/07   | \$308,000  | 1010               | 0             | 7         | 1960            | 3    | 7425     | N    | N           | 8419 50TH AVE S                    |
| 007      | 212370 | 0068  | 10/19/05  | \$238,000  | 1010               | 0             | 7         | 1960            | 3    | 7425     | N    | N           | 8419 50TH AVE S                    |
| 007      | 333600 | 0402  | 4/18/05   | \$270,000  | 1010               | 790           | 7         | 1949            | 3    | 4250     | N    | N           | 5200 CLOVERDALE PL S               |
| 007      | 342404 | 9114  | 10/25/05  | \$265,000  | 1020               | 380           | 7         | 1959            | 4    | 5336     | N    | N           | 7913 49TH AVE S                    |
| 007      | 110800 | 0656  | 11/19/07  | \$390,000  | 1040               | 800           | 7         | 1953            | 4    | 4519     | N    | N           | 7308 46TH AVE S                    |
| 007      | 040200 | 0015  | 7/18/06   | \$325,000  | 1040               | 0             | 7         | 1950            | 4    | 5406     | N    | N           | 7936 RENTON AVE S                  |
| 007      | 144350 | 0395  | 5/22/06   | \$312,000  | 1060               | 0             | 7         | 1968            | 4    | 6232     | N    | N           | 4828 S CHICAGO ST                  |
| 007      | 400600 | 0004  | 10/25/06  | \$317,950  | 1080               | 0             | 7         | 1969            | 3    | 6000     | N    | N           | 4511 S KENYON ST                   |
| 007      | 144350 | 1010  | 8/1/06    | \$283,000  | 1080               | 0             | 7         | 1980            | 3    | 6520     | N    | N           | 4621 S CHICAGO ST                  |
| 007      | 400600 | 0020  | 7/12/05   | \$225,000  | 1080               | 0             | 7         | 1955            | 3    | 5080     | N    | N           | 4411 S KENYON ST                   |
| 007      | 212370 | 0116  | 6/20/07   | \$370,000  | 1090               | 200           | 7         | 1955            | 4    | 9288     | N    | N           | 8435 47TH AVE S                    |
| 007      | 390410 | 0347  | 10/12/07  | \$325,000  | 1100               | 270           | 7         | 2004            | 3    | 1113     | N    | N           | 7716 F MARTIN LUTHER KING JR WAY S |
| 007      | 390410 | 0021  | 1/17/07   | \$331,650  | 1110               | 500           | 7         | 1967            | 3    | 6000     | N    | N           | 7519 45TH AVE S                    |
| 007      | 342404 | 9005  | 4/15/05   | \$247,000  | 1120               | 0             | 7         | 1966            | 3    | 7800     | N    | N           | 4806 S THISTLE ST                  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 258930 | 0242  | 8/23/05   | \$314,000  | 1130               | 690           | 7         | 1999            | 3    | 5024     | N    | N           | 4620 S AUSTIN ST       |
| 007      | 390410 | 0019  | 10/24/06  | \$350,000  | 1140               | 800           | 7         | 1963            | 3    | 5100     | N    | N           | 7516 45TH AVE S        |
| 007      | 212370 | 0200  | 10/28/05  | \$274,000  | 1140               | 0             | 7         | 1953            | 4    | 7930     | N    | N           | 8447 50TH AVE S        |
| 007      | 400600 | 0126  | 5/26/05   | \$265,000  | 1140               | 0             | 7         | 1989            | 3    | 6088     | N    | N           | 8624 44TH AVE S        |
| 007      | 258930 | 0133  | 2/15/07   | \$420,000  | 1150               | 560           | 7         | 1991            | 3    | 8800     | N    | N           | 4627 S OTHELLO ST      |
| 007      | 262404 | 9055  | 12/6/06   | \$379,000  | 1150               | 600           | 7         | 1920            | 3    | 7020     | N    | N           | 5130 S WILDWOOD LN     |
| 007      | 258930 | 0133  | 12/16/05  | \$310,000  | 1150               | 560           | 7         | 1991            | 3    | 8800     | N    | N           | 4627 S OTHELLO ST      |
| 007      | 390410 | 0099  | 10/16/07  | \$360,000  | 1170               | 0             | 7         | 1964            | 3    | 7800     | N    | N           | 4334 S HOLDEN ST       |
| 007      | 941240 | 0053  | 3/15/07   | \$372,500  | 1180               | 1100          | 7         | 1980            | 3    | 6600     | N    | N           | 5126 S KENYON ST       |
| 007      | 713530 | 0265  | 1/24/05   | \$228,000  | 1200               | 700           | 7         | 1950            | 3    | 5000     | N    | N           | 4905 S ROSE ST         |
| 007      | 713530 | 0045  | 7/28/06   | \$310,000  | 1210               | 400           | 7         | 1951            | 3    | 4750     | N    | N           | 8131 49TH AVE S        |
| 007      | 390410 | 0022  | 10/18/07  | \$338,000  | 1220               | 900           | 7         | 1980            | 3    | 6000     | N    | N           | 7511 45TH AVE S        |
| 007      | 144350 | 0850  | 5/21/05   | \$270,000  | 1220               | 1220          | 7         | 1967            | 3    | 6840     | N    | N           | 4651 S HOLDEN ST       |
| 007      | 333600 | 1970  | 3/21/05   | \$265,000  | 1220               | 0             | 7         | 1940            | 3    | 6000     | N    | N           | 8426 54TH AVE S        |
| 007      | 144350 | 0682  | 7/11/05   | \$310,000  | 1240               | 700           | 7         | 1954            | 4    | 5200     | N    | N           | 4651 S AUSTIN ST       |
| 007      | 342404 | 9140  | 2/19/07   | \$290,000  | 1260               | 400           | 7         | 1971            | 3    | 6216     | N    | N           | 7950 47TH AVE S        |
| 007      | 342404 | 9105  | 12/26/06  | \$283,000  | 1280               | 0             | 7         | 1959            | 3    | 5000     | N    | N           | 8100 49TH AVE S        |
| 007      | 342404 | 9072  | 11/28/07  | \$300,000  | 1290               | 700           | 7         | 1955            | 3    | 7056     | N    | N           | 7941 48TH AVE S        |
| 007      | 342404 | 9115  | 3/13/06   | \$261,500  | 1320               | 0             | 7         | 1959            | 3    | 5000     | N    | N           | 7924 49TH AVE S        |
| 007      | 680410 | 0070  | 1/3/06    | \$254,000  | 1330               | 0             | 7         | 1952            | 4    | 4200     | N    | N           | 8658 45TH AVE S        |
| 007      | 333600 | 0695  | 6/25/05   | \$315,000  | 1338               | 0             | 7         | 1909            | 4    | 4500     | N    | N           | 8405 DUNCAN AVE S      |
| 007      | 333600 | 0860  | 6/28/06   | \$348,000  | 1360               | 0             | 7         | 1963            | 4    | 6000     | N    | N           | 8445 SEWARD PARK AVE S |
| 007      | 258930 | 0209  | 4/28/06   | \$320,000  | 1390               | 1200          | 7         | 1974            | 4    | 7760     | N    | N           | 4623 S FONTANELLE ST   |
| 007      | 258930 | 0209  | 6/28/05   | \$273,500  | 1390               | 1200          | 7         | 1974            | 4    | 7760     | N    | N           | 4623 S FONTANELLE ST   |
| 007      | 212370 | 0165  | 7/16/07   | \$424,950  | 1410               | 0             | 7         | 1923            | 3    | 8640     | N    | N           | 4716 S CLOVERDALE ST   |
| 007      | 212370 | 0198  | 5/11/07   | \$370,000  | 1420               | 400           | 7         | 1954            | 3    | 7260     | N    | N           | 8458 48TH AVE S        |
| 007      | 212370 | 0198  | 4/5/06    | \$299,000  | 1420               | 400           | 7         | 1954            | 3    | 7260     | N    | N           | 8458 48TH AVE S        |
| 007      | 342404 | 9116  | 6/21/06   | \$288,000  | 1460               | 0             | 7         | 1959            | 3    | 5000     | N    | N           | 7930 49TH AVE S        |
| 007      | 212370 | 0015  | 3/30/07   | \$278,000  | 1470               | 0             | 7         | 2003            | 3    | 1612     | N    | N           | 8412 RAINIER PL S      |
| 007      | 428140 | 0420  | 2/13/06   | \$345,950  | 1470               | 0             | 7         | 2005            | 3    | 4500     | N    | N           | 4221 S BOZEMAN ST      |
| 007      | 333600 | 1515  | 7/21/06   | \$425,000  | 1510               | 100           | 7         | 1905            | 4    | 6000     | N    | N           | 8627 WABASH AVE S      |
| 007      | 562110 | 0005  | 4/18/06   | \$269,950  | 1510               | 0             | 7         | 1959            | 3    | 5000     | N    | N           | 8110 49TH AVE S        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address                    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------------------|
| 007      | 333600 | 1185  | 12/22/05  | \$299,950  | 1510               | 1000          | 7         | 1955            | 3    | 6312     | N    | N           | 8443 GRATTAN PL S                |
| 007      | 100500 | 0054  | 5/30/07   | \$359,999  | 1520               | 500           | 7         | 1964            | 3    | 6100     | N    | N           | 4504 S WEBSTER ST                |
| 007      | 333600 | 0390  | 5/14/05   | \$384,990  | 1520               | 1520          | 7         | 1951            | 5    | 6000     | N    | N           | 8368 WABASH AVE S                |
| 007      | 258930 | 0145  | 10/4/06   | \$495,000  | 1640               | 0             | 7         | 1912            | 4    | 17600    | N    | N           | 4608 S FONTANELLE ST             |
| 007      | 333600 | 0400  | 6/28/05   | \$310,000  | 1640               | 1280          | 7         | 1967            | 4    | 4250     | N    | N           | 5206 S CLOVERDALE ST             |
| 007      | 262404 | 9016  | 5/10/07   | \$395,000  | 1670               | 0             | 7         | 1953            | 4    | 5504     | N    | N           | 7414 RAINIER AVE S               |
| 007      | 262404 | 9016  | 11/4/05   | \$386,250  | 1670               | 0             | 7         | 1953            | 4    | 5504     | N    | N           | 7414 RAINIER AVE S               |
| 007      | 160160 | 0165  | 1/17/07   | \$384,990  | 1770               | 1130          | 7         | 1908            | 4    | 5000     | N    | N           | 7960 46TH AVE S                  |
| 007      | 333600 | 0050  | 8/30/05   | \$378,000  | 1780               | 1780          | 7         | 1957            | 4    | 4290     | N    | N           | 8339 WABASH AVE S                |
| 007      | 333600 | 0320  | 1/12/05   | \$310,000  | 1870               | 1870          | 7         | 1958            | 4    | 6000     | N    | N           | 8322 WABASH AVE S                |
| 007      | 212370 | 0210  | 11/29/07  | \$345,000  | 2010               | 0             | 7         | 1925            | 3    | 6500     | N    | N           | 8455 50TH AVE S                  |
| 007      | 333600 | 1505  | 5/24/07   | \$490,900  | 2540               | 0             | 7         | 2006            | 3    | 6000     | N    | N           | 8633 WABASH AVE S                |
| 007      | 400600 | 0211  | 12/13/06  | \$370,000  | 1150               | 840           | 8         | 1993            | 3    | 4692     | N    | N           | 8458 MARTIN LUTHER KING JR WAY S |
| 007      | 144350 | 0285  | 7/19/06   | \$400,000  | 1260               | 920           | 8         | 1991            | 3    | 6232     | N    | N           | 4825 S HOLDEN ST                 |
| 007      | 390410 | 0119  | 6/13/06   | \$420,000  | 1260               | 880           | 8         | 2006            | 3    | 3762     | N    | N           | 4505 S HOLDEN ST                 |
| 007      | 390410 | 0114  | 6/13/06   | \$415,000  | 1260               | 880           | 8         | 2006            | 3    | 3590     | N    | N           | 4511 S HOLDEN ST                 |
| 007      | 390410 | 0118  | 5/23/06   | \$423,000  | 1260               | 880           | 8         | 2006            | 3    | 3444     | N    | N           | 4503 S HOLDEN ST                 |
| 007      | 390410 | 0116  | 5/16/06   | \$417,000  | 1260               | 880           | 8         | 2006            | 3    | 3823     | N    | N           | 4509 S HOLDEN ST                 |
| 007      | 390410 | 0117  | 4/10/06   | \$425,000  | 1260               | 880           | 8         | 2006            | 3    | 3509     | N    | N           | 4501 S HOLDEN ST                 |
| 007      | 390410 | 0120  | 3/8/06    | \$412,250  | 1260               | 880           | 8         | 2006            | 3    | 3823     | N    | N           | 4507 S HOLDEN ST                 |
| 007      | 258930 | 0207  | 7/7/06    | \$445,000  | 1350               | 940           | 8         | 2002            | 3    | 5001     | N    | N           | 4627 S FONTANELLE ST             |
| 007      | 144350 | 0874  | 11/7/05   | \$356,000  | 1440               | 970           | 8         | 2000            | 3    | 5376     | N    | N           | 4639 S HOLDEN ST                 |
| 007      | 258930 | 0172  | 10/12/05  | \$400,000  | 1448               | 1062          | 8         | 2005            | 3    | 5037     | N    | N           | 7421 48TH AVE S                  |
