

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Steel Lake/Star Lake / 26

Previous Physical Inspection: 2005

Improved Sales: 1138

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$92,000	\$198,300	\$290,300	\$322,800	89.9%	12.31%
2008 Value	\$96,000	\$217,000	\$313,000	\$322,800	97.0%	12.31%
Change	+\$4,000	+\$18,700	+\$22,700		+7.1%	0.00%
% Change	+4.3%	+9.4%	+7.8%		+7.9%	0.00%

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$92,200	\$191,500	\$283,700
2008 Value	\$96,200	\$209,700	\$305,900
Percent Change	+4.3%	+9.5%	+7.8%

Number of one to three unit residences in the Population: 5754

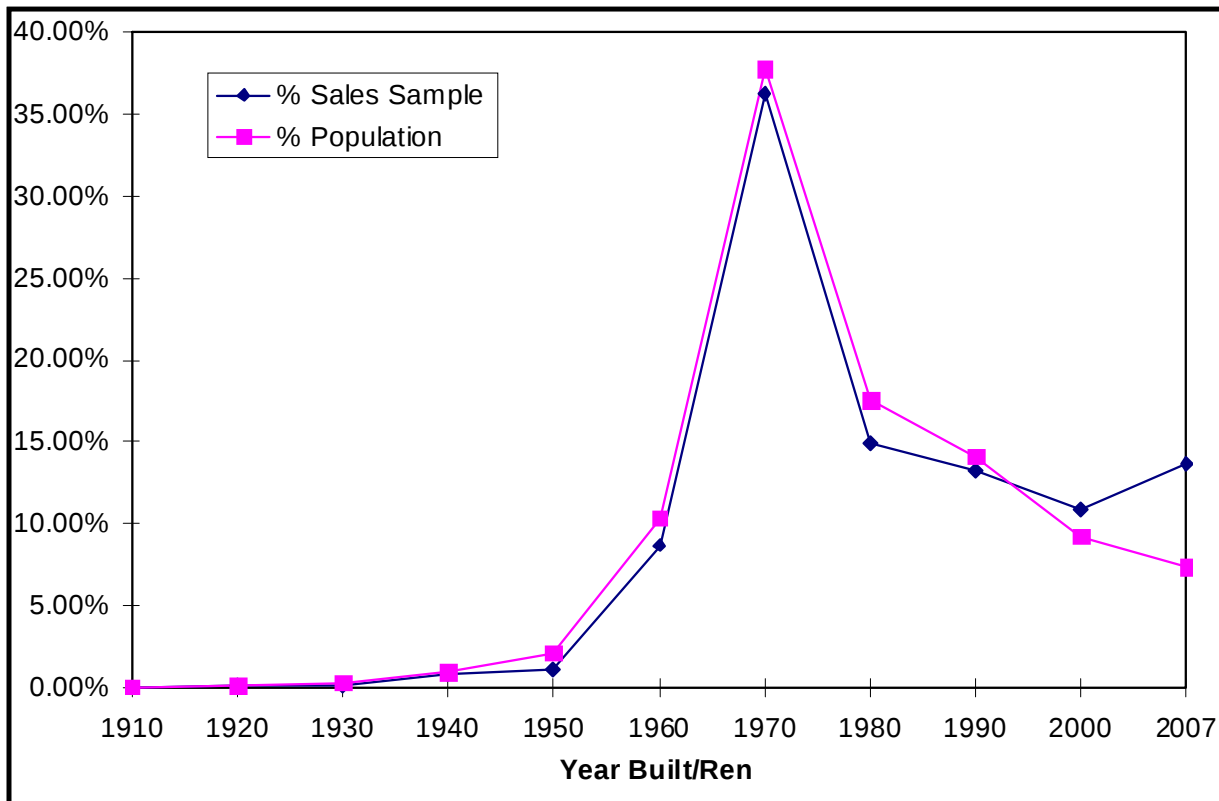
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

The Annual Update Values described in this report improve assessment levels and maintain 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	0	0.00%
1920	1	0.09%
1930	1	0.09%
1940	10	0.88%
1950	13	1.14%
1960	99	8.70%
1970	413	36.29%
1980	170	14.94%
1990	151	13.27%
2000	124	10.90%
2007	156	13.71%
	1138	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	8	0.14%
1930	17	0.30%
1940	56	0.97%
1950	123	2.14%
1960	597	10.38%
1970	2176	37.82%
1980	1010	17.55%
1990	813	14.13%
2000	531	9.23%
2007	422	7.33%
	5754	

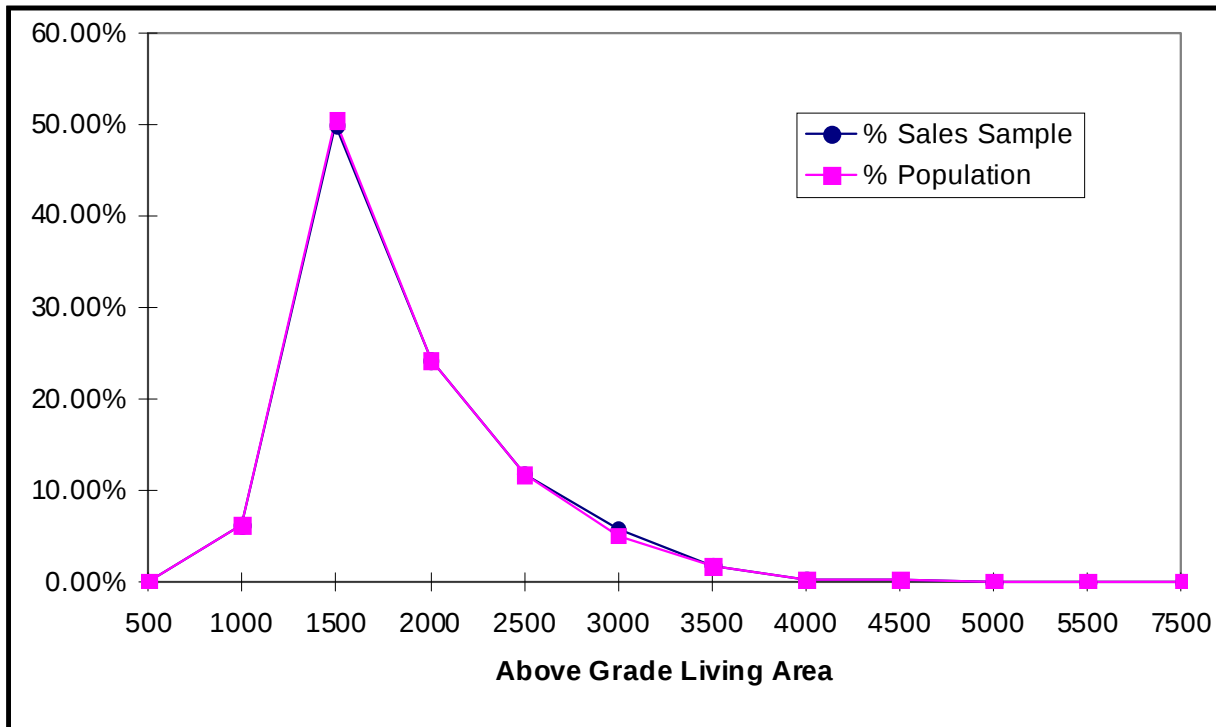


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	71	6.24%
1500	569	50.00%
2000	275	24.17%
2500	134	11.78%
3000	64	5.62%
3500	21	1.85%
4000	3	0.26%
4500	1	0.09%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1138	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	359	6.24%
1500	2900	50.40%
2000	1395	24.24%
2500	677	11.77%
3000	291	5.06%
3500	99	1.72%
4000	14	0.24%
4500	13	0.23%
5000	1	0.02%
5500	4	0.07%
7500	0	0.00%
	5754	

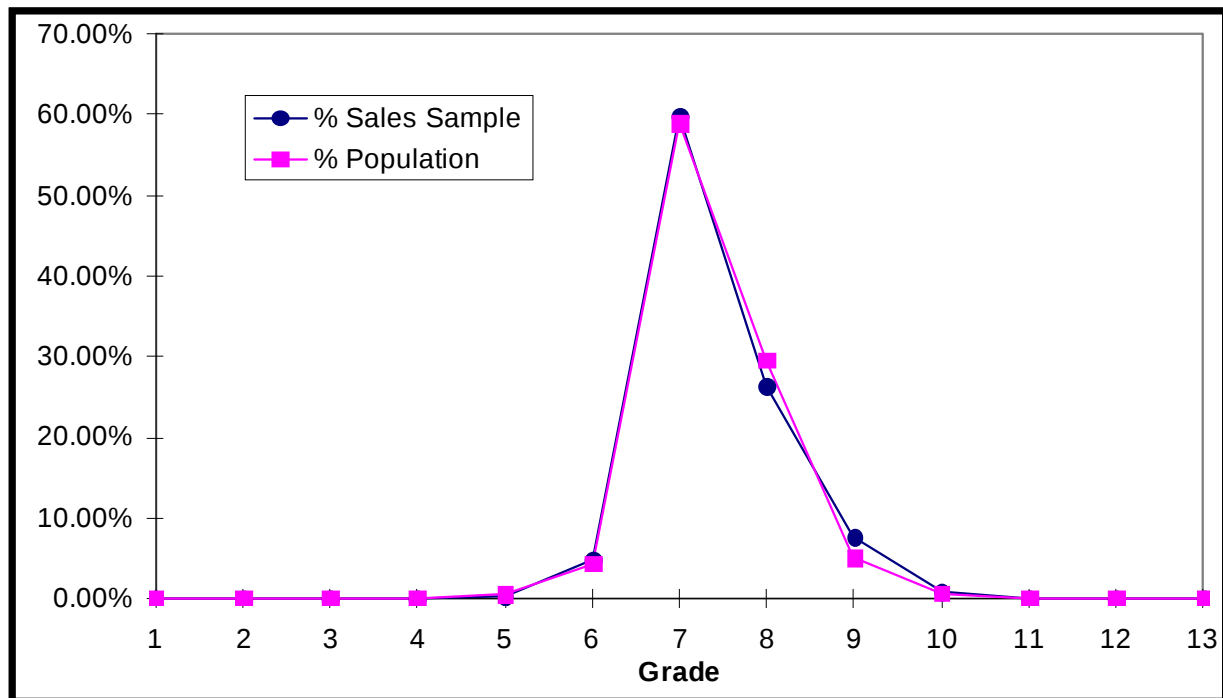


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

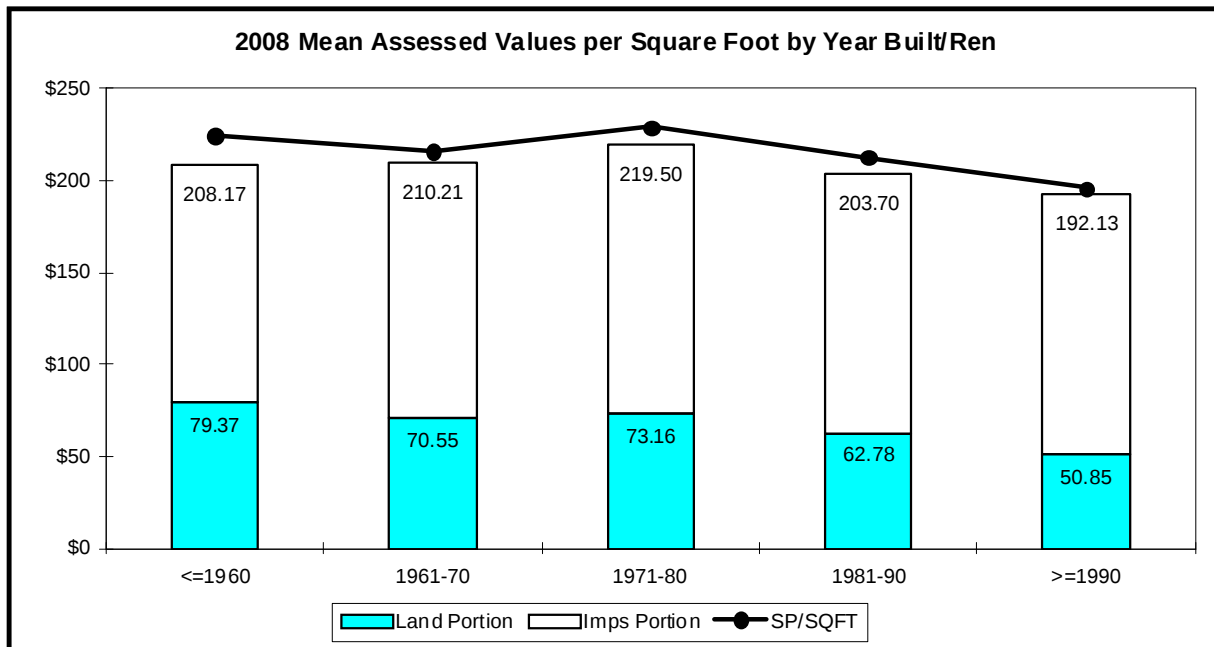
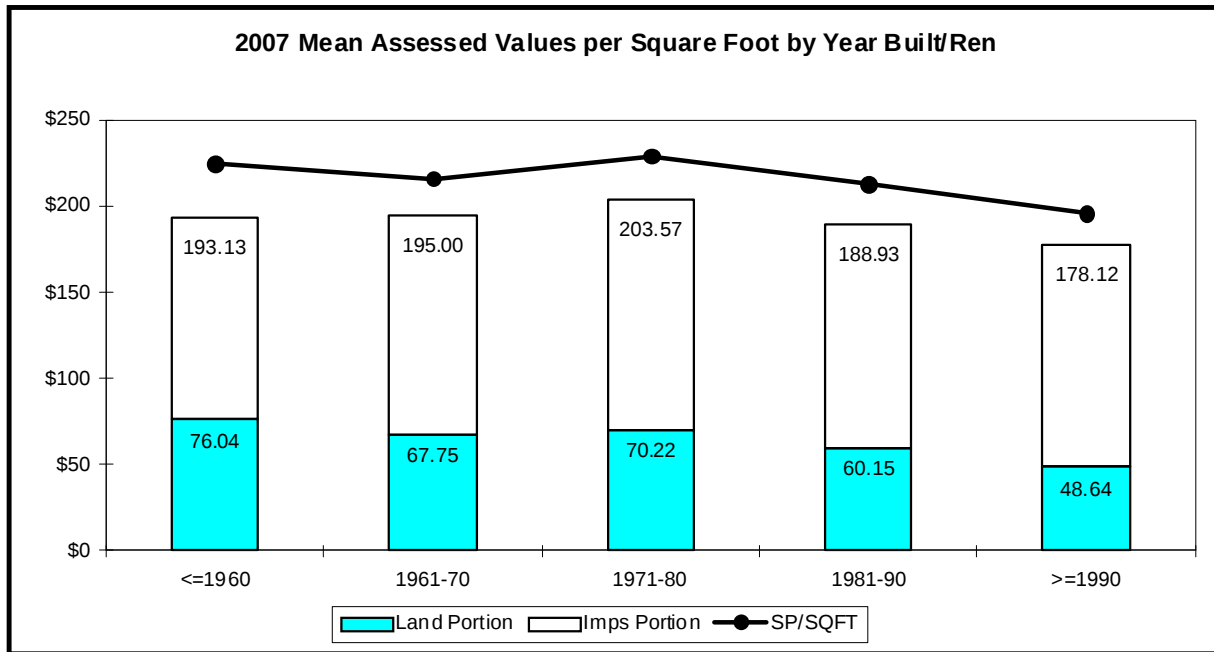
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.35%
6	55	4.83%
7	681	59.84%
8	300	26.36%
9	87	7.64%
10	11	0.97%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1138	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	12	0.21%
5	36	0.63%
6	257	4.47%
7	3398	59.05%
8	1707	29.67%
9	297	5.16%
10	42	0.73%
11	4	0.07%
12	1	0.02%
13	0	0.00%
	5754	



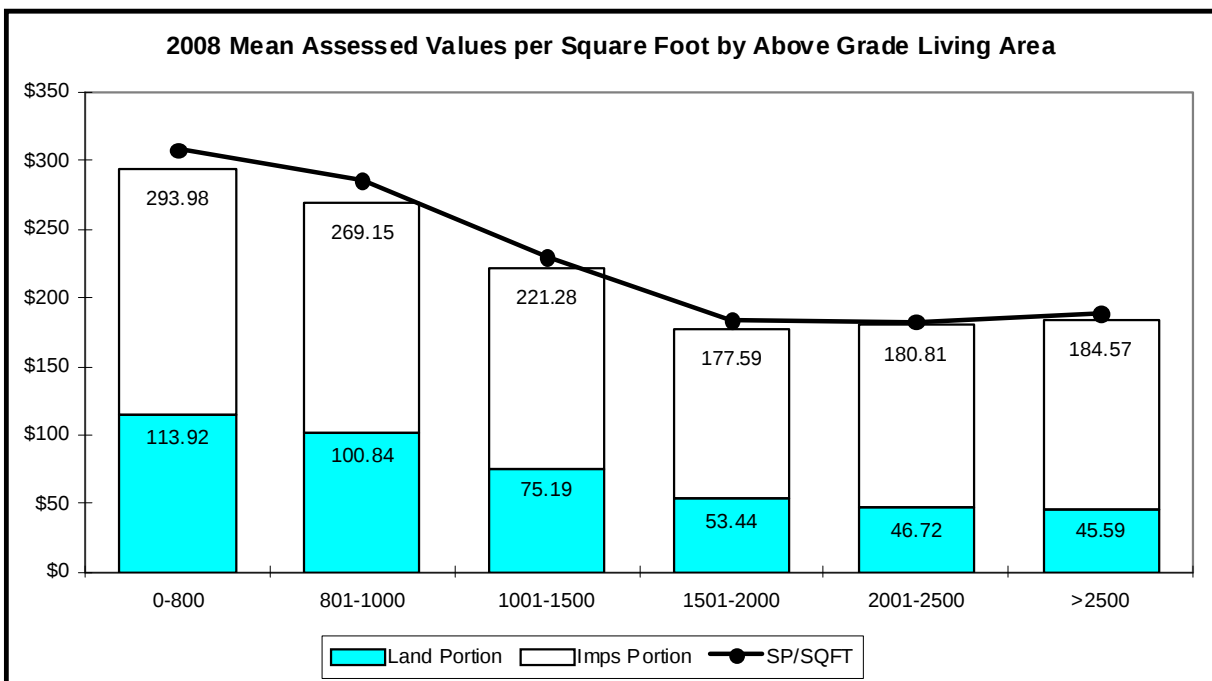
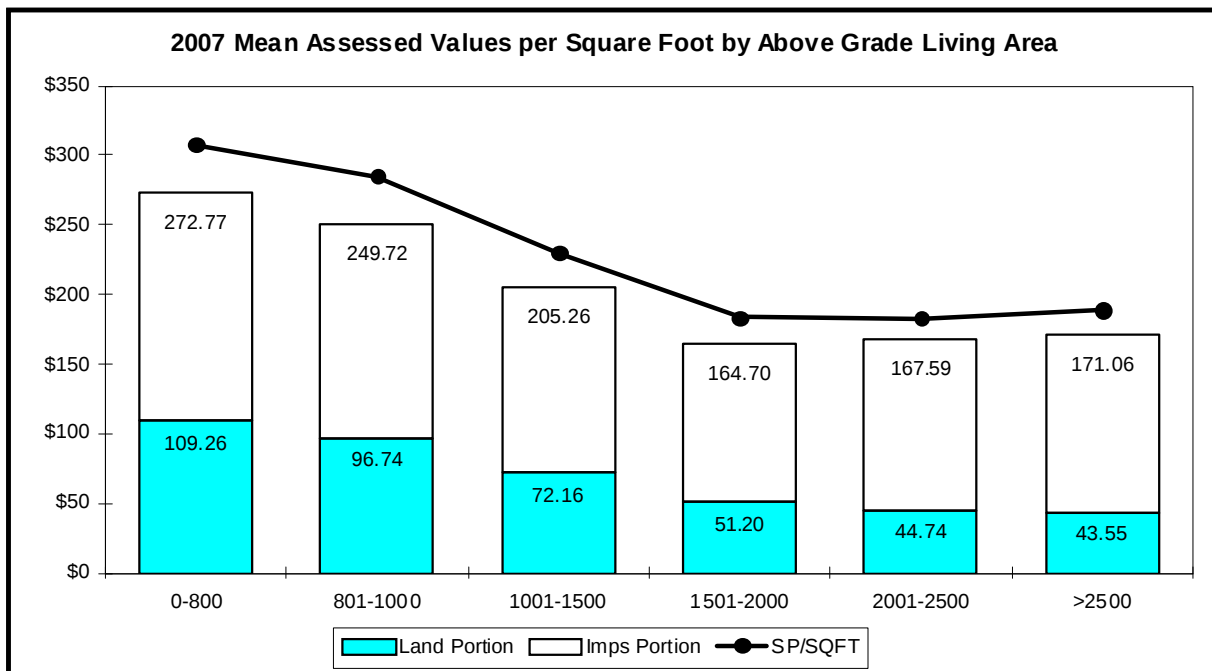
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



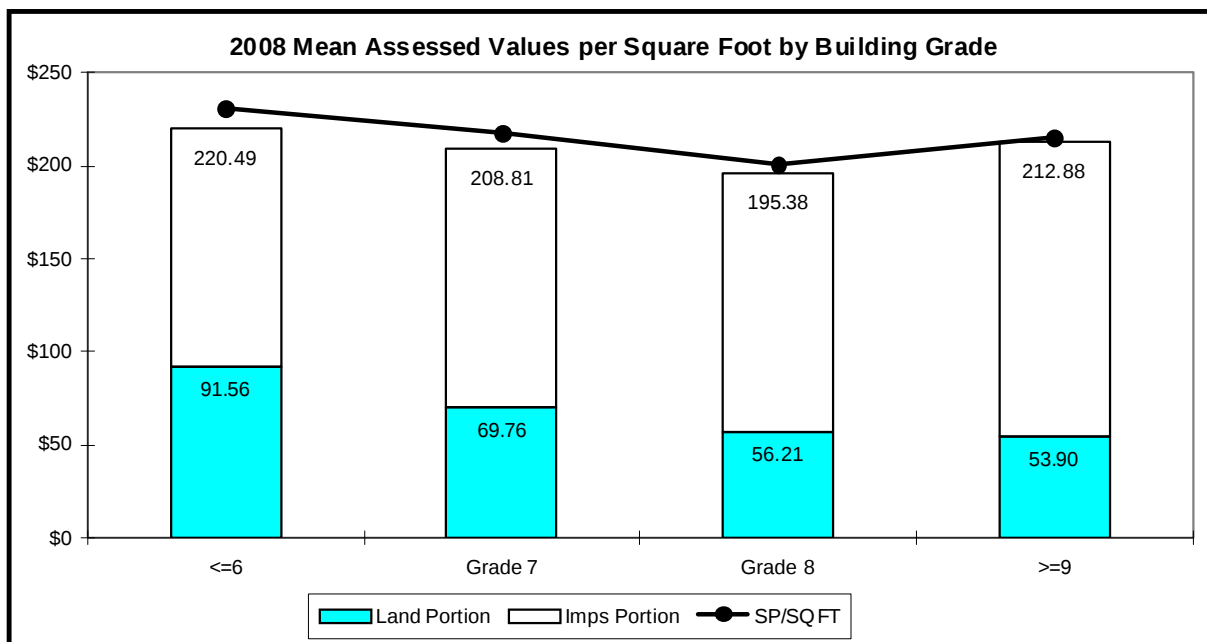
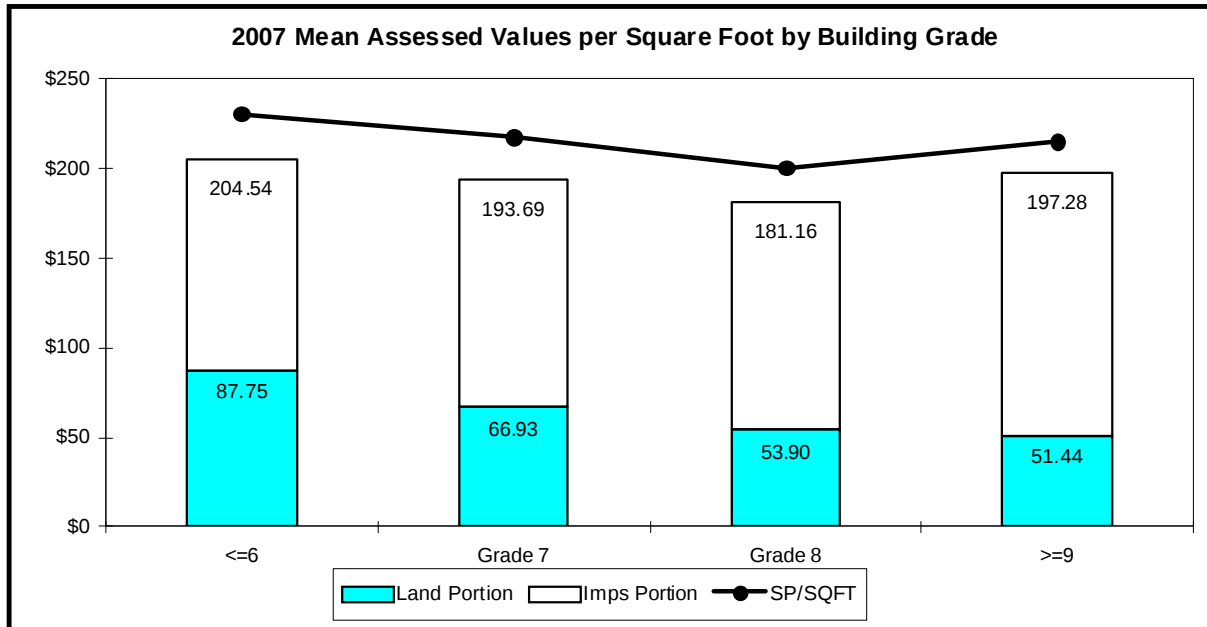
These charts show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

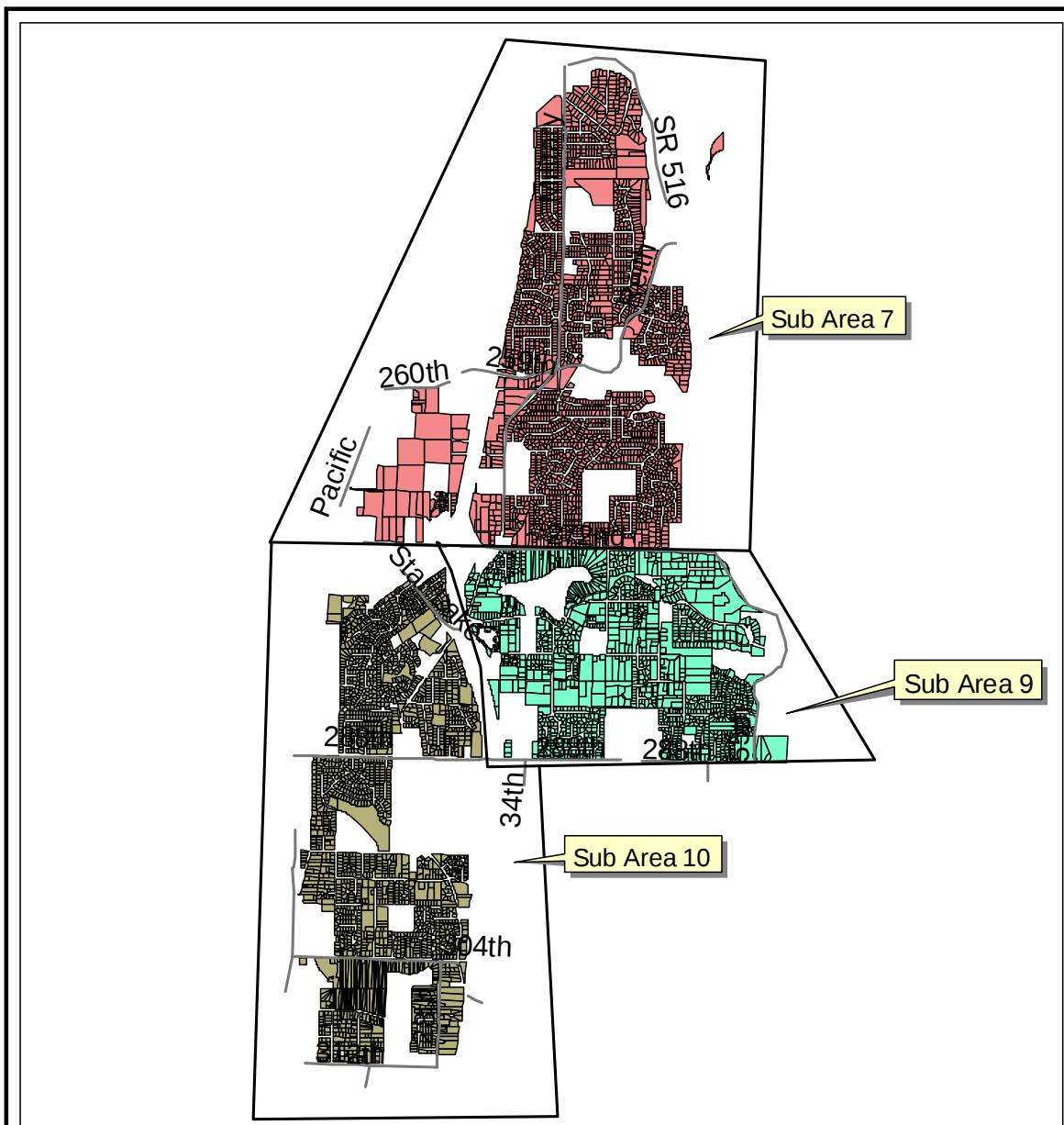


These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



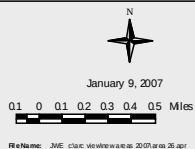
These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 26

Steel Lake/Star Lake

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Legend

- Area 26 streets.shp
- Area 26 subs.shp
- 007
- 009
- 010

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: April 9, 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 13 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 4.3% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.05, 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, sub area and lot size. Upon completion of the review, an overall market adjustment was determined.

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 1138 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.08

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 Total Value – 2008 Land Value)
*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 * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
* Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. The resulting total value is calculated as follows:

2008 Total Value - 2008 Land Value = Previous Improvement Value with results rounded down to the next \$1,000

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 26 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

8.00%

Comments

The % adjustments shown are what would be applied to all parcels.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 26 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 97.0

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.
<=6	59	0.883	0.952	7.8%	0.916	0.988
7	681	0.892	0.961	7.8%	0.952	0.970
8	300	0.904	0.975	7.9%	0.961	0.989
>=9	98	0.920	0.992	7.9%	0.968	1.017
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1960	124	0.859	0.926	7.8%	0.901	0.950
1961-1970	413	0.901	0.972	7.8%	0.960	0.983
1971-1980	170	0.892	0.961	7.8%	0.943	0.979
1981-1990	151	0.890	0.959	7.8%	0.942	0.976
>=1990	280	0.916	0.988	7.9%	0.974	1.003
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
FAIR	6	0.864	0.931	7.8%	0.823	1.039
AVERAGE	814	0.899	0.969	7.8%	0.961	0.977
GOOD	300	0.903	0.974	7.8%	0.960	0.988
VERY GOOD	18	0.868	0.936	7.9%	0.855	1.017
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	768	0.890	0.960	7.8%	0.952	0.968
1.5	23	0.902	0.973	7.8%	0.902	1.044
2	347	0.913	0.985	7.9%	0.973	0.998
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	7	0.882	0.951	7.8%	0.818	1.083
0801-1000	64	0.877	0.945	7.8%	0.912	0.979
1001-1500	569	0.892	0.962	7.8%	0.953	0.972
1501-2000	275	0.898	0.969	7.8%	0.954	0.984
2001-2500	134	0.919	0.991	7.9%	0.971	1.011
>=2500	89	0.909	0.981	7.9%	0.955	1.006

Area 26 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 97.0

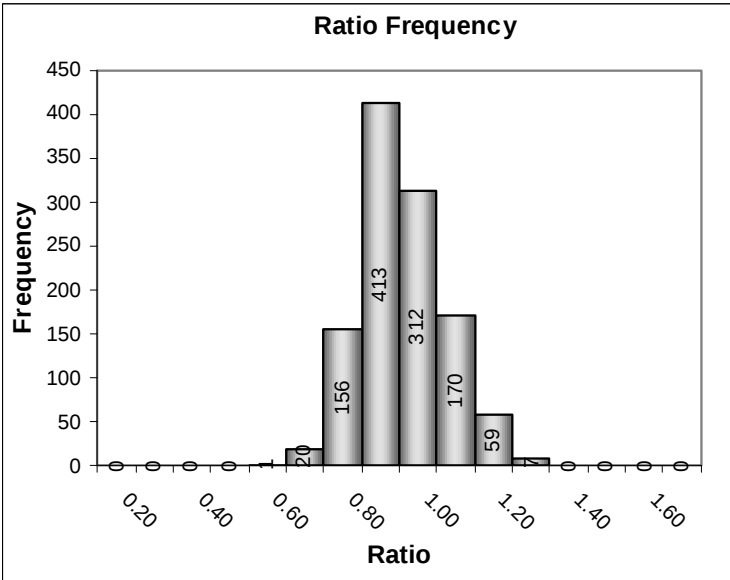
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1066	0.900	0.970	7.8%	0.963	0.977
Y	72	0.894	0.965	7.9%	0.933	0.997
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1122	0.899	0.970	7.8%	0.963	0.977
Y	16	0.895	0.966	7.9%	0.867	1.065
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
9	283	0.927	1.000	7.9%	0.985	1.015
10	407	0.875	0.943	7.8%	0.932	0.954
7	448	0.897	0.968	7.8%	0.957	0.979
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=8000	514	0.908	0.979	7.9%	0.969	0.989
08001-12000	476	0.894	0.964	7.9%	0.953	0.974
12001-16000	73	0.908	0.980	7.8%	0.953	1.006
>=16000	75	0.874	0.943	7.9%	0.907	0.978

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / TEAM 2	Lien Date: 01/01/2007	Date of Report: 4/16/2008	Sales Dates: 1/2005 - 12/2007																						
Area 26	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		 Ratio Frequency The histogram shows the frequency distribution of ratios for 1 to 3 unit residences in area 26. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 450). The distribution is unimodal and slightly right-skewed, with a peak frequency of 413 in the 0.80-0.90 ratio bin. <table><caption>Histogram Data</caption><tr><th>Ratio Bin</th><th>Frequency</th></tr><tr><td>0.60-0.70</td><td>20</td></tr><tr><td>0.70-0.80</td><td>156</td></tr><tr><td>0.80-0.90</td><td>413</td></tr><tr><td>0.90-1.00</td><td>312</td></tr><tr><td>1.00-1.10</td><td>170</td></tr><tr><td>1.10-1.20</td><td>59</td></tr><tr><td>1.20-1.30</td><td>1</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></table>		Ratio Bin	Frequency	0.60-0.70	20	0.70-0.80	156	0.80-0.90	413	0.90-1.00	312	1.00-1.10	170	1.10-1.20	59	1.20-1.30	1	1.30-1.40	0	1.40-1.50	0	1.50-1.60	0
Ratio Bin	Frequency																								
0.60-0.70	20																								
0.70-0.80	156																								
0.80-0.90	413																								
0.90-1.00	312																								
1.00-1.10	170																								
1.10-1.20	59																								
1.20-1.30	1																								
1.30-1.40	0																								
1.40-1.50	0																								
1.50-1.60	0																								
Sample size (n)	1138																								
Mean Assessed Value	290,300																								
Mean Sales Price	322,800																								
Standard Deviation AV	93,594																								
Standard Deviation SP	100,928																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.907																								
Median Ratio	0.893																								
Weighted Mean Ratio	0.899																								
UNIFORMITY																									
Lowest ratio	0.579																								
Highest ratio:	1.262																								
Coefficient of Dispersion	10.16%																								
Standard Deviation	0.112																								
Coefficient of Variation	12.31%																								
Price Related Differential (PRD)	1.009																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.884																								
Upper limit	0.903																								
95% Confidence: Mean																									
Lower limit	0.901																								
Upper limit	0.914																								
SAMPLE SIZE EVALUATION																									
N (population size)	5754																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.112																								
Recommended minimum:	20																								
Actual sample size:	1138																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	614																								
# ratios above mean:	524																								
z:	2.668																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout area 26

COMMENTS:

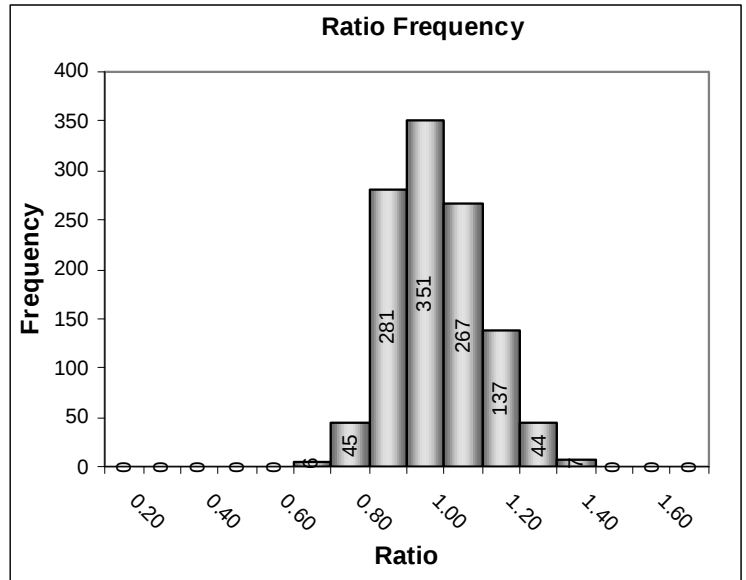
1 to 3 Unit Residences throughout area 26

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SW / TEAM 2	Lien Date: 01/01/2008	Date of Report: 4/16/2008	Sales Dates: 1/2005 - 12/2007
Area 26	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1138
Mean Assessed Value	313,000
Mean Sales Price	322,800
Standard Deviation AV	101,089
Standard Deviation SP	100,928
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.978
Median Ratio	0.963
Weighted Mean Ratio	0.970
UNIFORMITY	
Lowest ratio	0.623
Highest ratio:	1.361
Coefficient of Dispersion	10.15%
Standard Deviation	0.120
Coefficient of Variation	12.31%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.952
Upper limit	0.975
95% Confidence: Mean	
Lower limit	0.971
Upper limit	0.985
SAMPLE SIZE EVALUATION	
N (population size)	5754
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
Recommended minimum:	23
Actual sample size:	1138
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	614
# ratios above mean:	524
z:	2.668
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 26