| 007      | 333600 | 1187  | 10/16/05  | \$378,000  | 1460               | 800           | 8         | 2005            | 3    | 5029     | N    | N           | 8447 GRATTAN PL S                |
| 007      | 333600 | 1189  | 10/21/05  | \$370,000  | 1460               | 900           | 8         | 2005            | 3    | 5709     | N    | N           | 8445 GRATTAN PL S                |
| 007      | 258930 | 0220  | 5/3/06    | \$395,000  | 1500               | 1400          | 8         | 1955            | 4    | 7452     | N    | N           | 7402 46TH AVE S                  |
| 007      | 400600 | 0625  | 4/9/07    | \$375,000  | 1530               | 0             | 8         | 1999            | 4    | 7300     | N    | N           | 4245 S THISTLE ST                |
| 007      | 258930 | 0174  | 7/18/05   | \$392,500  | 1554               | 930           | 8         | 2005            | 3    | 6194     | N    | N           | 7419 48TH AVE S                  |
| 007      | 941290 | 0026  | 2/6/06    | \$387,000  | 1670               | 110           | 8         | 1950            | 4    | 5940     | N    | N           | 5121 S OTHELLO ST                |
| 007      | 333600 | 0626  | 4/12/06   | \$449,850  | 1720               | 0             | 8         | 1909            | 4    | 6570     | N    | N           | 8408 DUNCAN AVE S                |
| 007      | 333600 | 1255  | 5/11/05   | \$360,000  | 1810               | 650           | 8         | 1998            | 3    | 5268     | N    | N           | 5151 CLOVERDALE PL S             |
| 007      | 144350 | 0107  | 11/1/07   | \$383,500  | 1830               | 0             | 8         | 2000            | 3    | 8068     | N    | N           | 4821 S CHICAGO ST                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>    |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 007             | 160160       | 0351         | 10/27/05         | \$353,950         | 1850                      | 0                    | 8                | 2005                   | 3           | 5487            | N           | N                  | 8337 46TH AVE S         |
| 007             | 160160       | 0085         | 6/22/05          | \$375,000         | 1980                      | 0                    | 8                | 2005                   | 3           | 5144            | N           | N                  | 7927 46TH AVE S         |
| 007             | 212370       | 0081         | 9/20/07          | \$430,000         | 2000                      | 0                    | 8                | 2003                   | 3           | 8911            | N           | N                  | 4803 S THISTLE ST       |
| 007             | 160160       | 0138         | 8/31/06          | \$415,000         | 2120                      | 0                    | 8                | 2006                   | 3           | 6096            | N           | N                  | 7953 46TH AVE S         |
| 007             | 160160       | 0142         | 8/14/06          | \$421,000         | 2120                      | 0                    | 8                | 2006                   | 3           | 5427            | N           | N                  | 7957 46TH AVE S         |
| 007             | 390410       | 0113         | 11/19/06         | \$400,000         | 2240                      | 0                    | 8                | 2006                   | 3           | 4332            | N           | N                  | 4513 S HOLDEN ST        |
| 007             | 160160       | 0082         | 6/21/05          | \$428,000         | 2676                      | 0                    | 8                | 2005                   | 3           | 7723            | N           | N                  | 7925 46TH AVE S         |
| 007             | 333600       | 0840         | 2/25/05          | \$440,000         | 2230                      | 0                    | 9                | 2005                   | 3           | 4500            | N           | N                  | 08455 SEWARD PARK AVE S |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 1        | 000360 | 0032  | 05/01/06  | \$ 503,400 | MULTI-PARCEL SALE                           |
| 1        | 000360 | 0058  | 07/17/07  | \$ 450,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 027200 | 0115  | 06/26/07  | \$ 349,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1        | 027200 | 0365  | 05/23/07  | \$ 205,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1        | 027200 | 0495  | 10/20/06  | \$ 327,950 | DIAGNOSTIC OUTLIER                          |
| 1        | 027200 | 1026  | 04/19/07  | \$ 365,225 | PARTIAL INTEREST (1/3, 1/2, Etc.)           |
| 1        | 029900 | 0035  | 03/17/06  | \$ 380,000 | NON-REPRESENTATIVE SALE                     |
| 1        | 066900 | 0085  | 11/30/05  | \$ 135,298 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 1        | 149830 | 2952  | 06/29/07  | \$ 285,000 | POOR CONDITION.NOT ENOUGH REPRESENTATION.   |
| 1        | 149830 | 3725  | 08/25/05  | \$ 352,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 1        | 149830 | 3760  | 01/30/05  | \$ 400,000 | DOR RATIO                                   |
| 1        | 149830 | 3760  | 03/03/05  | \$ 560,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 149830 | 3760  | 06/02/06  | \$ 853,300 | NON-REPRESENTATIVE SALE                     |
| 1        | 149830 | 3915  | 02/22/05  | \$ 404,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 182230 | 0045  | 04/18/05  | \$ 265,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1        | 182230 | 0115  | 03/24/06  | \$ 317,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 182230 | 0120  | 09/18/07  | \$ 167,742 | QUIT CLAIM DEED                             |
| 1        | 209020 | 0030  | 10/25/05  | \$ 395,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 239460 | 0157  | 07/25/06  | \$ 127,054 | DOR RATIO                                   |
| 1        | 388190 | 0670  | 12/20/07  | \$ 360,000 | PERCENT COMPLETE CODED                      |
| 1        | 388190 | 0670  | 06/16/06  | \$ 230,000 | TEAR DOWN                                   |
| 1        | 388190 | 0690  | 06/18/05  | \$ 200,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 1        | 539360 | 1665  | 10/03/07  | \$ 895,000 | DIAGNOSTIC OUTLIER                          |
| 1        | 539360 | 1665  | 12/14/05  | \$ 421,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 570000 | 0085  | 01/24/06  | \$ 430,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 570000 | 0130  | 05/20/05  | \$ 295,000 | DOR RATIO                                   |
| 1        | 570000 | 0275  | 04/25/07  | \$ 622,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 754830 | 1035  | 09/15/05  | \$ 220,000 | Tear Down                                   |
| 1        | 754830 | 1040  | 04/29/05  | \$ 220,000 | PREVIOUS IMP VALUE <=25K                    |
| 1        | 754830 | 1050  | 04/18/05  | \$ 325,000 | DOR RATIO                                   |
| 1        | 765910 | 0030  | 06/24/05  | \$ 275,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 765910 | 0033  | 08/12/05  | \$ 161,768 | QUIT CLAIM DEED                             |
| 1        | 885000 | 0955  | 07/01/06  | \$ 450,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 885000 | 0965  | 03/29/05  | \$ 198,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 912200 | 1305  | 03/23/05  | \$ 499,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 912200 | 1340  | 09/19/07  | \$ 200,000 | NO MARKET EXPOSURE                          |
| 2        | 059700 | 0150  | 02/23/07  | \$ 150,348 | QUIT CLAIM DEED                             |
| 2        | 059700 | 0585  | 06/14/07  | \$ 519,800 | IMP COUNT                                   |
| 2        | 059700 | 0585  | 12/19/06  | \$ 380,000 | IMP COUNT                                   |
| 2        | 059700 | 0590  | 06/14/07  | \$ 420,000 | IMP COUNT                                   |
| 2        | 060600 | 0080  | 02/27/07  | \$ 353,000 | IMP COUNT                                   |
| 2        | 060600 | 0080  | 09/06/05  | \$ 299,000 | IMP COUNT                                   |
| 2        | 061300 | 0015  | 10/29/07  | \$ 312,500 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 116600 | 0091  | 12/07/07  | \$ 489,000 | DIAGNOSTIC OUTLIER                          |
| 2        | 149830 | 0630  | 07/20/07  | \$ 780,000 | DIAGNOSTIC OUTLIER                          |
| 2        | 149830 | 0675  | 04/17/06  | \$ 565,000 | DOR RATIO                                   |
| 2        | 149830 | 0684  | 04/12/07  | \$ 385,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 2        | 149830 | 0775  | 06/18/07  | \$ 500,000 | DOR RATIO                                   |
| 2        | 149830 | 0950  | 10/11/07  | \$ 419,950 | PERCENT COMPLETE CODED                      |
| 2        | 149830 | 0950  | 03/07/06  | \$ 480,000 | IMP COUNT                                   |
| 2        | 149830 | 1160  | 09/12/05  | \$ 400,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 149830 | 1180  | 11/30/05  | \$ 375,000 | IMP COUNT                                   |
| 2        | 149830 | 1225  | 01/19/05  | \$ 103,867 | DOR RATIO                                   |
| 2        | 149830 | 1240  | 05/24/05  | \$ 120,000 | DOR RATIO                                   |
| 2        | 149830 | 1265  | 06/06/05  | \$ 360,000 | NON-REPRESENTATIVE SALE                     |
| 2        | 149830 | 1300  | 12/07/06  | \$ 355,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 2        | 149830 | 1710  | 07/31/07  | \$ 400,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 149830 | 1816  | 12/05/05  | \$ 27,944  | DOR RATIO                                   |
| 2        | 149830 | 1935  | 07/08/05  | \$ 150,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 2        | 149830 | 1955  | 10/11/05  | \$ 309,900 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 2        | 149830 | 1955  | 05/02/05  | \$ 319,099 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 2        | 149830 | 1970  | 08/07/06  | \$ 22,414  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 149830 | 2380  | 05/31/07  | \$ 320,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 154110 | 0095  | 05/10/06  | \$ 433,200 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 159660 | 0028  | 09/21/07  | \$ 180,893 | QUIT CLAIM DEED                             |
| 2        | 159660 | 0125  | 11/18/06  | \$ 230,000 | QUIT CLAIM DEED                             |
| 2        | 162404 | 9098  | 09/27/05  | \$ 351,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 162404 | 9202  | 04/04/05  | \$ 55,500  | DOR RATIO                                   |
| 2        | 168340 | 0095  | 05/09/07  | \$ 425,000 | DIAGNOSTIC OUTLIER                          |
| 2        | 194480 | 0040  | 03/21/05  | \$ 280,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 238170 | 0095  | 04/29/05  | \$ 425,000 | PREVIOUS IMP VALUE <=25K                    |
| 2        | 307950 | 0170  | 06/21/05  | \$ 312,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 307950 | 0175  | 04/15/05  | \$ 143,039 | QUIT CLAIM DEED                             |
| 2        | 307950 | 0190  | 10/27/06  | \$ 87,871  | QUIT CLAIM DEED                             |
| 2        | 307950 | 0250  | 06/29/05  | \$ 220,000 | DOR RATIO                                   |
| 2        | 308000 | 0046  | 01/06/06  | \$ 150,340 | QUIT CLAIM DEED                             |
| 2        | 308300 | 0005  | 06/28/06  | \$ 137,250 | QUIT CLAIM DEED                             |
| 2        | 308300 | 0205  | 09/12/07  | \$ 95,094  | DOR RATIO                                   |
| 2        | 308300 | 0270  | 11/08/05  | \$ 110,500 | DOR RATIO                                   |
| 2        | 308300 | 0456  | 01/07/05  | \$ 313,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 308300 | 0515  | 02/27/06  | \$ 250,000 | NO MARKET EXPOSURE                          |
| 2        | 308300 | 0780  | 01/19/07  | \$ 229,000 | PERCENT COMPLETE CODED                      |
| 2        | 308300 | 0780  | 06/02/05  | \$ 155,000 | PERCENT COMPLETE CODED                      |
| 2        | 308300 | 0845  | 06/06/06  | \$ 114,298 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 308300 | 0980  | 11/01/06  | \$ 288,000 | NON-REPRESENTATIVE SALE                     |
| 2        | 308300 | 1005  | 12/06/07  | \$ 255,500 | EXEMPT FROM EXCISE TAX                      |
| 2        | 308300 | 1010  | 09/29/05  | \$ 145,562 | DOR RATIO                                   |
| 2        | 308300 | 1070  | 07/27/07  | \$ 387,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 308400 | 1415  | 06/21/05  | \$ 135,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 2        | 308500 | 1555  | 07/27/06  | \$ 47,000  | QUIT CLAIM DEED                             |
| 2        | 308500 | 1645  | 04/04/07  | \$ 320,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 308500 | 1829  | 08/12/05  | \$ 229,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 2        | 365010 | 0046  | 12/29/06  | \$ 514,000 | RELOCATION - SALE TO SERVICE                |
| 2        | 372680 | 0415  | 08/01/06  | \$ 545,000 | IMP COUNT                                   |