The assessment level and uniformity has 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 26
(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	282204	9035	3/4/05	\$225,000	1270	0	5	1943	3	63162	N	N	3032 S 272ND ST
007	272204	9056	8/29/06	\$215,000	650	0	6	1960	4	12196	N	N	26012 36TH PL S
007	272204	9176	8/17/07	\$286,000	990	0	6	1953	4	13068	N	N	3212 S 259TH LN
007	714941	0040	4/20/07	\$228,550	990	0	6	1978	3	8400	N	N	26027 42ND AVE S
007	714941	0240	7/26/06	\$267,500	1030	0	6	1978	4	9310	N	N	3635 S 261ST ST
007	714941	0120	4/20/07	\$228,550	1030	0	6	1978	3	7560	N	N	3820 S 261ST ST
007	714941	0360	3/25/06	\$211,355	1030	0	6	1978	3	7242	N	N	4033 S 261ST ST
007	714941	0280	10/10/05	\$203,000	1030	0	6	1978	3	7171	N	N	3819 S 261ST ST
007	714941	0310	1/26/06	\$199,500	1030	0	6	1978	3	7171	N	N	3843 S 261ST ST
007	714941	0070	10/10/05	\$191,900	1030	0	6	1978	3	7560	N	N	4016 S 261ST ST
007	714941	0130	10/20/05	\$195,000	1030	0	6	1978	4	7560	N	N	3812 S 261ST ST
007	222204	9017	10/17/05	\$425,000	1050	0	6	1941	3	60548	Y	N	25126 LAKE FENWICK RD S
007	714941	0370	11/6/06	\$255,500	1250	0	6	1978	2	7242	N	N	26103 42ND AVE S
007	807540	0490	5/3/07	\$290,000	1250	0	6	1954	3	22475	N	N	23801 41ST AVE S
007	714941	0320	9/19/07	\$254,000	1250	0	6	1978	3	7171	N	N	4001 S 261ST ST
007	714941	0090	4/12/07	\$251,500	1250	0	6	1978	3	7560	N	N	4002 S 261ST ST
007	714941	0140	4/20/07	\$251,500	1250	0	6	1978	3	7560	N	N	3804 S 261ST ST
007	714941	0340	8/14/06	\$250,000	1250	0	6	1978	3	7242	N	N	4017 S 261ST ST
007	714941	0110	10/10/06	\$271,300	1250	0	6	1978	4	7560	N	N	3828 S 261ST ST
007	714941	0080	9/6/06	\$244,500	1250	0	6	1978	3	7560	N	N	4008 S 261ST ST
007	714941	0250	4/14/06	\$245,000	1250	0	6	1978	3	8352	N	N	3643 S 261ST ST
007	714941	0100	2/22/06	\$240,000	1250	0	6	1978	3	7560	N	N	3836 S 261ST ST
007	714941	0110	10/20/05	\$229,950	1250	0	6	1978	4	7560	N	N	3828 S 261ST ST
007	282204	9179	7/17/06	\$200,000	1250	0	6	1958	3	16117	N	N	26851 MILITARY RD S
007	282204	9085	6/27/05	\$230,000	1340	0	6	1954	4	16552	N	N	26859 MILITARY RD S
007	538760	0040	1/27/05	\$230,000	1820	0	6	1994	3	8160	N	N	27112 41ST PL S
007	155520	0450	5/11/06	\$266,000	820	820	7	1971	3	7000	N	N	25101 35TH AVE S
007	383271	0800	4/27/06	\$324,900	860	730	7	1977	4	8055	N	N	26224 44TH PL S
007	796770	0480	12/13/05	\$258,950	860	380	7	1981	3	6541	N	N	27118 36TH AVE S
007	885760	0810	6/30/05	\$252,000	860	860	7	1963	4	8175	N	N	24340 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	796770	0480	7/14/05	\$236,500	860	380	7	1981	3	6541	N	N	27118 36TH AVE S
007	383230	0130	5/5/06	\$245,500	910	0	7	1967	3	7700	N	N	4525 S 256TH ST
007	383230	0330	12/27/06	\$262,550	910	0	7	1967	4	7900	N	N	4520 S 256TH ST
007	155530	0010	10/10/06	\$251,500	920	0	7	1970	3	7500	N	N	3401 S 248TH ST
007	222204	9134	1/31/07	\$240,000	920	0	7	1962	3	9147	N	N	3636 S 252ND ST
007	796770	0380	3/13/06	\$282,000	920	610	7	1981	3	7217	N	N	3646 S 271ST ST
007	155520	0250	8/17/06	\$231,000	920	0	7	1963	4	7080	N	N	24924 35TH AVE S
007	796860	0040	6/26/06	\$252,000	940	0	7	1956	3	10220	N	N	26854 MILITARY RD S
007	885760	0980	11/23/06	\$258,500	940	0	7	1960	4	8023	N	N	24303 35TH AVE S
007	796860	0040	3/2/05	\$195,000	940	0	7	1956	3	10220	N	N	26854 MILITARY RD S
007	432450	0020	12/5/06	\$250,000	950	0	7	1959	3	8400	N	N	24721 36TH AVE S
007	796770	0140	9/22/06	\$242,500	960	280	7	1980	3	7947	N	N	26905 36TH CT S
007	383260	0170	3/18/05	\$203,500	960	0	7	1976	3	7040	N	N	26256 39TH PL S
007	272204	9238	6/12/07	\$270,000	960	400	7	2005	3	24541	N	N	25663 LAKE FENWICK RD S
007	763340	0040	6/8/07	\$285,000	980	0	7	1960	3	9108	N	N	25633 33RD AVE S
007	383271	0210	5/22/07	\$320,000	980	500	7	1980	3	8009	N	N	26239 43RD AVE S
007	533570	0060	4/8/05	\$249,950	980	980	7	1961	4	9450	N	N	3315 S 269TH ST
007	194140	0190	5/23/06	\$242,500	990	0	7	1962	3	6610	N	N	4215 S 261ST ST
007	383271	0270	4/7/05	\$249,500	990	600	7	1979	4	7140	N	N	4321 S 263RD ST
007	796770	0170	5/22/07	\$310,000	1000	440	7	1981	3	7783	N	N	3507 S 269TH ST
007	796770	0580	2/6/07	\$300,000	1000	680	7	1981	3	7281	N	N	27013 35TH AVE S
007	796770	0720	4/14/06	\$293,550	1000	640	7	1981	3	7650	N	N	3413 S 268TH ST
007	432450	0550	12/26/06	\$275,000	1000	500	7	1961	4	9310	N	N	24527 35TH AVE S
007	796770	0190	10/18/05	\$264,950	1000	360	7	1981	3	7741	N	N	26920 35TH AVE S
007	796770	0440	4/4/06	\$300,000	1010	440	7	1981	3	6501	N	N	3625 S 271ST ST
007	155520	0490	2/22/06	\$304,500	1010	990	7	1963	4	7700	N	N	25110 35TH AVE S
007	796770	0390	8/15/06	\$308,000	1010	460	7	1981	4	6415	N	N	3645 S 271ST ST
007	796770	0470	1/18/06	\$269,000	1010	440	7	1981	3	6463	N	N	27112 36TH AVE S
007	155520	0390	6/28/06	\$268,000	1010	490	7	1963	4	7100	N	N	24925 35TH AVE S
007	796770	0300	8/16/05	\$255,000	1010	440	7	1981	3	8012	N	N	3620 S 271ST ST
007	796770	0420	9/22/05	\$265,000	1010	440	7	1981	4	6700	N	N	27109 36TH LN S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	383250	0110	6/27/06	\$289,500	1020	500	7	1962	3	7700	N	N	3539 S 263RD ST
007	383250	0270	2/16/07	\$315,300	1020	500	7	1963	4	7700	N	N	3319 S 262ND ST
007	383250	0260	5/10/07	\$300,000	1020	400	7	1963	3	14850	N	N	3311 S 262ND ST
007	383250	0280	9/20/05	\$285,500	1020	520	7	1963	3	8250	N	N	3403 S 262ND ST
007	383250	0180	9/20/06	\$272,500	1020	400	7	1963	3	7524	N	N	3637 S 263RD ST
007	383250	0160	10/25/05	\$274,000	1020	1020	7	1962	4	8250	N	N	3625 S 263RD ST
007	796770	0280	5/30/06	\$281,222	1020	400	7	1981	3	8296	N	N	3608 S 271ST ST
007	125320	0250	8/29/05	\$242,000	1020	900	7	1968	3	9180	N	N	3828 S 249TH ST
007	383250	0830	3/27/07	\$225,000	1020	300	7	1969	4	10350	N	N	3616 S 262ND ST
007	155530	0120	8/27/07	\$274,900	1030	0	7	1966	3	7000	N	N	25010 34TH AVE S
007	886000	0020	11/14/07	\$269,000	1030	0	7	1955	4	9600	N	N	3626 S 241ST ST
007	383230	0120	6/12/06	\$264,900	1030	0	7	1967	4	7700	N	N	4517 S 256TH ST
007	155520	0170	2/20/06	\$272,000	1030	510	7	1963	3	7000	N	N	25021 35TH PL S
007	886000	0015	3/21/06	\$229,900	1030	0	7	1955	4	9600	N	N	3618 S 241ST ST
007	194140	0270	8/29/05	\$275,000	1030	1030	7	1960	4	9375	N	N	4333 S 261ST ST
007	383271	0740	10/6/06	\$319,000	1040	500	7	1978	3	7366	N	N	26210 43RD PL S
007	383250	0310	10/2/06	\$302,000	1040	740	7	1963	3	7700	N	N	3425 S 262ND ST
007	194140	0020	5/8/07	\$275,000	1040	0	7	1966	3	7840	N	N	26020 42ND AVE S
007	383271	0760	7/25/06	\$300,000	1040	450	7	1978	3	7017	N	N	26211 44TH PL S
007	432450	0290	10/1/07	\$230,000	1050	0	7	1959	3	7350	N	N	24517 35TH PL S
007	383271	0520	6/30/05	\$272,700	1050	400	7	1978	4	8184	N	N	4502 S 262ND ST
007	432450	0240	2/11/05	\$192,500	1050	0	7	1959	3	9828	N	N	24615 35TH PL S
007	432450	0130	10/17/06	\$257,000	1060	0	7	1959	3	7665	N	N	24502 35TH PL S
007	885760	0890	4/19/07	\$329,450	1060	960	7	1962	5	8470	N	N	24411 35TH AVE S
007	885760	0240	5/5/05	\$216,562	1060	0	7	1961	4	7242	N	N	24012 35TH PL S
007	383271	0450	2/17/05	\$254,500	1060	440	7	1979	4	7036	N	N	26210 46TH AVE S
007	885760	0890	11/10/05	\$266,000	1060	960	7	1962	5	8470	N	N	24411 35TH AVE S
007	885760	0560	10/17/07	\$315,500	1070	1070	7	2006	3	7575	N	N	24229 35TH PL S
007	885760	1060	12/7/05	\$269,345	1070	1070	7	1962	4	7810	N	N	24103 35TH AVE S
007	125320	0090	7/20/07	\$280,000	1080	0	7	1968	3	8040	N	N	24910 36TH AVE S
007	383271	0240	10/6/06	\$324,000	1080	600	7	1977	3	8250	N	N	4301 S 263RD ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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	383260	0280	9/14/06	\$285,000	1080	700	7	1978	3	7150	N	N	4051 S 262ND ST
007	011000	0010	5/11/06	\$294,600	1090	400	7	1960	4	8712	N	N	25605 34TH AVE S
007	011000	0050	10/25/06	\$279,000	1090	140	7	1960	4	8712	N	N	25805 34TH AVE S
007	011000	0040	6/30/05	\$275,000	1090	730	7	1960	5	8712	N	N	25631 34TH AVE S
007	714940	0070	3/15/05	\$235,000	1090	530	7	1977	3	7360	N	N	26007 36TH PL S
007	714940	0010	2/1/05	\$221,500	1090	420	7	1977	3	7125	N	N	3420 S 261ST ST
007	144070	0130	8/23/07	\$326,000	1100	480	7	1977	4	6180	N	N	25212 45TH AVE S
007	272204	9179	12/7/06	\$249,600	1100	0	7	1967	3	7840	N	N	25818 32ND PL S
007	383271	0340	9/11/07	\$302,950	1100	600	7	1980	3	7126	N	N	4503 S 263RD ST
007	144070	0160	11/9/05	\$290,000	1100	480	7	1977	3	7350	Y	N	25206 45TH AVE S
007	383250	0430	4/30/07	\$319,950	1100	360	7	1968	5	8160	N	N	3627 S 262ND ST
007	885760	0800	10/7/05	\$256,500	1100	380	7	1962	3	8175	N	N	24330 35TH AVE S
007	885760	0830	5/11/05	\$252,500	1100	1030	7	1962	4	9020	N	N	3507 S 244TH ST
007	383250	0740	5/10/07	\$320,000	1110	930	7	1963	4	9100	N	N	3414 S 262ND ST
007	383250	0030	10/16/06	\$278,000	1110	800	7	1962	3	8250	N	N	3421 S 263RD ST
007	383250	0590	7/25/05	\$307,000	1110	1110	7	1962	4	10075	N	N	26301 34TH AVE S
007	383250	0500	10/3/06	\$265,890	1110	490	7	1962	3	7150	N	N	3526 S 263RD ST
007	155530	0400	8/11/05	\$259,950	1110	1040	7	1966	3	7560	N	N	24923 34TH AVE S
007	194140	0080	5/9/05	\$266,000	1110	500	7	1968	4	11920	N	N	4307 S 260TH ST
007	383250	0090	1/18/05	\$251,250	1110	850	7	1962	4	7700	N	N	3525 S 263RD ST
007	125320	0150	4/24/06	\$270,000	1120	0	7	1959	3	9648	N	N	3629 S 249TH ST
007	155530	0470	6/5/06	\$333,000	1120	1120	7	1967	4	7500	N	N	24907 34TH AVE S
007	383271	0860	10/25/06	\$318,000	1130	220	7	1978	3	7200	N	N	26219 46TH AVE S
007	383271	0390	6/7/05	\$273,000	1130	210	7	1978	3	7200	N	N	26304 46TH AVE S
007	383271	0690	8/17/07	\$350,000	1140	580	7	1977	4	7841	N	N	26215 43RD PL S
007	939250	0240	9/15/05	\$297,000	1140	1050	7	1960	4	9500	N	N	26921 40TH AVE S
007	807540	0110	9/20/07	\$300,760	1140	0	7	1958	3	20000	N	N	23646 41ST AVE S
007	383250	0410	10/24/05	\$303,845	1140	600	7	1968	4	8000	N	N	3613 S 262ND ST
007	383271	0420	8/15/05	\$284,000	1140	660	7	1978	3	7059	N	N	26228 46TH AVE S
007	289460	0050	7/28/06	\$300,500	1140	1000	7	1959	5	8330	N	N	3822 S 250TH ST
007	144070	0300	11/14/06	\$315,950	1150	220	7	1977	4	8750	N	N	25323 45TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	885760	0370	6/14/07	\$225,000	1150	0	7	1959	3	7384	N	N	24326 35TH PL S
007	155520	0570	5/25/05	\$223,100	1150	0	7	1963	3	8400	N	N	25028 35TH PL S
007	383250	0490	10/17/06	\$288,000	1150	980	7	1962	4	9900	N	N	3534 S 263RD ST
007	885760	0410	3/5/05	\$207,000	1150	0	7	1959	3	8610	N	N	3535 S 244TH ST
007	383250	0460	7/15/05	\$233,500	1150	680	7	1962	3	7700	N	N	3610 S 263RD ST
007	677780	0190	7/11/07	\$350,000	1160	630	7	1984	4	8000	N	N	25209 45TH PL S
007	131060	0270	10/13/06	\$324,950	1160	960	7	1965	4	8320	N	N	26434 YALE CT
007	383250	0620	9/27/05	\$293,000	1160	620	7	1970	4	11850	N	N	26243 33RD AVE S
007	131060	0270	5/13/05	\$268,500	1160	960	7	1965	4	8320	N	N	26434 YALE CT
007	885760	0490	8/30/05	\$210,000	1160	0	7	1959	4	8320	N	N	24345 35TH PL S
007	289480	0010	5/2/07	\$367,500	1170	1100	7	1966	4	9600	N	N	4203 S 252ND ST
007	796770	0710	3/27/07	\$293,500	1170	0	7	1980	3	7650	N	N	3421 S 268TH ST
007	155520	0480	12/21/06	\$340,000	1170	1080	7	1966	4	7700	N	N	25118 35TH AVE S
007	282204	9198	6/22/05	\$236,000	1170	0	7	1967	3	13068	N	N	26818 28TH AVE S
007	383260	0070	9/28/05	\$294,950	1170	420	7	1973	3	7345	N	N	26217 39TH PL S
007	383271	0030	4/21/05	\$281,900	1170	480	7	1980	3	7500	N	N	4116 S 262ND PL
007	383271	0890	9/26/05	\$286,950	1170	1080	7	1977	3	7344	N	N	26235 46TH AVE S
007	383260	0180	3/9/06	\$285,000	1170	810	7	1973	4	8320	N	N	26250 39TH PL S
007	796770	0700	4/16/07	\$334,950	1180	890	7	1980	3	7600	N	N	26803 35TH PL S
007	383220	0030	3/19/07	\$325,000	1180	600	7	1964	4	6664	N	N	4628 S 254TH ST
007	383231	0120	10/20/06	\$322,450	1180	600	7	1979	3	14014	N	N	4509 S 257TH ST
007	983580	1350	1/17/06	\$277,000	1180	460	7	1967	4	8000	N	N	3310 S 253RD ST
007	714940	0040	11/9/06	\$389,000	1190	700	7	1977	4	6992	N	N	3507 S 260TH ST
007	714940	0040	3/23/06	\$355,000	1190	700	7	1977	4	6992	N	N	3507 S 260TH ST
007	714940	0170	7/25/07	\$388,000	1190	820	7	1977	5	8750	N	N	3409 S 261ST ST
007	885760	0220	6/8/06	\$260,000	1196	0	7	2006	3	8470	N	N	3545 S 240TH ST
007	194140	0140	7/26/06	\$330,000	1200	550	7	1966	4	11839	N	N	4306 S 261ST ST
007	383230	0070	12/12/06	\$270,000	1200	0	7	1967	4	8400	N	N	25628 45TH AVE S
007	796860	0020	7/27/05	\$235,000	1200	0	7	1956	4	10220	N	N	26826 MILITARY RD S
007	383230	0070	5/2/05	\$222,500	1200	0	7	1967	4	8400	N	N	25628 45TH AVE S
007	432450	0340	6/30/06	\$290,000	1210	850	7	1961	4	7700	N	N	24520 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	763340	0120	9/24/07	\$250,000	1220	0	7	1960	3	8613	N	N	25628 33RD AVE S
007	432450	0120	12/14/06	\$275,000	1220	0	7	1959	4	8520	N	N	24507 36TH AVE S
007	939250	0060	7/10/06	\$317,500	1220	600	7	1961	4	9516	N	N	26843 37TH AVE S
007	383230	0370	9/27/05	\$230,000	1220	0	7	1967	3	8500	N	N	25432 45TH AVE S
007	714640	0030	8/28/06	\$270,000	1220	690	7	1961	3	12750	N	N	23928 43RD AVE S
007	939250	0130	3/22/05	\$269,950	1220	650	7	1962	3	9576	N	N	3711 S 268TH ST
007	677780	0100	8/10/06	\$328,000	1230	1230	7	1962	4	9282	N	N	25242 45TH PL S
007	383271	0560	6/29/06	\$327,900	1230	570	7	1978	4	9448	N	N	4410 S 262ND ST
007	383231	0470	9/14/07	\$322,950	1240	530	7	1979	3	7331	N	N	25636 46TH AVE S
007	383231	0380	5/22/06	\$320,000	1240	810	7	1981	3	7644	N	N	4502 S 257TH ST
007	383271	0900	1/12/06	\$339,900	1240	910	7	1978	4	7009	N	N	4516 S 263RD ST
007	383271	1030	8/19/05	\$289,950	1240	570	7	1978	3	7000	N	N	26230 43RD AVE S
007	383231	0470	1/12/06	\$269,000	1240	530	7	1979	3	7331	N	N	25636 46TH AVE S
007	125320	0255	6/17/05	\$220,000	1240	0	7	1965	4	9180	N	N	3902 S 249TH ST
007	222204	9047	4/18/07	\$298,888	1250	0	7	1955	3	8866	N	N	3615 S 243RD ST
007	222204	9131	6/20/06	\$283,000	1250	0	7	1962	4	9147	N	N	3658 S 252ND ST
007	939250	0310	6/8/06	\$324,000	1250	460	7	1962	4	9900	N	N	3914 S 269TH ST
007	714940	0050	11/15/06	\$308,000	1250	360	7	1977	4	6992	N	N	3515 S 260TH ST
007	432450	0450	5/27/05	\$235,500	1250	0	7	1961	4	9956	N	N	3503 S 248TH ST
007	194140	0240	7/26/05	\$282,950	1250	1250	7	1965	4	10020	N	N	4315 S 261ST ST
007	939250	0080	3/22/05	\$263,950	1250	500	7	1960	4	9516	N	N	26959 37TH AVE S
007	383250	0700	2/23/07	\$372,500	1260	400	7	1967	4	8450	N	N	3308 S 262ND ST
007	383231	0270	6/14/06	\$345,000	1260	890	7	1980	4	7288	N	N	25639 44TH AVE S
007	011000	0140	7/31/07	\$305,000	1270	680	7	1961	4	8712	N	N	25630 34TH AVE S
007	282204	9126	4/19/05	\$233,000	1280	0	7	1963	3	14374	N	N	27112 31ST AVE S
007	939250	0300	10/4/06	\$240,000	1290	0	7	1961	3	12360	N	N	3906 S 269TH ST
007	011000	0020	3/21/05	\$259,000	1290	1090	7	1960	5	8712	N	N	25615 34TH AVE S
007	222204	9116	6/23/06	\$278,500	1300	0	7	1962	3	7405	N	N	4509 S 254TH ST
007	432450	0390	6/14/07	\$289,950	1300	0	7	1961	4	8466	N	N	24616 35TH AVE S
007	432450	0410	10/25/05	\$250,500	1300	0	7	1961	5	8250	N	N	24710 35TH AVE S
007	432450	0390	3/14/05	\$215,000	1300	0	7	1961	4	8466	N	N	24616 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	768280	0252	10/27/05	\$320,000	1320	1320	7	1958	3	10500	N	N	2002 S 272ND ST
007	533570	0160	8/4/05	\$222,388	1320	0	7	1961	3	9600	N	N	3315 S 268TH ST
007	432450	0580	2/13/07	\$350,000	1330	0	7	1961	4	10287	N	N	24503 35TH AVE S
007	383231	0400	10/23/07	\$282,450	1330	0	7	1981	3	7293	N	N	4514 S 257TH ST
007	432450	0580	6/7/06	\$270,000	1330	0	7	1961	4	10287	N	N	24503 35TH AVE S
007	432450	0580	3/23/05	\$225,000	1330	0	7	1961	4	10287	N	N	24503 35TH AVE S
007	155530	0330	10/29/07	\$285,000	1340	0	7	1966	4	9425	N	N	3309 S 250TH PL
007	272204	9106	5/23/06	\$333,150	1340	0	7	1980	4	47044	N	N	3419 S 259TH PL
007	289510	0010	9/18/06	\$334,960	1350	500	7	1969	3	8500	Y	N	4205 S 253RD ST
007	289490	0110	4/19/05	\$235,000	1350	0	7	1967	4	7000	N	N	24712 42ND AVE S
007	432450	0010	1/23/07	\$212,000	1350	0	7	1959	4	9282	N	N	24727 36TH AVE S
007	383231	0200	9/28/05	\$265,000	1360	1030	7	1980	3	8447	N	N	25647 45TH AVE S
007	885760	0950	2/24/05	\$205,000	1360	0	7	1960	4	8050	N	N	24325 35TH AVE S
007	780630	0025	11/9/07	\$305,000	1370	420	7	1983	3	7225	N	N	3805 S 243RD ST
007	155520	0460	3/29/06	\$265,000	1370	0	7	1966	4	8000	N	N	25107 35TH AVE S
007	383250	0040	3/11/05	\$251,500	1370	520	7	1962	3	7700	N	N	3427 S 263RD ST
007	383260	0120	7/25/07	\$349,950	1380	440	7	1973	3	8400	N	N	26253 39TH PL S
007	011000	0120	5/22/06	\$295,000	1390	0	7	1960	4	8712	N	N	25612 34TH AVE S
007	939250	0290	11/7/06	\$323,000	1390	780	7	1961	3	9600	N	N	3902 S 269TH ST
007	383230	0300	11/10/06	\$257,500	1390	0	7	1967	4	8680	N	N	4608 S 256TH ST
007	714940	0460	2/7/06	\$318,000	1390	1030	7	1977	4	7081	N	N	3503 S 261ST PL
007	714940	0460	7/20/05	\$260,000	1390	1030	7	1977	4	7081	N	N	3503 S 261ST PL
007	763340	0110	9/14/06	\$289,000	1400	300	7	1960	4	8613	N	N	25622 33RD AVE S
007	315950	0070	10/30/07	\$245,000	1400	0	7	1966	3	9460	N	N	3229 S 270TH ST
007	807540	0250	8/16/05	\$225,000	1400	0	7	1955	3	12825	N	N	3922 S 238TH ST
007	315950	0070	8/30/06	\$190,500	1400	0	7	1966	3	9460	N	N	3229 S 270TH ST
007	383250	0390	4/11/06	\$328,000	1410	0	7	1967	3	7700	N	N	3545 S 262ND ST
007	383250	0390	10/12/05	\$239,000	1410	0	7	1967	3	7700	N	N	3545 S 262ND ST
007	155520	0260	12/1/05	\$274,900	1410	0	7	1963	5	9100	N	N	24918 35TH AVE S
007	155520	0180	5/5/05	\$233,950	1410	0	7	1963	4	7000	N	N	25027 35TH PL S
007	383271	0300	7/20/05	\$230,000	1410	340	7	1977	4	7126	N	N	4411 S 263RD ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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	538760	0090	7/17/07	\$307,500	1420	0	7	1969	3	9350	N	N	27107 41ST PL S
007	293660	0095	11/8/05	\$250,000	1420	0	7	1950	4	14501	N	N	3005 S 265TH ST
007	383250	0680	6/17/05	\$275,000	1420	420	7	1963	5	8450	N	N	26203 33RD AVE S
007	222204	9203	4/24/06	\$275,950	1430	0	7	1992	3	8056	N	N	3716 S 251ST PL
007	272204	9253	7/12/05	\$319,950	1430	806	7	2004	3	15074	N	N	25655 LAKE FENWICK RD S
007	272204	9247	7/7/05	\$273,000	1440	0	7	1994	3	8729	N	N	27023 CAMBRIDGE PL
007	432450	0260	7/27/06	\$296,000	1450	0	7	1959	4	7350	N	N	24601 35TH PL S
007	125320	0110	9/5/07	\$329,900	1470	0	7	1959	3	9648	N	N	3622 S 250TH ST
007	155530	0220	3/10/05	\$228,950	1470	0	7	1966	3	7000	N	N	3317 S 251ST PL
007	289460	0045	5/17/06	\$351,600	1480	900	7	1959	3	8625	N	N	3904 S 250TH ST
007	807540	0350	5/21/07	\$305,000	1490	0	7	1956	4	17010	N	N	3915 S 236TH ST
007	383250	0340	6/16/06	\$322,500	1490	550	7	1963	4	8250	N	N	3511 S 262ND ST
007	926590	0100	11/16/05	\$316,000	1490	0	7	1966	4	12390	N	N	3804 S 243RD ST
007	282204	9184	6/1/05	\$232,000	1490	0	7	1962	3	14374	N	N	27102 31ST AVE S
007	763350	0100	8/23/05	\$249,500	1500	0	7	1961	3	10400	N	N	25628 32ND PL S
007	763350	0130	7/28/05	\$259,950	1500	0	7	1961	4	10400	N	N	25604 32ND PL S
007	194140	0040	2/1/05	\$217,495	1500	0	7	1976	3	10430	N	N	4217 S 260TH ST
007	290890	0120	9/24/07	\$315,950	1540	0	7	1998	3	3690	N	N	2712 S 269TH ST
007	290890	0080	6/22/06	\$299,950	1540	0	7	1998	3	4020	N	N	26822 27TH AVE S
007	290890	0230	10/6/06	\$343,000	1550	0	7	1998	3	6061	N	N	26834 27TH PL S
007	222204	9183	8/8/06	\$296,000	1550	0	7	1990	3	8712	N	N	3806 S 252ND ST
007	290890	0170	1/14/05	\$237,000	1550	0	7	1998	3	3916	N	N	2717 S 268TH PL
007	383271	1000	4/30/07	\$360,000	1560	1490	7	1978	4	7701	N	N	4318 S 263RD ST
007	383271	1000	1/6/05	\$273,000	1560	1490	7	1978	4	7701	N	N	4318 S 263RD ST
007	125320	0300	10/14/05	\$234,500	1570	0	7	1962	4	9112	N	N	3903 S 248TH ST
007	533570	0120	12/8/06	\$291,700	1580	0	7	1961	3	7800	N	N	3330 S 269TH ST
007	763340	0130	5/3/07	\$279,900	1580	0	7	1959	3	8613	N	N	25804 33RD AVE S
007	144070	0030	10/2/06	\$305,000	1580	0	7	1977	4	7597	N	N	25330 45TH AVE S
007	155520	0640	2/21/06	\$260,000	1600	0	7	2003	3	8400	N	N	24912 35TH PL S
007	194140	0030	5/6/05	\$245,000	1610	0	7	1959	3	15344	N	N	26010 42ND AVE S
007	432450	0420	6/25/07	\$299,950	1620	0	7	1961	4	8250	N	N	24716 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	272204	9156	12/19/06	\$399,950	1630	1030	7	1961	5	14974	N	N	25651 LAKE FENWICK RD S
007	383270	0220	10/28/05	\$299,900	1640	760	7	1974	3	7150	N	N	4028 S 262ND PL
007	272204	9136	11/2/05	\$288,609	1664	0	7	1959	4	21780	N	N	3420 S 259TH PL
007	290890	0010	8/9/07	\$323,450	1670	0	7	1998	3	4216	N	N	2728 S 268TH PL
007	290890	0130	8/22/07	\$334,900	1670	0	7	1998	3	4541	N	N	2716 S 269TH ST
007	290890	0090	7/21/06	\$320,000	1670	0	7	1998	3	4495	N	N	26826 27TH AVE S
007	383271	0810	7/19/06	\$350,000	1670	0	7	1978	4	7658	N	N	26212 44TH PL S
007	290890	0210	5/2/06	\$295,100	1670	0	7	1998	3	4350	N	N	26828 27TH PL S
007	290890	0040	9/13/05	\$276,000	1670	0	7	1998	3	3915	N	N	2714 S 268TH PL
007	194140	0050	6/8/06	\$265,000	1680	0	7	1968	3	11920	N	N	4225 S 260TH ST
007	885760	0170	9/26/06	\$240,000	1700	0	7	1961	3	8023	N	N	24119 36TH AVE S
007	885760	0780	3/12/07	\$327,500	1710	0	7	1961	4	8100	N	N	24314 35TH AVE S
007	885760	0780	6/21/06	\$260,500	1710	0	7	1961	4	8100	N	N	24314 35TH AVE S
007	677780	0020	11/10/06	\$360,000	1740	0	7	1978	3	11214	N	N	25231 LAKE FENWICK RD S
007	677780	0010	7/10/06	\$330,000	1740	0	7	1978	3	11011	N	N	25239 LAKE FENWICK RD S
007	677780	0040	1/4/06	\$310,000	1740	0	7	1978	3	10980	N	N	25215 LAKE FENWICK RD S
007	885760	1090	8/28/07	\$364,000	1780	0	7	1961	4	12715	N	N	24005 35TH AVE S
007	885760	0580	5/22/06	\$299,000	1790	980	7	1960	3	7575	N	N	24213 35TH PL S
007	272204	9074	6/20/05	\$283,000	1790	840	7	1966	3	13939	N	N	3208 S 259TH PL
007	885760	1030	2/10/05	\$254,000	1802	980	7	1962	4	7881	N	N	24203 35TH AVE S
007	125320	0325	8/11/05	\$235,000	1830	0	7	1964	3	7920	N	N	3815 S 248TH ST
007	432450	0200	8/9/05	\$275,000	1840	0	7	1959	4	8056	N	N	24618 35TH PL S
007	282204	9206	5/22/06	\$300,000	1870	0	7	1968	3	24393	N	N	3123 S 268TH PL
007	538760	0010	2/20/07	\$350,000	2020	0	7	1991	3	9652	N	N	27130 41ST PL S
007	886000	0075	6/15/06	\$316,000	2070	0	7	1955	3	9040	N	N	3604 S 242ND ST
007	155520	0610	10/21/05	\$240,000	2230	0	7	1976	3	8400	N	N	25002 35TH PL S
007	272204	9016	3/24/06	\$327,500	2500	1000	7	1958	4	26501	N	N	3410 S 272ND ST
007	383271	0120	11/26/05	\$319,000	1000	970	8	1978	4	7700	N	N	26226 42ND AVE S
007	289470	0210	4/24/06	\$315,000	1090	1090	8	1963	4	10050	N	N	4228 S 250TH ST
007	383271	0050	4/25/06	\$316,000	1110	900	8	1978	4	7373	Y	N	26311 42ND AVE S
007	383271	0190	9/27/07	\$320,000	1130	250	8	1978	3	7150	N	N	26227 43RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	289470	0670	4/24/07	\$386,000	1152	1152	8	1965	4	7350	N	N	4228 S 252ND ST
007	131050	0230	11/8/06	\$359,950	1160	170	8	1965	3	6728	N	N	26545 MANCHESTER AVE
007	131090	0510	11/22/06	\$259,900	1160	570	8	1968	4	7575	N	N	26410 CAMBRIDGE DR
007	131091	0160	3/8/07	\$330,000	1170	810	8	1972	3	8085	N	N	26854 CARDIFF AVE
007	983580	0910	2/28/07	\$335,000	1180	460	8	1967	4	9000	N	N	25431 35TH PL S
007	983580	0640	9/26/07	\$319,950	1180	460	8	1967	4	7070	N	N	3402 S 256TH ST
007	983580	0280	7/22/05	\$289,900	1180	460	8	1967	3	9120	Y	N	3304 S 252ND PL
007	983580	1130	10/20/05	\$273,500	1180	400	8	1968	3	7630	N	N	25413 33RD PL S
007	983580	0070	8/9/05	\$294,000	1180	550	8	1967	5	11481	N	N	25406 35TH PL S
007	983580	0640	5/12/05	\$245,000	1180	460	8	1967	4	7070	N	N	3402 S 256TH ST
007	983580	0570	8/16/05	\$269,535	1190	570	8	1967	4	7070	N	N	3431 S 255TH ST
007	983580	0500	3/9/05	\$239,950	1190	570	8	1968	3	7373	N	N	3311 S 255TH ST
007	666902	0430	4/3/07	\$300,000	1200	380	8	1978	3	8190	N	N	25507 36TH PL S
007	131060	0250	5/2/07	\$387,000	1220	900	8	1965	4	8190	N	N	26528 HIGHLAND AVE
007	131070	0360	9/5/06	\$340,000	1220	1220	8	1966	3	8670	N	N	3525 CANTERBURY LN
007	666901	0070	12/8/05	\$322,000	1220	960	8	1978	3	7920	N	N	3719 S 256TH CT
007	666902	0170	12/5/06	\$325,000	1220	960	8	1979	3	9000	N	N	25207 36TH PL S
007	131070	0360	11/15/05	\$280,000	1220	1220	8	1966	3	8670	N	N	3525 CANTERBURY LN
007	289470	0110	8/16/07	\$319,700	1230	520	8	1969	3	9380	N	N	4212 S 251ST ST
007	289470	0110	6/20/05	\$265,000	1230	520	8	1969	3	9380	N	N	4212 S 251ST ST
007	383271	0150	7/24/07	\$319,000	1240	750	8	1978	3	7637	N	N	26206 42ND AVE S
007	131098	0320	6/20/07	\$303,000	1270	460	8	1979	3	8580	N	N	4516 SOMERSET CT
007	926590	0050	5/15/07	\$379,000	1280	630	8	1968	3	9300	N	N	24217 39TH AVE S
007	131097	0020	10/26/06	\$321,500	1290	880	8	1978	3	7200	N	N	4411 CARNABY ST
007	131096	0230	6/16/06	\$369,500	1320	540	8	1977	3	7140	N	N	26726 CARNABY WAY
007	289510	0160	8/17/07	\$421,450	1330	1050	8	1980	4	12600	N	N	4315 S 253RD ST
007	983580	0460	10/12/06	\$336,000	1330	830	8	1968	3	10220	N	N	25529 32ND PL S
007	983580	0530	11/19/07	\$306,710	1330	660	8	1968	3	7070	N	N	3401 S 255TH ST
007	983580	0180	7/19/06	\$305,000	1330	660	8	1967	3	10000	N	N	25208 35TH AVE S
007	289470	0150	10/24/05	\$325,000	1330	610	8	1963	4	10125	N	N	4219 S 249TH ST
007	983580	0890	3/15/06	\$335,000	1330	800	8	2005	3	8540	N	N	25417 35TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	983580	0820	5/19/05	\$249,950	1330	800	8	1967	2	7000	N	N	3405 S 253RD ST
007	983580	0430	6/28/06	\$310,000	1330	830	8	1968	4	9525	N	N	25509 32ND PL S
007	983580	1120	4/15/05	\$260,000	1330	600	8	1968	3	7630	N	N	25411 33RD PL S
007	131090	0520	8/30/06	\$351,000	1350	200	8	1968	3	10890	N	N	26402 CAMBRIDGE DR
007	131060	0070	5/3/05	\$297,000	1350	0	8	1965	4	7820	N	N	26517 HIGHLAND AVE
007	131090	0600	11/9/05	\$285,000	1350	560	8	1967	4	10875	N	N	26404 40TH AVE S
007	222204	9095	8/2/06	\$287,000	1355	500	8	1960	3	12480	Y	N	3737 S 243RD ST
007	666902	0690	1/24/06	\$319,950	1360	620	8	1978	3	9430	N	N	3725 S 253RD ST
007	289480	0060	8/17/06	\$455,000	1370	1030	8	1965	3	9750	Y	N	4237 S 252ND ST
007	131090	0390	8/10/06	\$330,000	1370	750	8	1968	3	9000	Y	N	26415 SOMERSET LN
007	131098	0770	3/29/06	\$340,000	1380	590	8	1981	4	7210	N	N	26708 BRISTOL CT
007	131091	0070	10/11/05	\$296,000	1380	440	8	1972	3	7777	N	N	4237 CARNABY ST
007	005950	0150	10/5/06	\$385,000	1390	940	8	1990	3	7220	N	N	3715 S 270TH ST
007	131098	0550	10/3/06	\$359,000	1390	700	8	1984	3	9694	N	N	4411 SOMERSET LN
007	131097	0120	4/24/07	\$369,950	1400	450	8	1978	3	7381	N	N	26902 SAXON CT
007	666901	0020	1/3/06	\$300,000	1400	410	8	1978	3	7125	N	N	3712 S 256TH CT
007	131070	0370	8/1/05	\$250,000	1400	0	8	1966	3	8670	N	N	3531 CANTERBURY LN
007	131096	0420	11/9/05	\$350,000	1410	820	8	1977	4	7560	N	N	4606 FENWICK CT
007	131098	0300	3/24/05	\$307,500	1410	900	8	1982	3	7752	N	N	4610 SOMERSET CT
007	131050	0330	7/14/05	\$260,000	1420	720	8	1963	4	8496	N	N	3544 STRATTFORD CT
007	131060	0280	2/1/06	\$370,000	1430	560	8	1965	4	7350	N	N	3628 HAMPTON WAY
007	666901	0250	6/26/07	\$358,000	1440	900	8	1978	4	10044	N	N	25729 36TH PL S
007	131098	0020	6/13/07	\$369,000	1440	830	8	1979	3	7344	N	N	26616 CARNABY WAY
007	005950	0260	4/25/06	\$385,000	1450	360	8	1988	3	7045	N	N	3908 S 271ST PL
007	289500	0280	2/15/06	\$300,000	1460	850	8	1978	3	8330	N	N	4203 S 246TH CT
007	983580	0650	4/6/05	\$241,600	1460	0	8	1968	3	7070	N	N	3328 S 256TH ST
007	983580	0600	9/29/05	\$251,000	1460	0	8	1968	4	7070	N	N	3432 S 256TH ST
007	983580	0220	6/21/05	\$257,000	1460	0	8	1967	4	12325	N	N	3416 S 252ND PL
007	983580	0310	5/22/07	\$310,000	1470	0	8	1967	3	8750	N	N	25225 32ND PL S
007	131096	0380	10/11/07	\$350,000	1470	880	8	1977	3	7656	N	N	26709 CARNABY WAY
007	289470	0690	7/18/06	\$353,000	1470	560	8	1967	4	10720	N	N	4212 S 252ND ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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	983580	0310	5/11/06	\$264,500	1470	0	8	1967	3	8750	N	N	25225 32ND PL S
007	666901	0330	5/16/07	\$360,000	1500	480	8	1978	3	9000	N	N	3719 S 257TH ST
007	131098	0420	1/17/06	\$367,000	1510	1510	8	1984	3	9975	N	N	4628 KENT CT
007	131099	0090	8/22/05	\$318,000	1510	460	8	1984	3	8496	N	N	3909 S 255TH PL
007	131098	0340	2/18/05	\$319,950	1510	1080	8	1979	3	7820	N	N	4605 KENT CT
007	289490	0020	12/5/05	\$485,000	1520	1100	8	1996	3	17680	Y	N	24704 43RD AVE S
007	131098	0450	8/22/05	\$359,950	1520	1470	8	1979	3	7700	N	N	4610 KENT CT
007	666902	0320	8/30/06	\$349,950	1520	580	8	1978	4	8214	N	N	3705 S 254TH PL
007	926590	0070	8/18/05	\$315,000	1520	1210	8	1968	3	8700	N	N	24226 39TH AVE S
007	131098	0330	7/13/07	\$384,500	1530	840	8	1979	3	8162	N	N	26410 CARNABY WAY
007	131098	0520	10/5/05	\$286,000	1530	0	8	1984	4	8034	N	N	4416 SOMERSET LN
007	886020	0010	3/22/07	\$380,000	1540	460	8	1967	3	15265	Y	N	23909 43RD AVE S
007	983580	0630	7/9/07	\$304,950	1560	0	8	1968	4	7070	N	N	3408 S 256TH ST
007	983580	0390	5/4/05	\$258,000	1560	0	8	1968	4	8750	N	N	25415 32ND PL S
007	005950	0230	3/27/07	\$349,950	1570	0	8	1988	3	7951	N	N	27031 40TH AVE S
007	131098	0430	5/18/06	\$356,000	1570	0	8	1981	3	12314	N	N	4622 KENT CT
007	666902	0610	10/24/06	\$250,000	1570	0	8	1978	4	7760	N	N	25340 36TH PL S
007	131097	0310	10/7/05	\$349,000	1580	930	8	1978	4	7650	N	N	26817 AVON CT
007	926590	0040	7/11/06	\$347,000	1590	0	8	1966	4	12600	Y	N	3630 S 243RD ST
007	983580	1060	10/4/06	\$309,000	1600	0	8	1968	3	9375	N	N	25410 33RD PL S
007	005950	0360	2/28/05	\$277,000	1600	0	8	1988	3	7226	N	N	3957 S 271ST PL
007	272204	9186	12/16/05	\$300,000	1600	1110	8	1962	4	23958	N	N	3230 S 259TH PL
007	983580	0940	10/15/07	\$235,000	1600	0	8	1968	4	7000	N	N	25418 34TH PL S
007	666902	0670	5/30/07	\$400,000	1610	560	8	1979	4	7350	N	N	3713 S 253RD ST
007	289500	0260	5/24/06	\$355,000	1610	1000	8	1978	3	8232	N	N	4214 S 246TH CT
007	005950	0290	4/17/06	\$285,000	1610	0	8	1988	3	7847	N	N	3907 S 271ST PL
007	666901	0120	8/9/05	\$255,000	1610	900	8	1978	3	7992	N	N	25626 36TH PL S
007	005950	0030	3/16/07	\$324,000	1620	0	8	1989	3	8680	N	N	27023 37TH AVE S
007	131096	0320	9/27/05	\$335,000	1620	1470	8	1977	4	7350	N	N	26601 DOVER CT
007	272204	9245	5/18/06	\$359,950	1630	0	8	1995	3	10813	N	N	27015 CAMBRIDGE PL
007	538760	0020	9/27/05	\$267,450	1640	0	8	1967	4	9652	N	N	27124 41ST PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(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	131096	0190	11/9/07	\$330,000	1660	0	8	1977	3	7210	N	N	26820 ARDEN CT
007	131098	0750	4/17/06	\$327,950	1660	0	8	1980	3	7210	N	N	26720 BRISTOL CT
007	131091	0020	10/27/05	\$246,000	1670	0	8	1972	3	9558	N	N	26854 DOWNING AVE
007	222204	9103	9/2/05	\$420,000	1679	1150	8	1959	5	15240	N	N	3739 S 243RD ST
007	131060	0190	11/10/06	\$324,950	1680	0	8	1965	4	8610	N	N	3535 HAMPTON WAY
007	289510	0340	6/25/07	\$311,000	1680	1000	8	1970	4	9800	Y	N	25218 43RD PL S
007	318500	0010	11/2/06	\$344,000	1690	0	8	1987	3	13154	N	N	27102 46TH AVE S
007	383270	0140	5/26/05	\$307,500	1690	960	8	1975	4	8800	N	N	26261 41ST PL S
007	289500	0110	4/12/06	\$460,000	1740	620	8	1983	3	22258	Y	N	24510 43RD AVE S
007	272204	9110	10/5/06	\$426,800	1750	0	8	1996	3	13814	N	N	4412 S 272ND ST
007	131098	0250	9/2/05	\$340,000	1760	510	8	1980	3	7488	N	N	4617 SOMERSET CT
007	272204	9225	2/12/07	\$340,000	1780	0	8	1992	3	29614	N	N	4602 S 258TH PL
007	272204	9225	4/25/05	\$330,000	1780	0	8	1992	3	29614	N	N	4602 S 258TH PL
007	131098	0350	9/26/06	\$372,840	1790	0	8	1982	4	7910	N	N	4611 KENT CT
007	005950	0300	7/26/06	\$363,000	1790	0	8	1988	3	6254	N	N	3913 S 271ST PL
007	131099	0280	6/1/05	\$325,999	1790	300	8	1985	3	9225	N	N	25409 39TH PL S
007	289510	0470	9/13/05	\$320,000	1800	1030	8	1968	4	8100	N	N	4212 S 252ND PL
007	131050	0310	7/13/07	\$357,000	1840	0	8	1963	3	8295	N	N	3530 STRATTFORD CT
007	131050	0210	7/29/05	\$255,000	1840	0	8	1964	3	9360	N	N	26529 MANCHESTER AVE
007	289510	0480	1/29/07	\$390,000	1854	1216	8	1968	4	8100	N	N	4208 S 252ND PL
007	194140	0280	3/6/07	\$379,000	1859	0	8	1998	3	10948	N	N	4405 S 261ST ST
007	318500	0030	8/24/07	\$390,000	1870	620	8	1982	3	13500	N	N	27108 46TH AVE S
007	318500	0030	2/21/07	\$388,000	1870	620	8	1982	3	13500	N	N	27108 46TH AVE S
007	131098	0620	12/20/05	\$345,000	1870	460	8	1979	4	7455	N	N	26609 CARNABY WAY
007	131090	0490	11/21/06	\$352,000	1880	0	8	1968	3	7500	N	N	26420 CAMBRIDGE DR
007	131070	0250	5/10/07	\$325,000	1880	0	8	1966	3	8250	N	N	26515 PRINCETON AVE
007	272204	9170	4/27/05	\$249,000	1890	0	8	1952	3	14374	N	N	3512 S 272ND ST
007	131098	0110	10/16/06	\$349,000	1920	0	8	1982	4	7840	N	N	4622 HAMPTON CT
007	131098	0110	11/1/05	\$323,000	1920	0	8	1982	4	7840	N	N	4622 HAMPTON CT
007	666901	0040	10/25/07	\$360,000	1930	0	8	1978	5	8010	N	N	3705 S 256TH CT
007	005950	0380	9/27/05	\$327,450	1940	0	8	1989	3	8306	N	N	3943 S 271ST PL