**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments                                    |
|----------|-------|-------|-----------|------------|---------------------------------------------|
| 2 426320 | 0030  |       | 03/29/06  | \$ 114,950 | QUIT CLAIM DEED                             |
| 2 531210 | 0040  |       | 04/25/05  | \$ 274,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2 539360 | 0476  |       | 06/02/06  | \$ 167,685 | QUIT CLAIM DEED                             |
| 2 539360 | 0505  |       | 03/17/05  | \$ 455,000 | BUILDER OR DEVELOPER SALES                  |
| 2 539360 | 0505  |       | 10/28/05  | \$ 340,000 | SEGREGATION AND/OR MERGER                   |
| 2 539360 | 0560  |       | 10/05/07  | \$ 354,888 | IMP COUNT                                   |
| 2 539360 | 0560  |       | 09/26/05  | \$ 320,000 | IMP COUNT                                   |
| 2 539360 | 0665  |       | 06/03/05  | \$ 375,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2 539360 | 0700  |       | 12/12/06  | \$ 165,528 | QUIT CLAIM DEED                             |
| 2 539360 | 1100  |       | 02/28/07  | \$ 220,000 | PREVIOUS IMP VALUE <=25K                    |
| 2 539360 | 1120  |       | 10/23/06  | \$ 421,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2 539360 | 1165  |       | 12/27/07  | \$ 200,000 | PERCENT NET CONDITION CODED                 |
| 2 539360 | 1190  |       | 06/17/05  | \$ 252,000 | DOR RATIO                                   |
| 2 605610 | 0041  |       | 10/09/07  | \$ 554,288 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0051  |       | 12/05/07  | \$ 524,432 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0052  |       | 08/22/07  | \$ 534,675 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0053  |       | 09/18/07  | \$ 517,800 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0070  |       | 12/13/07  | \$ 546,800 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0071  |       | 12/18/07  | \$ 539,800 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0250  |       | 07/21/06  | \$ 394,500 | IMP COUNT                                   |
| 2 605610 | 0251  |       | 05/01/06  | \$ 379,500 | IMP COUNT                                   |
| 2 605610 | 0252  |       | 05/24/06  | \$ 390,000 | IMP COUNT                                   |
| 2 605610 | 0253  |       | 05/02/06  | \$ 379,500 | IMP COUNT                                   |
| 2 605610 | 0254  |       | 05/01/06  | \$ 394,500 | IMP COUNT                                   |
| 2 605610 | 0290  |       | 08/17/07  | \$ 421,000 | DOR RATIO                                   |
| 2 605610 | 0310  |       | 08/17/07  | \$ 404,800 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0311  |       | 08/28/07  | \$ 318,300 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0314  |       | 09/05/07  | \$ 430,672 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0343  |       | 01/26/07  | \$ 369,990 | GOVERNMENT AGENCY                           |
| 2 605610 | 0344  |       | 12/28/06  | \$ 399,990 | PERCENT COMPLETE CODED                      |
| 2 605610 | 0353  |       | 11/22/06  | \$ 349,990 | PERCENT COMPLETE CODED                      |
| 2 713280 | 0345  |       | 06/13/05  | \$ 200,000 | DIAGNOSTIC OUTLIER                          |
| 2 713330 | 0035  |       | 01/10/07  | \$ 88,410  | QUIT CLAIM DEED                             |
| 2 713330 | 0610  |       | 10/19/05  | \$ 470,000 | IMP COUNT                                   |
| 2 731990 | 0010  |       | 01/23/06  | \$ 475,000 | PREVIOUS IMP VALUE <=25K                    |
| 2 731990 | 0346  |       | 03/15/05  | \$ 330,000 | IMP COUNT                                   |
| 2 732090 | 0070  |       | 01/19/07  | \$ 107,088 | DOR RATIO                                   |
| 2 732090 | 0115  |       | 09/28/07  | \$ 305,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2 732090 | 0135  |       | 04/06/07  | \$ 65,021  | DOR RATIO                                   |
| 2 753980 | 0015  |       | 09/18/07  | \$ 195,000 | DIAGNOSTIC OUTLIER                          |
| 2 754830 | 0495  |       | 06/12/06  | \$ 206,400 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2 754830 | 0725  |       | 09/24/07  | \$ 458,000 | PREVIOUS IMP VALUE <=25K                    |
| 2 754830 | 0745  |       | 03/19/07  | \$ 420,000 | PERCENT COMPLETE CODED                      |
| 2 754830 | 0745  |       | 04/18/05  | \$ 210,000 | PERCENT COMPLETE CODED                      |
| 2 754830 | 0751  |       | 12/04/07  | \$ 325,000 | PERCENT COMPLETE CODED                      |
| 2 754830 | 0765  |       | 04/18/05  | \$ 310,000 | SEGREGATION AND/OR MERGER                   |
| 2 754880 | 0046  |       | 03/08/07  | \$ 150,000 | DOR RATIO                                   |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 2        | 754880 | 0055  | 09/26/06  | \$ 467,000 | PERCENT COMPLETE CODED                      |
| 2        | 766010 | 0230  | 12/21/07  | \$ 580,000 | PERCENT COMPLETE CODED                      |
| 2        | 766010 | 0245  | 12/21/07  | \$ 580,000 | PERCENT COMPLETE CODED                      |
| 2        | 766010 | 0295  | 02/22/05  | \$ 450,000 | PERCENT COMPLETE CODED                      |
| 2        | 766010 | 0305  | 07/13/05  | \$ 425,000 | DOR RATIO                                   |
| 2        | 766010 | 0305  | 03/06/07  | \$ 600,000 | DOR RATIO                                   |
| 2        | 766060 | 0135  | 01/03/07  | \$ 605,000 | DOR RATIO                                   |
| 2        | 798190 | 0040  | 03/09/05  | \$ 80,694  | QUIT CLAIM DEED                             |
| 2        | 798190 | 0135  | 09/06/06  | \$ 215,000 | QUIT CLAIM DEED                             |
| 2        | 816160 | 0105  | 02/23/06  | \$ 192,500 | PERCENT COMPLETE CODED                      |
| 2        | 816160 | 0105  | 04/12/05  | \$ 150,000 | PERCENT COMPLETE CODED                      |
| 2        | 885000 | 0113  | 09/20/06  | \$ 457,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 2        | 885000 | 0165  | 05/15/07  | \$ 319,000 | PREVIOUS IMP VALUE <=25K                    |
| 2        | 885000 | 0185  | 03/05/07  | \$ 236,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 885000 | 0285  | 09/20/05  | \$ 128,000 | PARTIAL INTEREST (1/3, 1/2, Etc.)           |
| 2        | 885000 | 0315  | 08/25/05  | \$ 155,000 | PREVIOUS IMP VALUE <=25K                    |
| 2        | 885000 | 0330  | 01/04/05  | \$ 140,000 | DOR RATIO                                   |
| 2        | 885000 | 0345  | 11/30/07  | \$ 132,000 | PARTIAL INTEREST (1/3, 1/2, Etc.)           |
| 2        | 885000 | 0445  | 09/07/07  | \$ 375,000 | PREVIOUS IMP VALUE <=25K                    |
| 2        | 885000 | 0545  | 03/09/05  | \$ 323,000 | IMP COUNT                                   |
| 2        | 885000 | 0575  | 08/02/05  | \$ 200,000 | QUIT CLAIM DEED                             |
| 2        | 885000 | 0585  | 06/26/06  | \$ 305,000 | IMP COUNT                                   |
| 2        | 885000 | 0620  | 03/21/06  | \$ 240,000 | PERCENT NET CONDITION CODED                 |
| 2        | 885000 | 0635  | 06/09/05  | \$ 110,000 | DOR RATIO                                   |
| 2        | 912200 | 0675  | 09/19/05  | \$ 250,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 912200 | 0715  | 04/12/05  | \$ 119,909 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 912200 | 0730  | 04/19/07  | \$ 385,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 912200 | 0751  | 08/15/05  | \$ 66,646  | DOR RATIO                                   |
| 2        | 912200 | 0785  | 09/26/06  | \$ 80,000  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 2        | 912200 | 0825  | 03/23/07  | \$ 128,000 | QUIT CLAIM DEED; STATEMENT TO DOR;          |
| 3        | 128230 | 0785  | 04/04/05  | \$ 265,000 | DIAGNOSTIC OUTLIER                          |
| 3        | 128230 | 0995  | 08/14/06  | \$ 525,000 | DOR RATIO                                   |
| 3        | 128230 | 1005  | 08/14/07  | \$ 364,500 | DOR RATIO                                   |
| 3        | 128230 | 1005  | 10/12/05  | \$ 605,000 | DOR RATIO                                   |
| 3        | 128230 | 1006  | 08/16/07  | \$ 359,500 | DOR RATIO                                   |
| 3        | 128230 | 1007  | 08/23/07  | \$ 364,500 | DOR RATIO                                   |
| 3        | 128230 | 1008  | 08/15/07  | \$ 359,500 | DOR RATIO                                   |
| 3        | 128230 | 1009  | 08/14/07  | \$ 369,500 | DOR RATIO                                   |
| 3        | 128230 | 1011  | 10/19/07  | \$ 357,000 | DOR RATIO                                   |
| 3        | 128230 | 1012  | 12/21/07  | \$ 335,000 | DOR RATIO                                   |
| 3        | 128230 | 1013  | 08/28/07  | \$ 369,500 | DOR RATIO                                   |
| 3        | 128230 | 1085  | 09/01/06  | \$ 123,882 | QUIT CLAIM DEED                             |
| 3        | 128230 | 1258  | 10/19/06  | \$ 660,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 570000 | 0360  | 07/02/07  | \$ 442,000 | OBSOLESCENCE CODED                          |
| 3        | 570000 | 3000  | 10/25/05  | \$ 595,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 795030 | 0765  | 12/26/07  | \$ 306,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3        | 795030 | 1925  | 06/21/07  | \$ 299,950 | OBSOLESCENCE CODED                          |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 3        | 795030 | 1925  | 07/15/05  | \$ 265,000 | OBSOLESCENCE CODED                          |
| 3        | 795030 | 2125  | 05/26/06  | \$ 465,000 | TEAR DOWN                                   |
| 3        | 795030 | 2295  | 06/07/05  | \$ 105,000 | DOR RATIO                                   |
| 3        | 795030 | 2361  | 02/15/05  | \$ 321,000 | IMP COUNT                                   |
| 3        | 795030 | 2485  | 02/13/06  | \$ 295,000 | OBSOLESCENCE CODED                          |
| 3        | 795030 | 3165  | 10/25/05  | \$ 330,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 795030 | 3280  | 06/18/07  | \$ 435,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 795030 | 3325  | 01/27/05  | \$ 260,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3        | 795030 | 3365  | 02/20/07  | \$ 315,000 | SHELL                                       |
| 3        | 795030 | 3535  | 08/07/07  | \$ 210,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3        | 795030 | 4020  | 03/06/06  | \$ 330,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 795030 | 4095  | 09/07/05  | \$ 237,400 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 795030 | 4110  | 07/18/05  | \$ 252,200 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 795030 | 4180  | 02/16/06  | \$ 260,000 | OBSOLESCENCE CODED                          |
| 3        | 812110 | 0105  | 09/27/06  | \$ 490,000 | NON-REPRESENTATIVE SALE                     |
| 3        | 812110 | 0146  | 04/06/06  | \$ 289,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 812110 | 0155  | 02/25/05  | \$ 55,000  | DOR RATIO                                   |
| 3        | 812110 | 0155  | 04/18/07  | \$ 422,337 | QUIT CLAIM DEED                             |
| 3        | 812110 | 0375  | 06/24/05  | \$ 306,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 812110 | 1350  | 03/25/05  | \$ 367,000 | TENANT                                      |
| 3        | 812110 | 1420  | 02/07/05  | \$ 425,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 983420 | 0050  | 11/17/06  | \$ 92,146  | QUIT CLAIM DEED                             |
| 3        | 983420 | 0095  | 06/06/07  | \$ 415,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 3        | 983420 | 0095  | 11/08/05  | \$ 730,000 | OBSOLESCENCE CODED                          |
| 3        | 983420 | 0230  | 06/10/06  | \$ 286,500 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 983420 | 0260  | 08/23/06  | \$ 400,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 983420 | 0320  | 01/29/07  | \$ 196,600 | QUIT CLAIM DEED                             |
| 3        | 983420 | 0450  | 05/24/07  | \$ 517,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 983420 | 0630  | 04/03/07  | \$ 225,000 | OBSOLESCENCE CODED                          |
| 3        | 983420 | 0795  | 05/31/07  | \$ 369,750 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 983420 | 0960  | 12/12/05  | \$ 214,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 3        | 983420 | 1080  | 03/13/07  | \$ 355,000 | PERCENT NET CONDITION CODED                 |
| 3        | 983420 | 1080  | 10/31/07  | \$ 330,000 | PERCENT COMPLETE CODED                      |
| 3        | 983420 | 1105  | 04/25/07  | \$ 141,050 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 3        | 983420 | 1220  | 03/25/05  | \$ 270,000 | BUILDER OR DEVELOPER SALES                  |
| 3        | 983420 | 1340  | 09/14/06  | \$ 105,500 | DOR RATIO                                   |
| 3        | 983420 | 1455  | 11/07/06  | \$ 255,000 | TEAR DOWN                                   |
| 3        | 983420 | 1460  | 02/15/05  | \$ 501,000 | DIAGNOSTIC OUTLIER                          |
| 3        | 983420 | 1470  | 03/30/05  | \$ 500,000 | DIAGNOSTIC OUTLIER                          |
| 4        | 128230 | 0715  | 08/17/07  | \$ 399,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 4        | 128230 | 0730  | 03/09/06  | \$ 420,000 | QUESTIONABLE PER APPRAISAL                  |
| 4        | 160460 | 0070  | 01/24/06  | \$ 315,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 4        | 160460 | 0070  | 07/17/06  | \$ 232,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 160460 | 0100  | 02/06/06  | \$ 235,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 4        | 160460 | 0240  | 09/26/05  | \$ 294,500 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 4        | 160460 | 0240  | 05/23/05  | \$ 223,200 | EXEMPT FROM EXCISE TAX                      |
| 4        | 160460 | 0305  | 03/31/06  | \$ 360,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 4        | 160460 | 0305  | 01/20/06  | \$ 450,000 | SEGREGATION AND/OR MERGER                   |
| 4        | 160460 | 0385  | 07/13/06  | \$ 132,000 | DOR RATIO                                   |
| 4        | 160460 | 0440  | 01/02/07  | \$ 130,272 | QUIT CLAIM DEED                             |
| 4        | 160460 | 0450  | 05/04/07  | \$ 590,000 | DIAGNOSTIC OUTLIER                          |
| 4        | 160460 | 0615  | 04/06/06  | \$ 345,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 160460 | 0700  | 04/24/07  | \$ 88,750  | QUIT CLAIM DEED                             |
| 4        | 160460 | 0795  | 03/02/05  | \$ 216,000 | QUIT CLAIM DEED                             |
| 4        | 160460 | 0960  | 07/25/05  | \$ 293,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 160460 | 1300  | 05/24/05  | \$ 271,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 160460 | 1350  | 03/05/07  | \$ 113,393 | QUIT CLAIM DEED                             |
| 4        | 160460 | 1541  | 01/13/06  | \$ 33,852  | DOR RATIO                                   |
| 4        | 160460 | 1570  | 08/16/07  | \$ 395,000 | PREVIOUS IMP VALUE <=25K                    |
| 4        | 160460 | 1685  | 05/11/06  | \$ 150,636 | DOR RATIO                                   |
| 4        | 160460 | 1750  | 01/13/06  | \$ 72,000  | PERCENT COMPLETE CODED                      |
| 4        | 160460 | 1755  | 05/19/07  | \$ 585,000 | PERCENT COMPLETE CODED                      |
| 4        | 160460 | 1760  | 05/21/07  | \$ 745,000 | PERCENT COMPLETE CODED                      |
| 4        | 160460 | 2195  | 02/19/07  | \$ 425,000 | PERCENT COMPLETE CODED                      |
| 4        | 160710 | 0039  | 12/21/07  | \$ 233,190 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 4        | 160710 | 0043  | 11/15/05  | \$ 200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 160710 | 0043  | 09/18/06  | \$ 291,500 | NO MARKET EXPOSURE                          |
| 4        | 160710 | 0058  | 04/05/06  | \$ 260,000 | NO MARKET EXPOSURE                          |
| 4        | 160710 | 0059  | 06/01/06  | \$ 257,000 | NO MARKET EXPOSURE                          |
| 4        | 160710 | 0115  | 09/12/06  | \$ 250,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 160710 | 0130  | 04/26/06  | \$ 509,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 4        | 160710 | 0138  | 02/02/05  | \$ 247,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 162404 | 9033  | 04/28/06  | \$ 415,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 162404 | 9043  | 04/22/05  | \$ 99,850  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 4        | 162404 | 9058  | 09/26/05  | \$ 340,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 4        | 162404 | 9058  | 03/02/05  | \$ 244,000 | NO MARKET EXPOSURE                          |
| 4        | 162404 | 9094  | 10/18/07  | \$ 230,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4        | 162404 | 9111  | 02/01/06  | \$ 425,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 162404 | 9181  | 04/22/05  | \$ 61,627  | DOR RATIO                                   |
| 4        | 162404 | 9204  | 01/06/06  | \$ 285,000 | DIAGNOSTIC OUTLIER                          |
| 4        | 162404 | 9213  | 10/05/05  | \$ 299,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 162404 | 9218  | 10/22/07  | \$ 280,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4        | 162404 | 9221  | 11/07/07  | \$ 120,000 | DOR RATIO                                   |
| 4        | 162404 | 9276  | 08/29/06  | \$ 150,500 | PERCENT COMPLETE CODED                      |
| 4        | 162404 | 9281  | 06/15/06  | \$ 150,500 | PREVIOUS IMP VALUE <=25K                    |
| 4        | 170340 | 0185  | 07/26/07  | \$ 510,000 | DIAGNOSTIC OUTLIER                          |
| 4        | 170340 | 0218  | 04/28/06  | \$ 464,500 | RELOCATION - SALE TO SERVICE                |
| 4        | 170340 | 0305  | 07/10/07  | \$ 387,000 | PREVIOUS IMP VALUE <=25K                    |
| 4        | 170340 | 0505  | 12/20/07  | \$ 350,000 | IMP COUNT                                   |
| 4        | 170340 | 0505  | 06/26/07  | \$ 480,000 | IMP COUNT                                   |
| 4        | 170340 | 0505  | 05/30/06  | \$ 410,000 | IMP COUNT                                   |
| 4        | 170340 | 0850  | 05/27/05  | \$ 73,968  | QUIT CLAIM DEED                             |
| 4        | 170340 | 0905  | 06/10/05  | \$ 370,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 4        | 170340 | 1000  | 03/02/05  | \$ 255,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 4        | 170990 | 0200  | 09/07/05  | \$ 196,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 4        | 253950 | 0006  | 12/29/06  | \$ 460,000 | QUIT CLAIM DEED                              |
| 4        | 253950 | 0006  | 12/29/06  | \$ 460,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 4        | 253950 | 0050  | 03/23/06  | \$ 302,500 | PERCENT COMPLETE CODED                       |
| 4        | 266050 | 0095  | 08/13/07  | \$ 449,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 4        | 266050 | 0190  | 08/02/05  | \$ 132,500 | QUIT CLAIM DEED                              |
| 4        | 266050 | 0190  | 09/25/06  | \$ 196,186 | QUIT CLAIM DEED                              |
| 4        | 266050 | 0265  | 03/15/07  | \$ 494,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 4        | 266050 | 0350  | 01/04/07  | \$ 240,000 | PREVIOUS IMP VALUE <=25K                     |
| 4        | 266050 | 0420  | 05/17/05  | \$ 332,000 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 4        | 393790 | 0100  | 02/03/05  | \$ 85,000  | PREVIOUS IMP VALUE <=25K                     |
| 4        | 541410 | 0160  | 01/25/05  | \$ 267,750 | PREVIOUS IMP VALUE <=25K                     |
| 4        | 560900 | 0110  | 07/01/06  | \$ 220,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 4        | 564960 | 0215  | 05/15/06  | \$ 286,000 | PREVIOUS IMP VALUE <=25K                     |
| 4        | 564960 | 0360  | 06/07/05  | \$ 200,000 | PREVIOUS IMP VALUE <=25K                     |
| 4        | 564960 | 0400  | 06/02/05  | \$ 275,000 | DIAGNOSTIC OUTLIER                           |
| 4        | 564960 | 0430  | 04/04/07  | \$ 265,000 | DOR RATIO                                    |
| 4        | 564960 | 0460  | 07/20/06  | \$ 278,500 | IMP COUNT                                    |
| 4        | 688890 | 0060  | 03/30/07  | \$ 182,271 | QUIT CLAIM DEED                              |
| 4        | 688890 | 0062  | 09/27/07  | \$ 59,466  | QUIT CLAIM DEED                              |
| 4        | 688890 | 0085  | 07/07/05  | \$ 229,950 | DIAGNOSTIC OUTLIER                           |
| 4        | 688890 | 0160  | 06/09/06  | \$ 200,000 | PREVIOUS IMP VALUE <=25K                     |
| 4        | 688890 | 0160  | 03/16/05  | \$ 145,000 | PREVIOUS IMP VALUE <=25K                     |
| 4        | 688890 | 0215  | 08/10/07  | \$ 20,062  | QUIT CLAIM DEED                              |
| 4        | 919795 | 0110  | 05/09/06  | \$ 300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 5        | 042700 | 0030  | 07/11/07  | \$ 380,550 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 100500 | 0062  | 02/17/05  | \$ 73,500  | DOR RATIO                                    |
| 5        | 100500 | 0065  | 12/09/05  | \$ 255,000 | SEGREGATION AND/OR MERGER                    |
| 5        | 100500 | 0108  | 03/29/07  | \$ 216,000 | PREVIOUS LAND VALUE <=25k                    |
| 5        | 110500 | 0435  | 07/27/05  | \$ 238,000 | IMP COUNT                                    |
| 5        | 110500 | 0447  | 06/21/06  | \$ 318,800 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 5        | 110500 | 0467  | 02/20/07  | \$ 379,950 | UNFINISHED AREA CODED                        |
| 5        | 110500 | 0660  | 05/09/06  | \$ 109,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 5        | 110500 | 0660  | 12/01/06  | \$ 405,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 5        | 110500 | 0660  | 01/09/07  | \$ 339,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 5        | 110800 | 0045  | 07/19/05  | \$ 168,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 5        | 110800 | 0450  | 09/13/06  | \$ 97,664  | QUIT CLAIM DEED                              |
| 5        | 110800 | 0495  | 12/14/07  | \$ 430,000 | QUESTIONABLE PER SALES IDENTIFICATION        |
| 5        | 131430 | 0035  | 06/08/07  | \$ 236,000 | QUIT CLAIM DEED                              |
| 5        | 131430 | 0035  | 05/08/07  | \$ 236,000 | QUIT CLAIM DEED                              |
| 5        | 234130 | 0510  | 03/19/07  | \$ 420,000 | PREVIOUS IMP VALUE <=25K                     |
| 5        | 234130 | 0510  | 04/12/05  | \$ 249,500 | PREVIOUS IMP VALUE <=25K                     |
| 5        | 272404 | 9197  | 05/19/06  | \$ 353,250 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 5        | 333050 | 0505  | 04/24/07  | \$ 67,812  | QUIT CLAIM DEED                              |
| 5        | 333050 | 1905  | 09/21/06  | \$ 58,774  | QUIT CLAIM DEED                              |
| 5        | 333050 | 1945  | 04/03/06  | \$ 310,000 | SEGREGATION AND/OR MERGER                    |
| 5        | 333050 | 2020  | 09/01/06  | \$ 280,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 5        | 333100 | 0150  | 10/13/06  | \$ 331,000 | NO MARKET EXPOSURE                          |
| 5        | 333100 | 0155  | 02/06/07  | \$ 315,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 5        | 333100 | 0155  | 09/15/06  | \$ 326,474 | FORCED SALE                                 |
| 5        | 333100 | 0630  | 07/15/05  | \$ 163,000 | OBSOLESCENCE CODED                          |
| 5        | 333100 | 0945  | 03/07/05  | \$ 190,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333100 | 1060  | 06/15/07  | \$ 275,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5        | 333100 | 1295  | 02/17/06  | \$ 252,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333100 | 1655  | 09/19/05  | \$ 315,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333100 | 1795  | 07/19/06  | \$ 400,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333100 | 1910  | 05/02/05  | \$ 281,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333100 | 2035  | 12/29/05  | \$ 68,000  | DOR RATIO                                   |
| 5        | 333100 | 2125  | 01/25/05  | \$ 155,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333100 | 2225  | 02/22/07  | \$ 277,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5        | 333100 | 2290  | 07/08/06  | \$ 120,000 | QUIT CLAIM DEED                             |