Improved Sales Used in this Annual Update Analysis
Area 26
(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	131099	0190	1/20/06	\$315,000	1940	0	8	1984	4	8208	N	N	3904 S 254TH ST
007	005950	0350	7/5/06	\$350,000	1950	0	8	1988	3	7304	N	N	3953 S 271ST PL
007	131098	0640	12/2/05	\$340,000	1950	0	8	1980	4	8400	N	N	26621 BRISTOL CT
007	131098	0660	9/20/06	\$350,000	1990	0	8	1983	3	7262	N	N	26703 BRISTOL CT
007	131070	0030	7/6/07	\$330,000	1990	0	8	1966	4	8800	N	N	3540 CANTERBURY LN
007	222204	9202	3/10/05	\$275,000	2000	0	8	1993	3	7823	N	N	3726 S 251ST PL
007	005950	0070	6/17/05	\$305,000	2020	0	8	1988	3	7108	N	N	27121 37TH AVE S
007	131070	0400	10/18/05	\$270,000	2030	0	8	1965	3	9801	N	N	3605 CANTERBURY LN
007	131097	0010	6/17/05	\$267,500	2040	0	8	1978	3	7350	N	N	4405 CARNABY ST
007	131098	0670	5/8/07	\$379,950	2050	0	8	1981	3	7262	N	N	26709 BRISTOL CT
007	131098	0010	7/1/05	\$340,000	2090	0	8	1979	3	7344	N	N	26622 CARNABY WAY
007	948578	0080	10/12/05	\$349,990	2130	0	8	1992	3	9530	N	N	27024 CARDIFF AVE
007	131050	0350	7/11/06	\$308,500	2160	0	8	1963	4	6780	N	N	3608 STRATTFORD CT
007	131050	0320	11/29/06	\$349,950	2180	0	8	1963	4	7700	N	N	3536 STRATTFORD CT
007	131098	0230	6/14/05	\$286,000	2180	0	8	1979	3	7448	N	N	4605 SOMERSET CT
007	666901	0130	4/25/06	\$346,950	2220	0	8	1977	4	7004	N	N	25618 36TH PL S
007	131060	0220	7/19/07	\$400,000	2230	0	8	1965	4	8840	N	N	26508 HIGHLAND AVE
007	131070	0130	4/10/07	\$383,000	2250	0	8	1966	4	8025	N	N	26510 PRINCETON AVE
007	131070	0270	6/12/07	\$375,000	2250	0	8	1966	4	8250	N	N	26531 PRINCETON AVE
007	983580	0550	10/20/06	\$342,975	2260	0	8	1968	3	7474	N	N	3415 S 255TH ST
007	005950	0060	10/9/07	\$390,000	2350	0	8	1988	3	6934	N	N	3661 S 271ST ST
007	272204	9211	2/28/05	\$279,950	2350	0	8	1989	3	9650	N	N	27117 46TH AVE S
007	948578	0060	1/26/07	\$415,000	2360	0	8	1993	3	7237	N	N	27028 CARDIFF AVE
007	666901	0110	11/15/06	\$365,000	2400	0	8	1978	3	8346	N	N	3630 S 257TH ST
007	131050	0420	1/6/06	\$345,000	2410	600	8	1964	3	7800	N	N	26524 MANCHESTER AVE
007	131098	0150	1/19/05	\$289,950	2420	0	8	1980	3	7548	N	N	4510 HAMPTON CT
007	131099	0060	1/13/05	\$332,500	2450	0	8	1987	3	8208	N	N	3817 S 255TH PL
007	289500	0120	11/27/06	\$491,500	2520	0	8	1985	3	25974	Y	N	24506 43RD AVE S
007	131096	0410	5/9/07	\$390,000	2620	0	8	1977	3	7150	N	N	4610 FENWICK CT
007	272204	9254	11/18/05	\$419,500	2660	0	8	2005	3	11583	N	N	27104 44TH PL S
007	131070	0180	2/1/07	\$395,000	2670	0	8	1966	3	11275	N	N	3636 MANCHESTER WAY

Improved Sales Used in this Annual Update Analysis
Area 26
(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	272204	9255	11/7/05	\$430,434	2678	0	8	2005	3	11582	N	N	27110 44TH PL S
007	272204	9256	11/15/05	\$419,500	2678	0	8	2005	3	11582	N	N	27118 44TH PL S
007	289500	0330	11/8/05	\$345,000	2710	0	8	1980	3	8100	N	N	4216 S 247TH ST
007	131098	0370	7/17/07	\$427,500	3070	0	8	1981	3	8640	N	N	4623 KENT CT
007	289470	0420	2/23/06	\$480,000	3310	0	8	1966	5	9200	N	N	24719 43RD AVE S
007	131098	0630	6/4/07	\$409,000	3380	0	8	1979	3	8400	N	N	26615 CARNABY WAY
007	289470	0540	4/24/07	\$519,500	2030	600	9	1964	3	18000	Y	N	24902 43RD AVE S
007	272204	9224	6/16/05	\$443,000	2240	1200	9	1984	3	26640	N	N	25817 LAKE FENWICK RD S
007	948578	0100	6/9/06	\$405,000	2250	0	9	1993	3	7350	N	N	27016 CARDIFF AVE
007	948578	0020	8/11/06	\$490,000	2300	0	9	1992	3	11009	N	N	27011 CARDIFF AVE
007	538760	0050	10/28/05	\$456,500	2370	0	9	2005	3	6400	N	N	27108 41ST PL S
007	272204	9241	10/27/06	\$425,000	2410	0	9	1989	3	21065	N	N	27021 45TH PL S
007	222204	9079	3/22/07	\$578,888	2810	0	9	2007	3	76801	N	N	4303 S 254TH ST
007	222204	9206	8/31/07	\$460,000	3020	0	9	1994	3	7280	N	N	3811 S 252ND ST
007	289500	0050	10/17/06	\$605,000	3240	1670	9	1980	4	20250	Y	N	24618 43RD AVE S
009	720590	0020	9/27/07	\$278,000	830	0	6	1946	4	10000	N	N	4421 S 272ND ST
009	342204	9100	3/15/05	\$399,950	850	0	6	1952	4	45738	Y	Y	4025 S 272ND ST
009	342204	9174	6/26/06	\$274,950	1190	0	6	1960	3	6291	N	N	27622 32ND PL S
009	796760	0090	9/28/06	\$375,000	860	0	7	2000	3	42438	N	N	3916 S 280TH ST
009	342204	9151	6/8/07	\$366,000	940	780	7	1919	4	45387	N	N	28210 40TH AVE S
009	026940	0050	7/27/06	\$247,500	980	0	7	1964	3	10320	N	N	28105 45TH AVE S
009	387390	0150	6/12/06	\$214,000	980	0	7	1962	3	9600	N	N	4012 S 288TH ST
009	026940	0170	5/31/05	\$210,000	980	0	7	1965	3	9000	N	N	28014 45TH AVE S
009	026940	0070	11/21/06	\$268,550	1020	0	7	1966	4	12540	N	N	28123 45TH AVE S
009	387400	0190	6/1/06	\$237,000	1020	0	7	1963	3	10592	N	N	28606 41ST AVE S
009	387390	0340	6/21/07	\$277,500	1020	1020	7	1962	4	9680	N	N	3720 S 287TH ST
009	387390	0310	6/12/07	\$235,000	1020	1020	7	1961	3	13036	N	N	3700 S 287TH ST
009	026950	0160	5/17/05	\$195,950	1030	0	7	1966	3	9075	N	N	4505 S 283RD ST
009	796800	0040	2/13/07	\$235,000	1040	0	7	1982	3	10650	N	N	3055 S STAR LAKE RD
009	387400	0100	1/20/06	\$293,500	1060	480	7	1962	3	9514	N	N	3722 S 286TH ST
009	796720	0230	8/21/06	\$300,000	1060	120	7	1981	3	13760	N	N	4201 S 273RD PL

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	546210	0060	7/17/07	\$291,000	1060	600	7	1965	3	9471	N	N	4918 S 284TH PL
009	387400	0070	12/9/05	\$275,500	1060	480	7	1962	3	9767	N	N	3704 S 286TH ST
009	387400	0330	2/8/06	\$262,000	1060	430	7	1962	3	9600	N	N	3721 S 286TH ST
009	546210	0060	4/11/05	\$240,000	1060	600	7	1965	3	9471	N	N	4918 S 284TH PL
009	387401	0600	3/13/06	\$278,100	1070	530	7	1981	3	7825	N	N	28527 36TH AVE S
009	163460	0045	8/12/05	\$389,950	1080	1080	7	1968	2	7310	Y	Y	3604 S STAR LAKE RD
009	332204	9189	11/30/06	\$200,000	1080	0	7	1931	4	16658	N	N	3023 S 274TH ST
009	342204	9088	4/24/07	\$553,000	1090	1090	7	1938	4	9220	Y	Y	3922 S STAR LAKE RD
009	796720	0290	10/2/06	\$319,400	1090	500	7	1978	3	11745	N	N	27529 43RD AVE S
009	342204	9088	10/6/05	\$440,000	1090	1090	7	1938	4	9220	Y	Y	3922 S STAR LAKE RD
009	796780	0130	9/20/06	\$183,000	1100	0	7	1966	3	7154	N	N	28105 37TH AVE S
009	387390	0290	4/4/06	\$265,000	1120	520	7	1961	3	11566	N	N	28701 37TH PL S
009	723759	0440	6/28/06	\$250,000	1150	0	7	2004	3	1375	N	N	3049 S 278TH PL
009	723759	0010	1/26/05	\$178,950	1150	0	7	2004	3	2064	N	N	27852 31ST PL S
009	796720	0390	8/7/06	\$310,000	1160	400	7	1978	3	11700	N	N	4312 S 275TH CT
009	397760	0390	9/23/05	\$242,950	1160	0	7	1968	3	7875	N	N	4715 S 285TH PL
009	387390	0070	3/1/05	\$209,000	1160	0	7	1962	3	9874	N	N	28722 37TH PL S
009	397760	0430	6/10/05	\$230,000	1180	0	7	1967	3	8400	N	N	28613 48TH AVE S
009	154760	0008	5/4/07	\$248,000	1180	200	7	1979	3	13068	N	N	28125 48TH AVE S
009	546210	0250	4/15/07	\$288,500	1190	0	7	1966	3	11000	N	N	28440 49TH AVE S
009	796800	0090	6/15/07	\$361,000	1200	700	7	1969	3	11700	N	N	3046 S STAR LAKE RD
009	397760	0490	8/29/05	\$245,400	1200	0	7	1968	3	8295	N	N	28739 48TH AVE S
009	397760	0220	4/8/05	\$229,950	1200	0	7	1968	4	8075	N	N	28703 47TH PL S
009	387401	0470	3/29/07	\$313,600	1210	330	7	1981	3	7411	N	N	3611 S 285TH PL
009	397760	0310	3/12/07	\$284,000	1210	0	7	1968	4	7107	N	N	28702 47TH PL S
009	397760	0130	4/20/05	\$229,800	1210	0	7	1968	3	7315	N	N	28513 47TH PL S
009	397760	0310	8/18/05	\$236,900	1210	0	7	1968	4	7107	N	N	28702 47TH PL S
009	397760	0050	11/30/06	\$194,000	1210	0	7	1968	3	7030	N	N	4626 S 285TH PL
009	387390	0190	7/26/07	\$268,500	1230	0	7	1961	3	9680	N	N	3815 S 287TH ST
009	154760	0012	8/28/07	\$303,000	1230	520	7	1978	3	17250	N	N	4630 S 282ND ST
009	387401	0650	7/14/06	\$395,000	1260	1250	7	1988	3	8016	N	N	3600 S 285TH PL

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	342204	9183	1/25/06	\$247,000	1260	0	7	1961	3	10018	N	N	4535 S 280TH ST
009	387401	0800	10/11/06	\$375,000	1280	1280	7	1988	3	11646	N	N	28511 40TH AVE S
009	546210	0280	9/19/06	\$284,950	1300	0	7	1962	3	9900	N	N	4815 S 284TH PL
009	387390	0380	7/18/06	\$252,500	1300	0	7	1961	3	9680	N	N	3822 S 287TH ST
009	387390	0030	6/13/05	\$248,250	1300	0	7	1962	3	9600	N	N	28712 41ST AVE S
009	546210	0220	4/20/05	\$219,950	1300	0	7	1966	3	9800	N	N	4915 S 284TH PL
009	332204	9136	3/23/05	\$205,000	1300	0	7	1967	3	10018	N	N	27630 MILITARY RD S
009	723759	0180	7/18/07	\$277,000	1315	0	7	2005	3	2728	N	N	3022 S 278TH PL
009	723759	0180	5/20/05	\$227,450	1315	0	7	2005	3	2728	N	N	3022 S 278TH PL
009	723759	0190	5/4/05	\$221,950	1315	0	7	2005	3	3689	N	N	3016 S 278TH PL
009	796780	0030	5/17/05	\$245,000	1350	0	7	1967	4	7242	N	N	3602 S 281ST ST
009	387390	0210	3/5/07	\$283,500	1360	0	7	1961	3	9680	N	N	3727 S 287TH ST
009	397760	0030	4/17/07	\$272,500	1370	0	7	1968	3	7030	N	N	4702 S 285TH PL
009	397760	0110	3/1/07	\$267,000	1370	0	7	1968	3	7200	N	N	4619 S 285TH PL
009	397760	0070	2/21/06	\$263,950	1370	0	7	1968	3	7030	N	N	4612 S 285TH PL
009	796720	0200	5/26/06	\$360,000	1390	0	7	1987	3	12740	N	N	4225 S 273RD PL
009	723759	0040	3/27/07	\$273,000	1400	0	7	2004	3	3355	N	N	27834 31ST PL S
009	723759	0070	1/19/05	\$202,705	1400	0	7	2005	3	3637	N	N	27816 31ST PL S
009	723759	0260	11/15/06	\$273,500	1410	0	7	2004	3	1925	N	N	27937 30TH WAY S
009	723759	0300	5/9/06	\$259,000	1410	0	7	2004	3	1927	N	N	3071 S 279TH PL
009	723759	0390	9/20/06	\$261,000	1410	0	7	2004	3	3176	N	N	27917 31ST PL S
009	796720	0270	4/20/06	\$268,000	1410	0	7	1979	3	14220	N	N	27539 43RD AVE S
009	723759	0250	8/21/07	\$276,000	1430	0	7	2004	3	2145	N	N	27931 30TH WAY S
009	723759	0210	4/14/05	\$209,950	1430	0	7	2004	3	1925	N	N	27907 30TH WAY S
009	723759	0230	3/30/05	\$200,000	1430	0	7	2004	3	1925	N	N	27919 30TH WAY S
009	387401	0520	3/26/07	\$277,950	1440	0	7	1981	3	7400	N	N	28540 36TH AVE S
009	026940	0030	7/11/07	\$250,000	1440	0	7	1965	3	10560	N	N	28025 45TH AVE S
009	387400	0240	6/10/05	\$225,000	1440	0	7	1963	3	10111	N	N	4011 S 286TH ST
009	796720	0060	11/15/05	\$260,000	1450	0	7	1981	3	12125	N	N	27216 42ND PL S
009	796780	0010	2/17/05	\$229,200	1450	410	7	1969	3	7157	N	N	3618 S 281ST ST
009	387390	0270	6/29/06	\$272,100	1470	0	7	1961	3	9600	N	N	28717 37TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	397760	0480	8/29/05	\$239,000	1480	0	7	1968	3	7350	N	N	28731 48TH AVE S
009	546210	0120	8/9/05	\$272,950	1480	0	7	1966	4	10260	N	N	28446 50TH AVE S
009	796760	0252	8/17/06	\$300,000	1530	0	7	1935	4	22757	N	N	4449 S STAR LAKE RD
009	796760	0252	3/25/05	\$237,500	1530	0	7	1935	4	22757	N	N	4449 S STAR LAKE RD
009	387390	0360	5/9/05	\$219,500	1550	0	7	1961	3	9680	N	N	3806 S 287TH ST
009	387401	0770	5/25/05	\$283,650	1580	0	7	1987	4	9623	N	N	28518 40TH AVE S
009	387401	0240	5/1/07	\$324,000	1590	0	7	1987	3	9608	N	N	28434 37TH AVE S
009	796800	0020	5/16/06	\$298,000	1630	0	7	1968	3	9810	N	N	3041 S STAR LAKE RD
009	796778	0090	12/5/05	\$272,000	1640	0	7	1993	3	6312	N	N	4006 S 277TH PL
009	723759	0330	1/11/07	\$305,500	1650	0	7	2004	3	2250	N	N	27930 31ST PL S
009	723759	0290	10/22/07	\$305,000	1650	0	7	2004	3	2475	N	N	3065 S 279TH PL
009	723759	0050	7/12/07	\$305,000	1650	0	7	2005	3	3343	N	N	27822 31ST PL S
009	723759	0380	2/23/07	\$302,950	1650	0	7	2004	3	3253	N	N	27923 31ST PL S
009	387401	0160	7/21/05	\$314,950	1650	0	7	1990	3	9620	N	N	3819 S 284TH PL
009	723759	0200	2/17/06	\$279,950	1650	0	7	2004	3	3341	N	N	27901 30TH WAY S
009	723759	0400	2/21/06	\$283,500	1650	0	7	2004	3	3735	N	N	27903 31ST PL S
009	723759	0320	6/8/05	\$251,000	1650	0	7	2004	3	2250	N	N	27936 31ST PL S
009	723759	0220	3/15/05	\$239,057	1650	0	7	2004	3	2475	N	N	27913 30TH WAY S
009	723759	0020	1/27/05	\$231,950	1650	0	7	2004	3	2339	N	N	27846 31ST PL S
009	723759	0150	1/17/05	\$232,950	1650	0	7	2004	3	2475	N	N	3042 S 278TH PL
009	723759	0200	4/13/05	\$234,734	1650	0	7	2004	3	3341	N	N	27901 30TH WAY S
009	796720	0240	6/27/06	\$390,000	1660	400	7	1979	3	11000	N	N	27545 43RD AVE S
009	387401	0010	9/19/05	\$274,950	1680	0	7	1987	3	9800	N	N	28404 41ST AVE S
009	387401	0350	2/1/05	\$240,500	1700	0	7	1991	3	9971	N	N	28408 37TH AVE S
009	397761	0090	7/14/07	\$309,500	1800	0	7	1969	3	7200	N	N	28638 46TH AVE S
009	397761	0010	11/22/06	\$300,000	1800	0	7	1969	3	7200	N	N	28512 46TH AVE S
009	397761	0090	11/22/06	\$300,000	1800	0	7	1969	3	7200	N	N	28638 46TH AVE S
009	397761	0040	2/23/06	\$250,000	1800	0	7	1969	3	7200	N	N	28608 46TH AVE S
009	397761	0050	7/27/05	\$232,000	1800	0	7	1969	3	7200	N	N	28614 46TH AVE S
009	397761	0060	7/20/05	\$219,500	1800	0	7	1969	3	7200	N	N	28620 46TH AVE S
009	796778	0010	3/4/05	\$262,000	1838	0	7	1993	3	6722	N	N	4131 S 277TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	026950	0040	8/5/05	\$259,500	1870	0	7	1966	3	7000	N	N	4518 S 282ND ST
009	723759	0350	2/14/05	\$260,610	1880	180	7	2004	3	1925	N	N	27918 31ST PL S
009	723759	0370	1/5/05	\$259,149	1880	180	7	2004	3	2523	N	N	27906 31ST PL S
009	723759	0340	4/5/05	\$251,337	1880	180	7	2004	3	1933	N	N	27924 31ST PL S
009	342204	9178	8/22/06	\$385,000	1950	0	7	1962	3	21030	N	N	3438 S 288TH ST
009	342204	9190	1/22/07	\$300,000	1960	0	7	1967	3	15681	N	N	4417 S 272ND ST
009	723759	0080	1/10/05	\$236,950	1979	0	7	2005	3	3380	N	N	27814 31ST PL S
009	723759	0170	5/25/05	\$247,950	1980	0	7	2005	3	3612	N	N	3028 S 278TH PL
009	796760	0080	10/11/07	\$368,000	2200	0	7	1982	3	14863	N	N	3615 S 280TH ST
009	154760	0096	6/6/05	\$319,950	2350	0	7	2001	3	11866	N	N	28738 48TH AVE S
009	154760	0096	4/15/05	\$310,000	2350	0	7	2001	3	11866	N	N	28738 48TH AVE S
009	154760	0101	3/20/06	\$369,950	2432	0	7	2002	3	11832	N	N	4836 S 288TH ST
009	387401	0120	2/13/06	\$319,000	2470	0	7	1987	3	9613	N	N	3917 S 284TH PL
009	387390	0040	6/20/07	\$330,500	2580	0	7	1962	3	14330	N	N	28704 41ST AVE S
009	387401	0630	12/29/05	\$285,500	1210	480	8	1988	3	7948	N	N	28509 36TH AVE S
009	418011	0120	7/23/07	\$664,950	1400	1010	8	1997	3	9840	Y	Y	3213 S 273RD PL
009	418011	0100	7/22/05	\$369,000	1470	470	8	1996	3	6879	N	N	27310 32ND PL S
009	743620	0050	9/26/06	\$290,000	1500	750	8	1965	3	9652	N	N	28625 51ST PL S
009	418011	0070	8/12/06	\$369,500	1510	380	8	1994	3	6000	N	N	27246 32ND PL S
009	887400	0100	3/28/05	\$272,000	1630	0	8	1998	3	6514	N	N	3220 S 272ND PL
009	259565	0610	8/1/07	\$379,650	1710	0	8	1993	3	11657	N	N	5003 S 279TH ST
009	154750	0190	11/15/05	\$309,000	1710	0	8	1991	4	8478	N	N	4721 S 284TH PL
009	796760	0006	12/23/05	\$424,900	1720	920	8	1978	4	19330	N	N	28009 34TH AVE S
009	418011	0090	10/10/06	\$345,000	1740	0	8	1996	3	6001	N	N	27304 32ND PL S
009	418011	0090	3/18/05	\$281,950	1740	0	8	1996	3	6001	N	N	27304 32ND PL S
009	418011	0030	7/11/05	\$302,950	1742	0	8	1996	3	6316	N	N	27220 32ND PL S
009	418011	0060	2/25/07	\$350,000	1790	0	8	1994	3	6000	N	N	27240 32ND PL S
009	418010	0150	1/12/06	\$321,950	1830	0	8	1993	3	7466	N	N	27217 32ND PL S
009	298950	0040	5/20/05	\$334,500	1850	0	8	2001	3	6740	N	N	27619 44TH PL S
009	887400	0060	12/20/06	\$360,000	1900	0	8	1998	3	4810	N	N	27229 33RD AVE S
009	887400	0090	8/3/06	\$350,000	1900	0	8	1998	3	5418	N	N	3226 S 272ND PL