| 5        | 333250 | 0304  | 04/18/06  | \$ 75,000  | DOR RATIO                                   |
| 5        | 333250 | 0555  | 05/11/06  | \$ 72,967  | QUIT CLAIM DEED                             |
| 5        | 333250 | 0580  | 11/08/05  | \$ 335,000 | IMP COUNT                                   |
| 5        | 333250 | 0580  | 06/23/05  | \$ 222,500 | IMP COUNT                                   |
| 5        | 333250 | 0655  | 09/19/05  | \$ 250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 333250 | 0755  | 10/26/06  | \$ 309,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 333250 | 0776  | 09/21/07  | \$ 95,789  | QUIT CLAIM DEED                             |
| 5        | 333250 | 0825  | 02/26/07  | \$ 140,000 | QUIT CLAIM DEED                             |
| 5        | 333250 | 0900  | 03/22/07  | \$ 200,000 | QUIT CLAIM DEED                             |
| 5        | 333300 | 0105  | 04/26/05  | \$ 21,967  | QUIT CLAIM DEED                             |
| 5        | 333300 | 0116  | 01/06/05  | \$ 165,000 | DOR RATIO                                   |
| 5        | 333300 | 0510  | 04/19/07  | \$ 105,000 | DOR RATIO                                   |
| 5        | 333300 | 0555  | 12/04/07  | \$ 106,800 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 333300 | 0555  | 11/26/07  | \$ 102,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 333300 | 0745  | 05/14/07  | \$ 145,000 | PREVIOUS IMP VALUE <=25K                    |
| 5        | 333300 | 0815  | 08/10/05  | \$ 37,500  | QUIT CLAIM DEED                             |
| 5        | 333300 | 1665  | 11/03/06  | \$ 120,946 | QUIT CLAIM DEED                             |
| 5        | 333300 | 2672  | 12/21/05  | \$ 90,853  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 333300 | 2720  | 01/03/05  | \$ 246,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 381240 | 0036  | 09/01/06  | \$ 310,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 381240 | 0051  | 09/30/05  | \$ 310,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 381240 | 0062  | 01/04/05  | \$ 229,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 381240 | 0100  | 09/27/05  | \$ 25,000  | DOR RATIO                                   |
| 5        | 381240 | 0144  | 11/02/05  | \$ 332,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 381240 | 0180  | 10/29/07  | \$ 187,500 | DIAGNOSTIC OUTLIER                          |
| 5        | 381240 | 0219  | 08/22/05  | \$ 90,000  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 381240 | 0221  | 01/19/05  | \$ 191,000 | DIAGNOSTIC OUTLIER                          |
| 5        | 381240 | 0251  | 09/09/05  | \$ 169,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 381240 | 0305  | 02/18/05  | \$ 229,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 381240 | 0306  | 08/09/05  | \$ 280,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 381240 | 0306  | 04/26/06  | \$ 400,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 381240 | 0456  | 10/04/06  | \$ 359,000 | OBSOLESCENCE CODED                          |
| 5        | 381240 | 0568  | 08/18/05  | \$ 220,000 | QUIT CLAIM DEED                             |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 5        | 381240 | 0607  | 06/21/06  | \$ 80,000  | PARTIAL INTEREST (1/3, 1/2, Etc.)           |
| 5        | 381240 | 0607  | 06/19/06  | \$ 80,000  | DOR RATIO                                   |
| 5        | 381240 | 0607  | 05/26/06  | \$ 80,000  | QUIT CLAIM DEED                             |
| 5        | 381240 | 0661  | 02/22/07  | \$ 285,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 5        | 381240 | 0755  | 04/11/05  | \$ 85,753  | QUIT CLAIM DEED                             |
| 5        | 381240 | 0817  | 11/15/06  | \$ 270,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 381240 | 0850  | 10/18/05  | \$ 242,721 | QUIT CLAIM DEED                             |
| 5        | 381240 | 0870  | 08/24/07  | \$ 455,000 | BUILDER OR DEVELOPER SALES                  |
| 5        | 573350 | 0035  | 04/12/05  | \$ 200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 660700 | 0065  | 11/14/06  | \$ 280,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 660700 | 0115  | 01/20/06  | \$ 269,448 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 660700 | 0115  | 01/19/05  | \$ 140,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 660700 | 0170  | 12/22/05  | \$ 68,000  | DOR RATIO                                   |
| 5        | 688254 | 0060  | 09/21/05  | \$ 245,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 5        | 786800 | 0035  | 03/24/06  | \$ 112,000 | DOR RATIO                                   |
| 5        | 811310 | 0570  | 06/08/06  | \$ 351,100 | SEGREGATION AND/OR MERGER                   |
| 5        | 811310 | 0595  | 09/12/06  | \$ 300,000 | IMP COUNT                                   |
| 5        | 811310 | 0660  | 03/11/05  | \$ 360,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 5        | 811310 | 0690  | 03/05/07  | \$ 142,338 | QUIT CLAIM DEED                             |
| 7        | 040200 | 0015  | 09/22/05  | \$ 193,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 7        | 040200 | 0120  | 07/31/06  | \$ 130,000 | DOR RATIO                                   |
| 7        | 040200 | 0155  | 09/22/05  | \$ 210,000 | NO MARKET EXPOSURE                          |
| 7        | 040200 | 0160  | 08/25/05  | \$ 254,800 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 040200 | 0260  | 06/04/07  | \$ 38,422  | DOR RATIO                                   |
| 7        | 071700 | 0180  | 06/06/06  | \$ 320,000 | NO MARKET EXPOSURE                          |
| 7        | 071700 | 0225  | 10/10/05  | \$ 255,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 100500 | 0021  | 09/22/05  | \$ 265,000 | NO MARKET EXPOSURE                          |
| 7        | 100500 | 0046  | 11/22/06  | \$ 180,000 | NO MARKET EXPOSURE                          |
| 7        | 100500 | 0048  | 03/06/06  | \$ 163,000 | DOR RATIO                                   |
| 7        | 100500 | 0220  | 08/12/05  | \$ 215,000 | DOR RATIO                                   |
| 7        | 110800 | 0656  | 02/24/06  | \$ 301,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 110800 | 0660  | 02/16/05  | \$ 262,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 110800 | 0670  | 07/11/06  | \$ 80,689  | DOR RATIO                                   |
| 7        | 110800 | 0680  | 03/27/06  | \$ 358,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 110800 | 0725  | 10/27/05  | \$ 235,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 110800 | 0730  | 04/27/06  | \$ 53,102  | DOR RATIO                                   |
| 7        | 110800 | 0765  | 04/15/05  | \$ 337,000 | NON-PROFIT ORGANIZATION                     |
| 7        | 144350 | 0180  | 06/05/06  | \$ 245,000 | NO MARKET EXPOSURE                          |
| 7        | 144350 | 0190  | 06/20/06  | \$ 50,147  | QUIT CLAIM DEED                             |
| 7        | 144350 | 0345  | 07/20/07  | \$ 375,300 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 7        | 144350 | 0350  | 04/17/06  | \$ 280,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 144350 | 0420  | 05/25/05  | \$ 375,000 | DOR RATIO                                   |
| 7        | 144350 | 0661  | 06/09/05  | \$ 225,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 144350 | 0985  | 01/15/05  | \$ 193,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 160160 | 0135  | 10/26/06  | \$ 362,500 | NO MARKET EXPOSURE                          |
| 7        | 160160 | 0165  | 02/18/05  | \$ 285,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 160160 | 0260  | 06/03/05  | \$ 287,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 7        | 160160 | 0315  | 05/01/07  | \$ 225,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 212370 | 0005  | 09/28/06  | \$ 400,000 | PREVIOUS IMP VALUE <=25K                    |
| 7        | 212370 | 0005  | 03/30/05  | \$ 296,000 | PREVIOUS IMP VALUE <=25K                    |
| 7        | 212370 | 0071  | 01/24/05  | \$ 181,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 212370 | 0116  | 08/12/05  | \$ 270,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 212370 | 0120  | 06/11/07  | \$ 310,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 212370 | 0130  | 10/21/05  | \$ 299,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 212370 | 0152  | 05/11/06  | \$ 320,000 | NO MARKET EXPOSURE                          |
| 7        | 258930 | 0170  | 11/23/07  | \$ 340,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 7        | 262404 | 9050  | 06/21/06  | \$ 295,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 262404 | 9212  | 08/28/06  | \$ 360,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 265800 | 0180  | 02/03/06  | \$ 271,000 | PREVIOUS IMP VALUE <=25K                    |
| 7        | 265800 | 0295  | 04/26/05  | \$ 180,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 265800 | 0320  | 12/16/05  | \$ 220,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 265800 | 0365  | 08/21/07  | \$ 190,000 | DOR RATIO                                   |
| 7        | 333600 | 0052  | 11/09/05  | \$ 219,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 333600 | 0345  | 10/12/06  | \$ 77,113  | DOR RATIO                                   |
| 7        | 333600 | 0345  | 05/05/05  | \$ 235,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 333600 | 0445  | 03/02/05  | \$ 350,253 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 7        | 333600 | 0570  | 03/29/05  | \$ 201,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 333600 | 0766  | 01/03/07  | \$ 275,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 333600 | 0916  | 11/29/06  | \$ 337,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 333600 | 1000  | 11/04/05  | \$ 265,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 333600 | 1110  | 07/20/05  | \$ 300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 333600 | 1145  | 10/10/05  | \$ 230,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 333600 | 1245  | 09/23/05  | \$ 86,228  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 333600 | 1376  | 03/17/06  | \$ 294,950 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 7        | 333600 | 1545  | 09/15/05  | \$ 195,100 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 333600 | 1595  | 10/12/07  | \$ 189,125 | DOR RATIO                                   |
| 7        | 333600 | 1610  | 04/27/06  | \$ 241,500 | NO MARKET EXPOSURE                          |
| 7        | 333600 | 1645  | 09/20/05  | \$ 310,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 7        | 333600 | 2010  | 03/26/07  | \$ 576,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 341960 | 0050  | 03/07/05  | \$ 116,900 | DOR RATIO                                   |
| 7        | 341960 | 0080  | 08/29/05  | \$ 202,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 341960 | 0090  | 11/07/06  | \$ 130,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 342404 | 9033  | 08/01/06  | \$ 175,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 342404 | 9070  | 12/21/05  | \$ 200,000 | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 7        | 342404 | 9072  | 06/05/07  | \$ 185,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 342404 | 9076  | 05/18/05  | \$ 127,000 | QUIT CLAIM DEED                             |
| 7        | 342404 | 9116  | 10/13/06  | \$ 43,800  | QUIT CLAIM DEED                             |
| 7        | 342404 | 9123  | 11/01/05  | \$ 285,000 | NO MARKET EXPOSURE                          |
| 7        | 342404 | 9140  | 05/19/05  | \$ 294,500 | NO MARKET EXPOSURE                          |
| 7        | 354090 | 0005  | 08/22/07  | \$ 390,000 | DIAGNOSTIC OUTLIER                          |
| 7        | 390410 | 0009  | 11/14/05  | \$ 260,000 | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 7        | 390410 | 0019  | 11/27/07  | \$ 304,390 | EXEMPT FROM EXCISE TAX                      |
| 7        | 390410 | 0019  | 05/10/06  | \$ 320,000 | NO MARKET EXPOSURE                          |
| 7        | 390410 | 0036  | 04/11/06  | \$ 430,000 | TEAR DOWN                                   |



**Improved Sales Removed from this Annual Update Analysis**  
**Area 21**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 7        | 390410 | 0044  | 09/06/06  | \$ 410,000 | PREVIOUS IMP VALUE <=25K                     |
| 7        | 390410 | 0127  | 12/29/06  | \$ 152,805 | QUIT CLAIM DEED                              |
| 7        | 390410 | 0220  | 07/27/07  | \$ 292,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 7        | 390410 | 0344  | 10/17/06  | \$ 319,000 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 7        | 390410 | 0346  | 03/28/05  | \$ 270,000 | BUILDER OR DEVELOPER SALES                   |
| 7        | 390410 | 0348  | 04/12/05  | \$ 275,000 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 7        | 390410 | 0353  | 06/26/06  | \$ 300,000 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 7        | 390410 | 0353  | 01/13/05  | \$ 265,000 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 7        | 390410 | 0355  | 03/17/05  | \$ 275,000 | BUILDER OR DEVELOPER SALES                   |
| 7        | 400600 | 0006  | 09/16/05  | \$ 95,000  | DOR RATIO                                    |
| 7        | 400600 | 0017  | 08/21/07  | \$ 150,000 | QUIT CLAIM DEED                              |
| 7        | 400600 | 0099  | 12/06/05  | \$ 251,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 7        | 400600 | 0100  | 03/27/07  | \$ 296,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 7        | 400600 | 0124  | 06/29/06  | \$ 108,000 | QUIT CLAIM DEED                              |
| 7        | 400600 | 0141  | 05/22/07  | \$ 172,000 | QUIT CLAIM DEED                              |
| 7        | 400600 | 0141  | 10/05/05  | \$ 215,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 7        | 400600 | 0145  | 05/12/06  | \$ 179,000 | NO MARKET EXPOSURE                           |
| 7        | 400600 | 0147  | 03/24/06  | \$ 182,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 7        | 400600 | 0147  | 06/08/05  | \$ 158,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 7        | 400600 | 0186  | 12/26/07  | \$ 164,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 7        | 400600 | 0220  | 01/25/05  | \$ 329,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 400600 | 0247  | 08/10/05  | \$ 217,000 | PERCENT NET CONDITION CODED                  |
| 7        | 400600 | 0264  | 05/05/05  | \$ 290,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 400600 | 0269  | 08/31/06  | \$ 110,000 | PREVIOUS IMP VALUE <=25K                     |
| 7        | 400600 | 0274  | 12/23/05  | \$ 77,172  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 400600 | 0274  | 05/01/07  | \$ 260,880 | EXEMPT FROM EXCISE TAX                       |
| 7        | 400600 | 0290  | 11/04/05  | \$ 130,121 | QUIT CLAIM DEED                              |
| 7        | 400600 | 0309  | 12/01/07  | \$ 42,225  | QUIT CLAIM DEED; STATEMENT TO DOR;           |
| 7        | 400600 | 0311  | 11/17/06  | \$ 435,000 | PREVIOUS IMP VALUE <=25K                     |
| 7        | 400600 | 0314  | 07/10/06  | \$ 275,000 | DIAGNOSTIC OUTLIER                           |
| 7        | 400600 | 0615  | 10/03/05  | \$ 122,500 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 400600 | 0625  | 11/29/05  | \$ 265,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 7        | 428140 | 0330  | 02/20/05  | \$ 250,000 | DIAGNOSTIC OUTLIER                           |
| 7        | 428140 | 0460  | 07/25/05  | \$ 270,000 | Tear Down                                    |
| 7        | 428140 | 0470  | 07/25/05  | \$ 220,000 | Tear Down                                    |
| 7        | 428140 | 0474  | 11/19/07  | \$ 298,000 | SEGREGATION AND/OR MERGER                    |
| 7        | 428140 | 0540  | 04/25/06  | \$ 250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 431110 | 0050  | 08/23/06  | \$ 385,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 431110 | 0090  | 05/26/06  | \$ 300,000 | NON-REPRESENTATIVE SALE                      |
| 7        | 562110 | 0180  | 10/30/07  | \$ 79,450  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 680410 | 0115  | 09/28/06  | \$ 525,000 | NO MARKET EXPOSURE                           |
| 7        | 680410 | 0160  | 07/30/07  | \$ 266,000 | IMP COUNT                                    |
| 7        | 680410 | 0160  | 07/13/05  | \$ 300,000 | IMP COUNT                                    |
| 7        | 713530 | 0025  | 04/13/05  | \$ 250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 7        | 756210 | 0030  | 02/23/06  | \$ 260,000 | QUIT CLAIM DEED                              |
| 7        | 941240 | 0105  | 09/29/06  | \$ 250,000 | NO MARKET EXPOSURE                           |
| 7        | 941290 | 0026  | 04/18/05  | \$ 221,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE      |