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	887400	0020	8/25/05	\$319,950	1900	0	8	1998	3	4940	N	N	27255 33RD AVE S
009	259565	0160	11/20/06	\$427,475	1920	0	8	1993	3	11894	N	N	4810 S 277TH PL
009	259565	0310	9/28/06	\$407,000	1920	0	8	1993	3	11336	N	N	27823 50TH PL S
009	259565	0010	3/28/06	\$405,000	1920	0	8	1993	3	11338	N	N	27831 48TH AVE S
009	259565	0460	8/22/05	\$350,000	1920	0	8	1993	3	11336	N	N	27744 48TH AVE S
009	298950	0070	7/18/05	\$300,000	1920	0	8	2001	3	6742	N	N	27641 44TH PL S
009	298950	0010	5/4/07	\$425,000	1940	0	8	2001	3	7081	N	N	27601 44TH PL S
009	154750	0150	6/9/05	\$305,000	1950	0	8	1990	3	9651	N	N	4705 S 284TH PL
009	154750	0010	8/31/05	\$310,000	1950	0	8	1990	3	6381	N	N	4730 S 284TH PL
009	154750	0060	7/14/05	\$325,000	1960	0	8	1990	3	7666	N	N	4708 S 284TH PL
009	735100	0015	3/28/05	\$435,000	1960	0	8	1987	3	7200	Y	Y	3802 S STAR LAKE RD
009	796765	0080	7/7/05	\$343,000	2000	0	8	2001	3	7752	N	N	28054 39TH AVE S
009	418010	0050	4/5/05	\$290,000	2000	0	8	1992	3	7700	N	N	3123 S 273RD ST
009	259565	0550	6/7/07	\$409,000	2020	0	8	1993	3	11657	N	N	4813 S 279TH ST
009	259565	0550	5/2/05	\$329,950	2020	0	8	1993	3	11657	N	N	4813 S 279TH ST
009	259565	0360	6/4/07	\$462,000	2070	0	8	1993	3	11336	N	N	27816 49TH AVE S
009	259565	0060	8/22/06	\$430,000	2140	0	8	1993	3	9920	N	N	27745 48TH AVE S
009	259565	0210	2/3/06	\$379,000	2170	0	8	1994	3	9970	N	N	27732 49TH AVE S
009	259565	0400	2/14/05	\$344,950	2180	0	8	1993	3	11336	N	N	27821 49TH AVE S
009	327591	0020	6/29/06	\$437,900	2181	0	8	2006	3	5521	N	N	28012 33RD AVE S
009	327591	0040	7/14/06	\$434,700	2181	0	8	2006	3	5970	N	N	3318 S 280TH PL
009	327591	0050	12/11/06	\$430,000	2181	0	8	2006	3	5882	N	N	3324 S 280TH PL
009	327591	0060	3/30/07	\$430,000	2181	0	8	2006	3	6622	N	N	3330 S 280TH PL
009	327591	0100	5/30/06	\$417,950	2185	0	8	2006	3	4450	N	N	3311 S 280TH PL
009	327591	0140	1/25/06	\$410,000	2185	0	8	2006	3	4500	N	N	3265 S 280TH PL
009	327591	0070	5/11/06	\$415,600	2185	0	8	2006	3	6083	N	N	3329 S 280TH PL
009	327591	0100	2/22/06	\$368,500	2185	0	8	2006	3	4450	N	N	3311 S 280TH PL
009	327591	0140	12/19/05	\$365,500	2185	0	8	2006	3	4500	N	N	3265 S 280TH PL
009	327591	0030	11/15/05	\$369,608	2185	0	8	2006	3	5883	N	N	28016 33RD AVE S
009	298950	0180	8/29/07	\$454,500	2250	0	8	2002	3	8488	N	N	27600 44TH PL S
009	327591	0180	7/23/07	\$470,000	2258	1009	8	2006	3	4627	N	N	28003 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	327591	0160	8/16/07	\$460,000	2258	1009	8	2006	3	5143	N	N	28017 33RD AVE S
009	440115	0140	4/6/05	\$309,950	2290	0	8	1999	3	6334	N	N	27532 44TH PL S
009	342204	9064	9/7/07	\$690,000	2330	0	8	1994	3	27925	Y	Y	3621 S 272ND ST
009	342204	9064	3/4/05	\$527,500	2330	0	8	1994	3	27925	Y	Y	3621 S 272ND ST
009	327591	0010	2/16/06	\$393,900	2333	0	8	2006	3	5940	N	N	28004 33RD AVE S
009	440115	0130	7/22/05	\$356,000	2370	0	8	1999	3	6194	N	N	27528 44TH PL S
009	440115	0030	4/11/05	\$290,000	2370	0	8	1998	3	6054	N	N	27535 44TH PL S
009	327591	0190	3/23/06	\$407,325	2382	0	8	2006	3	4865	N	N	3260 S 280TH PL
009	327591	0080	9/11/06	\$434,950	2415	0	8	2006	3	4427	N	N	3323 S 280TH PL
009	327591	0120	10/2/07	\$419,000	2415	0	8	2006	3	4924	N	N	3277 S 280TH PL
009	327591	0150	7/6/06	\$417,570	2415	0	8	2006	3	5555	N	N	3259 S 280TH PL
009	327591	0080	3/30/06	\$405,200	2415	0	8	2006	3	4427	N	N	3323 S 280TH PL
009	327591	0120	1/31/06	\$381,200	2415	0	8	2006	3	4924	N	N	3277 S 280TH PL
009	327591	0150	3/8/06	\$376,200	2415	0	8	2006	3	5555	N	N	3259 S 280TH PL
009	440115	0260	9/19/07	\$459,500	2430	0	8	1999	3	6840	N	N	4421 S 275TH PL
009	440115	0190	6/15/05	\$344,950	2460	0	8	1999	3	7929	N	N	4460 S 275TH PL
009	327591	0090	4/10/06	\$421,900	2494	0	8	2006	3	4612	N	N	3317 S 280TH PL
009	327591	0130	6/25/07	\$410,000	2494	0	8	2006	3	4501	N	N	3271 S 280TH PL
009	327591	0110	8/20/07	\$404,000	2494	0	8	2006	3	4785	N	N	3305 S 280TH PL
009	327591	0170	1/4/07	\$519,500	2557	1141	8	2006	3	5238	N	N	28011 33RD AVE S
009	342204	9251	9/12/05	\$484,000	2740	370	8	1982	3	37026	Y	N	4214 S 284TH ST
009	796790	0110	5/19/05	\$347,000	2850	0	8	1989	3	9000	N	N	27924 36TH AVE S
009	796790	0180	11/1/06	\$525,000	2860	0	8	1990	3	9500	N	N	27831 37TH AVE S
009	796765	0170	3/14/05	\$408,000	2940	0	8	2001	3	22173	N	N	28005 39TH AVE S
009	951093	0230	8/2/05	\$464,950	1550	970	9	2000	3	8333	Y	N	5313 S 283RD PL
009	342204	9011	1/27/05	\$331,000	1620	1450	9	1984	3	21962	N	N	4127 S 280TH ST
009	951112	0120	9/29/05	\$493,597	1899	1309	9	2005	3	7271	Y	N	28413 54TH AVE S
009	951112	0130	9/16/05	\$481,900	1899	1309	9	2005	3	8240	N	N	28405 54TH AVE S
009	796760	0084	12/14/06	\$490,000	1940	0	9	1998	3	11202	N	N	3409 S 280TH ST
009	796775	0040	10/3/05	\$510,000	1950	750	9	1988	3	17532	N	N	27520 46TH AVE S
009	951096	0050	4/6/06	\$595,000	2080	1140	9	2003	3	7291	Y	N	28312 52ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	951093	0310	8/15/06	\$500,000	2170	0	9	2001	3	6925	Y	N	5118 S 283RD PL
009	330403	0020	9/8/06	\$652,900	2190	1240	9	2006	3	7202	Y	N	28420 53RD AVE S
009	330403	0040	10/30/06	\$674,900	2210	1230	9	2006	3	7644	Y	N	28436 53RD AVE S
009	330403	0060	4/5/07	\$689,000	2210	1230	9	2006	3	8537	Y	N	28514 53RD AVE S
009	330403	0010	8/21/06	\$678,100	2210	1230	9	2006	3	7930	Y	N	28410 53RD AVE S
009	735100	0080	8/17/05	\$345,000	2240	370	9	1984	3	12575	N	N	27835 38TH PL S
009	951093	0260	7/20/07	\$525,000	2300	0	9	2000	3	8263	N	N	5331 S 283RD PL
009	951093	0260	3/14/05	\$409,950	2300	0	9	2000	3	8263	N	N	5331 S 283RD PL
009	330403	0080	7/2/07	\$740,105	2374	1130	9	2007	3	9455	Y	N	28530 53RD AVE S
009	951096	0150	5/22/07	\$522,000	2380	0	9	2003	3	7634	N	N	28204 52ND AVE S
009	951093	0040	6/7/05	\$449,500	2380	0	9	2004	3	7908	N	N	28328 54TH AVE S
009	330403	0200	6/9/06	\$542,700	2380	0	9	2006	3	7955	N	N	28641 53RD AVE S
009	330403	0250	2/27/06	\$535,900	2380	0	9	2006	3	7759	N	N	5239 S 286TH ST
009	330403	0160	12/27/06	\$519,000	2380	0	9	2006	3	7615	N	N	28661 53RD AVE S
009	951112	0030	10/12/05	\$449,500	2432	0	9	2005	3	6591	N	N	28458 54TH AVE S
009	951112	0050	8/8/05	\$451,900	2432	0	9	2005	3	9391	Y	N	28461 54TH AVE S
009	951096	0610	7/12/05	\$489,000	2440	0	9	2002	3	10987	N	N	5143 S 284TH PL
009	259565	0720	7/26/05	\$510,000	2470	0	9	1994	3	32386	N	N	27821 52ND AVE S
009	342204	9068	1/18/05	\$700,000	2530	1820	9	1994	3	72309	Y	Y	3509 S 272ND ST
009	951093	0380	7/18/05	\$511,000	2540	0	9	2001	3	8046	N	N	4912 S 283RD PL
009	330403	0110	8/17/06	\$593,825	2630	0	9	2006	3	6873	N	N	28624 53RD AVE S
009	951093	0480	8/30/07	\$560,000	2650	0	9	2001	3	9050	N	N	4903 S 283RD PL
009	951093	0030	4/2/07	\$545,000	2650	0	9	2000	3	7833	N	N	28336 54TH AVE S
009	951112	0110	4/18/06	\$499,500	2650	0	9	2006	3	8949	Y	N	28421 54TH AVE S
009	330403	0320	2/5/07	\$624,000	2650	0	9	2006	3	9356	N	N	28537 53RD AVE S
009	330403	0210	1/17/07	\$610,000	2650	0	9	2006	3	7932	N	N	28629 53RD AVE S
009	330403	0140	5/4/06	\$586,248	2650	0	9	2006	3	8685	N	N	28650 53RD AVE S
009	330403	0190	5/4/06	\$579,140	2650	0	9	2006	3	9248	N	N	28649 53RD AVE S
009	951096	0190	1/30/07	\$545,000	2660	0	9	2003	3	7947	N	N	28203 52ND AVE S
009	951096	0400	2/8/06	\$530,000	2660	0	9	2003	3	12288	N	N	5106 S 282ND WAY
009	330403	0170	11/15/06	\$521,000	2660	0	9	2006	3	9550	N	N	28657 53RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	951112	0010	4/6/06	\$494,580	2670	0	9	2006	3	4463	Y	N	28446 54TH AVE S
009	330403	0230	6/28/06	\$578,615	2670	0	9	2006	3	7254	N	N	28617 53RD AVE S
009	342204	9234	9/28/05	\$480,000	2685	0	9	2002	3	14810	N	N	27806 46TH AVE S
009	951112	0080	9/7/05	\$505,000	2720	0	9	2005	3	8762	Y	N	28445 54TH AVE S
009	330403	0120	8/14/06	\$587,000	2720	0	9	2006	3	7273	N	N	28632 53RD AVE S
009	951093	0170	8/21/07	\$609,950	2730	0	9	2000	3	9385	N	N	5332 S 283RD PL
009	951093	0170	5/16/06	\$555,000	2730	0	9	2000	3	9385	N	N	5332 S 283RD PL
009	951093	0140	2/22/06	\$537,000	2730	0	9	2001	3	7951	N	N	28223 54TH AVE S
009	951096	0140	12/6/06	\$525,000	2730	0	9	2003	3	7534	N	N	28212 52ND AVE S
009	951093	0120	3/14/05	\$409,000	2732	0	9	2001	3	7928	Y	N	28207 54TH AVE S
009	951093	0250	5/24/07	\$557,500	2780	0	9	2000	3	8574	N	N	5325 S 283RD PL
009	330403	0330	6/18/07	\$587,400	2780	0	9	2007	3	6093	N	N	28435 53RD AVE S
009	259565	0680	8/29/06	\$688,700	2790	0	9	1993	3	33482	N	N	5228 S 279TH ST
009	259565	0710	11/27/06	\$615,800	2790	0	9	1994	3	32075	N	N	5208 S 279TH ST
009	330403	0030	5/10/06	\$629,000	2820	0	9	2006	3	6070	Y	N	28428 53RD AVE S
009	330403	0370	12/27/06	\$638,500	2830	840	9	2006	3	5719	Y	N	28403 53RD AVE S
009	342204	9281	5/25/05	\$425,000	2840	0	9	2004	3	11800	N	N	3839 S 272ND ST
009	259565	0670	6/29/06	\$659,950	2850	0	9	1993	3	37481	N	N	5235 S 279TH ST
009	951112	0100	8/23/05	\$532,500	2896	0	9	2005	3	8603	Y	N	28429 54TH AVE S
009	330403	0270	8/27/07	\$610,000	2900	0	9	2007	3	7177	N	N	5225 SE 286TH CT
009	951112	0070	10/20/06	\$501,000	2912	0	9	2005	3	7506	N	N	28453 54TH AVE S
009	951112	0020	1/3/06	\$453,640	2912	0	9	2005	3	4171	N	N	28453 54TH AVE S
009	951096	0390	4/19/07	\$595,500	2940	0	9	2003	3	9901	N	N	5112 S 282ND WAY
009	342204	9221	11/6/07	\$549,000	2940	0	9	2007	3	22860	N	N	27824 32ND PL S
009	330403	0220	1/23/06	\$593,628	2940	0	9	2006	3	9172	N	N	28621 53RD AVE S
009	330403	0050	8/9/06	\$699,850	2941	1100	9	2006	3	7290	Y	N	28506 53RD AVE S
009	330403	0090	4/3/07	\$746,900	2990	1060	9	2007	3	9404	Y	N	28536 53RD AVE S
009	951112	0040	6/22/05	\$469,300	3000	0	9	2005	3	8932	Y	N	28462 54TH AVE S
009	951112	0090	7/20/05	\$512,500	3001	0	9	2005	3	9293	Y	N	28437 54TH AVE S
009	951112	0060	9/26/05	\$482,802	3020	0	9	2005	3	12784	Y	N	28457 54TH AVE S
009	796775	0130	12/8/06	\$537,000	3030	0	9	1994	3	15698	N	N	27502 46TH CT S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
009	330403	0310	6/14/06	\$622,763	3050	0	9	2006	3	9160	N	N	5238 S 286TH ST
009	330403	0130	4/11/06	\$589,900	3050	0	9	2006	3	6699	N	N	28642 53RD AVE S
009	330403	0240	4/3/06	\$549,500	3050	0	9	2006	3	8665	N	N	28613 53RD AVE S
009	330403	0180	5/25/06	\$554,900	3060	0	9	2006	3	7675	N	N	28653 53RD AVE S
009	330403	0300	1/30/07	\$641,868	3090	0	9	2006	3	8612	N	N	5230 SE 289TH CT
009	330403	0150	6/28/07	\$579,500	3160	0	9	2007	3	7992	N	N	28664 53RD AVE S
009	951096	0030	9/29/06	\$590,000	3220	0	9	2002	3	8290	Y	N	5221 S 283RD ST
009	342204	9229	6/23/06	\$580,000	3280	0	9	1986	3	21344	N	N	4825 S 273RD PL
009	796795	0070	2/21/07	\$758,000	2130	1580	10	2006	3	14653	N	N	27868 53RD PL S
009	796795	0040	6/28/06	\$728,000	2130	1580	10	2005	3	15935	N	N	27850 53RD PL S
009	342204	9231	9/5/06	\$575,000	2580	0	10	1988	3	21344	N	N	27228 48TH AVE S
009	342204	9090	6/21/07	\$928,000	2590	1220	10	1987	3	19552	Y	Y	3228 S 276TH ST
009	796795	0090	7/7/06	\$753,000	3053	1596	10	2005	3	13596	N	N	27880 53RD PL S
009	796795	0020	11/19/07	\$700,000	3250	0	10	2007	3	17913	Y	N	27842 53RD PL S
009	796795	0010	5/5/06	\$744,000	3365	0	10	2005	3	19724	Y	N	27836 53RD PL S
009	796795	0030	4/20/06	\$728,000	3674	0	10	2005	3	15422	N	N	27846 53RD PL S
009	796795	0060	5/1/06	\$732,000	3835	0	10	2005	3	16080	N	N	27862 53RD PL S
009	796795	0080	12/14/06	\$776,000	3835	1672	10	2006	3	13418	N	N	27874 53RD PL S
009	796795	0050	11/1/06	\$782,000	4277	1780	10	2006	3	17614	N	N	27856 53RD PL S
010	092104	9009	7/10/06	\$250,000	720	0	5	1963	3	93654	N	N	31016 28TH AVE S
010	053700	0640	9/12/07	\$219,950	800	0	5	1945	3	7200	N	N	2044 S 312TH ST
010	720480	0040	4/25/06	\$323,000	870	0	5	1932	3	176418	N	N	2647 S STAR LAKE RD
010	092104	9067	4/4/05	\$193,500	700	420	6	1940	3	9583	N	N	2519 S 304TH ST
010	042104	9232	7/27/06	\$155,000	790	0	6	1955	3	11761	N	N	30036 MILITARY RD S
010	768380	0071	5/11/05	\$164,000	840	0	6	1947	3	7350	N	N	2250 S 298TH ST
010	053700	0315	7/30/07	\$394,000	850	340	6	1941	4	12833	Y	Y	2018 S 308TH ST
010	053700	0240	4/1/05	\$275,000	950	670	6	1934	4	9020	Y	Y	2210 S 308TH ST
010	422231	0090	11/27/06	\$229,000	960	0	6	1970	4	7600	N	N	28224 20TH AVE S
010	422231	0090	3/8/05	\$209,000	960	0	6	1970	4	7600	N	N	28224 20TH AVE S
010	367440	0055	2/22/07	\$215,000	1000	0	6	1952	3	6660	N	N	29633 18TH AVE S
010	367440	0055	10/27/05	\$170,000	1000	0	6	1952	3	6660	N	N	29633 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	042104	9197	6/30/05	\$210,000	1010	0	6	1965	4	9470	N	N	29216 18TH AVE S
010	092104	9261	6/21/06	\$280,000	1040	0	6	1974	4	20037	N	N	30511 MILITARY RD S
010	785360	0122	1/9/07	\$245,000	1050	0	6	1943	3	15181	N	N	30802 18TH AVE S
010	053700	0205	6/4/07	\$450,000	1070	0	6	1935	5	8733	Y	Y	2226 S 308TH ST
010	422231	0070	2/24/05	\$203,000	1120	0	6	1970	4	7622	N	N	28236 20TH AVE S
010	053700	0580	5/10/07	\$330,000	1130	0	6	1948	4	33376	N	N	31029 22ND AVE S
010	546280	0015	12/6/06	\$268,000	1140	0	6	1957	4	8645	N	N	28830 18TH AVE S
010	546280	0015	8/2/05	\$199,900	1140	0	6	1957	4	8645	N	N	28830 18TH AVE S
010	042104	9256	3/23/06	\$230,000	1200	0	6	1983	3	8712	N	N	2306 S 304TH ST
010	785360	0018	2/22/07	\$295,000	1207	0	6	2006	3	7500	N	N	30831 20TH AVE S
010	746690	0100	7/13/05	\$221,000	1250	0	6	1961	3	9480	N	N	28449 26TH AVE S
010	053700	0655	9/18/07	\$266,650	1420	0	6	1969	4	14328	N	N	31046 22ND AVE S
010	332204	9160	9/19/05	\$270,000	1560	0	6	1963	4	29185	N	N	2910 S 288TH ST
010	042104	9128	9/7/05	\$279,950	1620	0	6	1977	3	14810	N	N	29215 MILITARY RD S
010	092104	9170	11/3/06	\$297,000	1670	0	6	1957	3	10725	N	N	31014 28TH AVE S
010	422231	0010	7/19/06	\$276,000	1730	0	6	1970	4	7350	N	N	2004 S 284TH PL
010	422231	0110	8/10/05	\$250,500	1890	0	6	1971	3	7605	N	N	2019 S 282ND PL
010	053700	0561	3/7/07	\$290,000	2400	0	6	1951	3	12460	N	N	30829 22ND AVE S
010	798310	0020	10/3/06	\$305,000	770	700	7	1969	3	7440	N	N	2023 S 298TH ST
010	422231	0320	5/3/06	\$264,000	790	650	7	1973	4	10420	N	N	2022 S 281ST ST
010	798440	0115	1/24/05	\$195,900	830	340	7	1955	3	11100	N	N	2619 S 310TH ST
010	422230	0020	4/30/07	\$310,000	840	330	7	1969	4	7448	Y	N	2209 S 282ND ST
010	422231	0260	9/12/06	\$310,000	850	820	7	1975	3	7770	N	N	28116 20TH AVE S
010	931510	0040	6/24/05	\$202,050	850	0	7	1967	3	8520	N	N	29617 21ST AVE S
010	422250	0270	11/14/06	\$333,000	860	860	7	1963	4	7260	N	N	28849 23RD PL S
010	422250	0370	9/21/05	\$252,000	860	860	7	1963	3	7350	N	N	28844 23RD PL S
010	422250	0060	2/27/06	\$245,900	860	600	7	1964	3	7350	N	N	28815 23RD AVE S
010	422231	0460	11/29/05	\$275,000	870	840	7	1975	4	7980	N	N	2008 S 280TH PL
010	422231	0460	8/25/07	\$271,000	870	840	7	1975	4	7980	N	N	2008 S 280TH PL
010	798380	0040	8/1/05	\$259,500	890	450	7	1985	3	8952	N	N	30120 29TH AVE S
010	422220	0040	2/10/05	\$199,950	950	0	7	1968	3	7526	N	N	2201 S 284TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	798380	0010	3/9/07	\$257,500	970	0	7	1985	4	8226	N	N	30138 29TH AVE S
010	422200	0150	7/9/07	\$293,500	980	0	7	1967	4	7848	N	N	28615 21ST AVE S
010	042104	9161	5/21/07	\$285,000	980	720	7	1962	4	19602	N	N	30230 23RD AVE S
010	027120	0210	3/1/07	\$281,250	990	0	7	1968	3	7410	N	N	2313 S 286TH ST
010	798290	0300	5/17/05	\$236,000	1000	0	7	1968	3	7623	N	N	2016 S 301ST PL
010	798300	0170	3/14/06	\$236,950	1000	0	7	1968	3	7194	N	N	2024 S 301ST ST
010	746690	0160	6/2/05	\$221,350	1000	0	7	1962	4	10260	N	N	28405 26TH AVE S
010	365500	0240	2/28/07	\$298,650	1010	400	7	1968	3	7000	N	N	30222 25TH PL S
010	365500	0310	8/25/05	\$295,000	1010	510	7	1968	3	8400	N	N	30213 26TH PL S
010	422250	0010	7/11/06	\$288,750	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
010	422250	0070	6/5/06	\$280,000	1010	1000	7	1964	3	7350	N	N	28833 23RD AVE S
010	422250	0160	8/18/06	\$237,500	1010	670	7	1965	2	7260	N	N	29002 23RD AVE S
010	422250	0170	7/6/06	\$267,800	1010	600	7	1963	4	7260	N	N	28852 23RD AVE S
010	422250	0280	12/5/06	\$280,000	1010	700	7	1963	4	7260	N	N	28855 23RD PL S
010	365500	0130	1/28/05	\$238,000	1010	510	7	1968	3	7210	N	N	2514 S 302ND PL
010	422250	0420	12/21/05	\$242,000	1010	600	7	1963	3	7350	N	N	28810 23RD PL S
010	422250	0010	6/15/05	\$225,000	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
010	332204	9122	6/2/05	\$259,950	1020	500	7	1957	4	19166	N	N	2312 S 288TH ST
010	672050	0020	6/2/05	\$207,000	1020	0	7	1966	3	8100	N	N	29434 18TH AVE S
010	751180	0015	1/6/05	\$199,000	1020	0	7	1975	3	8432	N	N	29649 21ST PL S
010	746690	0450	4/27/06	\$245,000	1030	0	7	1962	4	10370	N	N	28708 26TH AVE S
010	422230	0190	8/7/07	\$328,500	1040	600	7	1977	3	7488	Y	N	28015 22ND AVE S
010	422220	0130	11/15/07	\$295,000	1040	600	7	1968	3	7526	N	N	2317 S 284TH PL
010	422220	0250	1/16/07	\$300,000	1040	580	7	1967	4	7210	N	N	2224 S 284TH PL
010	053700	0615	6/20/06	\$253,200	1040	0	7	1980	3	8906	N	N	30824 20TH AVE S
010	231240	0260	3/13/06	\$275,000	1040	740	7	1983	3	9375	N	N	2516 S 284TH ST
010	304020	0112	3/4/05	\$227,000	1040	0	7	1995	3	8509	N	N	29316 18TH AVE S
010	422220	0210	8/29/05	\$218,000	1040	540	7	1967	3	8000	N	N	2306 S 284TH PL
010	422293	0020	9/25/06	\$258,950	1050	450	7	1977	3	10726	N	N	29237 20TH WAY S
010	422230	0050	5/16/07	\$256,500	1050	140	7	1969	3	10595	Y	N	2214 S 282ND ST
010	042104	9120	8/29/05	\$170,000	1050	0	7	1959	3	8500	N	N	2672 S 298TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	422270	0340	2/22/07	\$349,990	1060	500	7	1964	3	7500	N	N	28840 22ND AVE S
010	367430	0050	3/29/05	\$254,000	1060	600	7	1970	4	7128	Y	N	1955 S 299TH PL
010	053700	0569	1/16/07	\$275,000	1070	600	7	1975	2	16752	N	N	30859 22ND AVE S
010	042104	9262	5/2/07	\$312,500	1070	270	7	1983	3	10326	N	N	2012 S 304TH ST
010	422250	0330	4/26/06	\$306,950	1070	700	7	1963	3	7350	N	N	29020 23RD PL S
010	798380	0030	7/27/05	\$260,000	1070	270	7	1985	3	8174	N	N	30126 29TH AVE S
010	798380	0030	10/26/07	\$242,358	1070	270	7	1985	3	8174	N	N	30126 29TH AVE S
010	053700	0346	8/29/06	\$290,000	1080	450	7	1963	3	8900	N	N	30816 20TH AVE S
010	053700	0470	6/12/07	\$285,000	1080	500	7	1976	3	8633	N	N	2231 S 308TH ST
010	757560	0560	9/25/07	\$260,000	1080	0	7	1986	3	7287	N	N	2648 S 276TH ST
010	422270	0300	11/19/07	\$280,000	1080	1080	7	1964	3	8824	N	N	28856 22ND AVE S
010	422260	0070	10/26/05	\$275,000	1080	880	7	1964	4	8750	N	N	2333 S 292ND ST
010	053700	0346	12/28/05	\$244,900	1080	450	7	1963	3	8900	N	N	30816 20TH AVE S
010	304020	0180	6/26/07	\$345,000	1090	0	7	1955	3	32165	N	N	1846 S 296TH ST
010	042104	9092	11/6/07	\$275,000	1090	0	7	1963	3	17859	N	N	2329 S 302ND ST
010	798380	0160	12/15/06	\$312,950	1090	460	7	1981	3	8384	N	N	2806 S 303RD ST
010	027120	0120	11/21/06	\$294,950	1090	460	7	1969	3	7370	N	N	2236 S 287TH ST
010	422230	0010	4/14/05	\$293,000	1090	860	7	1968	4	9450	N	N	2203 S 282ND ST
010	798440	0005	3/18/05	\$248,000	1090	490	7	1954	4	12384	N	N	2640 S 309TH ST
010	422270	0190	2/7/05	\$235,000	1090	400	7	1967	4	7402	N	N	2219 S 291ST ST
010	730320	0050	3/16/07	\$279,000	1100	0	7	1979	3	7644	N	N	28409 29TH PL S
010	422290	0040	8/22/07	\$262,750	1100	0	7	1968	3	7225	N	N	2228 S 292ND ST
010	768380	0211	5/25/07	\$254,950	1100	0	7	1959	4	7200	N	N	2241 S 298TH ST
010	768380	0211	3/5/07	\$247,300	1100	0	7	1959	4	7200	N	N	2241 S 298TH ST
010	092104	9314	5/5/05	\$237,650	1110	0	7	1954	4	14960	N	N	2833 S 308TH LN
010	798380	0020	3/3/06	\$293,500	1110	460	7	1985	3	7798	N	N	30132 29TH AVE S
010	768220	0320	8/4/06	\$285,000	1110	500	7	1965	4	7575	N	N	29832 26TH AVE S
010	798290	0240	4/3/07	\$267,000	1120	0	7	1968	3	7668	N	N	2023 S 301ST PL
010	422260	0180	4/11/06	\$285,000	1120	550	7	1964	3	7722	N	N	2310 S 292ND ST
010	730320	0040	7/20/06	\$320,000	1130	500	7	1979	3	8466	N	N	28401 29TH PL S
010	367440	0200	12/9/05	\$210,000	1130	0	7	1959	2	11880	N	N	29663 20TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	546280	0056	7/26/07	\$239,950	1140	0	7	1956	3	8554	N	N	29047 18TH AVE S
010	546280	0086	4/12/06	\$236,000	1140	0	7	1957	3	9000	N	N	28847 18TH AVE S
010	422292	0070	3/13/07	\$305,000	1140	530	7	1973	4	13967	N	N	2351 S 292ND ST
010	746690	0170	6/3/05	\$237,000	1140	0	7	1962	3	9525	N	N	28404 26TH AVE S
010	422231	0290	2/22/05	\$255,000	1140	770	7	1973	4	7826	N	N	2017 S 281ST ST
010	422210	0330	3/11/05	\$240,000	1140	460	7	1967	3	9010	N	N	2147 S 285TH ST
010	422260	0140	7/13/05	\$250,000	1140	1000	7	1964	3	7350	N	N	29126 23RD PL S
010	231240	0200	7/19/07	\$315,000	1150	360	7	1990	3	10875	N	N	28216 MILITARY RD S
010	092104	9251	5/22/06	\$255,000	1150	0	7	1954	3	42488	N	N	30802 28TH AVE S
010	422231	0530	12/15/06	\$304,950	1160	440	7	1976	3	7936	N	N	28101 20TH AVE S
010	798380	0270	7/11/06	\$300,000	1160	290	7	1985	3	10031	N	N	30308 29TH CT S
010	931510	0180	4/11/06	\$263,000	1160	0	7	1967	3	7194	N	N	2042 S 298TH ST
010	768380	0142	7/5/06	\$250,000	1160	0	7	1959	3	9520	N	N	29624 20TH AVE S
010	422231	0420	6/8/06	\$288,000	1160	530	7	1973	4	6720	N	N	2032 S 280TH PL
010	422231	0180	9/20/07	\$278,000	1160	450	7	1974	3	7220	N	N	28202 20TH AVE S
010	798310	0030	7/10/06	\$307,500	1170	700	7	1969	3	7440	N	N	2031 S 298TH ST
010	053700	0565	10/7/06	\$249,978	1170	0	7	1966	3	7303	N	N	30831 22ND AVE S
010	053700	0602	1/24/07	\$250,000	1170	0	7	1966	4	8393	N	N	2012 S 310TH ST
010	053700	0617	11/9/06	\$245,000	1170	0	7	1959	4	10778	N	N	30822 20TH AVE S
010	053700	0652	7/8/05	\$231,500	1170	0	7	1960	4	7200	N	N	31054 22ND AVE S
010	730320	0270	8/24/05	\$285,000	1180	820	7	1980	3	6491	N	N	2815 S 285TH PL
010	610110	0020	5/4/05	\$242,000	1180	580	7	1964	3	9750	N	N	2516 S 286TH ST
010	768220	0110	1/7/05	\$230,000	1180	500	7	1966	4	7200	N	N	29838 24TH PL S
010	798510	0150	11/8/06	\$329,900	1190	340	7	1988	3	6605	N	N	30309 24TH PL S
010	332204	9206	10/19/06	\$299,950	1190	530	7	1979	3	7840	N	N	28427 OLD MILITARY RD
010	931510	0080	1/29/07	\$273,000	1190	0	7	1967	3	8400	N	N	29637 21ST AVE S
010	757562	0660	3/7/07	\$334,950	1190	360	7	1987	3	8050	Y	N	27908 21ST AVE S
010	757561	0730	3/13/06	\$271,500	1190	0	7	1986	3	6045	N	N	27750 25TH DR S
010	941480	0040	10/18/05	\$284,500	1190	350	7	1980	3	9660	N	N	29706 24TH AVE S
010	768380	0214	10/26/06	\$280,000	1190	400	7	1962	4	10200	N	N	29818 23RD AVE S
010	798380	0150	12/28/06	\$257,000	1190	540	7	1981	3	9034	N	N	2816 S 303RD ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	785360	0097	8/29/05	\$203,500	1190	0	7	1956	3	9800	N	N	1818 S 310TH ST
010	660300	0050	4/13/06	\$251,000	1200	0	7	1967	4	8976	N	N	29622 21ST PL S
010	422210	0200	6/1/06	\$245,000	1200	0	7	1967	4	8436	N	N	2100 S 285TH ST
010	422210	0010	8/8/05	\$224,000	1200	0	7	1967	3	9120	N	N	2111 S 286TH ST
010	660250	0020	3/20/07	\$299,900	1210	560	7	1962	3	12600	N	N	29811 MILITARY RD
010	365500	0200	2/14/06	\$244,000	1210	0	7	1968	3	7200	N	N	30229 25TH PL S
010	422293	0060	4/20/05	\$227,500	1210	500	7	1977	3	12859	N	N	29261 20TH WAY S
010	422220	0510	9/4/07	\$269,950	1220	0	7	1968	3	7420	N	N	28313 22ND AVE S
010	422210	0230	7/12/06	\$274,950	1220	0	7	1967	4	8140	N	N	2010 S 285TH ST
010	798310	0040	12/8/05	\$250,000	1220	0	7	1969	3	8400	N	N	2041 S 298TH ST
010	798380	0050	10/12/05	\$242,939	1220	0	7	1985	3	11555	N	N	2803 S 301ST ST
010	422220	0370	6/1/05	\$270,000	1220	1090	7	1968	4	9040	N	N	2216 S 284TH ST
010	422200	0220	8/5/05	\$227,500	1220	0	7	1967	3	8136	N	N	28532 20TH AVE S
010	422220	0530	9/28/05	\$227,000	1220	0	7	1968	4	7350	N	N	28401 22ND AVE S
010	422220	0460	7/1/05	\$265,400	1220	800	7	1968	3	7544	N	N	2210 S 283RD ST
010	027120	0260	3/13/07	\$292,300	1230	0	7	1968	3	10440	N	N	28501 24TH AVE S
010	422231	0510	3/9/07	\$286,000	1230	450	7	1976	4	10728	N	N	28015 20TH AVE S
010	730320	0230	2/25/07	\$337,000	1240	530	7	1980	3	8000	N	N	2806 S 285TH PL
010	730320	0200	4/2/06	\$330,000	1240	810	7	1980	3	7208	N	N	2822 S 285TH PL
010	768220	0290	5/10/07	\$314,000	1240	650	7	1966	3	8000	N	N	29914 26TH AVE S
010	422210	0310	11/7/05	\$325,000	1240	570	7	1967	4	8436	N	N	2133 S 285TH ST
010	798380	0280	4/21/06	\$260,000	1240	0	7	1981	3	8691	N	N	30304 29TH CT S
010	798440	0150	6/21/05	\$253,750	1240	340	7	1955	3	7147	N	N	31105 28TH AVE S
010	768220	0290	11/1/05	\$231,950	1240	650	7	1966	3	8000	N	N	29914 26TH AVE S
010	365500	0030	11/15/05	\$299,950	1248	880	7	2005	3	8400	N	N	30236 26TH PL S
010	422270	0040	8/1/07	\$317,000	1250	1180	7	1964	3	7521	N	N	28855 22ND AVE S
010	768220	0040	11/2/06	\$322,000	1250	680	7	1966	3	10816	N	N	29829 24TH PL S
010	367440	0230	4/18/06	\$255,500	1250	0	7	1956	4	18540	N	N	1913 S 296TH ST
010	367440	0222	3/28/06	\$273,150	1250	650	7	1972	3	7208	N	N	29619 20TH AVE S
010	798310	0190	6/23/05	\$229,950	1250	0	7	1969	3	7440	N	N	2022 S 300TH ST
010	422220	0470	5/4/06	\$279,000	1260	0	7	1968	3	8500	N	N	2204 S 283RD ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	422220	0450	2/8/07	\$258,500	1260	0	7	1968	3	9310	N	N	2214 S 283RD ST
010	798290	0190	9/5/06	\$299,000	1260	690	7	1969	3	8260	N	N	30209 21ST AVE S
010	422300	0280	6/8/05	\$263,550	1260	280	7	1966	3	7200	N	N	1929 S 289TH ST
010	422300	0140	7/20/05	\$263,000	1260	300	7	1966	4	9635	N	N	29215 20TH AVE S
010	422200	0340	5/20/05	\$209,000	1260	0	7	1966	3	7920	N	N	28531 20TH AVE S
010	768380	0200	11/22/06	\$330,000	1270	0	7	1947	3	32175	N	N	2223 S 298TH ST
010	422280	0010	2/27/06	\$268,000	1270	300	7	1966	3	7414	N	N	28805 21ST AVE S
010	053700	0603	3/8/07	\$275,000	1270	0	7	1994	3	8393	N	N	2020 S 310TH ST
010	422260	0020	11/15/05	\$288,400	1270	480	7	1964	4	7752	N	N	29115 23RD AVE S
010	422220	0290	8/7/06	\$270,000	1280	0	7	1968	3	7650	N	N	28414 22ND AVE S
010	751180	0050	9/29/06	\$248,000	1280	0	7	1963	3	10608	N	N	29621 21ST PL S
010	798300	0080	3/29/05	\$216,500	1280	0	7	1968	3	7848	N	N	2041 S 301ST ST
010	422280	0180	6/1/07	\$310,000	1290	0	7	1965	4	8181	N	N	29209 20TH AVE S
010	422300	0290	4/18/07	\$292,500	1290	0	7	1966	4	8725	N	N	1928 S 289TH ST
010	730320	0090	11/16/06	\$278,050	1290	0	7	1979	3	7200	N	N	2808 S 284TH PL
010	422280	0150	5/23/07	\$303,000	1290	840	7	1966	4	8697	N	N	28917 20TH AVE S
010	422280	0280	5/22/06	\$275,000	1290	0	7	1966	4	8098	N	N	28906 20TH AVE S
010	730320	0100	3/2/07	\$264,900	1290	0	7	1979	3	7216	N	N	2804 S 284TH PL
010	422230	0130	7/25/05	\$325,000	1290	340	7	1988	3	8984	Y	N	28002 22ND AVE S
010	768220	0080	9/26/06	\$305,000	1290	400	7	1967	3	8050	N	N	29855 24TH PL S
010	768220	0340	4/27/06	\$301,000	1290	670	7	1965	4	9890	N	N	29824 25TH PL S
010	422280	0310	5/1/06	\$260,000	1290	0	7	1966	4	8064	N	N	28832 21ST AVE S
010	768220	0340	8/30/07	\$291,000	1290	670	7	1965	4	9890	N	N	29824 25TH PL S
010	422280	0050	6/7/05	\$225,000	1290	0	7	1966	3	9273	N	N	28833 21ST AVE S
010	422210	0260	6/28/06	\$269,950	1300	0	7	1967	4	8436	N	N	2027 S 285TH ST
010	422200	0300	10/31/06	\$248,000	1300	0	7	1966	3	7920	N	N	28503 20TH AVE S
010	660300	0060	4/20/06	\$249,500	1300	0	7	1967	4	8976	N	N	29618 21ST PL S
010	422200	0310	4/27/05	\$239,700	1300	0	7	1966	3	7920	N	N	28509 20TH AVE S
010	746690	0180	8/15/05	\$237,000	1300	0	7	1962	4	9600	N	N	28412 26TH AVE S
010	746690	0150	12/29/05	\$231,235	1300	0	7	1962	4	9424	N	N	28411 26TH AVE S
010	422220	0150	6/5/06	\$259,500	1310	0	7	1968	3	7526	N	N	2333 S 284TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	422260	0200	10/25/05	\$297,000	1310	600	7	1964	4	7260	N	N	29110 23RD AVE S
010	798510	0090	5/18/05	\$266,000	1310	580	7	1988	3	7981	N	N	30316 24TH PL S
010	399900	0160	8/24/06	\$266,950	1320	0	7	1954	3	7666	N	N	2806 S 288TH ST
010	785360	0121	3/21/05	\$223,000	1320	0	7	1942	3	7603	N	N	1819 S 308TH ST
010	422270	0230	5/31/05	\$280,000	1320	600	7	1964	3	7570	N	N	2236 S 291ST ST
010	092104	9315	1/31/05	\$192,000	1320	0	7	1956	3	17390	N	N	2839 S 308TH LN
010	365500	0140	7/22/05	\$240,000	1320	0	7	1968	4	7210	N	N	2508 S 302ND PL
010	422270	0060	10/11/05	\$265,000	1330	0	7	1966	4	7251	N	N	28839 22ND AVE S
010	798290	0210	11/22/06	\$300,000	1340	0	7	1968	4	8774	N	N	2045 S 301ST PL
010	768380	0141	2/20/06	\$246,000	1340	0	7	1959	4	10336	N	N	29616 20TH AVE S
010	746690	0280	3/23/06	\$230,000	1340	0	7	1961	4	9682	N	N	28620 26TH AVE S
010	768380	0216	11/27/06	\$290,000	1350	0	7	1962	4	10200	N	N	29844 23RD AVE S
010	768220	0220	10/4/05	\$304,950	1350	1150	7	1966	3	6800	N	N	2424 S 299TH ST
010	053700	0210	6/14/07	\$570,000	1360	540	7	1934	5	8733	Y	Y	2222 S 308TH ST
010	798290	0200	10/19/05	\$249,000	1360	0	7	1968	3	8960	N	N	30203 21ST AVE S
010	231240	0110	5/29/07	\$284,000	1360	0	7	1999	3	9782	N	N	28207 27TH AVE S
010	798290	0340	5/12/05	\$231,000	1360	0	7	1968	4	8988	N	N	30111 21ST AVE S
010	798290	0320	5/4/05	\$227,000	1360	0	7	1968	4	7848	N	N	2032 S 301ST PL
010	798290	0200	1/19/05	\$205,000	1360	0	7	1968	3	8960	N	N	30203 21ST AVE S
010	111700	0080	5/23/07	\$295,000	1370	0	7	1960	3	9990	N	N	28256 27TH AVE S
010	757562	0710	7/6/07	\$340,950	1370	340	7	1988	3	7605	N	N	2123 S 279TH PL
010	422260	0120	5/31/06	\$335,000	1380	640	7	1966	4	7810	N	N	29138 23RD PL S
010	422290	0050	6/22/07	\$295,000	1380	600	7	1968	4	7223	N	N	2220 S 292ND ST
010	422270	0320	9/26/05	\$245,000	1380	0	7	1964	4	7857	N	N	28848 22ND AVE S
010	798510	0120	8/16/06	\$260,000	1390	0	7	1988	3	7650	N	N	30304 24TH PL S
010	746690	0050	3/17/05	\$219,950	1390	0	7	1962	4	9520	N	N	28627 26TH AVE S
010	730320	0250	1/20/05	\$250,000	1390	580	7	1980	3	7210	N	N	2805 S 285TH PL
010	768380	0218	6/8/06	\$260,000	1400	0	7	1962	4	10650	N	N	2326 S 300TH ST
010	746690	0370	3/16/07	\$255,000	1400	0	7	1962	4	9825	N	N	28608 27TH PL S
010	768220	0140	2/3/05	\$234,950	1400	770	7	1966	4	7200	N	N	29818 24TH PL S
010	092104	9245	7/10/07	\$340,000	1410	0	7	1951	4	14798	N	N	31612 28TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	798300	0230	4/13/07	\$304,000	1410	0	7	1969	4	7332	N	N	2025 S 300TH ST
010	757560	0520	2/15/06	\$279,000	1410	0	7	1987	3	6144	N	N	2643 S 276TH ST
010	092104	9245	1/3/06	\$259,000	1410	0	7	1951	4	14798	N	N	31612 28TH AVE S
010	798440	0030	6/3/05	\$259,000	1420	0	7	1957	4	9000	N	N	30903 28TH AVE S
010	356820	0160	6/22/05	\$340,000	1430	370	7	1988	3	11152	N	N	28122 28TH AVE S
010	798290	0130	6/6/06	\$322,000	1430	670	7	1968	4	9380	N	N	30245 21ST AVE S
010	422210	0100	2/8/07	\$300,000	1430	500	7	1967	3	8580	N	N	28514 23RD AVE S
010	422231	0490	5/24/05	\$238,500	1430	0	7	1989	3	19725	N	N	28005 20TH AVE S
010	422270	0170	3/20/06	\$275,000	1440	0	7	1964	3	7919	N	N	2207 S 291ST ST
010	757562	0350	7/28/06	\$303,000	1440	0	7	1990	3	6541	N	N	27803 20TH PL S
010	304020	0110	7/18/05	\$246,000	1440	0	7	1969	3	13109	N	N	29324 18TH AVE S
010	757562	0380	8/31/06	\$292,600	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
010	757562	0390	7/28/06	\$292,500	1450	0	7	1990	3	5000	N	N	27819 20TH PL S
010	757562	0380	7/20/05	\$260,000	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
010	356820	0170	7/25/06	\$339,950	1460	480	7	1988	3	10139	N	N	28114 28TH AVE S
010	422200	0400	4/14/06	\$259,888	1460	0	7	1966	4	8720	N	N	28707 20TH AVE S
010	757562	0300	4/21/05	\$265,000	1460	0	7	1991	3	7493	N	N	27818 20TH PL S
010	356820	0170	3/15/05	\$280,000	1460	480	7	1988	3	10139	N	N	28114 28TH AVE S
010	798380	0060	4/9/07	\$316,000	1470	0	7	1984	3	10530	N	N	2809 S 301ST ST
010	422290	0130	3/9/07	\$220,000	1470	0	7	1968	4	10233	N	N	2011 S 292ND ST
010	367440	0206	9/26/05	\$258,000	1490	0	7	1959	4	9600	N	N	29653 20TH AVE S
010	092104	9260	9/18/07	\$415,000	1500	530	7	1974	4	19166	N	N	30518 28TH AVE S
010	757560	0620	6/2/06	\$310,000	1500	0	7	1988	3	5250	N	N	2624 S 276TH ST
010	422280	0030	9/15/05	\$319,000	1510	300	7	1965	4	7364	N	N	28819 21ST AVE S
010	757562	0370	11/7/05	\$292,000	1510	0	7	1991	3	7216	N	N	27811 20TH PL S
010	757562	0160	7/19/07	\$339,950	1520	0	7	1990	3	7963	N	N	2113 S 277TH PL
010	757560	0690	10/17/06	\$334,450	1520	480	7	1986	3	6036	N	N	27526 26TH AVE S
010	757560	0250	3/10/06	\$290,000	1520	0	7	1988	3	5130	N	N	27609 26TH AVE S
010	356820	0040	11/28/05	\$276,000	1520	0	7	1988	3	9600	N	N	28124 29TH AVE S
010	053700	0552	6/23/05	\$275,500	1520	0	7	1994	3	7393	N	N	31013 24TH CT S
010	042104	9124	1/31/06	\$279,950	1530	0	7	1959	3	17225	N	N	30005 23RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	757560	0050	10/31/05	\$278,000	1530	0	7	1985	3	5312	N	N	27547 25TH DR S
010	768380	0099	10/10/07	\$255,000	1530	0	7	1960	4	9880	N	N	2212 S 298TH ST
010	092104	9211	11/19/07	\$397,950	1540	1120	7	1952	4	9583	N	N	30625 28TH AVE S
010	029450	0200	6/22/05	\$281,190	1540	0	7	1978	3	7210	N	N	28804 28TH PL S
010	798280	0040	4/2/07	\$340,000	1540	0	7	1992	3	7184	N	N	2022 S 302ND PL
010	798280	0060	6/25/07	\$319,900	1540	0	7	1992	3	7056	N	N	2030 S 302ND PL
010	798290	0220	6/26/07	\$314,000	1550	420	7	1968	4	7668	N	N	2037 S 301ST PL
010	757562	0520	3/27/06	\$331,950	1560	0	7	1987	3	6615	Y	N	27901 21ST AVE S
010	757562	0450	1/26/07	\$299,950	1560	0	7	1990	3	5621	N	N	2006 S 279TH PL
010	757562	0420	7/22/05	\$277,500	1560	0	7	1990	3	5000	N	N	27831 20TH PL S
010	757562	0400	6/25/05	\$257,000	1560	0	7	1990	3	5000	N	N	27823 20TH PL S
010	304020	0107	4/26/07	\$319,950	1570	980	7	1968	3	8843	N	N	1825 S 293RD ST
010	422230	0150	5/18/05	\$235,000	1580	0	7	1977	3	7644	Y	N	27938 22ND AVE S
010	111700	0270	4/12/07	\$295,000	1590	0	7	1958	4	14985	N	N	28241 29TH AVE S
010	931510	0090	6/21/07	\$283,000	1610	0	7	1967	3	8000	N	N	29641 21ST AVE S
010	422260	0060	7/14/05	\$285,950	1610	1170	7	1968	4	8749	N	N	2325 S 292ND ST
010	092104	9104	4/7/06	\$490,000	1610	270	7	2007	3	19602	Y	Y	30700 19TH AVE S
010	757561	0760	6/4/07	\$324,950	1620	0	7	1988	3	7772	N	N	27732 25TH DR S
010	757560	0430	12/29/06	\$309,500	1620	0	7	1987	3	5250	N	N	27628 26TH AVE S
010	746690	0070	8/17/06	\$268,000	1620	0	7	1961	4	9520	N	N	28609 26TH AVE S
010	757560	0070	4/12/06	\$294,000	1620	0	7	1987	3	14936	N	N	27555 25TH DR S
010	757562	0290	7/5/05	\$252,000	1620	0	7	1991	3	10626	N	N	27826 20TH PL S
010	757560	0330	9/1/06	\$313,000	1630	0	7	1987	3	6802	N	N	27651 26TH AVE S
010	367440	0131	3/10/05	\$199,950	1630	0	7	1960	4	13875	N	N	29650 18TH AVE S
010	042104	9203	8/4/06	\$351,000	1640	760	7	1967	3	12558	N	N	30232 20TH AVE S
010	757560	0450	3/22/07	\$300,000	1640	0	7	1986	3	5435	N	N	27610 26TH AVE S
010	422300	0250	8/8/05	\$255,000	1640	0	7	1966	4	7200	N	N	1911 S 289TH ST
010	422300	0210	10/4/07	\$302,750	1650	0	7	1966	4	9299	N	N	1921 S 291ST PL
010	027120	0220	3/2/07	\$289,000	1650	0	7	1968	3	6956	N	N	28527 24TH AVE S
010	798290	0260	7/9/07	\$285,000	1650	0	7	1968	3	7980	N	N	2009 S 301ST PL
010	757561	0260	10/19/06	\$324,500	1650	0	7	1990	3	7851	N	N	27705 23RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	757561	0150	3/12/07	\$310,000	1650	0	7	1989	3	8595	N	N	27736 23RD AVE S
010	757561	0150	2/16/06	\$285,000	1650	0	7	1989	3	8595	N	N	27736 23RD AVE S
010	757561	0180	4/20/05	\$255,000	1650	0	7	1989	3	5608	N	N	27724 23RD AVE S
010	757561	0150	4/19/05	\$249,000	1650	0	7	1989	3	8595	N	N	27736 23RD AVE S
010	422280	0085	6/26/06	\$309,950	1670	0	7	1965	3	10657	N	N	28808 20TH PL S
010	422270	0220	9/14/06	\$309,000	1680	0	7	1965	3	7606	N	N	2237 S 291ST ST
010	029450	0060	8/2/05	\$298,700	1680	0	7	1980	3	7200	N	N	29003 28TH PL S
010	746690	0040	12/13/06	\$318,000	1690	0	7	1960	3	9520	N	N	28635 26TH AVE S
010	757560	0440	6/8/06	\$309,950	1690	0	7	1986	3	5875	N	N	27620 26TH AVE S
010	053700	0670	6/30/06	\$299,500	1690	0	7	1994	3	12416	N	N	31102 24TH CT S
010	546280	0070	3/24/05	\$232,000	1690	0	7	1956	3	7500	N	N	29021 18TH AVE S
010	757562	0590	2/12/05	\$260,000	1690	0	7	1989	3	6661	Y	N	27931 21ST AVE S
010	053700	0513	1/5/07	\$337,000	1700	0	7	1993	3	7337	N	N	31012 24TH CT S
010	422210	0020	3/21/06	\$280,000	1700	0	7	1967	3	9120	N	N	2121 S 286TH ST
010	757562	0270	8/18/05	\$366,000	1700	750	7	1987	3	10483	N	N	2036 S 279TH PL
010	757561	0750	3/12/07	\$315,000	1710	0	7	1988	3	5913	N	N	27738 25TH DR S
010	798510	0180	11/30/05	\$309,950	1720	0	7	1988	3	7201	N	N	30323 24TH PL S
010	757560	0040	5/22/06	\$297,000	1720	0	7	1985	3	6264	N	N	27541 25TH DR S
010	746690	0330	10/4/07	\$285,000	1720	0	7	1962	4	9600	N	N	28617 27TH PL S
010	332204	9134	12/28/05	\$265,000	1740	0	7	1960	4	11761	N	N	2622 S 288TH ST
010	757561	0500	9/12/05	\$359,900	1740	840	7	1988	3	5605	Y	N	27929 22ND AVE S
010	757561	0690	1/4/07	\$350,000	1770	0	7	1986	3	5235	N	N	27818 25TH DR S
010	757561	0690	7/6/06	\$329,950	1770	0	7	1986	3	5235	N	N	27818 25TH DR S
010	785360	0060	6/28/06	\$311,000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
010	092104	9184	8/7/06	\$377,500	1800	0	7	1969	3	5200	Y	Y	30445 28TH AVE S
010	053700	0506	9/28/05	\$258,000	1800	0	7	1930	4	16241	N	N	31005 24TH AVE S
010	785360	0060	2/18/05	\$230,000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
010	798280	0050	3/20/06	\$285,000	1800	0	7	1992	3	8290	N	N	2026 S 302ND PL
010	053700	0606	9/19/07	\$241,000	1800	0	7	1958	3	10800	N	N	30846 20TH AVE S
010	757560	0310	1/24/05	\$239,200	1800	0	7	1988	3	5388	N	N	27639 26TH AVE S
010	231240	0230	3/15/05	\$255,500	1810	0	7	1992	3	12000	N	N	28236 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	029450	0110	10/24/06	\$300,000	1840	0	7	1980	3	7200	N	N	29004 28TH PL S
010	757560	0030	7/26/06	\$325,000	1850	0	7	1985	3	5578	N	N	27535 25TH DR S
010	042104	9133	8/24/05	\$287,500	1910	0	7	1959	3	21385	N	N	2209 S 300TH ST
010	798290	0030	5/5/05	\$278,600	1910	0	7	1968	4	7770	N	N	30120 21ST AVE S
010	029450	0080	8/15/06	\$330,000	1940	0	7	1986	3	9350	N	N	2713 S 291ST PL
010	768380	0022	9/21/06	\$370,000	1950	0	7	1950	5	10773	N	N	2628 S 298TH ST
010	092104	9193	3/9/06	\$235,000	1950	0	7	1961	3	7500	N	N	30610 PACIFIC HWY S
010	111700	0110	7/6/05	\$273,000	1950	0	7	1985	3	9990	N	N	28243 28TH AVE S
010	231240	0190	10/19/06	\$345,000	1960	0	7	2001	3	10125	N	N	28208 MILITARY RD S
010	042104	9208	9/5/07	\$339,000	1968	0	7	1967	3	9583	N	N	29225 18TH AVE S
010	304020	0086	7/19/06	\$319,950	2000	0	7	1976	3	9339	N	N	29351 18TH AVE S
010	365500	0010	11/21/05	\$317,000	2000	0	7	2005	3	7800	N	N	30248 26TH PL S
010	422200	0330	1/13/05	\$255,470	2015	0	7	1966	4	7920	N	N	28525 20TH AVE S
010	785360	0101	6/11/07	\$335,000	2016	0	7	2000	3	10000	N	N	1830 S 310TH ST
010	552900	0120	9/23/05	\$299,950	2080	0	7	1968	3	7333	N	N	28600 25TH PL S
010	422300	0090	3/7/05	\$240,000	2160	0	7	1966	3	9240	N	N	29021 19TH AVE S
010	029450	0150	8/15/06	\$329,000	2290	0	7	1979	3	8892	N	N	28902 28TH PL S
010	029450	0010	5/2/07	\$315,000	2290	0	7	1979	3	6675	N	N	28825 28TH PL S
010	768380	0140	5/24/06	\$345,000	2400	0	7	1976	3	10200	N	N	29654 20TH AVE S
010	746690	0290	7/30/07	\$299,950	2510	0	7	1961	4	9396	N	N	28630 26TH AVE S
010	552900	0150	10/10/06	\$388,000	3050	0	7	1968	3	7200	N	N	28618 25TH PL S
010	798500	0320	9/7/05	\$249,950	1110	500	8	1967	4	9000	N	N	2655 S 300TH ST
010	798490	0150	7/28/06	\$353,500	1220	1220	8	1966	3	8400	N	N	30101 27TH AVE S
010	798490	0150	8/2/05	\$261,000	1220	1220	8	1966	3	8400	N	N	30101 27TH AVE S
010	720440	0040	11/21/06	\$437,000	1250	950	8	2000	3	14649	N	N	27630 21ST PL S
010	798490	0180	8/14/07	\$285,000	1290	0	8	1966	4	8284	N	N	2712 S 301ST ST
010	231240	0210	10/24/06	\$320,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
010	798490	0200	3/13/07	\$289,950	1330	0	8	1966	4	7979	N	N	2810 S 301ST ST
010	798500	0360	5/16/06	\$284,250	1340	0	8	1966	3	8400	N	N	30005 28TH AVE S
010	798480	0200	2/6/06	\$340,000	1340	750	8	1965	3	8140	N	N	30207 27TH AVE S
010	053700	0405	4/28/06	\$485,000	1400	900	8	1996	3	8000	Y	N	2049 S 308TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	798480	0030	6/23/05	\$284,950	1530	480	8	1964	4	7000	N	N	30250 27TH AVE S
010	798480	0120	11/18/05	\$288,500	1550	420	8	1965	3	8400	N	N	30206 27TH AVE S
010	042104	9143	10/26/06	\$317,000	1560	0	8	1960	4	11880	N	N	2226 S 304TH ST
010	111700	0170	1/17/07	\$329,950	1580	720	8	1961	4	10125	N	N	2807 S 282ND ST
010	042104	9125	8/22/06	\$340,000	1590	0	8	1952	4	21344	N	N	2316 S 304TH ST
010	798490	0160	4/13/06	\$285,000	1600	0	8	1966	4	7500	N	N	2702 S 301ST ST
010	365500	0270	4/18/05	\$354,000	1600	640	8	1981	3	13200	N	N	2513 S 302ND PL
010	757562	0640	10/31/07	\$353,950	1840	0	8	1989	3	6755	Y	N	27916 21ST AVE S
010	757562	0640	4/12/05	\$288,500	1840	0	8	1989	3	6755	Y	N	27916 21ST AVE S
010	131000	0110	8/15/05	\$305,500	1860	0	8	1995	3	8249	N	N	29403 19TH PL S
010	757562	0510	2/15/06	\$302,000	1880	0	8	1990	3	6226	N	N	2037 S 279TH PL
010	131000	0010	1/2/07	\$379,000	1890	0	8	1991	3	9881	N	N	1909 S 294TH PL
010	131000	0160	8/9/07	\$360,000	1920	0	8	1995	3	7217	N	N	29312 19TH PL S
010	326080	0080	7/12/07	\$400,000	1980	0	8	1997	3	7205	N	N	28018 24TH PL S
010	757562	0320	2/21/07	\$347,000	1990	0	8	1991	3	13984	N	N	27808 20TH PL S
010	326081	0180	8/23/07	\$424,950	2010	0	8	1999	3	12633	N	N	2344 S 284TH CT
010	326081	0180	11/7/06	\$396,550	2010	0	8	1999	3	12633	N	N	2344 S 284TH CT
010	326080	0140	4/4/05	\$334,500	2010	0	8	1998	3	10363	N	N	28157 24TH PL S
010	332204	9137	2/13/07	\$355,000	2020	0	8	1961	4	21300	N	N	2220 S 288TH ST
010	326080	0370	8/4/06	\$425,000	2020	0	8	1998	3	8703	N	N	2416 S 280TH PL
010	326081	0050	2/26/07	\$395,000	2020	0	8	2000	3	8645	N	N	28280 26TH AVE S
010	326081	0050	1/18/06	\$395,000	2020	0	8	2000	3	8645	N	N	28280 26TH AVE S
010	326081	0010	5/20/05	\$340,000	2020	0	8	2000	3	10449	N	N	28202 26TH AVE S
010	326081	0660	11/29/06	\$470,000	2040	820	8	2000	3	7800	N	N	27940 25TH PL S
010	326080	0360	3/20/07	\$407,000	2050	0	8	1999	3	11078	N	N	2402 S 280TH PL
010	326081	0040	7/14/06	\$385,000	2050	0	8	2000	3	8645	N	N	28250 26TH AVE S
010	326081	0020	5/8/07	\$420,000	2080	0	8	2000	3	9026	N	N	28210 26TH AVE S
010	326081	0080	1/25/07	\$395,000	2080	0	8	2000	3	8995	N	N	28358 26TH AVE S
010	326081	0130	9/29/05	\$383,000	2080	0	8	2000	3	8297	N	N	2412 S 284TH PL
010	947760	0070	9/10/07	\$415,000	2100	0	8	2007	3	9723	N	N	2639 S 296TH PL
010	868040	0460	5/29/07	\$360,000	2140	0	8	2003	3	5001	N	N	2928 S 298TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(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
010	868040	0080	3/2/06	\$349,999	2140	0	8	2003	3	5000	N	N	29738 30TH AVE S
010	304020	0120	6/21/05	\$299,900	2140	140	8	2004	3	10105	N	N	29338 18TH AVE S
010	332204	9162	11/20/06	\$420,000	2180	0	8	1945	3	167270	N	N	2920 S 284TH ST
010	326080	0220	9/27/05	\$387,000	2180	0	8	1998	3	7201	N	N	2333 S 280TH PL
010	326081	0510	7/21/06	\$391,000	2190	0	8	2000	3	7651	N	N	2402 S 283RD PL
010	326081	0120	6/27/05	\$350,000	2190	0	8	2000	3	8496	N	N	2422 S 284TH PL
010	326081	0370	3/28/05	\$349,950	2190	0	8	2000	3	7269	N	N	28388 23RD AVE S
010	326080	0310	10/15/07	\$406,000	2200	0	8	1998	3	8733	N	N	2338 S 280TH PL
010	326081	0390	6/16/05	\$370,000	2200	0	8	2000	3	7269	N	N	2395 S 284TH PL
010	131000	0100	10/6/06	\$377,500	2220	0	8	1994	3	8257	N	N	29409 19TH PL S
010	326081	0200	7/27/05	\$400,000	2230	0	8	1999	3	8931	Y	N	2322 S 284TH CT
010	326081	0380	10/18/07	\$420,000	2240	0	8	1999	3	7269	N	N	2377 S 284TH PL
010	326081	0030	10/27/05	\$407,000	2240	0	8	2000	3	8801	N	N	28230 26TH AVE S
010	326081	0380	5/24/05	\$392,000	2240	0	8	1999	3	7269	N	N	2377 S 284TH PL
010	796820	0120	11/22/05	\$359,650	2370	0	8	2003	3	9490	N	N	2718 S 275TH PL
010	326080	0330	8/17/05	\$420,000	2450	0	8	1998	3	9348	N	N	2356 S 280TH PL
010	947760	0010	6/19/07	\$430,000	2530	0	8	2007	3	8919	N	N	2624 S 296TH PL
010	326081	0480	12/1/06	\$415,000	2540	0	8	1999	3	7286	N	N	2430 S 283RD PL
010	868040	0230	5/12/06	\$403,000	2620	0	8	2003	3	6733	N	N	2941 S 296TH PL
010	868040	0040	1/25/07	\$383,500	2620	0	8	2003	3	5000	N	N	29840 30TH AVE S
010	868040	0470	11/3/06	\$399,950	2640	0	8	2003	3	11740	N	N	2919 S 298TH ST
010	326081	0320	6/8/05	\$423,000	2700	0	8	1999	3	7201	N	N	28088 23RD AVE S
010	768380	0023	5/26/05	\$506,000	3440	0	9	2001	3	19900	N	N	2608 S 298TH ST