***Vacant Sales Used in this Annual Update Analysis  
Area 21***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 1               | 239460       | 0157         | 03/21/2007       | \$375,000         | 5476            | Y           | N                  |
| 2               | 142630       | 0865         | 04/20/2006       | \$122,500         | 4560            | N           | N                  |
| 2               | 149830       | 0435         | 11/30/2006       | \$137,500         | 11060           | Y           | N                  |
| 2               | 272920       | 0005         | 12/11/2007       | \$265,000         | 8460            | N           | N                  |
| 2               | 754830       | 0489         | 05/11/2006       | \$165,000         | 15000           | N           | N                  |
| 3               | 795030       | 1018         | 04/25/2006       | \$112,000         | 3000            | N           | N                  |
| 3               | 983420       | 0610         | 03/15/2007       | \$199,000         | 4344            | N           | N                  |
| 3               | 983420       | 0611         | 03/08/2007       | \$186,000         | 4460            | N           | N                  |
| 3               | 983420       | 1808         | 07/27/2007       | \$165,000         | 4080            | N           | N                  |
| 3               | 983420       | 1808         | 09/12/2007       | \$190,000         | 4080            | N           | N                  |
| 4               | 160460       | 0945         | 04/19/2007       | \$139,000         | 3000            | N           | N                  |
| 4               | 160710       | 0035         | 11/26/2007       | \$200,000         | 10140           | N           | N                  |
| 5               | 100500       | 0112         | 03/29/2007       | \$110,000         | 6431            | N           | N                  |
| 5               | 333100       | 0035         | 02/17/2005       | \$ 92,000         | 3023            | N           | N                  |
| 5               | 811310       | 0572         | 04/17/2007       | \$160,000         | 4402            | N           | N                  |
| 7               | 144350       | 0172         | 05/21/2007       | \$130,000         | 5472            | N           | N                  |
| 7               | 333600       | 1130         | 09/13/2007       | \$130,000         | 3000            | N           | N                  |

**Vacant Sales Removed from this Annual Update Analysis  
Area 21**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---------------------------------------------|
| 2        | 149830 | 1355  | 07/06/05  | \$ 28,800  | DOR RATIO                                   |
| 2        | 162404 | 9100  | 02/20/07  | \$ 23,000  | DOR RATIO                                   |
| 2        | 272920 | 0005  | 11/28/05  | \$260,000  | TEAR DOWN                                   |
| 2        | 308000 | 0075  | 03/17/05  | \$130,000  | DOR RATIO                                   |
| 2        | 308300 | 1075  | 08/03/07  | \$ 53,000  | DOR RATIO                                   |
| 2        | 605610 | 0410  | 03/01/05  | \$600,000  | DOR RATIO                                   |
| 2        | 713330 | 0040  | 05/13/05  | \$100,242  | QUIT CLAIM DEED                             |
| 2        | 713330 | 0040  | 06/17/05  | \$390,000  | DOR RATIO                                   |
| 2        | 713330 | 0040  | 10/24/06  | \$400,000  | DOR RATIO                                   |
| 2        | 713330 | 0045  | 05/30/06  | \$400,000  | DOR RATIO                                   |
| 2        | 754830 | 0915  | 05/11/06  | \$150,000  | NON-REPRESENTATIVE SALE                     |
| 2        | 766010 | 0210  | 12/28/07  | \$332,000  | DOR RATIO                                   |
| 2        | 766010 | 0212  | 12/20/07  | \$335,000  | DOR RATIO                                   |
| 2        | 766010 | 0300  | 07/28/06  | \$615,000  | TEAR DOWN                                   |
| 3        | 795030 | 1940  | 01/11/05  | \$ 55,000  | DOR RATIO                                   |
| 3        | 983420 | 1375  | 12/19/06  | \$480,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4        | 118300 | 0007  | 09/06/06  | \$102,700  | NO MARKET EXPOSURE                          |
| 4        | 160460 | 0060  | 08/27/07  | \$ 35,000  | DOR RATIO                                   |
| 4        | 160460 | 0115  | 11/17/05  | \$305,000  | SEGREGATION AND/OR MERGER                   |
| 4        | 160460 | 1545  | 07/31/06  | \$344,000  | IMPROVEMENT SALE                            |
| 4        | 160460 | 1547  | 03/29/06  | \$330,000  | IMPROVEMENT SALE                            |
| 4        | 162404 | 9257  | 10/23/07  | \$ 83,000  | DIAGNOSTIC OUTLIER                          |
| 4        | 170340 | 0330  | 08/28/06  | \$485,000  | DOR RATIO                                   |
| 5        | 333050 | 0490  | 02/08/07  | \$850,000  | DOR RATIO                                   |
| 5        | 333300 | 2705  | 03/21/06  | \$ 12,000  | NON-REPRESENTATIVE SALE                     |
| 7        | 333600 | 0051  | 11/14/05  | \$227,500  | IMPROVEMENT SALE                            |
| 7        | 333600 | 0053  | 11/14/05  | \$227,500  | IMPROVEMENT SALE                            |
| 7        | 342010 | 0165  | 07/26/05  | \$ 40,000  | QUIT CLAIM DEED                             |
| 7        | 400600 | 0210  | 12/01/05  | \$ 44,882  | NO MARKET EXPOSURE                          |

### **Client and Intended Use of the Appraisal:**

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

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

### **Definition and date of value estimate:**

#### **Market Value**

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

#### **Highest and Best Use**

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

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

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

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

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

### **Date of Value Estimate**

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

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

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

### **Property rights appraised:**

#### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

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





## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

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

Email: [assessor.info@kingcounty.gov](mailto: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

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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