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	011000	0040	1/3/05	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	125320	0040	7/8/05	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131050	0310	5/25/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131050	0530	5/11/07	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131060	0080	2/27/06	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131060	0090	4/22/05	\$104,540	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST.)
007	131060	0270	10/13/06	\$324,950	RELOCATION - SALE BY SERVICE
007	131080	0070	5/25/05	\$71,580	DOR RATIO;QUIT CLAIM DEED
007	131090	0520	5/14/07	\$372,100	RELOCATION - SALE BY SERVICE
007	131090	0520	5/7/07	\$372,100	RELOCATION - SALE TO SERVICE
007	131091	0220	11/8/06	\$326,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	131099	0020	8/25/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	155520	0310	7/3/07	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	155520	0470	9/5/07	\$289,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	155520	0620	5/27/05	\$166,000	QUIT CLAIM DEED
007	155530	0080	7/15/05	\$210,000	RECEIVER OR TRUSTEE; IMP. CHAR CHG SINCE SALE
007	155530	0170	6/8/06	\$267,878	BANKRUPTCY RECOR TRUSTEE; STATEMENT TO DOR
007	155530	0240	1/19/07	\$268,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	155530	0350	5/23/07	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	155530	0480	7/25/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	222204	9012	7/16/07	\$405,000	Double Sale
007	222204	9012	5/15/06	\$245,000	Double Sale
007	222204	9064	7/16/06	\$500,550	BANKRUPTCY - RECEIVER OR TRUSTEE
007	222204	9096	7/18/06	\$630,000	MULTI-PARCEL SALE
007	222204	9202	3/3/06	\$247,500	NON-REPRESENTATIVE SALE
007	272204	9170	6/27/06	\$248,800	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
007	272204	9204	6/21/06	\$141,930	DOR RATIO;QUIT CLAIM DEED
007	282204	9200	7/3/07	\$56,500	DOR RATIO
007	289470	0130	6/5/07	\$313,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	289470	0620	10/11/05	\$225,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	289480	0050	8/9/06	\$169,000	DOR RATIO;NON-REPRESENTATIVE SALE
007	289510	0340	1/28/05	\$102,936	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
007	289510	0350	12/20/05	\$258,000	REC OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE
007	383230	0300	7/12/05	\$191,500	NON-REPRESENTATIVE SALE
007	383250	0510	6/1/05	\$278,000	OBSOL
007	383260	0170	4/25/07	\$99,571	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
007	383260	0280	2/22/05	\$234,900	RELATED PARTY, FRIEND, OR NEIGHBOR
007	383270	0040	1/30/07	\$174,500	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
007	383270	0250	5/3/05	\$264,000	FORCED SALE
007	383271	0050	4/27/06	\$316,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
007	383271	0160	10/7/05	\$93,322	DOR RATIO;QUIT CLAIM DEED
007	432450	0120	10/28/05	\$170,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
007	432450	0510	10/5/05	\$350,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
007	533570	0130	8/24/06	\$223,291	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	538760	0040	3/2/07	\$114,245	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	538760	0060	8/8/05	\$220,000	DOR RATIO;NON-REPRESENTATIVE SALE
007	666901	0250	3/30/06	\$65,787	DOR RATIO
007	714940	0300	8/5/05	\$319,500	NON-REPRESENTATIVE SALE
007	714940	0390	7/20/05	\$366,950	NON-REPRESENTATIVE SALE
007	714941	0010	5/6/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	714941	0130	8/4/07	\$95,237	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	796770	0070	1/12/07	\$255,300	EXEMPT FROM EXCISE TAX
007	885760	0340	10/31/05	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	885760	0350	2/24/05	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	885760	0890	9/27/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	885760	0950	5/3/05	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	885760	1030	3/14/06	\$253,732	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
007	886000	0080	8/24/05	\$223,000	NO MARKET EXPOSURE
007	886000	0255	4/19/06	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	983580	0120	3/29/05	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	983580	0810	8/3/07	\$40,946	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	983580	0890	9/22/05	\$190,000	FORCED SALE; IMP. CHAR CHANGED SINCE SALE
007	983580	1200	3/16/05	\$250,000	NO MARKET EXPOSURE; TENANT
007	983580	1260	2/7/06	\$141,898	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	026940	0130	2/7/05	\$39,789	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
009	154750	0100	3/2/05	\$281,300	BANKRUPTCY - RECEIVER OR TRUSTEE
009	154760	0029	9/6/05	\$460,000	NON-REPRESENTATIVE SALE
009	154760	0150	5/24/05	\$500,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
009	163460	0081	5/4/05	\$269,500	NO MARKET EXPOSURE
009	259565	0400	2/12/05	\$344,950	RELOCATION - SALE TO SERVICE
009	330403	0070	3/29/07	\$726,300	DOR RATIO;PREVIMP<=25K
009	330403	0100	12/6/05	\$436,819	DIAGNOSTIC OUTLIER
009	330403	0280	1/19/06	\$226,000	DOR RATIO
009	330403	0360	10/29/07	\$672,916	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	332204	9095	1/21/05	\$41,077	DOR RATIO;IMP COUNT;QUIT CLAIM DEED;
009	342204	9065	5/24/07	\$950,000	IMP COUNT
009	342204	9095	2/22/07	\$189,000	DOR RATIO
009	342204	9168	6/9/05	\$375,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN,
009	342204	9221	12/29/05	\$124,950	DOR RATIO
009	352204	9006	11/20/06	\$1,300,000	Diagnostic outlier
009	352204	9044	6/7/06	\$450,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
009	352204	9077	1/27/05	\$108,000	DOR RATIO
009	387401	0380	8/24/05	\$365,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
009	387401	0520	11/23/05	\$180,000	QUIT CLAIM DEED
009	397760	0270	4/27/07	\$202,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	397760	0430	2/25/05	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	397761	0030	6/14/07	\$59,591	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	397761	0030	6/14/07	\$59,591	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	546210	0050	11/6/07	\$61,750	DOR RATIO
009	546210	0060	10/24/06	\$116,490	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	546210	0110	7/21/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	723759	0150	4/13/07	\$299,900	RELOCATION - SALE BY SERVICE
009	723759	0150	4/13/07	\$291,000	RELOCATION - SALE TO SERVICE
009	723759	0160	2/26/07	\$293,000	RELOCATION - SALE BY SERVICE
009	723759	0160	2/16/07	\$293,000	RELOCATION - SALE TO SERVICE
009	796720	0050	8/23/06	\$4,000	DOR RATIO
009	796760	0090	4/13/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	796760	0236	9/20/05	\$117,500	DOR RATIO;QUIT CLAIM DEED
009	796765	0080	7/7/05	\$343,000	RELOCATION - SALE TO SERVICE
009	796765	0100	4/28/06	\$118,886	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	796790	0200	3/15/06	\$110,371	DOR RATIO;QUIT CLAIM DEED
009	951093	0170	5/16/06	\$555,000	RELOCATION - SALE TO SERVICE
009	951093	0210	7/21/06	\$533,000	RELOCATION - SALE BY SERVICE
009	951093	0210	7/19/06	\$533,000	RELOCATION - SALE TO SERVICE
009	951093	0230	8/2/05	\$464,950	RELOCATION - SALE TO SERVICE
009	951096	0030	9/28/06	\$590,000	RELOCATION - SALE TO SERVICE
010	029450	0160	7/5/06	\$334,900	Multi Fam
010	029450	0160	5/21/05	\$250,000	Multi Fam
010	042104	9183	2/14/07	\$207,600	EXEMPT FROM EXCISE TAX
010	042104	9234	12/4/06	\$325,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	053700	0210	5/12/07	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	053700	0550	6/7/05	\$195,700	OBSOL
010	053700	0641	2/16/07	\$167,450	%COMPL
010	053700	0642	2/16/07	\$167,450	%COMPL
010	053700	0646	4/8/05	\$212,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	326081	0610	10/26/05	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	332204	9027	4/27/05	\$185,000	DOR RATIO;PREVIMP<=25K;MOBILE HOME
010	332204	9086	3/24/05	\$230,000	NON-REPRESENTATIVE SALE
010	332204	9125	1/30/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	332204	9131	6/28/07	\$246,000	NON-REPRESENTATIVE SALE
010	356820	0040	7/26/05	\$87,318	DOR RATIO;QUIT CLAIM DEED
010	356820	0190	12/7/05	\$305,000	RELOCATION - SALE BY SERVICE
010	356820	0190	12/7/05	\$305,000	RELOCATION - SALE TO SERVICE
010	365500	0270	4/3/07	\$320,000	QUIT CLAIM DEED
010	367440	0135	3/15/05	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	422200	0150	3/23/05	\$184,000	EXEMPT FROM EXCISE TAX
010	422220	0550	8/28/06	\$114,338	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
010	422230	0040	10/19/06	\$145,901	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
010	422231	0110	6/7/05	\$205,600	EXEMPT FROM EXCISE TAX
010	422250	0020	5/14/07	\$215,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	422250	0270	5/11/06	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	422270	0110	5/4/06	\$303,000	RELOCATION - SALE BY SERVICE
010	422270	0110	5/4/06	\$303,000	RELOCATION - SALE TO SERVICE
010	422270	0270	8/27/07	\$125,625	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,R
010	422270	0350	5/8/06	\$324,950	OPEN SPACE DESIGNATION CONTD/OK'D AFTER SALE

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	422280	0190	2/15/07	\$328,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	422300	0210	10/27/06	\$251,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	422300	0260	6/28/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	552900	0140	2/18/05	\$185,000	DIAGNOSTIC OUTLIER
010	730320	0190	3/30/06	\$259,000	QUESTIONABLE PER SALES IDENTIFICATION
010	746690	0130	8/28/06	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	746690	0140	10/17/05	\$165,000	DIAGNOSTIC OUTLIER
010	757561	0080	2/26/07	\$10,786	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
010	757561	0770	4/18/05	\$184,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY,
010	768220	0090	2/16/06	\$206,000	QUESTIONABLE PER SALES IDENTIFICATION
010	768220	0120	10/20/05	\$259,750	NO MARKET EXPOSURE
010	768220	0340	7/13/07	\$258,635	EXEMPT FROM EXCISE TAX
010	768380	0012	3/9/06	\$300,000	NON-REPRESENTATIVE SALE
010	768380	0192	5/15/07	\$224,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	768380	0270	4/4/07	\$220,000	IMP COUNT
010	785360	0040	10/19/06	\$505,000	IMP COUNT
010	785360	0040	9/28/05	\$402,750	IMP COUNT
010	785360	0096	11/4/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	796820	0120	5/15/07	\$410,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	796820	0160	1/14/05	\$324,999	RELOCATION - SALE BY SERVICE
010	796820	0160	1/14/05	\$324,999	RELOCATION - SALE TO SERVICE
010	798280	0020	4/4/07	\$6,800	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
010	798280	0020	4/27/07	\$333,200	QUIT CLAIM DEED
010	798310	0030	9/4/07	\$286,816	EXEMPT FROM EXCISE TAX
010	798310	0040	8/29/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	798310	0200	3/3/05	\$78,820	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
010	798440	0110	5/26/05	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	798440	0195	8/12/06	\$225,000	UNFIN AREA
010	868040	0450	8/11/05	\$359,500	NON-REPRESENTATIVE SALE
010	879800	0040	9/1/06	\$160,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND

***Vacant Sales Used in this Annual Update Analysis
Area 26***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
7	282204	9041	6/24/2005	95000	21780	N	N
7	768280	0150	12/8/2005	111100	97265	N	N
7	886020	0005	3/15/2006	192000	18920	N	N
9	342204	9056	4/4/2005	185000	81021	N	N
9	342204	9056	10/19/2007	285000	81021	N	N
9	342204	9203	3/24/2005	129950	43560	N	N
9	796760	0062	5/12/2005	71000	34000	N	N
10	042104	9147	10/13/2005	65000	15681	N	N
10	053700	0660	12/22/2006	225000	28627	N	N
10	092104	9074	6/6/2006	340000	13503	Y	Y
10	332204	9214	7/16/2007	160000	21554	N	N
10	757560	0130	6/28/2005	85000	16860	N	N
10	757562	0620	9/12/2005	110000	6729	Y	N
10	768380	0210	3/7/2007	60000	5550	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 26***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	000200	0006	2/21/2007	220,000	PREVIMP<=25K
7	000200	0006	1/23/2006	161000	BUILDER SALE
7	272204	9254	3/28/2005	58,000	DOR RATIO
7	282204	9248	7/19/2005	200000	BUILDER SALE
7	293660	0065	9/5/2006	50,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
7	538760	0050	2/8/2005	84,950	DOR RATIO
7	953820	0100	9/5/2005	7,000	DOR RATIO;PREVIMP<=25K
7	953820	0100	1/28/2005	13,000	DOR RATIO;PREVIMP<=25K
9	026940	0120	3/2/2005	10,000	PREVLAND<=25K;PREVIMP<=25K;QUIT CLAIM DEED
9	163460	0015	9/21/2006	226,500	PREVIMP<=25K
9	342204	9085	6/1/2005	190,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN,
9	342204	9203	8/29/2005	269000	BUILDER SALE
9	743620	0160	3/8/2007	111,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
10	332204	9212	7/17/2006	145,500	PREVIMP<=25K
10	720480	0200	1/13/2006	1,944	DOR RATIO;PREVIMP<=25K
10	720480	0200	1/29/2007	870000	BUILDER SALE
10	720480	0200	8/28/2007	1600000	BUILDER SALE
10	785360	0018	4/18/2006	100,000	DOR RATIO

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.*

- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



King County

Department of Assessments

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr