

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Auburn / 28

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 1162

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$68,800	\$162,800	\$231,600	\$261,300	88.6%	15.20%
2008 Value	\$71,800	\$180,200	\$252,000	\$261,300	96.4%	15.21%
Change	+\$3,000	+\$17,400	+\$20,400		+7.8%	0.01%
% Change	+4.4%	+10.7%	+8.8%		+8.8%	0.07%

*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

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	\$71,200	\$165,200	\$236,400
2008 Value	\$74,300	\$182,900	\$257,200
Percent Change	+4.4%	+10.7%	+8.8%

Number of one to three unit residences in the Population: 5947

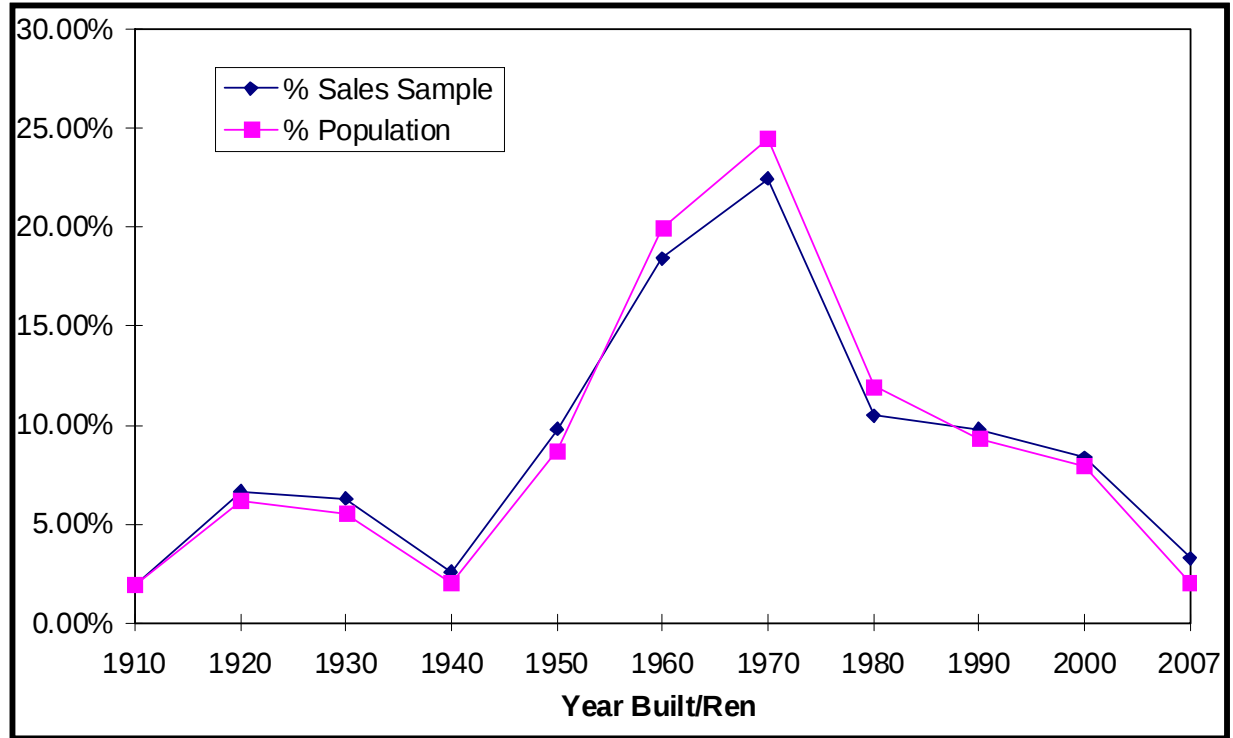
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving 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	22	1.89%
1920	77	6.63%
1930	73	6.28%
1940	30	2.58%
1950	114	9.81%
1960	214	18.42%
1970	261	22.46%
1980	122	10.50%
1990	114	9.81%
2000	97	8.35%
2007	38	3.27%
	1162	

Population		
Year Built/Ren	Frequency	% Population
1910	116	1.95%
1920	368	6.19%
1930	328	5.52%
1940	120	2.02%
1950	518	8.71%
1960	1185	19.93%
1970	1454	24.45%
1980	711	11.96%
1990	555	9.33%
2000	473	7.95%
2007	119	2.00%
	5947	

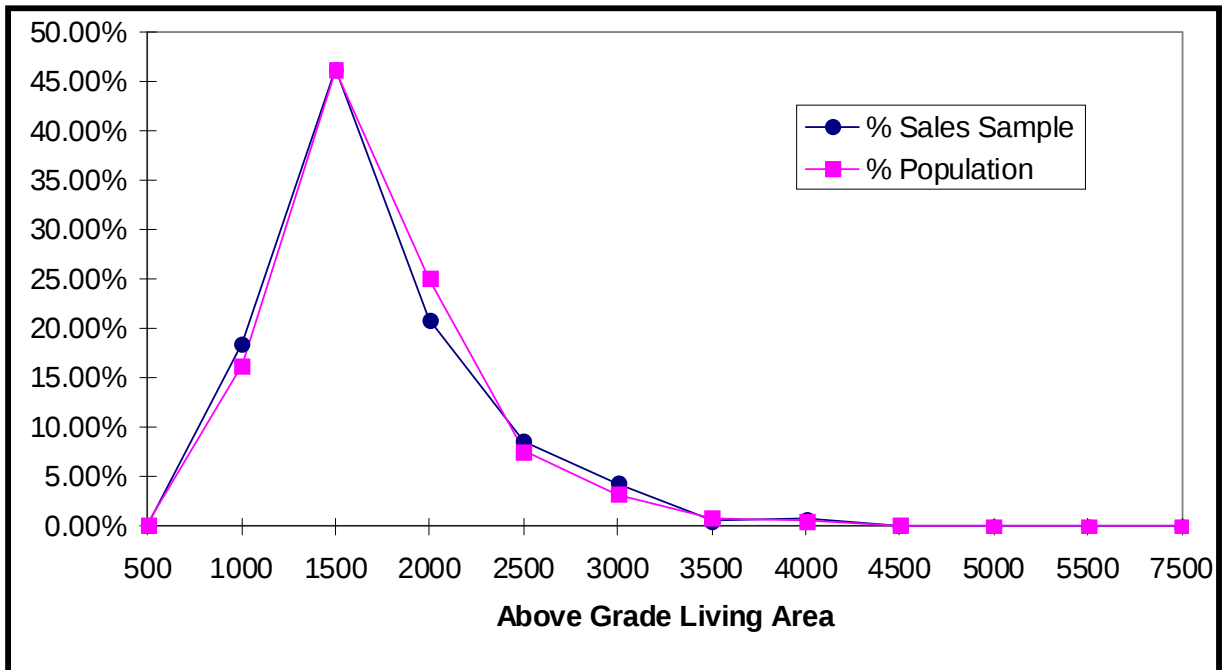


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	215	18.50%
1500	537	46.21%
2000	243	20.91%
2500	100	8.61%
3000	51	4.39%
3500	7	0.60%
4000	9	0.77%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1162	

Population		
AGLA	Frequency	% Population
500	11	0.18%
1000	968	16.28%
1500	2745	46.16%
2000	1487	25.00%
2500	451	7.58%
3000	193	3.25%
3500	50	0.84%
4000	36	0.61%
4500	4	0.07%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5947	

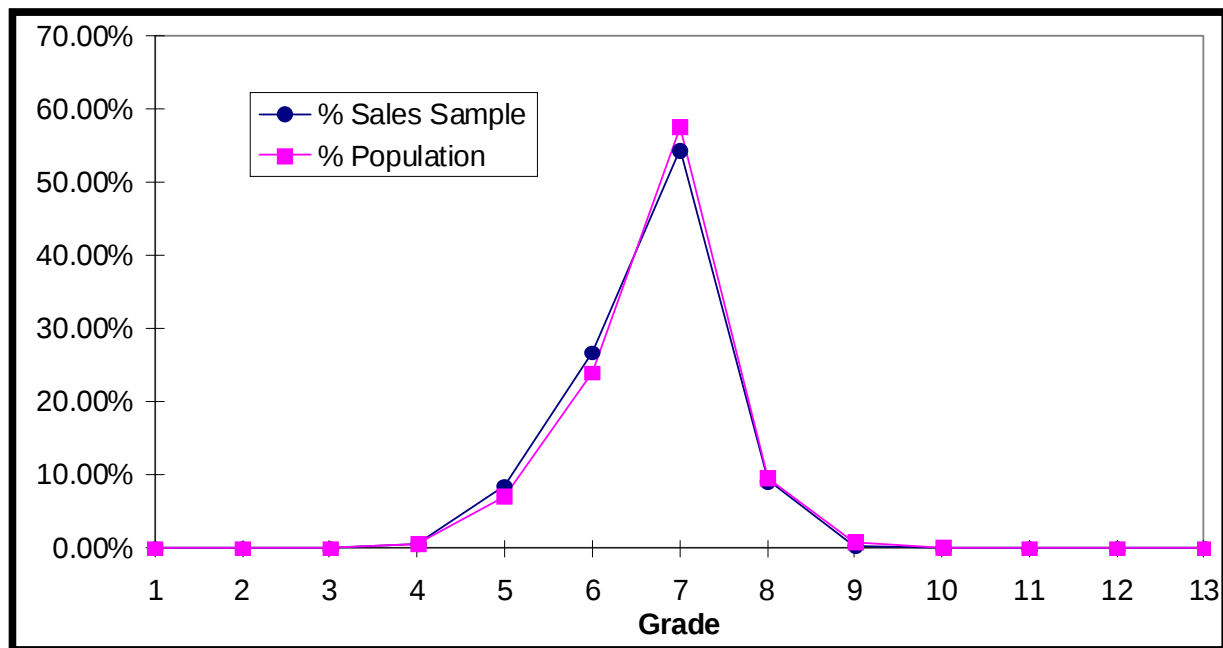


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

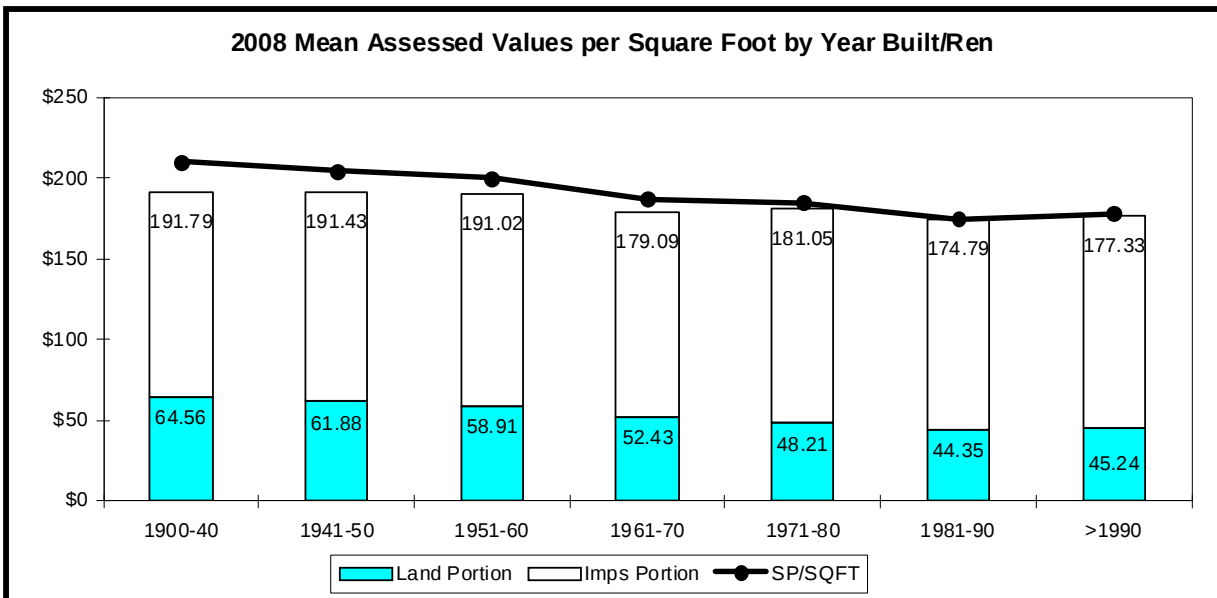
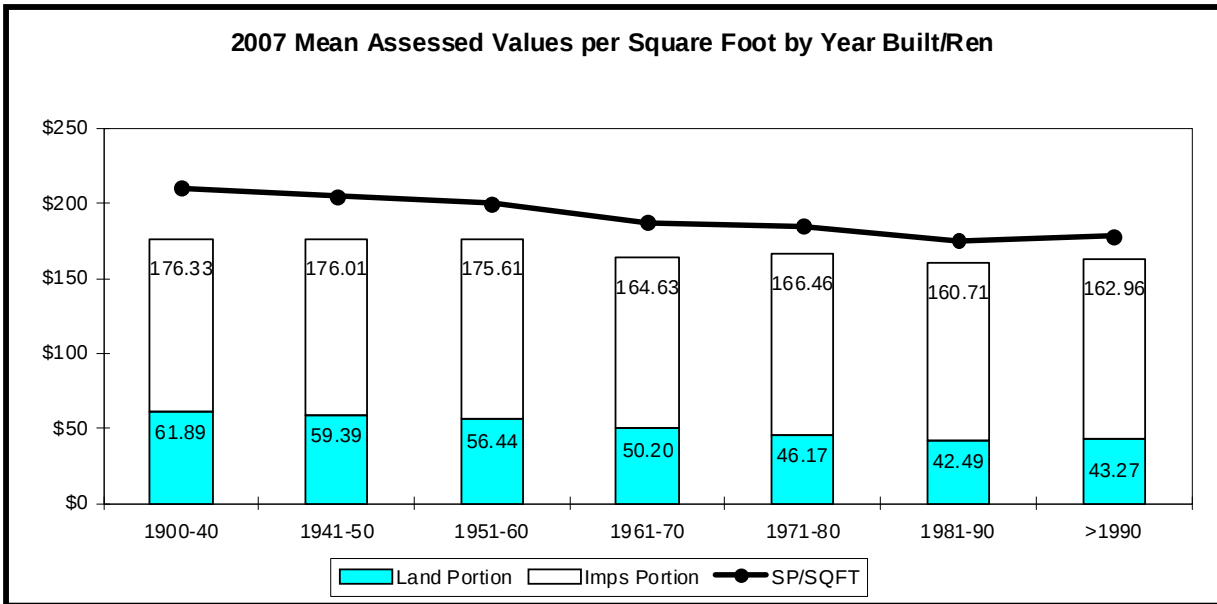
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.69%
5	99	8.52%
6	311	26.76%
7	632	54.39%
8	107	9.21%
9	5	0.43%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1162		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	39	0.66%
5	428	7.20%
6	1427	24.00%
7	3418	57.47%
8	571	9.60%
9	52	0.87%
10	10	0.17%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5947		



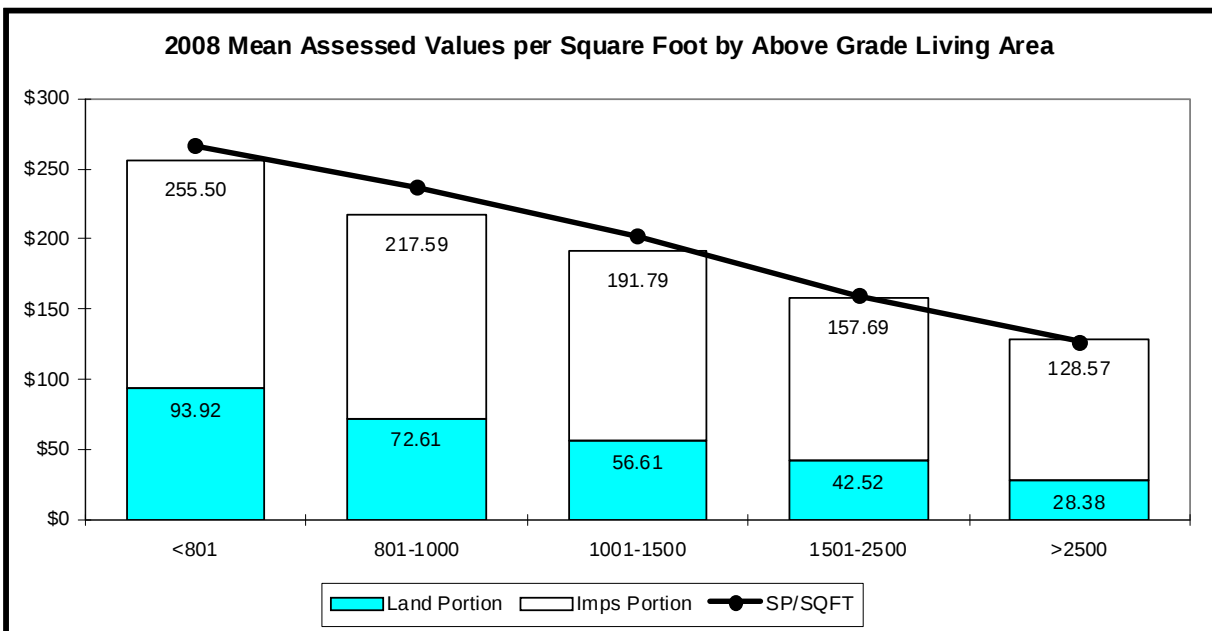
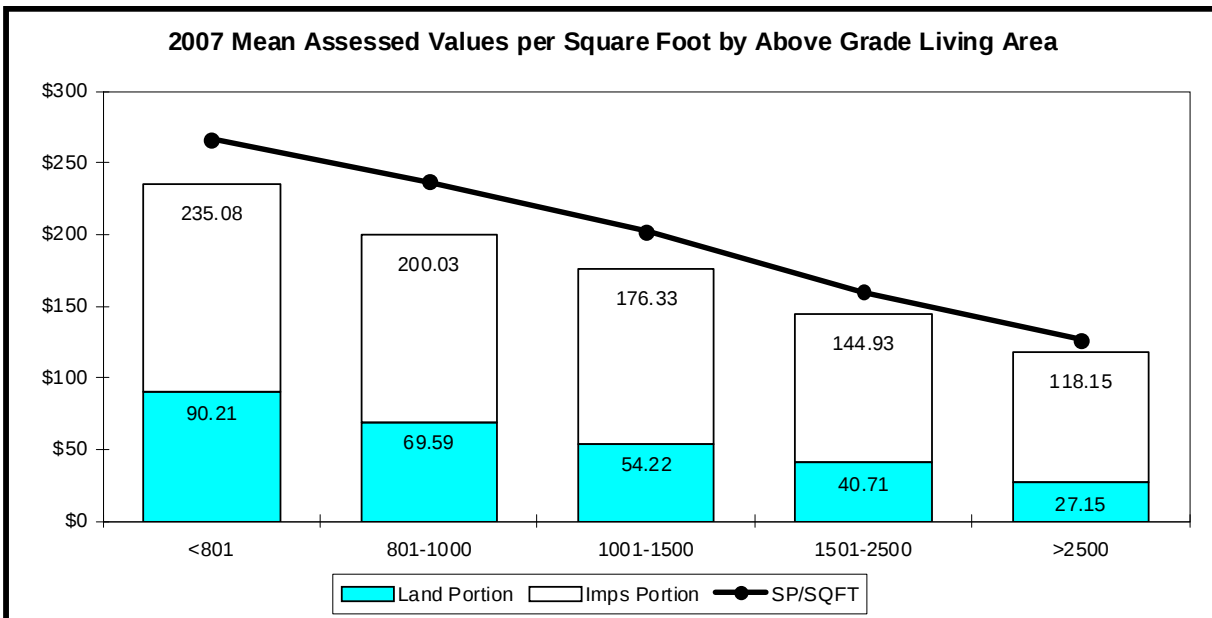
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

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



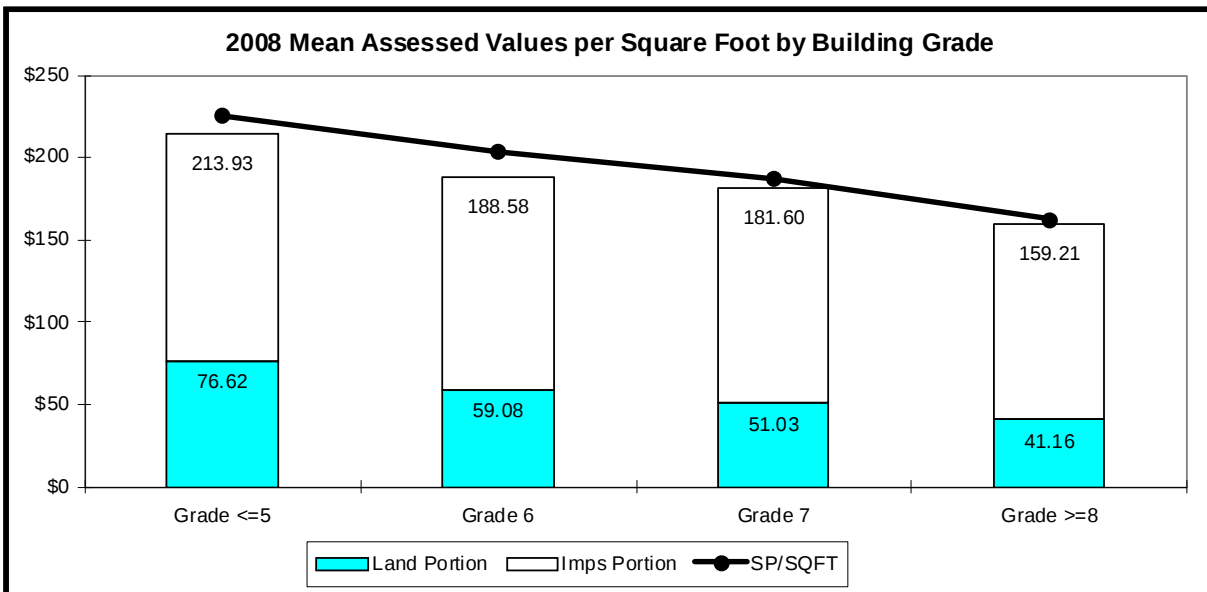
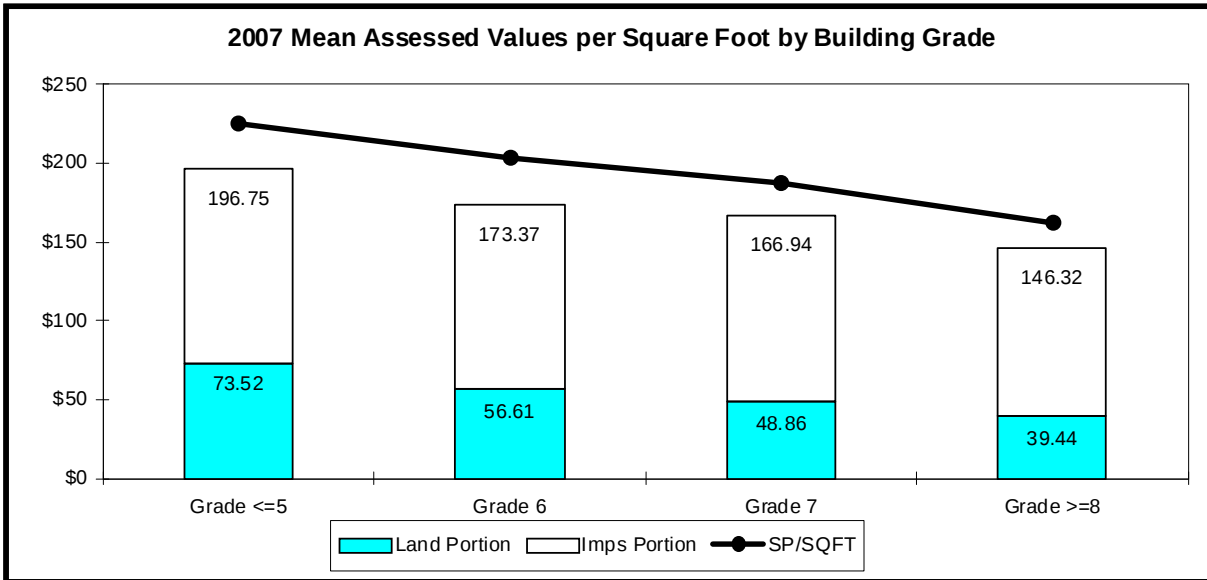
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

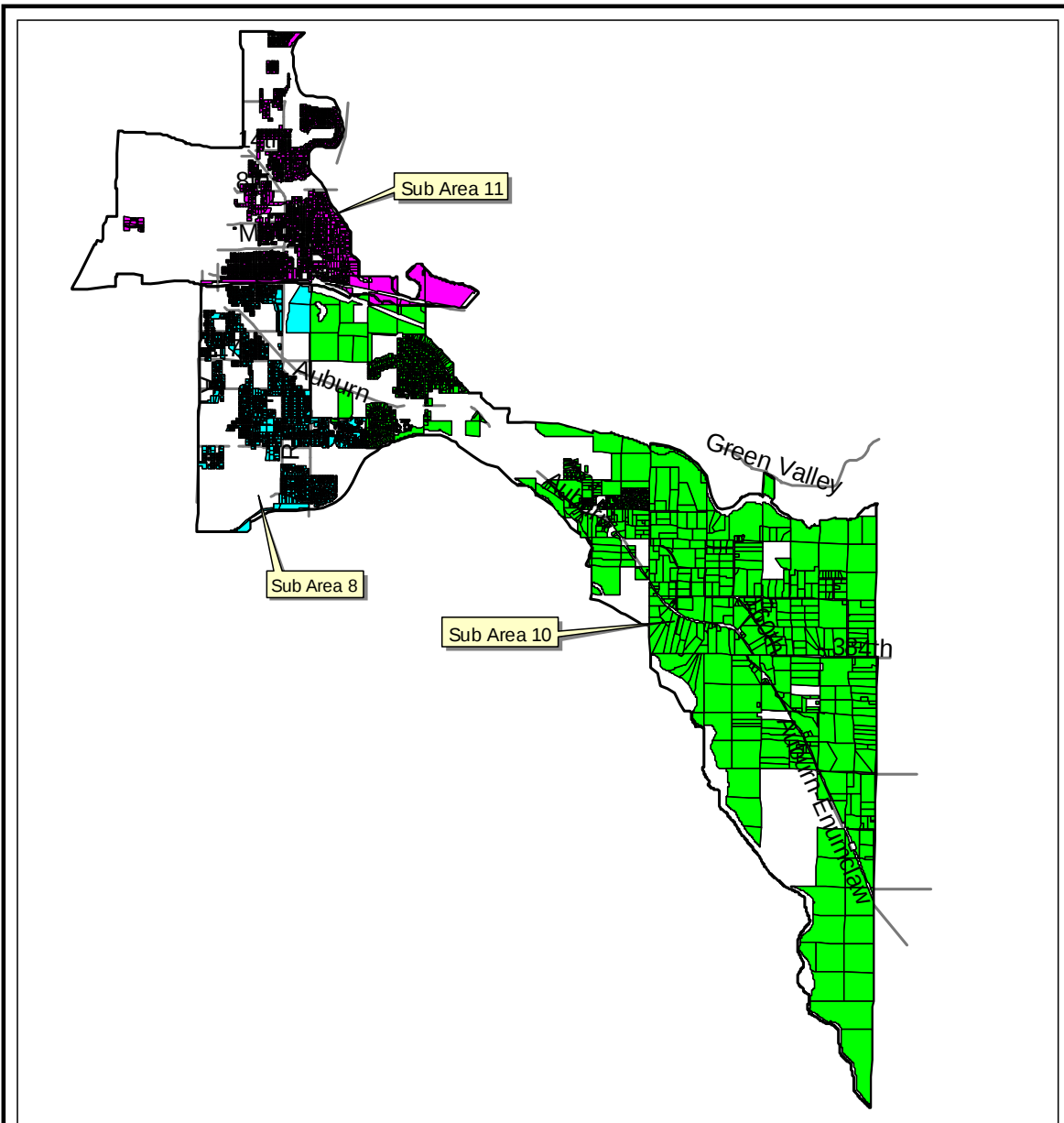


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



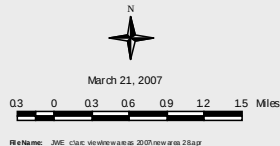
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 28

Auburn

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Legend

- New area 28 subs.shp
 - 008
 - 010
 - 011
- New area 28.shp
- Area 28 outline.shp
- Area 28 streets.shp

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 16, 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 14 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 4.4% 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, subarea 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 1162 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 * 1.09

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.107)
 - *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. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.107, 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 28 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

9.00%

Comments

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

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

Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.964

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5	107	0.880	0.957	8.7%	0.919	0.996
6	311	0.850	0.924	8.8%	0.907	0.941
7	632	0.898	0.976	8.8%	0.966	0.987
>=8	112	0.910	0.991	8.8%	0.963	1.019
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	202	0.840	0.914	8.8%	0.889	0.939
1941-1950	114	0.857	0.932	8.8%	0.901	0.964
1951-1960	214	0.878	0.956	8.8%	0.937	0.974
1961-1970	261	0.883	0.960	8.8%	0.946	0.974
1971-1980	122	0.904	0.983	8.8%	0.958	1.009
1981-1990	114	0.922	1.003	8.8%	0.979	1.027
>1990	135	0.928	1.010	8.8%	0.985	1.036
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=Average	652	0.885	0.963	8.7%	0.950	0.975
>=Good	510	0.888	0.966	8.8%	0.954	0.978
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	835	0.879	0.956	8.8%	0.946	0.965
1.5	146	0.856	0.931	8.8%	0.903	0.958
2	181	0.936	1.019	8.8%	0.995	1.042
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	44	0.881	0.958	8.7%	0.902	1.014
801-1000	171	0.846	0.920	8.8%	0.897	0.943
1001-1500	537	0.872	0.948	8.7%	0.936	0.959
1501-2500	343	0.910	0.990	8.8%	0.974	1.005
>2500	67	0.934	1.016	8.8%	0.973	1.059

Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.964

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

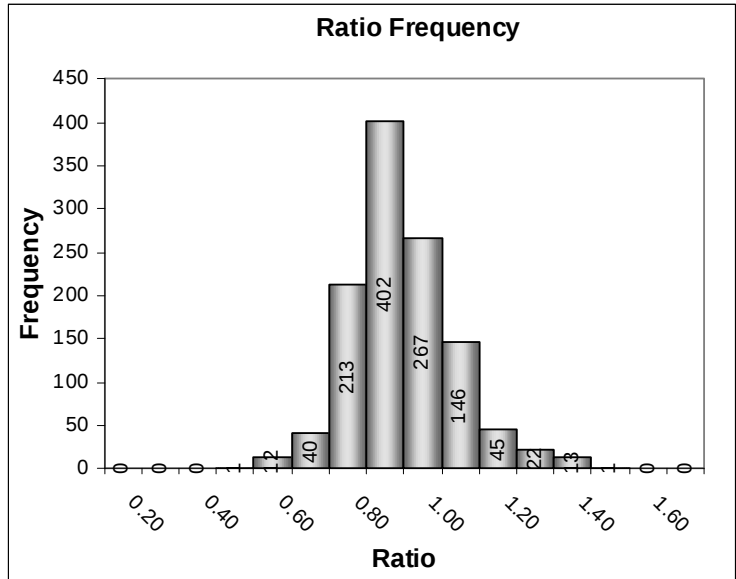
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1132	0.886	0.964	8.8%	0.955	0.972
Y	30	0.899	0.979	8.8%	0.904	1.053
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1151	0.886	0.964	8.8%	0.956	0.973
Y	11	0.883	0.961	8.8%	0.841	1.082
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
11	492	0.869	0.945	8.8%	0.931	0.959
8	451	0.902	0.981	8.8%	0.968	0.994
10	219	0.892	0.971	8.8%	0.953	0.989
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	139	0.842	0.916	8.8%	0.890	0.941
5001-8000	485	0.886	0.964	8.8%	0.951	0.977
8001-12000	408	0.900	0.979	8.8%	0.965	0.992
12001-20000	74	0.888	0.967	8.8%	0.930	1.004
20001-43559	34	0.872	0.949	8.8%	0.883	1.015
1AC-3AC	10	0.911	0.991	8.8%	0.863	1.119
>3AC	12	0.863	0.940	8.9%	0.794	1.085

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / Team - 3	Lien Date: 01/01/2007	Date of Report: 06/16/2008	Sales Dates: 1/2005 - 12/2007
Area Auburn	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1162		
Mean Assessed Value	231,600		
Mean Sales Price	261,300		
Standard Deviation AV	56,567		
Standard Deviation SP	62,838		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.897		
Median Ratio	0.880		
Weighted Mean Ratio	0.886		
UNIFORMITY			
Lowest ratio	0.497		
Highest ratio:	1.403		
Coefficient of Dispersion	11.75%		
Standard Deviation	0.136		
Coefficient of Variation	15.20%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.872		
Upper limit	0.889		
95% Confidence: Mean			
Lower limit	0.889		
Upper limit	0.904		
SAMPLE SIZE EVALUATION			
N (population size)	5947		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	30		
Actual sample size:	1162		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	659		
# ratios above mean:	503		
z:	4.576		
Conclusion:	Non-normal		



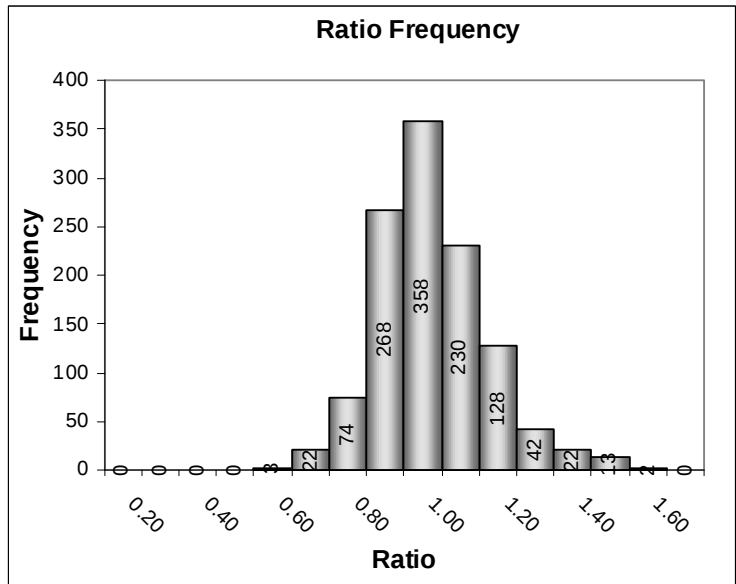
COMMENTS:

1 to 3 Unit Residences throughout area 28

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SW / Team - 3	Lien Date: 01/01/2008	Date of Report: 06/16/2008	Sales Dates: 1/2005 - 12/2007
Area Auburn	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1162		
Mean Assessed Value	252,000		
Mean Sales Price	261,300		
Standard Deviation AV	61,626		
Standard Deviation SP	62,838		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.975		
Median Ratio	0.957		
Weighted Mean Ratio	0.964		
UNIFORMITY			
Lowest ratio	0.541		
Highest ratio:	1.529		
Coefficient of Dispersion	11.76%		
Standard Deviation	0.148		
Coefficient of Variation	15.21%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.949		
Upper limit	0.966		
95% Confidence: Mean			
Lower limit	0.967		
Upper limit	0.984		
SAMPLE SIZE EVALUATION			
N (population size)	5947		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.148		
Recommended minimum:	35		
Actual sample size:	1162		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	657		
# ratios above mean:	505		
z:	4.459		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 28

The assessment level 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 28
(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
008	915010	0030	2/27/06	\$189,500	740	0	4	1914	3	10000	N	N	502 8TH ST SE
008	101800	0220	4/27/05	\$182,000	940	0	4	1920	2	4520	N	N	223 15TH ST SE
008	101800	0275	4/24/06	\$196,450	940	0	4	1932	3	4200	N	N	223 16TH ST SE
008	313760	0056	8/24/05	\$130,000	504	0	5	1946	4	4085	N	N	937 D ST SE
008	313760	0056	12/20/06	\$160,000	504	0	5	1946	4	4085	N	N	937 D ST SE
008	915010	0225	4/30/07	\$90,000	530	0	5	1944	2	4000	N	N	713 9TH ST SE
008	314160	0585	5/26/05	\$140,000	580	0	5	1913	4	3180	N	N	207 12TH ST SE
008	314160	0585	7/25/07	\$243,500	580	0	5	1913	4	3180	N	N	207 12TH ST SE
008	858140	0205	5/18/06	\$176,500	610	0	5	1920	4	4280	N	N	210 14TH ST SE
008	711650	0110	7/2/07	\$171,000	610	0	5	1927	4	3811	N	N	508 D ST SE
008	314160	0265	7/11/05	\$175,000	610	0	5	1944	4	3240	N	N	134 9TH ST SE
008	915010	0245	9/20/06	\$193,900	640	0	5	1938	3	4000	N	N	629 9TH ST SE
008	314160	0385	8/17/05	\$158,950	650	0	5	1940	3	4860	N	N	138 10TH ST SE
008	314160	0575	6/14/05	\$210,000	670	200	5	1913	4	4770	N	N	203 12TH ST SE
008	314160	0195	8/26/05	\$170,000	720	0	5	1912	3	6700	N	N	918 A ST SE
008	314160	0255	11/7/05	\$175,000	720	0	5	1940	3	6480	N	N	136 9TH ST SE
008	711600	0425	12/5/07	\$210,800	720	0	5	1915	3	4120	N	N	826 5TH ST SE
008	711650	0555	9/8/06	\$216,000	740	0	5	1913	4	4115	N	N	604 7TH ST SE
008	869520	0059	3/28/06	\$260,000	760	300	5	1921	4	39525	N	N	301 23RD ST SE
008	314160	0362	5/4/05	\$162,000	770	0	5	1912	4	3240	N	N	137 11TH ST SE
008	302105	9060	9/20/07	\$125,000	820	0	5	1947	3	14232	N	N	1330 29TH ST SE
008	858140	0045	2/27/07	\$197,100	820	0	5	1918	4	7683	N	N	125 13TH ST SE
008	101800	0130	5/15/06	\$229,000	840	0	5	1947	3	4200	N	N	124 15TH ST SE
008	711650	0125	12/9/05	\$257,000	850	0	5	1927	3	3171	N	N	407 6TH ST SE
008	858140	0360	10/22/07	\$232,000	860	0	5	1913	4	8400	N	N	225 14TH ST SE
008	314160	0235	6/13/05	\$165,000	860	0	5	1938	3	4860	N	N	135 10TH ST SE
008	314160	0235	6/15/07	\$216,300	860	0	5	1938	3	4860	N	N	135 10TH ST SE
008	101800	0065	3/3/06	\$175,000	890	0	5	1918	3	4725	N	N	1504 A ST SE
008	302105	9053	4/25/06	\$235,000	900	0	5	1950	3	11761	N	N	9506 S 352ND ST
008	101800	0135	12/12/06	\$225,000	910	0	5	1963	3	4200	N	N	122 15TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	101800	0060	2/15/06	\$176,000	920	0	5	1942	3	4830	N	N	1502 A ST SE
008	711600	0160	7/26/06	\$228,950	940	0	5	1940	4	6155	N	N	804 7TH ST SE
008	711650	0895	12/14/06	\$216,500	950	0	5	1921	4	4120	N	N	617 7TH ST SE
008	858140	0195	12/27/05	\$139,000	980	0	5	1913	3	8560	N	N	202 14TH ST SE
008	858140	0350	7/26/06	\$230,000	980	0	5	1914	5	8400	N	N	237 14TH ST SE
008	858140	0110	3/16/06	\$199,000	990	0	5	1948	3	4160	N	N	120 12TH ST SE
008	858140	0015	4/14/05	\$182,950	1000	0	5	1914	4	4160	N	N	134 12TH ST SE
008	101800	0270	3/14/05	\$175,000	1020	0	5	1920	4	4200	N	N	244 15TH ST SE
008	314160	0100	3/31/05	\$145,000	1030	0	5	1912	3	7204	N	N	135 9TH ST SE
008	314160	0100	4/19/07	\$205,000	1030	0	5	1912	3	7204	N	N	135 9TH ST SE
008	314160	0270	11/17/05	\$221,000	1040	0	5	1948	3	6480	N	N	132 9TH ST SE
008	711650	0950	5/23/05	\$164,950	1170	0	5	1942	3	4944	N	N	627 6TH ST SE
008	858140	0005	10/21/05	\$212,000	1240	0	5	1913	3	4180	N	N	130 12TH ST SE
008	711600	0395	12/12/06	\$239,950	1270	0	5	1986	4	4635	N	N	802 5TH ST SE
008	314160	0365	8/27/07	\$250,000	1430	0	5	1993	3	3240	N	N	141 11TH ST SE
008	711600	0646	8/9/05	\$173,000	1540	0	5	1922	4	7566	N	N	1019 6TH ST SE
008	101800	0260	9/21/05	\$182,000	650	0	6	1987	3	4200	N	N	240 15TH ST SE
008	711650	0760	12/18/06	\$233,000	780	430	6	1949	4	6258	N	N	803 7TH ST SE
008	915010	0261	10/17/05	\$200,000	830	0	6	1947	4	4500	N	N	617 9TH ST SE
008	915010	0261	4/20/06	\$234,950	830	0	6	1947	4	4500	N	N	617 9TH ST SE
008	915010	0261	8/15/07	\$264,000	830	0	6	1947	4	4500	N	N	617 9TH ST SE
008	950090	0515	10/17/06	\$195,000	850	0	6	1978	3	9045	N	N	1502 21ST ST SE
008	714080	0250	6/20/06	\$246,000	860	860	6	1962	4	7276	N	N	2615 N ST SE
008	331360	0345	5/23/05	\$166,000	900	0	6	1940	2	16200	N	N	2604 F ST SE
008	145000	0100	10/28/05	\$218,000	900	0	6	1959	3	8658	N	N	2304 H ST SE
008	145000	0200	3/15/07	\$180,000	900	0	6	1959	2	8100	N	N	602 24TH ST SE
008	145000	0210	9/21/07	\$227,000	900	0	6	1959	3	8100	N	N	601 25TH ST SE
008	145000	0010	5/5/05	\$195,000	900	0	6	1959	4	8081	N	N	601 23RD ST SE
008	145000	0050	7/27/06	\$235,000	900	0	6	1959	4	7576	N	N	701 23RD ST SE
008	145000	0320	3/24/06	\$234,950	900	0	6	1959	3	7452	N	N	605 24TH ST SE
008	241320	0100	11/30/05	\$190,000	900	0	6	1960	3	7398	N	N	2612 O ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	145010	0410	6/7/05	\$177,000	900	0	6	1960	4	7314	N	N	608 CEDAR DR
008	145010	0360	5/8/06	\$228,000	900	0	6	1960	3	7314	N	N	703 22ND ST SE
008	787740	0090	5/19/05	\$180,000	910	0	6	1913	4	11348	N	N	2904 B ST SE
008	133060	0010	8/28/06	\$235,000	910	0	6	1963	3	7500	N	N	1110 25TH ST SE
008	133060	0220	1/6/06	\$218,400	910	0	6	1965	4	6398	N	N	1118 27TH ST SE
008	133060	0170	7/20/06	\$228,700	910	0	6	1964	4	6000	N	N	1105 27TH ST SE
008	145010	0030	9/21/05	\$221,300	920	0	6	1960	3	7420	N	N	706 21ST ST SE
008	714080	0100	9/27/06	\$217,000	920	0	6	1961	3	7276	N	N	1309 28TH PL SE
008	711650	0890	3/9/06	\$225,500	920	0	6	1921	4	4120	N	N	621 7TH ST SE
008	746890	0085	6/6/05	\$195,000	940	0	6	1955	3	6300	N	N	931 E ST SE
008	746890	0035	10/18/07	\$228,450	940	0	6	1953	4	6300	N	N	1000 D ST SE
008	787740	0250	8/3/07	\$133,903	960	0	6	1955	3	8050	N	N	35623 88TH AVE S
008	145010	0400	4/27/05	\$192,500	960	0	6	1960	4	7314	N	N	702 CEDAR DR
008	145010	0420	4/24/07	\$267,500	960	0	6	1960	4	7314	N	N	606 CEDAR DR
008	101800	0145	9/14/06	\$226,600	960	0	6	1947	4	5670	N	N	116 15TH ST SE
008	314160	0250	5/21/06	\$229,950	970	0	6	1946	3	4860	N	N	139 10TH ST SE
008	711650	0595	5/25/07	\$229,950	970	0	6	1959	4	4120	N	N	702 7TH ST SE
008	192105	9235	4/13/05	\$184,500	980	0	6	1931	3	11600	N	N	508 21ST ST SE
008	192105	9235	5/29/07	\$288,000	980	0	6	1931	3	11600	N	N	508 21ST ST SE
008	711650	0725	10/23/07	\$236,000	980	0	6	1956	4	5356	N	N	812 6TH ST SE
008	950090	0435	2/10/05	\$176,500	990	0	6	1958	3	10608	N	N	1220 22ND ST SE
008	714060	0020	9/22/05	\$264,900	990	0	6	1959	4	9599	N	N	1006 17TH ST SE
008	714060	0020	8/10/06	\$300,500	990	0	6	1959	4	9599	N	N	1006 17TH ST SE
008	714060	0090	11/2/07	\$260,000	990	0	6	1959	3	8540	N	N	1820 L ST SE
008	331380	0070	10/25/05	\$206,000	990	0	6	1959	4	8448	N	N	645 28TH ST SE
008	331380	0015	10/28/05	\$204,000	990	0	6	1959	4	8448	N	N	720 27TH ST SE
008	331380	0015	6/26/06	\$244,950	990	0	6	1959	4	8448	N	N	720 27TH ST SE
008	145010	0300	11/9/05	\$214,500	990	0	6	1961	3	7931	N	N	602 22ND ST SE
008	145010	0130	5/30/06	\$220,000	990	0	6	1960	4	7420	N	N	607 CEDAR DR
008	145010	0060	4/13/06	\$229,950	990	0	6	1960	4	7420	N	N	608 21ST ST SE
008	746890	0140	4/24/06	\$190,000	990	0	6	1955	2	7200	N	N	1001 F ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	241320	0155	3/3/05	\$196,450	990	0	6	1959	4	7070	N	N	1408 28TH ST SE
008	241320	0155	1/26/06	\$229,950	990	0	6	1959	4	7070	N	N	1408 28TH ST SE
008	331380	0050	9/20/07	\$268,500	1000	0	6	1959	3	8960	N	N	605 28TH ST SE
008	711650	0230	3/28/06	\$222,500	1000	0	6	1923	3	6172	N	N	517 6TH ST SE
008	711650	0230	9/14/07	\$255,400	1000	0	6	1923	3	6172	N	N	517 6TH ST SE
008	145010	0220	4/26/05	\$192,000	1010	0	6	1960	3	12152	N	N	2200 H ST SE
008	145000	0150	6/5/06	\$229,000	1010	0	6	1959	3	7560	N	N	704 24TH ST SE
008	145010	0160	8/15/05	\$216,300	1010	0	6	1960	4	7420	N	N	705 CEDAR DR
008	302105	9150	3/13/06	\$325,000	1050	510	6	1959	4	10125	N	N	1224 25TH ST SE
008	714060	0060	10/19/05	\$224,900	1060	0	6	1959	4	10125	N	N	1015 18TH ST SE
008	915010	0150	12/5/05	\$166,950	1070	0	6	1945	3	3500	N	N	618 8TH ST SE
008	302105	9063	5/6/05	\$199,950	1080	0	6	1944	3	20300	N	N	1122 29TH ST SE
008	302105	9063	6/9/06	\$255,950	1080	0	6	1944	3	20300	N	N	1122 29TH ST SE
008	133060	0060	5/5/06	\$250,000	1090	0	6	1965	4	6000	N	N	1109 26TH ST SE
008	711650	0840	9/7/06	\$240,450	1090	0	6	1954	4	5236	N	N	724 6TH ST SE
008	787740	0335	5/1/06	\$233,950	1100	0	6	1964	3	11730	N	N	35831 87TH AVE S
008	192105	9106	4/21/07	\$261,500	1110	0	6	1930	4	16476	N	N	2435 K ST SE
008	869560	0095	8/8/06	\$240,000	1120	0	6	1935	4	10815	N	N	1413 J ST SE
008	711650	0875	1/19/06	\$210,000	1120	0	6	1923	4	8240	N	N	627 7TH ST SE
008	241320	0005	4/4/05	\$209,000	1120	0	6	1947	3	7434	N	N	2613 R ST SE
008	392090	0160	4/5/07	\$228,250	1120	0	6	1944	3	7290	N	N	1315 H ST SE
008	133060	0120	2/3/06	\$231,950	1130	0	6	1964	3	6000	N	N	1118 26TH ST SE
008	714080	0050	7/18/07	\$238,526	1150	0	6	1961	4	7276	N	N	1306 28TH PL SE
008	711600	0510	5/24/06	\$225,650	1150	0	6	1949	4	6180	N	N	811 6TH ST SE
008	392090	0015	10/21/05	\$219,500	1160	0	6	1944	4	7289	N	N	1214 H ST SE
008	145000	0240	10/31/07	\$250,000	1160	0	6	1959	4	7560	N	N	607 25TH ST SE
008	145000	0330	9/26/05	\$194,950	1160	0	6	1959	3	7452	N	N	607 24TH ST SE
008	145010	0080	1/17/06	\$190,000	1160	0	6	1961	4	7420	N	N	604 21ST ST SE
008	858140	0400	7/25/05	\$213,350	1170	0	6	1916	5	5250	N	N	206 12TH ST SE
008	858140	0400	4/2/07	\$253,000	1170	0	6	1916	5	5250	N	N	206 12TH ST SE
008	711650	0640	5/27/05	\$185,000	1180	0	6	1945	4	3570	N	N	721 8TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	133060	0030	4/20/07	\$257,000	1180	0	6	1963	3	10750	N	N	1126 25TH ST SE
008	858140	0335	8/2/07	\$231,100	1200	0	6	1915	5	8400	N	N	249 14TH ST SE
008	241320	0170	9/20/05	\$260,000	1200	0	6	1959	4	7575	N	N	1506 28TH ST SE
008	241320	0170	7/25/07	\$284,900	1200	0	6	1959	4	7575	N	N	1506 28TH ST SE
008	133060	0020	3/5/07	\$265,000	1200	0	6	1963	4	7500	N	N	1118 25TH ST SE
008	869560	0085	6/20/07	\$318,500	1220	0	6	1944	4	10811	N	N	1401 J ST SE
008	711650	0850	11/29/06	\$240,000	1240	0	6	1944	4	4120	N	N	725 7TH ST SE
008	711650	0675	5/1/06	\$214,000	1240	0	6	1944	3	3333	N	N	619 8TH ST SE
008	858140	0455	5/13/05	\$213,000	1250	0	6	1913	5	8400	N	N	246 12TH ST SE
008	858140	0455	2/21/07	\$262,000	1250	0	6	1913	5	8400	N	N	246 12TH ST SE
008	392090	0155	4/26/07	\$247,000	1260	0	6	1944	4	7290	N	N	1311 H ST SE
008	858140	0270	7/10/06	\$220,000	1260	0	6	1914	4	4194	N	N	202 13TH ST SE
008	714080	0130	11/15/06	\$238,000	1260	0	6	1962	3	7276	N	N	1303 28TH PL SE
008	711650	0280	7/15/05	\$214,900	1270	1010	6	1923	4	9472	N	N	417 6TH ST SE
008	711650	0280	5/4/06	\$288,000	1270	1010	6	1923	4	9472	N	N	417 6TH ST SE
008	101800	0150	3/24/06	\$243,000	1280	0	6	1946	2	10920	N	N	112 15TH ST SE
008	915010	0151	9/28/06	\$246,000	1290	0	6	1946	3	4500	N	N	624 8TH ST SE
008	711650	0650	9/26/05	\$227,500	1300	0	6	1945	5	3503	N	N	711 8TH ST SE
008	145010	0010	7/12/07	\$279,500	1300	0	6	1960	4	8354	N	N	710 21ST ST SE
008	392090	0075	11/14/06	\$267,500	1310	0	6	1944	3	7290	N	N	1502 H ST SE
008	192105	9304	6/8/05	\$181,000	1320	0	6	1977	3	20037	N	N	811 25TH ST SE
008	331380	0010	12/28/06	\$245,000	1320	0	6	1959	4	8448	N	N	730 27TH ST SE
008	313760	0055	11/28/06	\$253,500	1320	0	6	1950	4	6175	N	N	931 D ST SE
008	392090	0090	1/2/07	\$210,000	1330	0	6	1944	4	7290	N	N	1512 H ST SE
008	711650	0645	1/10/06	\$180,000	1330	0	6	1945	3	3536	N	N	715 8TH ST SE
008	711650	0645	3/22/07	\$275,000	1330	0	6	1945	3	3536	N	N	715 8TH ST SE
008	313760	0030	7/26/05	\$210,000	1340	930	6	2007	3	6161	N	N	917 D ST SE
008	313760	0030	11/10/06	\$260,000	1340	930	6	2007	3	6161	N	N	917 D ST SE
008	950090	0450	8/3/07	\$228,000	1340	0	6	1975	3	9792	N	N	1215 22ND ST SE
008	711650	0380	2/22/07	\$248,000	1360	0	6	1944	4	4120	N	N	521 7TH ST SE
008	392090	0110	4/15/05	\$199,950	1400	0	6	1944	4	7290	N	N	1526 H ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	145000	0020	4/27/07	\$274,950	1420	0	6	1959	4	7551	N	N	603 23RD ST SE
008	392090	0135	10/18/06	\$263,000	1470	0	6	1944	4	7290	N	N	1217 H ST SE
008	145000	0070	10/12/06	\$247,000	1480	0	6	1959	4	7593	N	N	705 23RD ST SE
008	711650	0120	8/24/05	\$228,000	1520	0	6	1927	4	3656	N	N	403 6TH ST SE
008	314160	0650	10/2/07	\$242,350	1530	0	6	1923	3	8100	N	N	210 8TH ST SE
008	145010	0230	7/18/06	\$268,500	1540	0	6	1960	3	10208	N	N	708 22ND ST SE
008	145010	0260	7/27/06	\$273,100	1590	0	6	1960	3	7436	N	N	702 22ND ST SE
008	711650	0580	5/14/07	\$260,000	1600	0	6	1945	4	4120	N	N	620 7TH ST SE
008	380200	0020	8/28/06	\$225,000	1600	0	6	1966	3	10183	N	N	3516 O ST SE
008	380200	0020	5/7/07	\$289,420	1600	0	6	1966	3	10183	N	N	3516 O ST SE
008	714080	0320	6/28/05	\$232,000	1600	0	6	1962	4	7250	N	N	2614 M ST SE
008	869560	0105	10/17/07	\$250,298	1640	0	6	1957	4	10820	N	N	1419 J ST SE
008	858140	0391	5/15/06	\$256,000	1670	0	6	1919	4	4200	N	N	201 14TH ST SE
008	145000	0030	5/9/06	\$245,000	1670	0	6	1959	4	7559	N	N	605 23RD ST SE
008	145000	0080	2/27/05	\$190,100	1680	0	6	1959	4	10378	N	N	707 23RD ST SE
008	711650	0925	3/6/07	\$255,000	1700	0	6	1978	3	6025	N	N	602 5TH ST SE
008	714080	0310	8/2/05	\$269,950	1730	0	6	1962	4	7243	N	N	2708 M ST SE
008	714080	0420	3/9/06	\$260,000	1830	0	6	1961	3	7070	N	N	1210 28TH ST SE
008	787740	0265	6/15/06	\$312,385	1880	0	6	1941	4	16560	N	N	8701 S 358TH ST
008	950090	0430	5/5/05	\$235,000	1900	0	6	1958	5	10608	N	N	1230 22ND ST SE
008	314160	0725	8/7/06	\$255,000	2080	0	6	1922	4	8896	N	N	820 B ST SE
008	714080	0400	11/18/06	\$295,000	2270	0	6	1961	5	7070	N	N	1302 28TH ST SE
008	734531	0100	1/25/06	\$274,500	910	740	7	1993	3	6900	N	N	3109 O ST SE
008	746890	0175	7/20/06	\$200,300	940	0	7	1955	4	8720	N	N	515 10TH ST SE
008	746890	0255	3/14/07	\$249,950	940	0	7	1954	4	6825	N	N	1114 D ST SE
008	192105	9241	8/30/05	\$224,000	970	0	7	1960	4	11046	N	N	2414 K ST SE
008	788910	0080	2/2/07	\$190,000	970	0	7	1968	3	7609	N	N	2817 R PL SE
008	788900	0120	3/24/06	\$230,000	990	0	7	1958	5	9823	N	N	2607 T ST SE
008	422340	0040	5/17/07	\$279,900	990	0	7	1977	4	9313	N	N	1945 H ST SE
008	500300	0100	2/22/07	\$273,000	1000	450	7	1952	4	7790	N	N	1307 F ST SE
008	025510	0450	4/24/06	\$235,870	1010	0	7	1967	4	8800	N	N	3213 PIKE ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	734500	0580	1/12/06	\$230,950	1010	0	7	1967	4	7700	N	N	1711 33RD ST SE
008	734500	0030	6/15/07	\$237,000	1010	0	7	1968	4	7000	N	N	1626 33RD PL SE
008	734520	0420	6/28/06	\$239,000	1020	0	7	1968	3	8925	N	N	1613 37TH WAY SE
008	734520	0480	8/9/06	\$238,000	1020	0	7	1968	4	7700	N	N	1709 36TH ST SE
008	734520	0480	9/21/07	\$276,000	1020	0	7	1968	4	7700	N	N	1709 36TH ST SE
008	734500	0570	4/20/07	\$242,000	1020	0	7	1967	3	6500	N	N	1717 33RD ST SE
008	734500	0110	9/6/05	\$193,000	1020	0	7	1968	3	6200	N	N	1802 33RD ST SE
008	734500	0110	3/1/06	\$243,950	1020	0	7	1968	3	6200	N	N	1802 33RD ST SE
008	788900	0016	11/14/05	\$245,000	1030	0	7	1958	3	9500	N	N	1702 28TH ST SE
008	192105	9136	2/14/05	\$217,000	1040	370	7	1952	3	7200	N	N	601 12TH ST SE
008	192105	9136	4/12/07	\$305,000	1040	370	7	1952	3	7200	N	N	601 12TH ST SE
008	331360	0295	8/6/07	\$240,000	1050	0	7	1965	4	8100	N	N	505 27TH ST SE
008	711650	0470	3/9/07	\$267,500	1060	0	7	1913	4	7201	N	N	506 7TH ST SE
008	714060	0085	8/29/05	\$265,000	1090	0	7	1959	4	11834	N	N	1810 L PL SE
008	869560	0120	9/7/05	\$212,000	1090	0	7	1953	4	10800	N	N	1525 J ST SE
008	734531	0050	2/24/05	\$225,500	1090	480	7	1975	3	9215	N	N	1224 31ST AVE SE
008	746890	0220	5/25/06	\$200,000	1090	0	7	1955	4	8400	N	N	516 11TH ST SE
008	746890	0220	1/12/07	\$274,000	1090	0	7	1955	4	8400	N	N	516 11TH ST SE
008	792460	0260	9/14/06	\$257,000	1100	880	7	1963	4	12300	N	N	1340 32ND ST SE
008	145030	0150	7/14/06	\$230,000	1100	0	7	1963	3	8938	N	N	807 26TH PL SE
008	447420	0050	6/3/05	\$202,900	1100	0	7	1967	4	8762	N	N	1501 29TH ST SE
008	792460	0190	10/16/06	\$313,500	1100	800	7	1963	4	8734	N	N	3210 M ST SE
008	792460	0080	5/31/06	\$280,000	1100	550	7	1963	4	7949	N	N	3135 O ST SE
008	792460	0050	8/10/06	\$280,000	1100	720	7	1963	4	7500	N	N	1305 32ND ST SE
008	950090	0090	7/21/05	\$241,500	1110	0	7	1956	4	10593	N	N	1330 24TH ST SE
008	950090	0340	5/23/05	\$227,000	1110	0	7	1957	4	10530	N	N	1435 23RD ST SE
008	711650	0515	1/20/06	\$200,000	1110	0	7	1921	3	5537	N	N	515 8TH ST SE
008	714080	0140	4/11/05	\$212,500	1120	0	7	1960	3	7811	N	N	1301 28TH PL SE
008	447420	0040	4/6/06	\$230,950	1130	0	7	1967	4	8199	N	N	1503 29TH ST SE
008	192105	9179	3/27/06	\$248,000	1140	800	7	1954	3	20934	N	N	2405 R ST SE
008	447200	0040	12/24/07	\$308,000	1150	530	7	1997	3	6003	N	N	907 23RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	711650	0375	5/14/07	\$223,000	1150	0	7	1952	3	4120	N	N	619 F ST SE
008	711650	0105	9/5/06	\$232,000	1160	0	7	1999	3	3811	N	N	504 D ST SE
008	536280	0070	11/22/06	\$286,900	1170	0	7	1993	3	6326	N	N	1214 35TH CT SE
008	056200	0010	11/20/07	\$259,000	1180	0	7	1968	4	12126	N	N	1411 26TH ST SE
008	950090	0160	4/14/06	\$250,000	1180	0	7	1956	4	11274	N	N	1335 24TH ST SE
008	950090	0520	8/3/06	\$248,000	1180	0	7	1958	4	9045	N	N	1440 21ST ST SE
008	331360	0275	5/26/06	\$241,100	1180	0	7	1966	4	8775	N	N	501 27TH ST SE
008	331360	0266	3/20/07	\$248,600	1180	0	7	1966	3	8775	N	N	407 27TH ST SE
008	711650	0665	3/28/06	\$242,950	1180	0	7	1921	3	6768	N	N	625 8TH ST SE
008	711600	0275	3/1/07	\$237,000	1180	0	7	1958	4	5142	N	N	901 8TH ST SE
008	711650	0305	1/9/07	\$238,000	1190	0	7	1952	3	4841	N	N	620 D ST SE
008	500300	0070	6/15/05	\$217,500	1190	0	7	1956	4	7790	N	N	1512 F ST SE
008	027900	0070	6/24/05	\$225,000	1200	0	7	1967	4	10178	N	N	1009 28TH ST SE
008	950090	0280	9/28/05	\$265,800	1210	0	7	1957	3	11301	N	N	1210 23RD ST SE
008	950090	0215	6/5/06	\$247,750	1210	0	7	1957	3	10530	N	N	1520 23RD ST SE
008	734530	0060	4/30/07	\$338,500	1220	440	7	1969	4	9702	Y	Y	1802 37TH WAY SE
008	302105	9155	9/21/05	\$190,800	1220	0	7	1961	4	6000	N	N	3015 M ST SE
008	302105	9155	1/4/06	\$232,000	1220	0	7	1961	4	6000	N	N	3015 M ST SE
008	950090	0165	7/11/05	\$265,000	1240	0	7	1956	4	11274	N	N	1405 24TH ST SE
008	025510	0460	6/26/06	\$270,000	1260	0	7	1967	4	8250	N	N	1461 33RD ST SE
008	331360	0360	11/15/05	\$242,000	1260	0	7	1960	4	8100	N	N	625 27TH ST SE
008	746890	0245	12/21/06	\$240,000	1260	0	7	1954	4	7350	N	N	404 11TH ST SE
008	331360	0355	10/25/05	\$258,500	1270	0	7	1999	3	8100	N	N	603 27TH ST SE
008	792460	0130	1/25/06	\$254,950	1270	0	7	1967	4	7558	N	N	1505 32ND ST SE
008	734965	0420	6/13/05	\$271,000	1280	340	7	1998	3	7510	N	N	2204 FOREST RIDGE DR SE
008	734965	0400	4/19/05	\$259,950	1280	340	7	1998	3	7455	N	N	2138 FOREST RIDGE DR SE
008	734965	0400	7/23/07	\$324,990	1280	340	7	1998	3	7455	N	N	2138 FOREST RIDGE DR SE
008	734966	0170	7/26/07	\$324,500	1280	340	7	1999	3	6631	N	N	2805 V CT SE
008	734966	0040	9/18/06	\$309,950	1280	340	7	1999	3	6563	N	N	2816 V CT SE
008	734965	0160	2/13/06	\$295,000	1280	340	7	1998	3	6367	N	N	2321 FOREST RIDGE DR SE
008	734960	0040	8/1/05	\$268,000	1280	340	7	1996	3	6307	N	N	1920 28TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	192105	9239	7/24/06	\$315,000	1300	0	7	1961	4	11046	N	N	2420 K ST SE
008	734520	0030	3/9/05	\$226,000	1300	0	7	1968	3	7500	N	N	1620 36TH ST SE
008	788900	0155	3/2/07	\$242,000	1300	0	7	1958	4	7440	N	N	2708 S ST SE
008	734520	0200	10/11/06	\$268,000	1300	0	7	1969	3	7400	N	N	3405 V ST SE
008	746890	0260	6/14/05	\$207,030	1300	0	7	1954	4	7140	N	N	403 12TH ST SE
008	302105	9159	8/10/05	\$187,000	1310	0	7	1959	4	9800	N	N	1420 25TH ST SE
008	788900	0100	5/22/06	\$251,000	1330	0	7	1958	4	8748	N	N	1805 26TH ST SE
008	788900	0185	3/7/07	\$273,000	1330	0	7	1958	3	7905	N	N	2710 R ST SE
008	711600	0385	5/30/06	\$243,600	1330	0	7	1955	4	5974	N	N	821 7TH ST SE
008	910760	0140	5/23/05	\$245,300	1340	0	7	1990	3	9900	N	N	2020 M ST SE
008	950090	0095	4/26/07	\$289,500	1350	0	7	1956	4	10592	N	N	1320 24TH ST SE
008	950090	0115	7/6/05	\$235,000	1350	0	7	1957	4	10587	N	N	1220 24TH ST SE
008	950090	0115	7/18/06	\$293,000	1350	0	7	1957	4	10587	N	N	1220 24TH ST SE
008	519490	0060	1/17/06	\$310,000	1360	500	7	1990	3	6003	N	N	1312 E ST SE
008	025510	0080	6/22/05	\$245,000	1370	0	7	1966	4	8125	N	N	3407 PIKE ST SE
008	734500	0130	6/8/06	\$188,000	1370	0	7	1968	4	8000	N	N	1812 33RD ST SE
008	711600	0500	9/26/07	\$259,999	1370	0	7	1958	4	6180	N	N	815 6TH ST SE
008	734961	0110	9/11/06	\$305,000	1380	0	7	1997	3	8777	N	N	2709 V CT SE
008	734961	0030	6/20/06	\$306,000	1390	0	7	1997	3	6000	N	N	1923 28TH ST SE
008	302105	9148	10/14/05	\$283,250	1390	0	7	1958	4	14850	N	N	1402 25TH ST SE
008	910760	0110	4/19/05	\$230,300	1390	0	7	1963	3	9900	N	N	1920 M ST SE
008	500300	0150	6/8/06	\$230,900	1410	0	7	1956	3	7790	N	N	1515 F ST SE
008	889320	0150	3/30/06	\$275,000	1420	0	7	1995	3	7722	N	N	1924 N CT SE
008	519490	0100	7/23/07	\$240,000	1430	0	7	1990	3	6607	N	N	1317 E ST SE
008	734965	0030	4/22/05	\$285,000	1430	700	7	1999	3	6017	N	N	2712 Z ST SE
008	734500	0040	7/5/07	\$299,995	1450	0	7	1968	4	7000	N	N	1630 33RD PL SE
008	734966	0010	4/11/05	\$278,000	1450	770	7	1999	3	6864	N	N	2804 V CT SE
008	734965	0020	6/20/05	\$298,500	1450	770	7	1999	3	6017	N	N	2708 Z ST SE
008	025510	0010	10/25/05	\$259,950	1460	0	7	1966	3	7669	N	N	1450 33RD ST SE
008	950090	0060	11/29/07	\$292,850	1460	300	7	1956	4	12823	N	N	1435 25TH ST SE
008	302105	9151	4/25/07	\$300,000	1460	0	7	1958	4	10481	N	N	1240 25TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	889320	0010	6/25/07	\$324,900	1480	0	7	1995	3	7320	N	N	1308 20TH CT SE
008	638200	0120	4/23/07	\$336,500	1490	760	7	1963	4	12320	N	N	1512 G ST SE
008	714080	0340	12/14/06	\$325,000	1490	1300	7	1967	4	7262	N	N	2610 M ST SE
008	983540	0060	7/17/06	\$303,000	1500	0	7	1991	3	8474	N	N	3411 OLYMPIC ST SE
008	714060	0170	4/7/06	\$255,000	1500	0	7	1957	4	9380	N	N	1005 21ST ST SE
008	302105	9370	1/19/06	\$255,500	1510	0	7	1992	3	10399	N	N	1218 37TH AVE SE
008	734531	0080	7/27/06	\$269,000	1540	0	7	1975	3	9645	N	N	1316 31ST AVE SE
008	734520	0270	3/27/06	\$251,000	1540	0	7	1968	4	7650	N	N	1901 37TH ST SE
008	519490	0170	4/25/05	\$246,000	1540	0	7	1990	3	8459	N	N	1201 E ST SE
008	734500	0490	12/21/05	\$220,000	1550	0	7	1967	3	6500	N	N	1915 33RD ST SE
008	734500	0600	3/29/06	\$260,500	1550	0	7	1967	4	6500	N	N	1629 33RD ST SE
008	302105	9176	3/26/07	\$250,000	1550	0	7	1962	4	11595	N	N	1315 26TH ST SE
008	950090	0525	5/12/05	\$195,000	1550	0	7	1956	3	9045	N	N	1430 21ST ST SE
008	788900	0020	8/22/06	\$264,950	1550	0	7	1957	4	7000	N	N	1706 28TH ST SE
008	889320	0130	8/8/06	\$294,500	1570	0	7	1996	3	7203	N	N	1910 N CT SE
008	734531	0030	5/17/05	\$250,000	1580	0	7	1975	3	9713	N	N	1212 31ST AVE SE
008	734500	0380	4/9/07	\$295,000	1590	0	7	1967	3	7747	N	N	1902 35TH WAY SE
008	858140	0271	2/24/06	\$270,500	1597	0	7	2005	3	4194	N	N	206 13TH ST SE
008	984330	0005	9/27/05	\$245,000	1600	0	7	1910	3	8960	N	N	704 A ST SE
008	734961	0050	5/30/05	\$259,950	1600	0	7	1997	3	10506	N	N	2707 RIVERWALK DR SE
008	734961	0100	11/21/05	\$280,000	1600	0	7	1997	3	8771	N	N	2715 V CT SE
008	734961	0100	7/27/07	\$331,000	1600	0	7	1997	3	8771	N	N	2715 V CT SE
008	734965	0490	3/9/05	\$250,000	1600	0	7	1998	3	7500	N	N	2310 FOREST RIDGE DR SE
008	734965	0490	11/28/07	\$320,000	1600	0	7	1998	3	7500	N	N	2310 FOREST RIDGE DR SE
008	734965	0250	3/20/06	\$299,950	1600	0	7	1998	3	7364	N	N	2135 FOREST RIDGE DR SE
008	734962	0220	3/20/06	\$290,000	1600	0	7	1998	3	6000	N	N	2302 27TH ST SE
008	138860	0140	11/5/07	\$280,000	1610	0	7	1989	3	7833	N	N	818 23RD ST SE
008	792460	0250	7/21/05	\$246,392	1610	0	7	1967	4	7172	N	N	1330 32ND ST SE
008	734500	0170	7/28/06	\$314,750	1620	0	7	1968	4	8400	N	N	1731 35TH WAY SE
008	711600	0245	8/7/05	\$275,000	1620	0	7	1960	3	7880	N	N	915 8TH ST SE
008	711600	0245	8/6/07	\$309,950	1620	0	7	1960	3	7880	N	N	915 8TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	711600	0255	8/7/05	\$275,000	1620	0	7	1961	3	7758	N	N	911 8TH ST SE
008	711600	0255	8/6/07	\$309,950	1620	0	7	1961	3	7758	N	N	911 8TH ST SE
008	519490	0010	10/12/05	\$263,950	1640	0	7	1990	3	6319	N	N	1202 E ST SE
008	519490	0050	8/10/06	\$317,500	1640	0	7	1990	3	6000	N	N	1308 E ST SE
008	792460	0010	1/5/05	\$235,000	1650	0	7	1963	4	13137	N	N	3130 M ST SE
008	734520	0150	11/22/05	\$255,000	1660	0	7	1969	4	9102	N	N	1910 36TH ST SE
008	734520	0210	6/12/07	\$274,000	1660	0	7	1969	3	7000	N	N	3501 V ST SE
008	331360	0245	9/20/06	\$258,990	1670	0	7	1962	3	10800	N	N	404 26TH ST SE
008	910750	0045	4/21/05	\$251,000	1670	0	7	1959	3	8800	N	N	1315 21ST ST SE
008	734500	0190	7/5/05	\$260,000	1680	0	7	1968	4	7500	N	N	1715 35TH ST SE
008	447200	0130	7/13/05	\$263,950	1700	0	7	1995	3	6076	N	N	925 23RD PL SE
008	950090	0400	4/21/05	\$211,950	1710	0	7	1958	4	11275	N	N	1410 22ND ST SE
008	734965	0130	9/25/07	\$367,000	1720	770	7	1998	3	7801	N	N	2809 Z ST SE
008	734965	0460	12/13/07	\$326,950	1720	0	7	1998	3	7500	N	N	2220 FOREST RIDGE DR SE
008	302105	9287	6/13/06	\$244,000	1720	0	7	1977	3	7280	N	N	1514 29TH ST SE
008	192105	9261	7/24/06	\$289,900	1750	0	7	1962	3	10019	N	N	810 8TH ST SE
008	638200	0045	6/25/07	\$255,000	1760	810	7	1958	4	11550	N	N	1415 G ST SE
008	539820	0030	10/26/06	\$327,000	1780	0	7	2001	3	6102	N	N	410 12TH ST SE
008	447200	0010	9/19/06	\$339,000	1800	0	7	1995	3	6255	N	N	901 23RD PL SE
008	331360	0265	3/15/05	\$209,000	1800	0	7	1969	3	9450	N	N	2614 D ST SE
008	331360	0265	11/29/06	\$292,000	1800	0	7	1969	3	9450	N	N	2614 D ST SE
008	302105	9075	3/10/06	\$296,000	1820	0	7	1979	3	10125	N	N	1220 25TH ST SE
008	145030	0080	5/24/05	\$238,000	1820	0	7	1963	4	9860	N	N	813 26TH ST SE
008	711600	0120	7/25/06	\$336,500	1830	0	7	1947	4	11793	N	N	721 6TH ST SE
008	208700	0020	7/6/06	\$330,250	1850	0	7	1990	3	10318	N	N	807 28TH ST SE
008	788910	0060	6/14/06	\$297,500	1850	0	7	1968	4	11995	N	N	2813 R ST SE
008	392090	0145	8/10/05	\$275,000	1860	0	7	1989	3	7290	N	N	1305 H ST SE
008	187710	0150	5/29/07	\$399,000	1868	1198	7	1998	3	7270	N	N	312 35TH ST SE
008	187710	0120	1/29/07	\$380,000	1870	1190	7	1998	3	7239	N	N	3413 C CT SE
008	734961	0180	12/14/06	\$375,000	1880	860	7	1997	3	6001	N	N	2606 V CT SE
008	302105	9197	7/18/07	\$297,000	1910	0	7	1967	4	10583	N	N	3330 M PL SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	302105	9268	2/27/06	\$299,000	1910	0	7	1971	3	9583	N	N	3340 M PL SE
008	302105	9238	4/19/06	\$295,000	1910	0	7	1968	3	9350	N	N	3307 M PL SE
008	714060	0015	12/26/06	\$290,000	1920	0	7	1956	4	10364	N	N	1001 18TH ST SE
008	302105	9132	8/22/06	\$315,000	1930	0	7	1992	3	25283	N	N	1220 37TH ST SE
008	792460	0140	2/28/05	\$246,000	1930	0	7	1967	4	9157	N	N	1515 32ND ST SE
008	792460	0140	6/18/07	\$340,000	1930	0	7	1967	4	9157	N	N	1515 32ND ST SE
008	192105	9358	5/17/07	\$356,500	1930	0	7	1998	3	17159	N	N	1016 21ST ST SE
008	542240	0390	8/1/05	\$279,950	1940	0	7	1981	3	6655	N	N	1722 C PL SE
008	542240	0410	5/3/07	\$305,000	1940	0	7	1982	3	6600	N	N	1714 C PL SE
008	734530	0030	6/22/05	\$257,500	1940	0	7	1969	4	8778	Y	Y	1706 37TH WAY SE
008	314160	0735	8/15/07	\$370,000	1941	0	7	2007	3	4340	N	N	902 B ST SE
008	542240	0200	6/12/06	\$290,000	1950	0	7	1980	3	7368	N	N	1909 C ST SE
008	711600	0745	5/26/05	\$256,600	1960	0	7	1977	3	10010	N	N	1021 7TH ST SE
008	734962	0050	9/12/05	\$338,000	1970	0	7	1997	3	10066	N	N	2613 W CT SE
008	144610	0130	6/14/05	\$265,500	1990	0	7	1978	3	9163	N	N	2802 L PL SE
008	144610	0100	3/8/06	\$315,000	1990	0	7	1978	3	7540	N	N	2817 L PL SE
008	144610	0020	10/6/06	\$311,000	1990	0	7	1978	3	7340	N	N	2815 K ST SE
008	302105	9295	9/13/06	\$205,000	2020	0	7	1980	3	7575	N	N	1126 33RD ST SE
008	302105	9384	8/14/07	\$246,000	2020	0	7	1980	3	7575	N	N	1132 33RD ST SE
008	302105	9293	1/20/05	\$215,000	2020	0	7	1980	3	7500	N	N	1108 33RD ST SE
008	302105	9294	1/27/05	\$215,000	2020	0	7	1980	3	7500	N	N	1118 33RD ST SE
008	302105	9369	1/25/05	\$215,000	2020	0	7	1980	3	7500	N	N	1114 33RD ST SE
008	542240	0140	6/28/06	\$319,000	2020	0	7	1983	3	7276	N	N	1837 C PL SE
008	192105	9213	8/11/05	\$300,000	2030	0	7	1958	4	10200	N	N	1505 25TH ST SE
008	192105	9321	1/4/05	\$246,500	2040	0	7	1981	3	12675	N	N	2017 H ST SE
008	025510	0040	5/31/07	\$330,000	2040	0	7	1966	3	8673	N	N	1514 33RD ST SE
008	734965	0170	8/15/06	\$309,800	2070	0	7	1998	3	6000	N	N	2311 FOREST RIDGE DR SE
008	734965	0210	9/7/07	\$327,500	2070	0	7	1998	3	6000	N	N	2215 FOREST RIDGE DR SE
008	734960	0190	5/17/05	\$294,000	2090	0	7	1996	3	7418	N	N	2817 U ST SE
008	734960	0190	5/22/06	\$354,000	2090	0	7	1996	3	7418	N	N	2817 U ST SE
008	138860	0030	3/19/07	\$335,000	2100	0	7	1990	3	9455	N	N	825 23RD ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	734966	0160	10/24/06	\$356,500	2100	0	7	1999	3	6875	N	N	2807 V CT SE
008	734962	0080	3/16/06	\$349,950	2110	0	7	1997	3	12351	N	N	2602 W CT SE
008	734960	0030	9/29/05	\$333,950	2110	0	7	1996	3	6358	N	N	1922 28TH ST SE
008	734962	0120	6/8/06	\$364,950	2110	0	7	1997	3	6013	N	N	2207 27TH ST SE
008	734961	0020	4/6/05	\$276,000	2110	0	7	1997	3	6000	N	N	1926 28TH ST SE
008	734964	0160	3/24/05	\$288,000	2120	0	7	1999	3	8067	N	N	2204 28TH CT SE
008	734965	0500	12/12/06	\$371,000	2120	0	7	1998	3	7500	N	N	2320 FOREST RIDGE DR SE
008	734965	0280	9/26/05	\$299,950	2120	0	7	1999	3	6001	N	N	2121 FOREST RIDGE DR SE
008	734965	0280	12/4/07	\$315,000	2120	0	7	1999	3	6001	N	N	2121 FOREST RIDGE DR SE
008	542240	0050	3/29/06	\$290,000	2120	0	7	1980	3	9100	N	N	1801 C ST SE
008	542240	0430	4/22/05	\$285,000	2180	0	7	1981	3	7330	N	N	1706 C ST SE
008	869560	0040	3/21/07	\$399,950	2184	0	7	2006	3	10800	N	N	1510 J ST SE
008	915010	0130	4/6/05	\$195,000	2200	0	7	1979	3	3893	N	N	602 8TH ST SE
008	858140	0345	7/28/05	\$303,500	2210	0	7	2004	3	4200	N	N	241 14TH ST SE
008	314160	0600	10/13/06	\$235,000	2220	0	7	1977	2	9120	N	N	1108 B ST SE
008	539820	0100	9/26/05	\$315,900	2230	0	7	2000	3	8007	N	N	1318 D PL SE
008	533630	0020	2/11/05	\$289,950	2350	0	7	1988	3	7200	N	N	2020 C ST SE
008	533631	0040	5/5/05	\$284,500	2390	0	7	1987	3	9587	N	N	219 21ST PL SE
008	302105	9347	5/10/06	\$325,000	2390	0	7	1987	3	8549	N	N	1317 29TH ST SE
008	392090	0220	3/25/06	\$210,548	2390	0	7	1981	3	7290	N	N	1525 H ST SE
008	533631	0030	9/24/07	\$365,950	2390	0	7	1987	3	7157	N	N	221 21ST PL SE
008	734965	0290	1/5/07	\$360,000	2410	0	7	1998	3	7037	N	N	2111 FOREST RIDGE DR SE
008	734964	0110	7/28/05	\$315,000	2410	0	7	1998	3	6000	N	N	2222 28TH CT SE
008	542240	0150	3/2/05	\$306,000	2430	0	7	2002	3	8525	N	N	1841 C PL SE
008	542240	0150	11/22/06	\$405,000	2430	0	7	2002	3	8525	N	N	1841 C PL SE
008	734531	0060	10/18/05	\$303,000	2460	0	7	2001	3	9715	N	N	1302 31ST ST SE
008	734531	0060	12/10/07	\$319,000	2460	0	7	2001	3	9715	N	N	1302 31ST ST SE
008	542240	0160	2/24/05	\$292,000	2470	0	7	1985	3	12270	N	N	1847 C PL SE
008	542240	0100	4/29/05	\$292,000	2470	0	7	1981	3	9725	N	N	1821 C PL SE
008	542240	0350	2/22/05	\$290,000	2470	0	7	1981	3	6649	N	N	1738 C PL SE
008	422340	0010	11/9/05	\$298,000	2480	0	7	1975	3	10147	N	N	718 19TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	734962	0290	2/3/05	\$299,888	2530	0	7	1999	3	7577	N	N	2201 28TH ST SE
008	734963	0060	11/21/05	\$322,000	2530	0	7	1999	3	6620	N	N	2313 27TH PL SE
008	734964	0150	3/24/05	\$309,950	2530	0	7	1999	3	6106	N	N	2208 28TH CT SE
008	734964	0100	6/17/05	\$307,500	2530	0	7	1998	3	6000	N	N	2302 28TH CT SE
008	533630	0090	10/17/06	\$359,000	2580	0	7	1988	3	9071	N	N	2019 C ST SE
008	533630	0100	4/27/05	\$285,000	2580	0	7	1988	3	8950	N	N	2025 C ST SE
008	533631	0050	6/12/06	\$346,000	2580	0	7	1987	3	7761	N	N	217 21ST PL SE
008	533631	0070	12/27/05	\$306,000	2580	0	7	1987	3	7317	N	N	213 21ST PL SE
008	533631	0020	5/9/05	\$308,000	2580	0	7	1987	3	7201	N	N	223 21ST PL SE
008	533630	0070	9/27/07	\$359,000	2620	0	7	1988	3	9045	N	N	2001 C ST SE
008	192105	9314	8/31/05	\$291,800	2640	0	7	1989	3	18480	N	N	846 21ST ST SE
008	138860	0190	9/28/05	\$385,000	2674	0	7	2005	3	8231	N	N	836 23RD ST SE
008	314160	0625	7/6/05	\$318,500	2680	0	7	1991	3	8401	N	N	1020 B ST SE
008	302105	9385	9/12/05	\$359,000	2730	0	7	1996	3	7237	N	N	907 29TH ST SE
008	302105	9392	3/18/05	\$305,000	2780	0	7	1998	3	7227	N	N	1418 29TH ST SE
008	302105	9392	4/11/06	\$343,000	2780	0	7	1998	3	7227	N	N	1418 29TH ST SE
008	187710	0160	5/29/07	\$389,000	2850	0	7	1998	3	7369	N	N	320 35TH ST SE
008	711650	0920	3/16/07	\$360,000	2860	0	7	1978	4	5682	N	N	606 5TH ST SE
008	734964	0170	6/9/05	\$346,000	2880	0	7	1998	3	7535	N	N	2202 28TH CT SE
008	734964	0170	4/4/06	\$389,900	2880	0	7	1998	3	7535	N	N	2202 28TH CT SE
008	734963	0050	12/16/05	\$405,000	3390	0	7	1999	3	9507	N	N	2311 27TH PL SE
008	302105	9391	7/21/06	\$365,500	3570	0	7	1997	3	7215	N	N	605 37TH ST SE
008	638200	0115	6/3/05	\$285,000	1310	1180	8	1964	4	13090	N	N	1508 G ST SE
008	500300	0095	7/14/06	\$239,000	1360	0	8	1952	4	7790	N	N	1303 F ST SE
008	500300	0025	5/24/06	\$247,500	1370	0	8	1952	4	7790	N	N	1308 F ST SE
008	447200	0210	3/21/07	\$330,450	1510	670	8	1999	3	6437	N	N	2201 K ST SE
008	447200	0120	7/26/07	\$325,000	1670	0	8	1995	3	6033	N	N	923 23RD PL SE
008	711650	0810	11/20/06	\$284,500	1760	0	8	1959	3	8230	N	N	702 6TH ST SE
008	500300	0140	9/15/05	\$216,000	1780	0	8	1955	3	7790	N	N	1505 F ST SE
008	192105	9346	10/2/07	\$349,999	1820	0	8	1991	3	12100	N	N	812 24TH ST SE
008	869560	0025	1/26/07	\$295,000	1860	0	8	1959	4	10815	N	N	1410 J ST SE

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Area 28
(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
008	910750	0050	11/28/07	\$301,500	1920	0	8	1959	4	8800	N	N	1325 21ST ST SE
008	721530	0040	4/18/05	\$299,950	2033	0	8	2005	3	8448	N	N	511 17TH CT SE
008	721530	0020	2/4/05	\$299,950	2033	0	8	2005	3	6557	N	N	527 17TH CT SE
008	638200	0080	6/21/05	\$355,000	2120	0	8	1997	3	13090	N	N	1310 G ST SE
008	915060	0005	2/14/06	\$345,000	2260	580	8	1925	3	9100	N	N	930 AUBURN WAY S
008	779400	0020	5/24/06	\$309,000	2280	0	8	1991	3	6924	N	N	3614 OLYMPIC ST SE
008	721530	0060	3/17/05	\$299,395	2321	0	8	2005	3	6432	N	N	508 17TH CT SE
008	721530	0050	6/2/05	\$299,950	2351	0	8	2005	3	6230	N	N	505 17TH CT SE
008	302105	9286	5/1/06	\$308,000	2460	0	8	1958	3	22651	N	N	905 28TH ST SE
008	302105	9286	6/15/06	\$390,000	2460	0	8	1958	3	22651	N	N	905 28TH ST SE
008	721530	0070	3/15/05	\$309,950	2469	0	8	2005	3	7374	N	N	510 17TH CT SE
008	721530	0080	8/5/05	\$309,950	2469	0	8	2005	3	6278	N	N	520 17TH CT SE
008	721530	0030	1/13/05	\$309,950	2469	0	8	2005	3	6114	N	N	521 17TH CT SE
008	192105	9125	12/12/05	\$398,000	2510	660	8	1951	5	23100	N	N	840 21ST ST SE
008	721530	0090	3/1/05	\$335,000	2684	0	8	2005	3	6933	N	N	524 17TH CT SE
008	721530	0010	5/23/05	\$332,950	2684	0	8	2005	3	6674	N	N	529 17TH ST SE
008	721530	0100	2/10/05	\$319,950	2705	0	8	2005	3	6855	N	N	530 17TH CT SE
008	192105	9193	6/22/05	\$475,000	2710	0	9	1955	5	33969	N	N	1425 17TH ST SE
010	212105	9074	1/30/07	\$107,000	580	0	5	1942	3	16525	N	N	4017 AUBURN WAY S
010	362105	9018	3/1/05	\$312,000	1750	0	5	1912	5	317988	Y	N	38125 160TH PL SE
010	272105	9060	2/24/05	\$198,250	730	320	6	1925	4	13068	N	N	5719 AUBURN WAY S
010	272105	9187	5/23/05	\$200,000	1000	0	6	1960	3	17736	N	N	5540 AUBURN WAY S
010	272105	9119	5/19/05	\$219,000	1000	0	6	1960	3	11374	N	N	5530 AUBURN WAY S
010	259900	1590	8/29/06	\$243,550	1140	0	6	1962	4	7920	N	N	2935 18TH ST SE
010	352105	9009	1/10/05	\$272,000	1260	0	6	1991	3	84070	Y	N	14822 SE 368TH PL
010	022005	9021	6/13/06	\$350,000	1260	0	6	1960	3	193842	Y	N	38415 AUBURN-ENUMCLAW RD SE
010	022005	9020	6/18/06	\$240,000	1390	0	6	1952	5	33281	N	N	38501 AUBURN-ENUMCLAW RD SE
010	272105	9065	8/14/06	\$500,000	1690	320	6	1928	3	209088	N	N	5605 AUBURN WAY S
010	012005	9001	7/25/07	\$517,000	1760	0	6	1973	4	240491	Y	N	38445 180TH AVE SE
010	259920	0430	7/17/07	\$253,000	840	0	7	1962	4	12719	N	N	1445 HEMLOCK DR
010	262105	9011	6/28/06	\$460,000	910	800	7	1995	3	80210	Y	N	36328 148TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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	780621	0300	7/28/05	\$202,950	940	0	7	1977	3	7905	N	N	2514 17TH ST SE
010	366800	1290	11/9/07	\$255,000	950	0	7	1981	3	9639	N	N	6017 35TH PL SE
010	780621	0370	7/7/06	\$306,000	1000	910	7	1977	3	10500	N	N	2716 17TH ST SE
010	780621	0060	3/8/05	\$232,000	1000	910	7	1977	3	8554	N	N	2609 17TH ST SE
010	272105	9168	2/8/06	\$188,500	1000	0	7	1961	3	8276	N	N	5616 AUBURN WAY S
010	272105	9168	6/26/06	\$245,700	1000	0	7	1961	3	8276	N	N	5616 AUBURN WAY S
010	366800	1110	3/29/05	\$230,900	1000	700	7	1981	3	8250	N	N	6301 35TH WAY SE
010	366800	1260	10/27/05	\$275,000	1000	770	7	1980	3	7857	N	N	6027 35TH PL SE
010	780621	0110	8/2/06	\$242,100	1000	910	7	1977	4	7752	N	N	2433 17TH ST SE
010	780621	0110	10/13/06	\$299,950	1000	910	7	1977	4	7752	N	N	2433 17TH ST SE
010	259900	0060	10/9/06	\$230,000	1010	0	7	1961	4	15750	N	N	2900 22ND ST SE
010	259900	0060	8/21/07	\$255,000	1010	0	7	1961	4	15750	N	N	2900 22ND ST SE
010	259900	0100	6/13/05	\$205,400	1010	0	7	1961	4	10500	N	N	3020 22ND ST SE
010	259900	1680	7/14/05	\$226,600	1010	710	7	1962	4	10440	N	N	1740 GINKGO ST SE
010	259920	0480	10/12/05	\$230,000	1010	0	7	1962	4	10350	N	N	1909 19TH PL SE
010	142410	0030	5/20/05	\$240,000	1010	400	7	1984	4	9420	N	N	3212 20TH ST SE
010	259900	0420	10/30/07	\$180,000	1010	0	7	1961	4	7910	N	N	2015 DOGWOOD DR SE
010	259920	0900	9/14/05	\$274,000	1030	1010	7	1963	4	9898	N	N	3315 19TH ST SE
010	259900	0960	2/23/07	\$290,000	1030	700	7	1962	3	8165	N	N	1930 ELM ST SE
010	259920	0940	7/26/05	\$216,000	1040	0	7	1963	4	9831	N	N	3250 19TH ST SE
010	131350	0040	5/3/05	\$227,000	1050	320	7	1977	4	7990	N	N	5710 37TH ST SE
010	259900	0920	5/12/05	\$204,100	1070	0	7	1961	4	8165	N	N	2030 ELM ST SE
010	259900	0920	12/20/07	\$255,000	1070	0	7	1961	4	8165	N	N	2030 ELM ST SE
010	780621	0020	4/21/05	\$240,000	1080	470	7	1977	4	9212	N	N	2709 17TH ST SE
010	366800	1250	8/30/06	\$278,180	1080	750	7	1981	3	7917	N	N	6101 35TH WAY SE
010	366800	0560	9/18/06	\$275,000	1080	0	7	1986	3	7410	N	N	6116 36TH ST SE
010	131350	0280	9/23/06	\$260,000	1080	380	7	1977	3	7220	N	N	3630 ACADEMY DR SE
010	131350	0110	6/8/06	\$288,000	1080	380	7	1976	3	6000	N	N	3602 LEMONTREE LN SE
010	030400	0380	6/22/05	\$214,000	1090	0	7	1962	3	17630	N	N	2465 24TH ST SE
010	259900	0360	12/21/06	\$246,000	1090	0	7	1962	4	12075	N	N	2215 HEMLOCK ST SE
010	259920	0680	1/29/07	\$243,000	1090	0	7	1962	4	11200	N	N	1920 19TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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	259900	0290	6/5/07	\$257,400	1090	0	7	1962	4	8625	N	N	2025 HEMLOCK ST SE
010	259900	1760	11/22/06	\$232,000	1090	0	7	1962	4	8550	N	N	3025 17TH ST SE
010	259900	0740	10/14/05	\$219,000	1090	0	7	1961	4	8250	N	N	1925 ELM ST SE
010	259900	0740	5/25/07	\$253,100	1090	0	7	1961	4	8250	N	N	1925 ELM ST SE
010	259900	0900	9/19/06	\$210,100	1090	0	7	1961	4	8050	N	N	2120 ELM ST SE
010	259900	1580	8/17/07	\$225,000	1090	0	7	1962	3	7920	N	N	3005 18TH ST SE
010	259900	1230	2/3/05	\$192,000	1100	0	7	1961	3	11200	N	N	1930 FIR ST SE
010	780621	0350	2/7/07	\$251,150	1100	460	7	1977	4	7760	N	N	2702 17TH ST SE
010	780621	0350	1/5/06	\$281,000	1100	460	7	1977	4	7760	N	N	2702 17TH ST SE
010	259900	1240	9/13/05	\$252,500	1120	600	7	1961	4	9600	N	N	1926 FIR ST SE
010	259900	1240	12/19/06	\$280,000	1120	600	7	1961	4	9600	N	N	1926 FIR ST SE
010	259900	0190	8/21/07	\$233,000	1120	0	7	1961	4	8625	N	N	2030 GINKGO ST SE
010	856720	0020	2/27/06	\$270,950	1120	390	7	1973	3	8122	N	N	3210 21ST ST SE
010	259900	0400	4/28/06	\$237,000	1120	0	7	1961	3	7770	N	N	2035 DOGWOOD DR SE
010	272105	9129	6/6/06	\$375,000	1130	1100	7	1966	3	21780	N	N	36466 AUBURN-ENUMCLAW RD SE
010	259900	0070	3/16/07	\$250,000	1130	0	7	1961	3	12950	N	N	2910 22ND ST SE
010	259920	0500	12/21/05	\$300,000	1130	800	7	1962	4	8800	N	N	1715 HEMLOCK DR
010	259900	1330	8/17/05	\$250,000	1140	670	7	1961	3	9400	N	N	1915 GINKGO ST SE
010	774950	0700	10/3/05	\$224,900	1150	0	7	1968	4	9900	N	N	3005 16TH ST SE
010	780621	0400	3/27/06	\$249,000	1170	800	7	1977	4	8925	N	N	2416 17TH ST SE
010	780621	0070	4/11/05	\$240,000	1170	950	7	1977	3	8554	N	N	2601 17TH ST SE
010	780621	0040	2/15/06	\$289,950	1170	930	7	1977	3	8280	N	N	2621 17TH ST SE
010	259900	1150	5/14/07	\$273,000	1170	520	7	1961	3	7350	N	N	3030 21ST ST SE
010	780620	0150	10/21/05	\$288,950	1180	930	7	1975	3	17848	N	N	2301 SKYWAY LN
010	259900	1390	1/4/06	\$299,900	1180	1040	7	1962	4	8800	N	N	1810 DOGWOOD DR SE
010	259900	0550	6/17/05	\$217,000	1190	0	7	1966	4	11000	N	N	1709 DOGWOOD DR SE
010	366800	0080	5/10/07	\$254,650	1190	0	7	1986	3	7470	N	N	5814 37TH ST SE
010	252105	9074	2/19/06	\$610,000	1200	0	7	1991	3	240886	Y	N	16516 SE 368TH ST
010	184320	0040	8/24/06	\$185,000	1200	0	7	1978	3	1934	N	N	2907 27TH PL SE
010	292105	9054	6/27/05	\$228,000	1200	0	7	1968	3	11325	N	N	2415 FOREST RIDGE DR SE
010	366800	0500	7/13/07	\$250,000	1200	750	7	1987	3	9600	Y	N	6115 36TH ST SE

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Area 28
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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
010	366800	1340	8/16/06	\$272,950	1200	0	7	1986	3	8239	N	N	5929 35TH WAY SE
010	259900	0390	10/3/07	\$225,000	1200	0	7	1961	4	7770	N	N	2115 DOGWOOD DR SE
010	366800	0660	12/22/06	\$275,000	1200	0	7	1987	3	7480	N	N	6302 37TH ST SE
010	366800	0290	5/2/06	\$265,000	1210	0	7	1986	3	8480	N	N	6014 35TH WAY SE
010	366800	1170	8/26/05	\$245,000	1220	590	7	1981	3	8200	N	N	6201 35TH WAY SE
010	366800	1240	4/14/05	\$234,900	1220	500	7	1981	3	7056	N	N	6105 35TH WAY SE
010	259760	0030	8/29/05	\$137,500	1240	0	7	1968	3	1690	N	N	2811 FOREST RIDGE DR SE
010	259920	0440	7/12/05	\$260,000	1250	700	7	1963	4	13324	N	N	3240 SCENIC DR
010	272105	9066	12/1/06	\$251,950	1250	0	7	1961	3	10018	N	N	5628 AUBURN WAY S
010	259900	1720	10/22/05	\$226,300	1260	0	7	1962	4	16742	N	N	3065 17TH ST SE
010	366800	0710	6/6/06	\$310,000	1260	240	7	1986	3	7728	N	N	6313 37TH PL SE
010	366800	1140	9/13/06	\$299,950	1270	360	7	1981	3	6800	N	N	6225 35TH WAY SE
010	366800	0230	10/2/07	\$264,900	1280	0	7	1986	3	5880	N	N	3520 LILAC ST SE
010	030400	0410	6/1/05	\$224,999	1300	0	7	1962	4	17800	N	N	2535 24TH ST SE
010	030400	0110	9/26/05	\$237,000	1300	0	7	1961	3	9856	N	N	2610 24TH ST SE
010	259920	0380	7/17/06	\$265,000	1300	0	7	1963	4	9690	N	N	1545 16TH ST SE
010	030400	0270	8/25/05	\$189,000	1300	0	7	1962	4	8800	N	N	2625 25TH ST SE
010	259900	0300	9/21/05	\$221,450	1300	0	7	1964	4	8625	N	N	2035 HEMLOCK ST SE
010	131350	0020	3/18/05	\$234,300	1300	0	7	1974	4	8500	N	N	5702 37TH ST SE
010	030400	0540	6/8/05	\$230,000	1300	0	7	1962	3	8470	N	N	2430 DOGWOOD ST SE
010	272105	9172	3/27/06	\$270,000	1310	0	7	1978	4	11325	N	N	3518 ACADEMY DR SE
010	366800	0040	12/1/06	\$269,000	1320	0	7	1986	3	7680	N	N	3515 LILAC ST SE
010	259900	1070	3/28/06	\$241,000	1330	0	7	1962	4	8165	N	N	1945 FIR ST SE
010	184320	0020	7/27/05	\$179,600	1360	0	7	1978	3	1898	N	N	2903 27TH PL SE
010	184320	0090	5/31/07	\$212,980	1360	0	7	1978	3	1775	N	N	2602 FIR ST SE
010	390320	0040	4/5/06	\$254,394	1360	0	7	1968	4	12908	N	N	2430 HEMLOCK ST SE
010	259900	0250	4/27/05	\$205,000	1380	0	7	1961	4	8800	N	N	3120 19TH ST SE
010	366800	0450	3/2/07	\$326,790	1390	360	7	1986	3	9514	N	N	3525 ORCHARD PL SE
010	259900	0760	6/23/05	\$205,000	1390	0	7	1961	3	8250	N	N	2005 ELM ST SE
010	184320	0010	8/13/07	\$225,980	1400	0	7	1978	3	1934	N	N	2901 27TH PL SE
010	184320	0200	8/19/05	\$179,000	1400	0	7	1978	3	1898	N	N	2705 FIR ST SE

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Area 28
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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
010	184320	0120	4/26/07	\$221,000	1400	0	7	1978	3	1742	N	N	2608 FIR ST SE
010	259760	0080	7/16/07	\$222,000	1400	0	7	1968	3	1722	N	N	2821 FOREST RIDGE DR SE
010	259760	0230	11/28/06	\$240,000	1400	0	7	1968	3	1690	N	N	2861 FOREST RIDGE DR SE
010	856720	0080	7/3/07	\$280,000	1400	0	7	1966	4	13755	N	N	2030 HEMLOCK ST SE
010	156510	0050	4/19/07	\$339,950	1400	780	7	1980	3	9200	N	N	3314 20TH ST SE
010	780620	0040	10/7/05	\$259,000	1410	0	7	1975	4	15000	N	N	2406 SKYWAY LN
010	780620	0040	4/13/06	\$279,950	1410	0	7	1975	4	15000	N	N	2406 SKYWAY LN
010	774950	0500	10/13/06	\$277,000	1410	0	7	1968	4	8800	N	N	1421 GINKGO ST SE
010	366800	0440	1/30/07	\$342,500	1420	980	7	1986	3	10050	N	N	3523 ORCHARD PL SE
010	352105	9068	6/30/05	\$320,000	1440	1300	7	1966	4	79714	Y	N	37326 AUBURN-ENUMCLAW RD SE
010	774950	0880	11/18/05	\$253,000	1460	0	7	1968	4	9350	N	N	3014 16TH ST SE
010	259900	1450	1/18/05	\$176,000	1460	0	7	1962	3	7920	N	N	2940 17TH ST SE
010	259900	1450	2/23/06	\$243,000	1460	0	7	1962	3	7920	N	N	2940 17TH ST SE
010	262105	9051	7/14/05	\$282,000	1500	600	7	1959	3	29108	Y	N	16104 SE 368TH ST
010	259900	0560	3/17/05	\$211,500	1510	0	7	1966	4	8550	N	N	1707 DOGWOOD DR SE
010	259900	1470	5/3/07	\$231,500	1510	0	7	1962	3	7920	N	N	3000 17TH ST SE
010	774950	0890	3/9/06	\$264,900	1520	0	7	1968	4	9900	N	N	3006 16TH ST SE
010	366800	0620	3/4/05	\$247,150	1520	310	7	1987	3	8720	N	N	3609 ORCHARD ST SE
010	366800	0950	6/8/05	\$240,000	1530	0	7	1986	3	7725	N	N	3532 ORCHARD ST SE
010	366800	1040	3/24/05	\$250,000	1540	0	7	1984	3	8100	N	N	6302 35TH WAY SE
010	366800	0820	6/28/05	\$252,000	1550	0	7	1987	3	8374	N	N	6218 36TH ST SE
010	131350	0270	6/19/06	\$256,000	1550	0	7	1977	4	7220	N	N	3636 ACADEMY DR SE
010	259920	0990	4/6/05	\$247,950	1560	0	7	1965	4	8800	N	N	3360 19TH ST SE
010	259900	0170	10/20/06	\$280,000	1560	0	7	1961	4	8625	N	N	2120 GINKGO ST SE
010	366800	0550	9/22/06	\$294,000	1570	0	7	1988	3	8050	N	N	6112 36TH ST SE
010	259900	0130	11/17/05	\$294,000	1590	0	7	1961	4	11200	N	N	3050 22ND ST SE
010	774950	0780	6/17/06	\$286,000	1600	0	7	1968	4	8400	N	N	1426 GINKGO ST SE
010	259900	1770	11/14/06	\$288,000	1610	0	7	1962	4	8475	N	N	3015 17TH ST SE
010	212105	9070	4/1/05	\$234,950	1620	0	7	1991	3	12196	N	N	3301 21ST ST SE
010	212105	9070	6/22/07	\$270,000	1620	0	7	1991	3	12196	N	N	3301 21ST ST SE
010	012005	9044	6/17/05	\$369,950	1630	0	7	1996	3	313196	N	N	38606 AUBURN-ENUMCLAW RD SE

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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
010	259900	1090	4/18/05	\$225,000	1650	0	7	1962	3	8165	N	N	2015 FIR ST SE
010	774950	0690	7/25/05	\$271,000	1670	0	7	1968	4	9350	N	N	3015 16TH ST SE
010	122005	9034	4/25/07	\$350,000	1680	0	7	1969	3	41250	N	N	17812 SE 408TH ST
010	780620	0090	2/16/05	\$227,000	1680	0	7	1975	4	14250	N	N	2614 SKYWAY LN
010	352105	9129	7/16/07	\$453,000	1690	0	7	1990	3	84942	N	N	16215 SE 376TH ST
010	780621	0140	3/21/05	\$236,850	1700	0	7	1977	4	9020	N	N	2411 17TH ST SE
010	030400	0470	4/25/06	\$264,000	1740	0	7	1961	4	10800	N	N	2725 24TH ST SE
010	780620	0100	6/10/05	\$247,000	1790	0	7	1975	4	13500	N	N	2624 SKYWAY LN
010	774950	1210	8/2/05	\$274,950	1860	0	7	1974	4	9350	N	N	1402 DOGWOOD ST SE
010	281500	0050	11/14/07	\$327,500	1870	0	7	1985	3	11657	N	N	2212 HEMLOCK ST SE
010	362105	9071	6/23/06	\$443,000	1920	0	7	2000	3	422532	N	N	37918 176TH AVE SE
010	352105	9085	9/25/06	\$665,000	1940	0	7	1960	4	405979	Y	N	37521 156TH AVE SE
010	352105	9128	7/18/07	\$550,000	2100	0	7	1990	3	128937	N	N	37704 160TH PL SE
010	272105	9162	6/12/07	\$300,000	2170	0	7	1962	3	27442	N	N	3710 LEMONTREE LN SE
010	272105	9181	7/13/06	\$479,990	2280	0	7	1979	4	65340	N	N	36451 148TH AVE SE
010	030400	0060	12/27/05	\$280,000	2490	0	7	1961	4	9213	N	N	2710 24TH ST SE
010	212105	9146	4/15/05	\$283,000	2500	0	7	1992	3	7243	N	N	2412 POPLAR ST SE
010	390320	0020	4/25/05	\$340,000	2630	0	7	1966	4	13042	N	N	2510 HEMLOCK ST SE
010	774950	0350	7/16/07	\$339,000	2660	0	7	1969	4	9348	N	N	2909 14TH ST SE
010	212105	9079	10/30/07	\$430,000	2940	0	7	1954	3	18450	N	N	3345 21ST ST SE
010	259750	0400	11/9/05	\$235,950	1170	0	8	1967	4	8532	N	N	2810 ALPINE ST SE
010	259750	0620	8/17/05	\$267,500	1240	0	8	1966	4	8580	N	N	2640 26TH PL SE
010	259750	0620	3/14/07	\$289,000	1240	0	8	1966	4	8580	N	N	2640 26TH PL SE
010	259750	0870	7/1/05	\$243,800	1380	0	8	1968	4	7704	N	N	2520 26TH ST SE
010	259750	0920	11/17/05	\$278,780	1390	660	8	1967	4	8400	N	N	2705 ALPINE ST SE
010	259750	0540	1/6/05	\$245,950	1390	670	8	1965	4	7776	N	N	2624 26TH PL SE
010	774950	0400	4/9/07	\$287,360	1410	0	8	1968	3	8800	N	N	1430 ELM ST SE
010	774950	0960	8/13/05	\$305,000	1430	690	8	1975	4	12000	N	N	2822 SKYWAY PL
010	774950	0640	7/25/07	\$280,000	1460	0	8	1968	3	9660	N	N	3109 16TH ST SE
010	774950	0900	6/12/06	\$279,100	1530	0	8	1974	4	10900	N	N	1608 DOGWOOD ST SE
010	602930	0030	7/26/05	\$220,000	1540	0	8	1980	3	7759	N	N	3525 SCENIC DR

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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
010	602930	0030	8/9/07	\$284,000	1540	0	8	1980	3	7759	N	N	3525 SCENIC DR
010	259920	0250	1/5/06	\$257,000	1560	0	8	1965	4	9600	N	N	1530 HEMLOCK DR
010	030360	0060	12/13/05	\$288,400	1600	0	8	1990	3	10156	N	N	3312 21ST ST SE
010	366800	0590	4/27/06	\$299,950	1620	0	8	1987	3	6966	N	N	3603 ORCHARD ST SE
010	352105	9071	4/15/05	\$280,000	1620	0	8	1965	3	43560	Y	N	14831 SE 368TH PL
010	362105	9047	6/9/05	\$424,500	1640	0	8	1981	3	217800	Y	N	37811 168TH AVE SE
010	602930	0100	7/5/05	\$372,250	1660	0	8	1958	5	26500	N	N	3610 SCENIC DR
010	774950	0130	6/21/06	\$309,000	1670	0	8	1968	4	14994	N	N	3045 SCENIC DR
010	259750	0500	6/12/07	\$295,950	1720	0	8	1967	4	7704	N	N	2734 ALPINE DR SE
010	259920	1020	4/25/06	\$340,000	1750	0	8	1963	4	8480	N	N	3460 SCENIC DR
010	774950	1130	11/22/06	\$300,000	1770	0	8	1974	3	8800	N	N	1411 ELM ST SE
010	259750	0260	1/5/06	\$260,000	1770	0	8	1966	4	7776	N	N	2715 FOREST RIDGE DR SE
010	259750	0260	10/25/07	\$299,999	1770	0	8	1966	4	7776	N	N	2715 FOREST RIDGE DR SE
010	259750	0210	10/26/05	\$252,000	1790	0	8	1966	4	7776	N	N	2635 DOGWOOD ST SE
010	366800	0730	10/6/05	\$325,000	1860	510	8	1986	3	8961	N	N	6309 37TH PL SE
010	774950	0140	5/24/05	\$227,500	1870	0	8	1975	4	8550	N	N	3049 SCENIC DR
010	774950	0140	9/21/05	\$287,450	1870	0	8	1975	4	8550	N	N	3049 SCENIC DR
010	259750	1140	8/29/05	\$349,000	1880	0	8	1970	4	20016	Y	Y	2650 FOREST RIDGE DR SE
010	259750	1140	4/20/07	\$350,000	1880	0	8	1970	4	20016	Y	Y	2650 FOREST RIDGE DR SE
010	885816	0080	11/23/05	\$475,000	2000	1040	8	2004	3	15927	Y	N	2006 NOBLE CT SE
010	885816	0060	11/26/07	\$380,000	2000	1040	8	2004	3	10356	Y	N	2024 NOBLE CT SE
010	885816	0060	9/23/05	\$475,000	2000	1040	8	2004	3	10356	Y	N	2024 NOBLE CT SE
010	362105	9048	4/29/05	\$435,000	2030	0	8	1977	3	217800	Y	N	37901 168TH AVE SE
010	362105	9029	8/24/06	\$410,000	2120	0	8	1964	4	40600	Y	N	37630 165TH AVE SE
010	362105	9060	5/11/05	\$438,000	2130	380	8	1988	3	294030	Y	N	17134 SE 383RD ST
010	259920	0020	8/17/07	\$429,950	2210	0	8	1961	4	13500	Y	N	3465 SCENIC DR
010	259920	0220	11/22/05	\$369,950	2360	0	8	1969	4	32340	Y	N	3215 SCENIC DR
010	774950	0280	8/31/06	\$283,700	2400	0	8	1969	4	8700	N	N	3019 14TH ST SE
010	774950	0280	8/29/07	\$329,950	2400	0	8	1969	4	8700	N	N	3019 14TH ST SE
010	366800	1060	2/2/05	\$246,000	2420	0	8	1987	3	7452	N	N	6314 35TH WAY SE
010	272105	9149	1/23/07	\$525,000	2550	900	8	1972	4	68389	N	N	5615 AUBURN WAY S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	259750	0200	8/14/06	\$358,500	2570	0	8	1966	4	7776	N	N	2625 DOGWOOD ST SE
010	774950	0590	3/29/06	\$323,850	2700	0	8	1969	4	10980	N	N	2926 14TH PL SE
010	259750	0410	5/3/06	\$299,950	2770	0	8	1967	4	8625	N	N	2752 ALPINE DR SE
010	259750	0170	10/20/05	\$298,900	2770	0	8	1965	4	8470	N	N	2725 26TH ST SE
010	259750	1020	9/13/05	\$326,000	2770	0	8	1967	4	7560	Y	N	2440 FOREST RIDGE DR SE
010	272105	9013	1/19/06	\$385,000	2830	0	8	1967	4	48787	N	N	3407 ACADEMY DR SE
010	780930	0060	5/17/05	\$450,000	2850	0	8	1984	3	43500	Y	N	17400 SE 373RD ST
010	774950	0490	10/2/05	\$308,000	2960	0	8	1968	4	8800	N	N	3031 15TH ST SE
010	259750	0550	11/16/06	\$354,000	2960	0	8	1965	4	7632	N	N	2626 26TH PL SE
010	352105	9033	4/25/05	\$470,000	2988	0	8	1990	3	54014	Y	N	37820 160TH PL SE
010	774950	0110	9/22/05	\$399,950	3200	0	8	1975	4	28160	Y	N	3035 SCENIC DR
010	259750	0080	4/11/05	\$303,000	3310	0	8	1968	4	9460	N	N	2505 26TH ST SE
010	774950	0620	5/11/05	\$291,000	3390	0	8	1969	4	10450	N	N	2920 14TH PL SE
010	259750	0280	1/10/06	\$350,000	3490	0	8	1966	4	10800	N	N	2645 FOREST RIDGE DR SE
010	259750	0010	2/28/05	\$280,000	3560	0	8	1965	4	11880	N	N	2530 DOGWOOD ST SE
010	259750	0660	3/20/06	\$349,950	3570	0	8	1968	4	8610	N	N	2722 ALPINE DR SE
010	342105	9022	7/19/06	\$595,000	3670	0	8	1992	3	433897	Y	N	36809 AUBURN-ENUMCLAW RD SE
010	774950	0540	3/3/05	\$330,000	3880	0	8	1968	4	10790	N	N	3020 14TH ST SE
010	202105	9057	2/9/07	\$415,000	3510	0	9	1988	3	35719	N	N	2810 AUBURN-BLACK DIAMOND RD
010	885816	0050	7/5/05	\$410,000	3660	0	9	1999	3	11633	Y	N	2030 NOBLE CT SE
011	001600	0255	10/27/05	\$160,000	600	0	4	1920	3	4816	N	N	201 PIKE ST NE
011	869910	0505	5/8/06	\$180,200	640	0	4	1912	4	5002	N	N	606 4TH ST SE
011	733540	0265	2/1/05	\$145,000	760	0	4	1921	3	6696	N	N	217 M ST SE
011	733540	0265	8/15/07	\$208,000	760	0	4	1921	3	6696	N	N	217 M ST SE
011	733540	0025	6/23/06	\$245,450	1170	0	4	1920	3	6708	N	N	124 J ST SE
011	685870	0300	7/2/07	\$192,000	570	140	5	1947	3	4224	N	N	831 2ND AVE NE
011	049200	0531	6/3/05	\$141,007	590	0	5	1947	3	4000	N	N	305 A ST NE
011	264800	0006	11/13/06	\$185,000	610	0	5	1945	3	6702	N	N	525 M ST NE
011	001600	0060	7/22/07	\$234,000	660	0	5	1910	4	4400	N	N	219 R ST NE
011	733540	0200	5/26/05	\$165,000	680	0	5	1921	5	6696	N	N	308 L PL SE
011	869860	0075	10/22/07	\$200,000	700	0	5	1909	3	6894	N	N	614 E MAIN ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	733540	0401	9/25/06	\$181,000	700	0	5	1944	4	6703	N	N	216 J ST SE
011	556820	0130	1/14/05	\$145,000	720	0	5	1912	2	5192	N	N	315 1ST ST NE
011	556820	0130	5/24/05	\$175,000	720	0	5	1912	2	5192	N	N	315 1ST ST NE
011	869860	0235	2/9/05	\$148,100	740	0	5	1911	4	5750	N	N	112 G ST SE
011	264800	0110	8/1/06	\$160,000	770	0	5	1948	3	6292	N	N	417 K ST NE
011	264800	0110	3/29/07	\$240,000	770	0	5	1948	3	6292	N	N	417 K ST NE
011	869910	0330	7/11/06	\$185,755	770	0	5	1942	3	3916	N	N	321 F ST SE
011	733540	0345	3/28/06	\$206,000	780	0	5	1948	3	6685	N	N	311 L PL SE
011	147740	0180	9/27/05	\$143,700	780	0	5	1912	3	2700	N	N	411 3RD ST SW
011	869910	0260	9/9/06	\$209,950	820	0	5	1942	3	5750	N	N	308 F ST SE
011	869910	0095	3/20/06	\$247,000	820	0	5	1923	5	5288	N	N	305 H ST SE
011	446340	0047	5/4/06	\$200,950	840	0	5	1951	3	5311	N	N	650 2ND ST NW
011	446340	0048	5/8/06	\$202,500	840	0	5	1950	3	5287	N	N	640 2ND ST NW
011	446340	0049	3/1/05	\$159,500	840	0	5	1951	3	5067	N	N	630 2ND ST NW
011	446340	0049	4/27/06	\$206,000	840	0	5	1951	3	5067	N	N	630 2ND ST NW
011	733540	0475	2/24/05	\$139,000	860	0	5	1923	4	6687	N	N	315 K ST SE
011	733540	0475	3/2/07	\$227,150	860	0	5	1923	4	6687	N	N	315 K ST SE
011	391500	0465	11/13/06	\$254,950	880	0	5	1910	3	6901	N	N	212 E ST SW
011	540210	0015	6/27/06	\$252,000	880	0	5	1908	4	6000	N	N	118 D ST NW
011	949920	0110	12/13/05	\$197,000	900	480	5	1924	3	5280	N	N	116 N ST NE
011	215400	0111	1/13/05	\$174,990	920	0	5	1934	4	11536	N	N	220 V ST SE
011	540510	0015	6/8/07	\$210,000	940	0	5	1910	3	4500	N	N	316 B ST NE
011	328480	0005	5/17/06	\$202,489	940	0	5	1991	3	3744	N	N	25 G ST NW
011	869910	0495	5/25/06	\$199,500	960	0	5	1918	3	5176	N	N	322 D ST SE
011	182105	9194	4/18/06	\$220,000	970	0	5	1949	4	9147	N	N	440 M ST NE
011	540160	0060	12/20/06	\$170,250	1000	0	5	1910	3	9790	N	N	327 C ST NW
011	172105	9060	12/5/05	\$217,000	1000	0	5	1919	3	8520	N	N	1699 AUBURN-BLACK DIAMOND RD
011	869860	0145	7/8/05	\$189,950	1020	0	5	1922	3	5750	N	N	25 G ST SE
011	333990	1275	5/19/05	\$185,000	1030	0	5	1923	4	10215	N	N	1031 12TH ST NE
011	869860	0200	7/6/06	\$209,963	1040	0	5	1913	3	5045	N	N	2 G ST SE
011	733540	0385	4/21/06	\$149,500	1060	0	5	1920	3	6701	N	N	205 L ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	869810	0170	3/7/07	\$207,900	1060	0	5	1908	4	6000	N	N	106 E ST SE
011	556820	0040	6/6/07	\$185,000	1070	0	5	1912	3	4944	N	N	309 2ND ST NE
011	001600	0155	12/9/05	\$270,000	1070	300	5	1923	5	6930	N	N	318 PIKE ST NE
011	001600	0155	7/12/07	\$319,950	1070	300	5	1923	5	6930	N	N	318 PIKE ST NE
011	733540	0020	2/8/06	\$239,500	1090	0	5	1912	5	6710	N	N	116 J ST SE
011	540160	0095	6/10/05	\$175,000	1090	0	5	1900	3	6000	N	N	307 C ST NW
011	949920	0080	11/15/06	\$199,950	1150	0	5	1930	4	5280	N	N	22 N ST NE
011	635000	0030	11/21/05	\$195,000	1210	0	5	1900	3	5175	N	N	336 S DIVISION ST
011	635000	0035	3/29/05	\$137,000	1250	0	5	1912	4	5175	N	N	328 S DIVISION ST
011	001600	0355	8/21/07	\$270,000	1250	0	5	1921	4	8960	N	N	113 PIKE ST NE
011	869910	0551	10/12/05	\$189,950	1250	0	5	1913	2	4220	N	N	716 4TH ST SE
011	001600	0241	7/30/07	\$222,500	1260	0	5	1923	4	4400	N	N	215 PIKE ST NE
011	540160	0075	8/16/05	\$245,000	1270	0	5	1906	2	6000	N	N	321 C ST NW
011	446340	0160	8/7/07	\$255,000	1330	0	5	1944	2	33350	N	N	319 CLAY ST
011	214980	0115	6/21/06	\$181,840	1360	0	5	1911	4	8100	N	N	11 R ST SE
011	949920	0125	6/1/07	\$200,000	1440	400	5	1954	3	7920	N	N	126 N ST NE
011	949920	0070	10/28/05	\$216,000	1500	0	5	1921	4	10560	N	N	14 N ST NE
011	869860	0240	10/14/05	\$189,650	670	0	6	1937	4	5750	N	N	116 G ST SE
011	120200	0265	8/10/06	\$228,950	800	0	6	1938	3	4706	N	N	215 J ST SE
011	333990	0360	10/29/07	\$220,000	820	0	6	1938	3	17850	N	N	732 10TH ST NE
011	869860	0095	10/17/07	\$269,000	820	0	6	1921	3	5250	N	N	102 F ST SE
011	869910	0570	4/22/06	\$222,350	820	0	6	1914	4	4880	N	N	802 4TH ST SE
011	333990	0505	1/20/06	\$177,000	840	0	6	1951	4	14400	N	N	703 8TH ST NE
011	333990	1055	2/23/05	\$173,000	850	0	6	1952	3	7200	N	N	1101 12TH ST NE
011	733540	0502	5/10/06	\$217,000	850	0	6	1969	3	6699	N	N	207 K ST SE
011	333990	0750	7/20/05	\$183,000	850	0	6	1921	4	6000	N	N	743 10TH ST NE
011	756110	0030	8/26/05	\$206,200	870	0	6	1964	3	9383	N	N	15 U ST NE
011	182105	9148	3/29/05	\$155,000	880	0	6	1942	3	6744	N	N	122 L PL SE
011	869910	0085	10/26/07	\$238,000	880	0	6	1913	4	5396	N	N	227 H ST SE
011	733540	0120	10/17/05	\$189,950	890	0	6	1988	3	6710	N	N	112 K ST SE
011	001600	0165	5/10/07	\$258,000	900	0	6	1924	3	6600	N	N	317 PIKE ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	869910	0155	7/14/06	\$242,000	900	0	6	1949	4	5477	N	N	308 G ST SE
011	733800	0960	5/20/05	\$159,950	900	0	6	1985	4	3998	N	N	3015 L ST NE
011	733800	1020	4/1/05	\$164,950	900	0	6	1983	3	3978	N	N	3010 K ST NE
011	733800	0880	3/29/05	\$144,100	900	0	6	1985	4	3919	N	N	3110 L ST NE
011	733800	0560	3/20/06	\$190,000	900	0	6	1985	3	3813	N	N	3109 M ST NE
011	733800	0370	4/10/06	\$206,500	900	0	6	1985	4	3796	N	N	3028 M PL NE
011	733800	0320	5/24/05	\$183,500	900	0	6	1985	3	3652	N	N	3012 M PL NE
011	374760	0060	5/26/05	\$163,000	900	0	6	1940	3	3483	N	N	817 2ND ST SE
011	120200	0215	6/7/06	\$210,000	910	0	6	1941	3	4543	N	N	307 J ST SE
011	613160	0175	10/17/05	\$228,000	910	0	6	1954	4	8316	N	N	912 17TH ST NE
011	613160	0160	8/28/06	\$247,200	910	0	6	1954	4	8316	N	N	911 16TH ST NE
011	613160	0145	4/26/07	\$250,000	910	0	6	1954	3	8316	N	N	1001 16TH ST NE
011	540210	0045	10/7/05	\$238,500	910	1000	6	1919	3	4225	N	N	102 D ST NW
011	333990	0640	8/25/05	\$194,875	920	0	6	1913	4	7420	N	N	732 12TH ST NE
011	869910	0120	3/2/05	\$180,000	920	0	6	1913	4	5696	N	N	208 G ST SE
011	120200	0235	8/8/07	\$232,950	920	0	6	1941	3	3919	N	N	227 J ST SE
011	733540	0010	9/4/06	\$242,000	926	0	6	1940	4	6715	N	N	108 J ST SE
011	512540	0385	7/5/06	\$307,000	940	0	6	1938	3	18400	N	N	2426 I ST NE
011	548620	0040	3/15/06	\$204,950	940	0	6	1922	4	6717	N	N	103 M ST SE
011	540210	0085	8/8/06	\$183,000	940	0	6	1949	3	6000	N	N	232 D ST NW
011	120200	0160	7/1/05	\$212,700	940	0	6	1949	4	4800	N	N	316 I ST SE
011	210020	0040	8/1/07	\$209,100	950	0	6	1900	3	4807	N	N	411 2ND ST NE
011	374600	0030	2/20/07	\$203,538	960	0	6	1955	3	8908	N	N	1411 17TH ST NE
011	374600	0030	4/20/06	\$239,300	960	0	6	1955	3	8908	N	N	1411 17TH ST NE
011	374600	0015	8/2/06	\$266,000	960	0	6	1955	4	8704	N	N	1311 17TH ST NE
011	733140	0645	11/15/05	\$238,500	960	0	6	1939	4	7500	N	N	303 D ST SE
011	606160	0020	1/20/06	\$233,900	960	0	6	1955	5	6552	N	N	1331 16TH ST NE
011	606160	0030	1/17/07	\$247,500	960	0	6	1955	4	6552	N	N	1411 16TH ST NE
011	556820	0160	1/20/05	\$290,000	960	0	6	1924	3	5028	N	N	328 1ST ST NE
011	556820	0140	8/25/05	\$227,000	970	100	6	1921	3	5192	N	N	323 1ST ST NE
011	215400	0100	2/10/06	\$187,000	980	0	6	1983	3	10458	N	N	310 T ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	733540	0490	7/3/07	\$248,000	980	0	6	1924	3	6693	N	N	223 K ST SE
011	869910	0220	1/27/06	\$180,000	980	0	6	1922	3	6469	N	N	321 G ST SE
011	182105	9108	8/7/07	\$243,000	980	0	6	1927	4	6239	N	N	210 L PL SE
011	869860	0345	6/22/07	\$205,000	980	0	6	1914	4	5276	N	N	804 E MAIN ST
011	869860	0035	2/24/06	\$215,000	990	0	6	1909	4	5447	N	N	25 F ST SE
011	001600	0415	6/22/06	\$219,000	990	0	6	1954	4	4480	N	N	102 O ST NE
011	120200	0180	5/4/07	\$260,000	1000	0	6	1941	4	3888	N	N	319 J ST SE
011	049200	0500	8/24/05	\$181,000	1010	0	6	1919	3	3850	N	N	318 A ST NE
011	613160	0125	3/3/05	\$202,000	1020	0	6	1954	4	8316	N	N	1101 16TH ST NE
011	185220	0050	11/7/07	\$240,000	1020	0	6	1948	3	9520	N	N	1111 3RD ST SE
011	869860	0350	9/27/06	\$214,000	1020	0	6	1921	3	5276	N	N	812 E MAIN ST
011	733140	0597	5/22/06	\$228,900	1030	0	6	1934	3	6000	N	N	213 D ST SE
011	733140	0635	1/26/07	\$231,500	1040	0	6	1919	4	7500	N	N	227 D ST SE
011	733540	0255	2/15/05	\$170,000	1040	0	6	1949	3	6696	N	N	229 M ST SE
011	869860	0385	2/9/05	\$239,950	1040	1010	6	1922	5	5500	N	N	112 H ST SE
011	001900	0100	4/13/06	\$240,000	1060	0	6	1931	3	4001	N	N	206 2ND ST SE
011	869910	0435	7/6/07	\$242,000	1060	0	6	1921	3	5994	N	N	319 E ST SE
011	869910	0235	7/19/06	\$238,000	1060	0	6	1944	3	5750	N	N	212 F ST SE
011	120200	0070	3/23/05	\$181,900	1070	0	6	1941	3	5000	N	N	315 I ST SE
011	733800	0190	4/18/06	\$200,500	1070	0	6	1983	4	4200	N	N	1204 30TH ST NE
011	733800	0120	3/20/06	\$211,150	1070	0	6	1982	4	4200	N	N	1108 30TH ST NE
011	733800	0670	2/7/05	\$178,000	1070	0	6	1986	4	3680	N	N	3009 M DR NE
011	001600	0575	1/19/07	\$245,950	1080	0	6	1913	4	4200	N	N	1427 E MAIN ST
011	333990	0515	10/22/07	\$224,000	1090	0	6	1925	4	21432	N	N	629 8TH ST NE
011	182105	9130	6/10/05	\$233,000	1100	0	6	1937	3	37879	N	N	210 8TH ST NE
011	949920	0315	9/21/06	\$240,000	1100	0	6	1922	4	5250	N	N	1321 E MAIN ST
011	869860	0170	10/20/05	\$185,000	1110	0	6	1924	4	5750	N	N	121 G ST SE
011	869860	0170	3/7/07	\$305,000	1110	0	6	1924	4	5750	N	N	121 G ST SE
011	182105	9134	12/21/05	\$219,900	1120	0	6	1921	4	7226	N	N	203 M ST SE
011	392040	0060	11/28/07	\$239,950	1120	0	6	1942	4	4860	N	N	223 R ST SE
011	147740	0118	2/2/07	\$251,000	1140	0	6	1912	4	4160	N	N	216 D ST SW

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	214980	0342	3/30/07	\$237,500	1140	0	6	1929	4	9600	N	N	1517 4TH ST SE
011	733800	0700	2/23/05	\$182,000	1150	0	6	1986	4	8419	N	N	3018 M ST NE
011	001600	0210	12/11/06	\$262,000	1150	0	6	1943	4	6600	N	N	223 PIKE ST NE
011	733800	0930	11/29/05	\$212,000	1150	0	6	1985	3	5117	N	N	1012 31ST ST NE
011	733800	0810	4/20/07	\$241,950	1150	0	6	1985	3	4218	N	N	3012 L ST NE
011	733800	0140	5/16/05	\$195,500	1150	0	6	1983	4	4200	N	N	1116 30TH ST NE
011	733800	1030	5/9/05	\$153,200	1150	0	6	1983	3	3956	N	N	3012 K ST NE
011	733800	1030	7/27/07	\$189,000	1150	0	6	1983	3	3956	N	N	3012 K ST NE
011	949920	0240	7/25/06	\$310,000	1160	0	6	1929	4	5280	N	N	118 M ST NE
011	733540	0140	5/4/06	\$287,000	1160	0	6	1913	4	8920	N	N	121 L PL SE
011	733540	0140	12/11/07	\$304,000	1160	0	6	1913	4	8920	N	N	121 L PL SE
011	120200	0190	7/9/07	\$270,000	1160	0	6	1941	4	4694	N	N	315 J ST SE
011	391500	0315	4/11/07	\$257,000	1170	0	6	1910	4	9000	N	N	204 F ST SW
011	188750	0050	10/23/07	\$215,000	1180	0	6	1947	3	4799	N	N	1432 E MAIN ST
011	333990	0365	6/18/07	\$258,000	1180	0	6	1952	3	11800	N	N	804 10TH ST NE
011	391550	0010	7/12/06	\$240,000	1180	0	6	1924	4	9740	N	N	906 4TH ST SE
011	613160	0025	5/14/07	\$265,000	1200	0	6	1953	3	11487	N	N	1435 M ST NE
011	391550	0035	1/21/05	\$194,000	1200	0	6	1949	3	10682	N	N	936 4TH ST SE
011	613160	0050	8/29/05	\$229,500	1200	0	6	1953	4	8597	N	N	1212 16TH ST NE
011	374760	0071	1/11/05	\$186,000	1210	0	6	1989	3	2315	N	N	5 J ST SE
011	374760	0071	9/15/05	\$214,500	1210	0	6	1989	3	2315	N	N	5 J ST SE
011	949920	0120	5/29/07	\$258,000	1210	0	6	1927	4	7920	N	N	118 N ST NE
011	869860	0105	3/26/07	\$258,000	1220	0	6	1910	3	5250	N	N	112 F ST SE
011	733800	0020	8/31/05	\$209,950	1230	0	6	1982	4	5200	N	N	922 30TH ST NE
011	885765	0280	12/22/05	\$246,500	1230	0	6	1993	3	7105	N	N	426 V PL SE
011	885765	0270	10/11/06	\$269,950	1230	0	6	1993	3	7080	N	N	428 V PL SE
011	885765	0390	6/15/06	\$275,000	1230	0	6	1993	3	6768	N	N	2002 4TH ST SE
011	869910	0225	3/3/06	\$235,000	1230	0	6	1923	4	5750	N	N	202 F ST SE
011	418440	0220	2/14/06	\$258,000	1230	360	6	1923	3	5057	N	N	206 E ST NE
011	869910	0550	6/20/07	\$345,000	1234	1224	6	2006	3	6066	N	N	720 4TH ST SE
011	391500	0415	2/9/06	\$188,000	1240	0	6	1910	3	6715	N	N	15 D ST SW

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	214980	0095	5/2/06	\$257,500	1250	0	6	1946	4	10825	N	N	1426 E MAIN ST
011	885765	0190	7/6/05	\$246,500	1250	0	6	1993	3	6800	N	N	408 U ST SE
011	869860	0300	5/12/06	\$219,950	1250	0	6	1910	3	5750	N	N	25 H ST SE
011	613160	0085	2/2/07	\$264,950	1260	0	6	1954	4	8316	N	N	1002 16TH ST NE
011	147740	0119	5/22/06	\$255,450	1270	0	6	1912	3	4160	N	N	210 D ST SW
011	613160	0265	7/7/06	\$246,000	1270	0	6	1954	3	8316	N	N	1001 17TH ST NE
011	733800	0430	10/25/07	\$243,500	1280	0	6	1985	4	6650	N	N	3110 M DR NE
011	733800	0850	5/3/05	\$202,450	1280	0	6	1985	4	4366	N	N	3102 L ST NE
011	733800	1070	7/25/05	\$214,000	1280	0	6	1983	3	4366	N	N	3102 K ST NE
011	733800	1140	5/24/06	\$225,000	1280	0	6	1983	3	4210	N	N	3101 K ST NE
011	733800	0130	2/16/06	\$221,500	1280	0	6	1982	4	4200	N	N	1110 30TH ST NE
011	733800	0100	8/10/05	\$225,000	1280	0	6	1982	4	4200	N	N	1020 30TH ST NE
011	733800	0830	11/18/05	\$208,500	1280	0	6	1985	3	4000	N	N	1108 31ST ST NE
011	733800	0380	3/23/06	\$221,950	1280	0	6	1985	3	3780	N	N	3030 M DR NE
011	733800	0260	4/11/06	\$200,000	1280	0	6	1983	4	3640	N	N	1209 30TH ST NE
011	446340	0195	1/26/05	\$208,000	1280	0	6	1912	3	21750	N	N	202 CLAY ST NW
011	446340	0195	2/22/06	\$285,000	1280	0	6	1912	3	21750	N	N	202 CLAY ST NW
011	512540	0340	8/20/07	\$247,350	1290	0	6	1940	2	15295	N	N	2536 I ST NE
011	869910	0040	10/16/06	\$225,500	1290	0	6	1913	4	4532	N	N	308 H ST SE
011	869910	0490	4/11/06	\$225,000	1290	0	6	1918	3	5474	N	N	318 D ST SE
011	606160	0005	7/31/06	\$269,000	1300	0	6	1954	3	8108	N	N	1301 16TH ST NE
011	606160	0035	9/28/05	\$235,000	1300	0	6	1955	4	7630	N	N	1402 16TH ST NE
011	210020	0100	8/9/05	\$235,000	1320	0	6	1912	4	5498	N	N	401 1ST ST NE
011	556820	0145	7/18/05	\$316,000	1320	0	6	1922	4	5192	N	N	327 1ST ST NE
011	949920	0005	6/23/05	\$238,000	1320	1000	6	1923	4	10560	N	N	115 O ST NE
011	210020	0070	7/16/07	\$283,250	1320	0	6	1921	4	5498	N	N	416 2ND ST NE
011	733800	0450	4/19/07	\$229,950	1350	0	6	1985	3	4765	N	N	3103 M PL NE
011	613160	0090	11/1/05	\$234,500	1370	0	6	1954	3	8316	N	N	932 16TH ST NE
011	264800	0160	9/13/07	\$265,950	1370	0	6	1944	3	7500	N	N	1216 4TH ST NE
011	264800	0205	10/25/06	\$178,000	1370	0	6	1944	3	7370	N	N	301 M ST NE
011	374600	0060	7/27/05	\$185,000	1370	0	6	1955	3	6420	N	N	1610 M ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	374600	0045	4/27/05	\$231,500	1390	0	6	1955	4	8704	N	N	1322 17TH ST NE
011	391550	0011	11/17/06	\$238,000	1400	0	6	1950	3	9429	N	N	916 4TH ST SE
011	264850	0060	4/14/06	\$291,000	1410	0	6	1942	3	9000	N	N	1003 1ST ST NE
011	512540	0395	8/24/06	\$230,000	1420	0	6	1909	3	11900	N	N	917 24TH ST NE
011	328430	0080	5/14/07	\$255,000	1420	0	6	1915	3	4950	N	N	11 F ST NW
011	264850	0025	9/10/07	\$245,000	1430	100	6	1943	3	5016	N	N	910 E MAIN ST
011	215400	0097	8/18/06	\$279,950	1460	0	6	1990	4	8344	N	N	312 T ST SE
011	001600	0145	11/3/05	\$250,000	1460	0	6	1946	4	6600	N	N	316 PIKE ST NE
011	733140	0516	1/11/07	\$297,950	1470	270	6	1919	3	8750	N	N	111 D ST SE
011	264800	1001	10/27/06	\$271,000	1500	0	6	1923	4	4950	N	N	14 K ST NE
011	869910	0580	9/13/05	\$250,500	1520	450	6	1922	4	6088	N	N	806 4TH ST SE
011	556820	0055	8/22/05	\$264,000	1570	0	6	1926	3	4952	N	N	329 2ND ST NE
011	556820	0055	7/18/06	\$283,500	1570	0	6	1926	3	4952	N	N	329 2ND ST NE
011	869910	0375	9/18/06	\$298,000	1580	0	6	1913	4	6000	N	N	312 E ST SE
011	869910	0110	12/13/06	\$250,000	1600	0	6	1964	3	6098	N	N	715 4TH ST SE
011	264800	0745	1/31/07	\$354,000	1610	0	6	1918	5	9150	N	N	116 J ST NE
011	540160	0105	6/16/05	\$216,000	1640	0	6	1900	4	6000	N	N	301 C ST NW
011	214980	0196	7/2/07	\$300,000	1660	0	6	1987	3	12577	N	N	1109 3RD ST SE
011	949920	0210	9/7/05	\$172,000	1690	0	6	1912	4	6600	N	N	28 M ST NE
011	949920	0210	12/29/05	\$236,000	1690	0	6	1912	4	6600	N	N	28 M ST NE
011	949920	0210	2/23/07	\$255,000	1690	0	6	1912	4	6600	N	N	28 M ST NE
011	556820	0075	5/11/05	\$200,000	1720	0	6	1920	3	5074	N	N	322 2ND ST NE
011	512540	0355	5/3/06	\$277,000	1740	0	6	1956	3	8800	N	N	2516 I ST NE
011	869860	0080	1/10/07	\$275,000	1800	0	6	1911	3	5250	N	N	16 F ST SE
011	869910	0080	6/20/07	\$257,700	1820	0	6	1913	4	5450	N	N	223 H ST SE
011	214980	0281	3/14/06	\$275,000	1830	0	6	1981	3	7000	N	N	1326 3RD ST SE
011	214980	0287	9/22/06	\$305,000	1830	0	6	1981	3	7000	N	N	1342 3RD ST SE
011	147740	0150	3/8/05	\$205,000	2240	0	6	1913	4	11120	N	N	213 D ST SW
011	859570	0010	6/29/06	\$351,200	2540	0	6	1989	3	9940	N	N	402 4TH ST SE
011	859570	0060	7/5/07	\$389,500	2840	0	6	1986	3	8306	N	N	502 4TH ST SE
011	000100	0105	4/22/05	\$349,450	2890	0	6	1987	3	8465	N	N	1120 22ND ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	000100	0105	7/12/06	\$359,950	2890	0	6	1987	3	8465	N	N	1120 22ND ST NE
011	000100	0003	4/22/05	\$450,000	3810	0	6	1987	3	10502	N	N	1126 22ND ST NE
011	000100	0003	7/7/06	\$495,000	3810	0	6	1987	3	10502	N	N	1126 22ND ST NE
011	214980	0192	11/25/05	\$176,520	750	0	7	1952	4	15222	N	N	114 M ST SE
011	392040	0055	7/20/07	\$228,000	830	0	7	1942	3	4860	N	N	219 R ST SE
011	733540	0310	8/30/05	\$190,000	860	0	7	1951	4	6685	N	N	312 K ST SE
011	605340	0355	12/9/05	\$203,000	920	0	7	1949	3	5720	N	N	102 5TH ST NE
011	605340	0355	12/14/07	\$259,500	920	0	7	1949	3	5720	N	N	102 5TH ST NE
011	182105	9288	4/17/07	\$210,000	930	0	7	1940	4	14541	N	N	708 8TH ST NE
011	289110	0990	8/23/06	\$221,000	930	0	7	1969	3	9102	N	N	1705 19TH DR NE
011	289110	1030	11/30/05	\$221,400	960	0	7	1969	4	8300	N	N	1611 19TH DR NE
011	001600	0500	4/27/05	\$200,000	970	0	7	1951	3	4520	N	N	14 PIKE ST NE
011	001600	0500	4/4/06	\$212,000	970	0	7	1951	3	4520	N	N	14 PIKE ST NE
011	264800	0610	9/5/06	\$295,000	990	0	7	1957	4	12075	N	N	105 M ST NE
011	733190	0010	5/22/07	\$254,000	990	0	7	1961	3	9084	N	N	1603 7TH ST NE
011	182105	9227	8/11/05	\$226,000	1000	620	7	1953	4	10018	N	N	1213 6TH ST NE
011	289110	0170	11/15/05	\$221,800	1000	0	7	1969	3	6630	N	N	1602 19TH DR NE
011	393990	0010	8/31/05	\$196,500	1020	0	7	1950	4	8370	N	N	515 N ST NE
011	605340	0320	1/21/05	\$181,000	1020	0	7	1950	3	6476	N	N	510 A ST NE
011	869910	0470	7/28/06	\$205,000	1020	0	7	1950	3	5474	N	N	224 D ST SE
011	289110	0230	4/19/07	\$240,000	1030	0	7	1971	3	6000	N	N	1710 19TH DR NE
011	289100	0530	7/6/06	\$259,950	1030	0	7	1967	4	6000	N	N	2012 PIKE ST NE
011	733190	0310	2/4/05	\$209,950	1040	0	7	1960	4	8800	N	N	1608 6TH ST NE
011	289110	0330	1/25/06	\$233,000	1040	0	7	1969	4	7387	N	N	1813 RIVERVIEW DR NE
011	289100	0630	5/4/06	\$253,800	1040	0	7	1967	3	6000	N	N	1622 21ST ST NE
011	556820	0070	9/12/05	\$230,000	1040	0	7	1955	3	5074	N	N	326 2ND ST NE
011	556820	0070	6/27/06	\$262,650	1040	0	7	1955	3	5074	N	N	326 2ND ST NE
011	512540	0241	8/4/05	\$178,572	1050	0	7	1953	3	13200	N	N	802 24TH ST NE
011	733540	0305	3/29/06	\$205,000	1060	0	7	1965	4	6687	N	N	306 K ST SE
011	098200	0015	9/13/05	\$227,500	1070	0	7	1949	4	8664	N	N	221 K ST NE
011	289100	0680	8/22/05	\$211,950	1070	0	7	1968	3	6138	N	N	1718 21ST ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	289110	0600	8/17/05	\$261,000	1070	360	7	1975	3	6000	N	N	1912 20TH ST NE
011	289110	0260	9/22/06	\$285,000	1070	500	7	1975	3	6000	N	N	1802 19TH DR NE
011	289110	0600	1/3/07	\$292,900	1070	360	7	1975	3	6000	N	N	1912 20TH ST NE
011	264800	0240	8/7/07	\$210,000	1080	0	7	1944	3	5500	N	N	1109 3RD ST NE
011	182105	9142	3/29/07	\$310,000	1080	0	7	1941	3	23116	N	N	504 H ST NE
011	289100	0590	4/7/06	\$235,000	1080	0	7	1967	3	6000	N	N	1606 21ST ST NE
011	289100	0010	8/7/07	\$260,000	1088	506	7	1975	3	8034	N	N	2121 PIKE ST NE
011	733190	0050	8/15/07	\$248,500	1090	0	7	1961	3	8558	N	N	1611 7TH ST NE
011	733190	0280	2/17/05	\$206,250	1090	0	7	1960	3	8461	N	N	1602 6TH ST NE
011	289110	0160	8/19/05	\$245,000	1090	500	7	1976	3	6630	N	N	1520 PIKE PL NE
011	289110	0680	5/1/06	\$279,950	1090	530	7	1976	3	6161	N	N	1721 20TH ST NE
011	289110	1190	3/7/05	\$190,500	1090	480	7	1975	3	6014	N	N	1806 PIKE ST NE
011	289110	0200	8/28/07	\$307,500	1090	530	7	1975	3	6000	N	N	1614 19TH DR NE
011	869860	0127	2/22/07	\$239,950	1090	0	7	1957	3	3264	N	N	9 G ST SE
011	734940	0290	12/9/05	\$263,000	1100	530	7	1977	3	10850	N	N	1437 14TH ST NE
011	321720	0040	8/3/05	\$216,950	1100	0	7	1955	3	9800	N	N	1201 11TH ST NE
011	734940	0220	10/20/05	\$249,200	1100	530	7	1977	4	7400	N	N	1509 RIVERVIEW DR NE
011	289110	0320	5/17/06	\$277,580	1120	510	7	1976	4	7840	N	N	2002 19TH DR NE
011	606160	0085	12/20/05	\$265,000	1140	530	7	1979	4	6018	N	N	1305 14TH ST NE
011	869910	0360	2/15/07	\$260,000	1144	0	7	2001	3	6000	N	N	226 E ST SE
011	733140	0555	9/26/05	\$212,000	1150	0	7	1930	3	4500	N	N	125 D ST SE
011	214980	0148	9/21/05	\$271,500	1150	700	7	1952	3	8250	N	N	201 PIKE ST SE
011	605340	0345	5/4/07	\$295,500	1150	0	7	1950	3	6611	N	N	415 B ST NE
011	172105	9275	3/16/05	\$220,000	1160	0	7	1991	3	6627	N	N	217 S ST SE
011	374600	0010	10/10/06	\$256,500	1160	0	7	1960	4	6400	N	N	1301 17TH ST NE
011	734940	0040	3/16/06	\$280,000	1170	380	7	1977	4	7300	N	N	1719 RIVERVIEW DR NE
011	264800	0265	8/23/06	\$264,900	1180	0	7	1944	3	5500	N	N	1117 3RD ST NE
011	605340	0440	4/18/05	\$210,500	1180	0	7	1949	3	5463	N	N	505 A ST NE
011	605340	0440	9/10/07	\$239,000	1180	0	7	1949	3	5463	N	N	505 A ST NE
011	001600	0025	10/16/07	\$282,000	1180	0	7	1991	3	3675	N	N	307 R ST NE
011	733190	0390	10/28/05	\$231,500	1190	0	7	1959	4	8800	N	N	1607 5TH ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	733190	0390	3/14/07	\$270,000	1190	0	7	1959	4	8800	N	N	1607 5TH ST NE
011	733190	0480	4/26/06	\$215,000	1190	0	7	1959	3	8761	N	N	1706 5TH ST NE
011	289110	0890	8/17/06	\$286,500	1190	420	7	1976	3	7686	N	N	1718 20TH ST NE
011	001600	0460	1/26/06	\$259,000	1190	0	7	1922	4	5600	N	N	109 R ST NE
011	609010	0245	10/16/06	\$270,000	1200	340	7	1954	3	11340	N	N	506 N ST NE
011	609010	0245	4/28/07	\$350,000	1200	340	7	1954	3	11340	N	N	506 N ST NE
011	519860	0005	7/5/07	\$279,400	1200	0	7	1958	3	7800	N	N	1301 6TH PL NE
011	333990	0691	1/13/06	\$236,500	1200	0	7	1953	3	7500	N	N	1101 I ST NE
011	188750	0065	9/13/06	\$243,550	1200	0	7	1962	3	6648	N	N	21 PIKE ST SE
011	548620	0011	8/17/06	\$267,950	1200	0	7	1992	3	6275	N	N	26 L ST SE
011	289110	1150	5/9/07	\$257,500	1200	0	7	1968	3	6200	N	N	1909 R ST NE
011	289100	0690	11/8/06	\$259,700	1200	0	7	1968	3	6076	N	N	1802 21ST ST NE
011	289110	0040	11/7/06	\$272,500	1200	0	7	1968	3	6000	N	N	1917 PIKE ST NE
011	289100	0700	9/14/05	\$235,550	1200	0	7	1968	3	5820	N	N	1806 21ST ST NE
011	214980	0117	10/11/05	\$231,100	1210	0	7	1989	3	7200	N	N	15 R ST SE
011	605340	0385	1/5/07	\$150,000	1220	0	7	1949	4	4804	N	N	415 A ST NE
011	917260	0070	3/23/06	\$275,000	1220	0	7	1959	3	5148	N	N	335 PARK AVE
011	439920	0155	7/20/05	\$250,000	1230	0	7	1957	4	9750	N	N	1403 10TH ST NE
011	182105	9206	9/19/05	\$235,000	1230	0	7	1953	4	7474	N	N	803 5TH ST NE
011	289110	0020	1/6/05	\$205,000	1230	0	7	1968	3	7000	N	N	1416 20TH ST NE
011	289100	0350	10/4/05	\$229,990	1230	0	7	1968	3	6018	N	N	1809 21ST ST NE
011	172105	9274	5/29/06	\$258,500	1230	0	7	1991	3	6001	N	N	213 S ST SE
011	289100	0160	8/16/05	\$239,850	1230	0	7	1967	4	6000	N	N	1620 22ND ST NE
011	188750	0045	7/25/05	\$198,950	1230	0	7	1948	3	5921	N	N	1436 E MAIN ST
011	609010	0150	7/7/06	\$274,000	1240	200	7	1948	4	6600	N	N	418 O ST NE
011	917260	0025	9/26/05	\$258,000	1240	450	7	1953	3	6589	N	N	330 PARK AVE
011	289100	0170	12/13/06	\$240,500	1240	0	7	1967	4	6000	N	N	1628 22ND ST NE
011	675010	0035	4/14/05	\$232,500	1250	0	7	1957	4	8140	N	N	220 O ST SE
011	182105	9237	4/20/07	\$235,000	1260	0	7	1953	4	8796	N	N	528 H ST NE
011	512540	0480	5/31/05	\$250,000	1260	0	7	1930	3	9561	N	N	2216 I ST NE
011	289110	0150	12/18/07	\$266,000	1260	0	7	1969	3	6000	N	N	1516 PIKE PL NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	289100	0030	9/2/05	\$252,500	1280	0	7	1968	4	6000	N	N	2107 PIKE ST NE
011	609010	0220	6/30/05	\$265,000	1290	950	7	1955	4	10240	N	N	408 N ST NE
011	439920	0195	3/4/05	\$225,000	1300	0	7	1956	4	10125	N	N	1308 10TH ST NE
011	356630	0030	6/19/06	\$395,000	1300	1200	7	1977	3	9600	N	N	1423 14TH ST NE
011	322480	0096	6/21/06	\$275,000	1300	0	7	1968	3	6952	N	N	222 T ST NE
011	675010	0030	2/12/07	\$265,000	1310	0	7	1956	4	8140	N	N	212 O ST SE
011	289110	0480	1/17/07	\$260,000	1320	0	7	1969	3	6000	N	N	1913 RIVERVIEW DR NE
011	322480	0115	8/18/05	\$210,000	1320	0	7	1959	3	8400	N	N	116 T ST NE
011	333990	0794	9/28/06	\$272,950	1320	0	7	1957	3	7500	N	N	1036 I ST NE
011	182105	9296	12/14/06	\$279,000	1330	0	7	1934	4	11793	N	N	603 H ST NE
011	333990	1138	3/15/05	\$195,000	1330	0	7	1973	3	8300	N	N	1202 14TH ST NE
011	333990	1138	7/13/06	\$264,500	1330	0	7	1973	3	8300	N	N	1202 14TH ST NE
011	322480	0060	3/27/07	\$254,000	1330	0	7	1959	3	8192	N	N	1611 3RD ST NE
011	613800	0090	5/4/07	\$275,000	1330	0	7	1956	4	6000	N	N	1015 I ST NE
011	439920	0010	3/26/07	\$300,000	1340	0	7	1965	3	9100	N	N	1307 13TH ST NE
011	322490	0120	10/3/05	\$252,000	1340	0	7	1973	4	7469	N	N	14 R PL NE
011	949920	0151	12/23/05	\$190,000	1340	0	7	1977	3	5280	N	N	107 N ST NE
011	001600	0580	4/12/05	\$222,000	1350	400	7	1946	4	4400	N	N	1431 E MAIN ST
011	001600	0580	12/14/07	\$275,000	1350	400	7	1946	4	4400	N	N	1431 E MAIN ST
011	289110	0710	3/17/06	\$250,000	1350	0	7	1976	3	6000	N	N	1709 20TH ST NE
011	439921	0090	4/4/05	\$255,000	1360	300	7	1976	3	15200	N	N	917 PIKE ST NE
011	322490	0180	8/9/06	\$299,950	1360	0	7	1977	3	7469	N	N	1609 E MAIN ST
011	322490	0180	6/20/07	\$329,950	1360	0	7	1977	3	7469	N	N	1609 E MAIN ST
011	685870	0135	10/26/05	\$278,000	1370	0	7	1932	4	7540	N	N	25 J ST NE
011	098200	0040	6/13/06	\$250,000	1370	0	7	1946	4	10640	N	N	302 J ST NE
011	322480	0030	8/11/06	\$266,000	1370	0	7	1963	3	8738	N	N	1712 4TH ST NE
011	289110	0640	6/28/06	\$250,000	1370	0	7	1980	3	6120	N	N	1901 20TH ST NE
011	264800	0840	5/14/07	\$335,000	1380	310	7	1941	4	9450	N	N	1012 1ST ST NE
011	439920	0210	5/23/05	\$230,000	1380	0	7	1957	3	10875	N	N	1412 10TH ST NE
011	606160	0080	6/15/07	\$289,500	1390	0	7	1979	3	6018	N	N	1311 14TH ST NE
011	351000	0120	3/21/06	\$265,000	1390	0	7	1968	4	12172	N	N	29 U PL NE

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Area 28
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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
011	289110	0500	8/11/05	\$265,000	1390	0	7	1969	3	6000	N	N	1905 RIVERVIEW DR NE
011	605340	0435	4/7/05	\$220,000	1400	0	7	1949	3	8941	N	N	501 A ST NE
011	182105	9219	8/5/05	\$166,500	1400	0	7	1955	3	6534	N	N	308 M ST NE
011	214980	0008	9/6/07	\$269,950	1410	0	7	1920	5	9100	N	N	110 M ST SE
011	172105	9046	5/29/07	\$270,000	1410	0	7	1959	4	8276	N	N	1701 1ST ST SE
011	289110	1070	4/7/05	\$200,000	1417	0	7	1968	3	6000	N	N	1906 R ST NE
011	264800	0071	3/11/05	\$250,000	1420	0	7	2001	3	10300	N	N	1106 5TH ST NE
011	264800	0071	10/10/06	\$263,720	1420	0	7	2001	3	10300	N	N	1106 5TH ST NE
011	392040	0005	2/10/06	\$244,000	1420	0	7	1946	3	5310	N	N	21 R ST SE
011	182105	9181	7/5/05	\$236,840	1420	0	7	1950	3	9147	N	N	324 N ST NE
011	605340	0285	11/14/05	\$225,000	1420	0	7	1955	3	7200	N	N	515 B ST NE
011	029318	0060	2/2/06	\$286,500	1420	0	7	2000	3	6751	N	N	2016 3RD CT SE
011	351000	0130	5/12/05	\$235,000	1430	0	7	1967	4	8929	N	N	27 U PL NE
011	917260	0105	12/26/06	\$261,200	1430	0	7	1953	3	8193	N	N	400 6TH ST NE
011	289110	0870	2/24/05	\$202,250	1440	0	7	1969	3	9238	N	N	1710 20TH ST NE
011	733540	0400	4/26/05	\$247,500	1440	0	7	1966	4	6702	N	N	216 J ST SE
011	733540	0400	9/26/06	\$266,900	1440	0	7	1966	4	6702	N	N	216 J ST SE
011	100800	0035	9/14/05	\$244,950	1440	0	7	1952	3	6300	N	N	1606 1ST ST SE
011	289100	0390	3/2/06	\$260,000	1440	0	7	1968	4	6100	N	N	1709 21ST ST NE
011	289100	0220	7/14/05	\$230,000	1440	0	7	1968	3	5880	N	N	1728 22ND ST NE
011	182105	9075	12/12/05	\$287,000	1450	600	7	1952	4	10890	N	N	317 O ST NE
011	289100	0180	2/27/06	\$255,950	1450	0	7	1968	3	6000	N	N	1702 22ND ST NE
011	606160	0055	6/26/06	\$280,000	1460	0	7	1984	3	7632	N	N	1428 N ST NE
011	733190	0490	3/23/06	\$324,000	1470	0	7	1959	4	10267	N	N	1708 5TH ST NE
011	289100	0320	12/11/06	\$285,000	1470	0	7	1968	4	6528	N	N	1905 21ST ST NE
011	289100	0040	11/21/05	\$249,950	1490	0	7	1968	4	6000	N	N	2103 PIKE ST NE
011	869910	0400	3/2/05	\$255,000	1500	0	7	1913	4	5994	N	N	211 E ST SE
011	917260	0085	2/15/06	\$265,000	1500	0	7	1952	3	8876	N	N	316 6TH ST NE
011	333990	0950	9/22/06	\$297,000	1500	0	7	1961	4	7800	N	N	1203 10TH ST NE
011	001600	0421	6/15/05	\$269,755	1502	0	7	2005	3	4508	N	N	116 O ST NE
011	605340	0325	12/15/05	\$242,950	1510	0	7	1949	3	6477	N	N	506 A ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	734940	0590	3/16/05	\$315,000	1510	950	7	1978	3	14365	N	Y	1620 RIVERVIEW DR NE
011	734940	0270	3/13/06	\$269,900	1510	0	7	1977	4	9350	N	N	1403 RIVERVIEW DR NE
011	540210	0115	3/7/06	\$237,558	1520	0	7	1924	3	4800	N	N	216 D ST NW
011	333990	0105	3/21/06	\$252,950	1530	0	7	1952	4	11100	N	N	1208 10TH ST NE
011	613800	0080	3/9/05	\$250,000	1536	460	7	1954	4	10600	N	N	811 10TH ST NE
011	734940	0410	7/10/07	\$370,000	1540	0	7	1977	3	11160	N	Y	1408 RIVERVIEW DR NE
011	322480	0295	6/29/07	\$338,300	1540	450	7	1957	4	8695	N	N	1702 1ST ST NE
011	869910	0130	3/14/05	\$240,950	1550	0	7	1940	4	5623	N	N	218 G ST SE
011	869910	0130	12/26/06	\$280,000	1550	0	7	1940	4	5623	N	N	218 G ST SE
011	182105	9225	5/23/05	\$223,000	1550	0	7	1952	4	13939	N	N	903 5TH ST NE
011	439920	0100	5/20/05	\$290,000	1560	0	7	1963	4	9706	N	N	1226 M ST NE
011	374760	0085	6/14/06	\$385,000	1560	0	7	1924	4	8837	N	N	14 I ST SE
011	289100	0260	8/10/05	\$244,000	1560	0	7	1968	3	6048	N	N	1820 22ND ST NE
011	322480	0180	5/25/06	\$285,000	1570	0	7	1977	4	8738	N	N	1611 2ND ST NE
011	675010	0005	6/20/05	\$220,000	1590	0	7	1958	4	8250	N	N	201 O ST SE
011	917260	0100	6/7/06	\$185,000	1590	0	7	1963	3	8193	N	N	328 6TH ST NE
011	917260	0100	11/9/07	\$325,000	1590	0	7	1963	3	8193	N	N	328 6TH ST NE
011	215400	0018	4/25/06	\$265,200	1600	0	7	1968	3	8374	N	N	118 T ST SE
011	609010	0085	7/14/06	\$338,000	1600	0	7	1956	3	7480	N	N	525 PIKE ST NE
011	734940	0030	5/2/07	\$295,500	1600	0	7	1977	4	7300	N	N	1725 RIVERVIEW DR NE
011	289110	0460	8/29/06	\$320,000	1620	0	7	1969	4	6600	N	N	2005 RIVERVIEW DR NE
011	374760	0145	3/15/07	\$300,950	1620	0	7	1900	4	3747	N	N	128 I ST SE
011	001600	0076	12/12/05	\$245,000	1650	0	7	1945	4	5936	N	N	201 R ST NE
011	289110	1040	5/20/05	\$225,000	1650	0	7	1968	3	12330	N	N	1609 19TH DR NE
011	439920	0190	3/17/05	\$228,000	1660	0	7	1955	3	10125	N	N	1304 10TH ST NE
011	374760	0090	6/12/06	\$285,000	1670	0	7	1939	4	5185	N	N	20 I ST SE
011	734940	0650	6/22/05	\$291,000	1670	0	7	1978	4	11088	N	Y	1710 RIVERVIEW DR NE
011	182105	9193	11/15/06	\$182,500	1680	0	7	1945	4	10890	N	N	725 R ST NE
011	439921	0070	9/20/05	\$299,900	1680	0	7	1976	3	19500	N	N	1005 PIKE ST NE
011	266280	0090	4/27/05	\$285,000	1700	0	7	1989	3	10027	N	N	659 I PL NE
011	266280	0090	3/29/06	\$324,950	1700	0	7	1989	3	10027	N	N	659 I PL NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	321720	0035	12/7/05	\$220,000	1710	0	7	1955	3	9800	N	N	1203 11TH ST NE
011	733190	0440	12/5/06	\$299,000	1710	0	7	1959	4	8770	N	N	1606 5TH ST NE
011	733540	0391	5/6/05	\$273,000	1710	0	7	1959	4	7000	N	N	202 J ST SE
011	606160	0110	4/20/05	\$223,950	1720	0	7	1954	4	8717	N	N	1302 16TH ST NE
011	172105	9077	2/9/05	\$320,000	1730	0	7	1954	5	23380	N	Y	32404 103RD AVE SE
011	439921	0110	3/11/05	\$265,000	1750	0	7	1976	4	11220	N	N	1002 PIKE ST NE
011	609010	0080	5/2/05	\$233,000	1750	0	7	1950	4	10450	N	N	1504 6TH ST NE
011	289175	0170	5/11/05	\$214,500	1790	0	7	1973	3	9600	N	N	2212 L ST NE
011	322480	0170	11/29/06	\$280,200	1790	0	7	1962	4	8175	N	N	216 R ST NE
011	289174	0160	10/13/05	\$284,150	1790	0	7	1973	3	7227	N	N	2206 O ST NE
011	289174	0160	12/11/07	\$287,500	1790	0	7	1973	3	7227	N	N	2206 O ST NE
011	001600	0475	6/5/06	\$260,000	1800	0	7	1967	3	4480	N	N	29 R ST NE
011	869860	0150	2/4/05	\$206,000	1810	0	7	1910	5	5750	N	N	101 G ST SE
011	182105	9226	4/16/07	\$290,000	1820	0	7	1952	4	10018	N	N	217 N ST NE
011	734940	0490	2/25/05	\$278,950	1840	0	7	1977	3	8260	N	Y	1520 RIVERVIEW DR NE
011	172105	9058	5/26/05	\$190,000	1840	0	7	1978	3	7250	N	N	310 S ST SE
011	172105	9075	2/7/06	\$320,000	1850	0	7	1977	4	12256	N	N	1711 4TH ST NE
011	289100	0080	12/6/07	\$256,000	1860	0	7	1967	3	6000	N	N	2011 PIKE ST NE
011	289100	0080	3/22/06	\$280,000	1860	0	7	1967	3	6000	N	N	2011 PIKE ST NE
011	321720	0020	6/12/06	\$285,000	1860	0	7	1953	4	11550	N	N	1212 12TH ST NE
011	322480	0250	6/8/05	\$297,000	1870	0	7	1997	3	8310	N	N	1611 1ST ST NE
011	172105	9057	9/14/05	\$250,000	1870	0	7	1933	3	9147	N	N	300 R ST SE
011	815410	0060	12/27/05	\$268,000	1870	0	7	1950	4	8100	N	N	122 K ST NE
011	289110	0830	3/16/05	\$225,000	1900	0	7	1968	5	6000	N	N	1614 20TH ST NE
011	289110	1160	11/28/05	\$255,000	1910	0	7	1968	3	7020	N	N	1905 R ST NE
011	609010	0035	3/5/07	\$399,000	1920	0	7	1978	3	10560	N	N	409 R ST NE
011	182105	9118	1/4/05	\$250,000	1930	0	7	1924	3	10986	N	N	300 M ST NE
011	734940	0350	8/23/05	\$332,500	1940	0	7	1977	4	10541	N	Y	1226 PIKE ST NE
011	214980	0194	8/9/06	\$359,950	1950	0	7	2006	3	14550	N	N	124 M ST SE
011	322480	0020	10/18/05	\$274,500	1960	0	7	1959	4	8738	N	N	1614 4TH ST NE
011	289170	0010	4/21/05	\$229,300	2040	0	7	1971	3	8004	N	N	1308 24TH ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	215400	0047	3/30/05	\$279,000	2070	0	7	1950	4	41427	N	N	10418 SE 330TH ST
011	215400	0047	7/11/07	\$383,000	2070	0	7	1950	4	41427	N	N	10418 SE 330TH ST
011	815410	0020	7/25/07	\$283,500	2090	0	7	1948	3	12160	N	N	122 J ST NE
011	001600	0470	6/19/05	\$250,000	2130	0	7	1977	3	5600	N	N	101 R ST NE
011	289170	0070	8/25/06	\$339,000	2180	0	7	1968	4	6500	N	N	2213 M ST NE
011	439921	0100	6/3/05	\$275,000	2210	0	7	1976	3	11016	N	N	918 PIKE ST NE
011	333990	1167	8/17/07	\$275,000	2220	0	7	1958	4	13600	N	N	1226 K ST NE
011	172105	9190	7/27/06	\$315,000	2220	0	7	1967	3	10018	N	N	117 T ST SE
011	182105	9058	9/27/05	\$295,000	2280	0	7	1949	3	19602	N	N	1511 6TH ST NE
011	289110	0220	2/23/07	\$330,000	2280	0	7	1973	3	6000	N	N	1706 19TH DR NE
011	734940	0170	7/7/06	\$325,000	2300	0	7	1977	4	7500	N	N	1529 RIVERVIEW DR NE
011	214980	0191	10/10/05	\$280,000	2360	730	7	1910	4	12100	N	N	122 M ST SE
011	613160	0155	6/20/05	\$289,500	2450	0	7	1981	4	8316	N	N	921 16TH ST NE
011	215400	0066	5/10/07	\$415,000	2460	0	7	2001	3	35223	N	N	1814 2ND ST SE
011	869860	0061	7/1/05	\$272,500	2470	0	7	1923	4	5723	N	N	125 F ST SE
011	733540	0195	3/7/05	\$300,000	2500	0	7	2004	3	6696	N	N	304 L ST SE
011	182105	9307	11/16/05	\$298,500	2590	0	7	1979	3	7840	N	N	317 N ST NE
011	512540	0461	10/5/05	\$365,000	2920	0	7	2005	3	10098	N	N	2248 I ST NE
011	512540	0463	9/7/05	\$372,500	2920	0	7	2005	3	10074	N	N	2238 I ST NE
011	512540	0481	5/15/06	\$410,000	2920	0	7	2006	3	7598	N	N	2220 I ST NE
011	512540	0462	9/8/05	\$371,000	2920	0	7	2005	3	7267	N	N	2234 I ST NE
011	172105	9146	7/12/05	\$345,000	2972	0	7	1996	3	9147	N	N	228 S ST SE
011	439922	0110	5/25/05	\$410,950	3100	0	7	1993	3	10231	N	N	1510 12TH PL NE
011	172105	9148	7/24/06	\$369,000	3160	0	7	1976	3	8712	N	N	310 R ST SE
011	333990	0960	4/28/06	\$335,000	1160	480	8	1954	3	13810	N	N	1207 10TH ST NE
011	322480	0040	5/21/05	\$220,000	1280	0	8	1962	3	9830	N	N	1800 4TH ST NE
011	182105	9066	4/13/07	\$360,000	1470	440	8	1954	4	9583	N	N	425 N ST NE
011	869910	0350	8/23/05	\$282,100	1570	0	8	1924	4	6000	N	N	218 E ST SE
011	268880	0020	6/15/07	\$287,500	1610	0	8	1947	4	8978	N	N	1002 22ND ST NE
011	322480	0300	8/22/07	\$344,950	1640	0	8	1965	4	8695	N	N	1712 1ST ST NE
011	215400	0027	7/14/06	\$319,950	1660	0	8	1980	3	14155	N	N	1819 2ND ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	000100	0009	10/3/05	\$212,500	1720	0	8	1969	4	10506	N	N	1402 I ST NE
011	000100	0009	5/23/06	\$285,000	1720	0	8	1969	4	10506	N	N	1402 I ST NE
011	333990	1075	2/2/07	\$333,950	1870	0	8	1988	3	10240	N	N	1115 12TH ST NE
011	000100	0061	10/16/07	\$285,000	1870	0	8	1958	3	9583	N	N	1217 21ST ST NE
011	214980	0080	9/28/06	\$355,000	2130	1000	8	1955	4	18070	N	N	1400 E MAIN ST
011	214980	0076	1/2/07	\$285,000	2194	0	8	1955	5	15760	N	N	1346 E MAIN ST
011	214980	0076	10/31/07	\$366,000	2194	0	8	1955	5	15760	N	N	1346 E MAIN ST
011	734940	0110	9/23/05	\$310,000	2200	0	8	1977	4	7000	N	N	1619 RIVERVIEW DR NE
011	172105	9208	9/27/06	\$369,950	2220	0	8	1948	3	23181	N	N	1611 4TH ST NE
011	609010	0180	8/22/06	\$350,000	2320	0	8	1981	4	8320	N	N	505 O ST NE
011	869910	0321	7/14/06	\$360,000	2414	0	8	2006	3	7693	N	N	315 F ST SE
011	268880	0030	8/11/05	\$320,000	2440	0	8	1957	4	19200	N	N	2125 J ST NE
011	439920	0085	12/19/06	\$400,000	2550	0	8	1967	4	9736	N	N	1414 13TH ST NE
011	172105	9088	5/22/07	\$535,000	2630	0	8	1950	4	16117	N	Y	20 RIVERVIEW DR SE
011	439920	0250	5/24/06	\$469,000	2170	850	9	1962	5	11250	N	N	1122 O ST NE
011	608540	0010	8/2/07	\$355,000	2240	0	9	1955	3	17344	N	N	512 7TH ST NE

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	025510	0040	10/24/06	\$243,489	EXEMPT FROM EXCISE TAX
008	083500	0020	8/3/06	\$275,000	UNFIN AREA
008	101800	0005	4/4/05	\$196,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	101800	0290	5/6/06	\$75,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	133060	0120	12/26/07	\$251,000	RELOCATION - SALE TO SERVICE
008	133060	0150	6/22/05	\$194,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	138860	0110	1/16/05	\$14,684	DOR RATIO;STATEMENT TO DOR
008	145000	0200	1/2/07	\$130,000	NON-REPRESENTATIVE SALE
008	145000	0200	8/24/07	\$257,650	Sale Price doesn't appear to reflect characteristics
008	145000	0300	3/26/07	\$81,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	145010	0040	8/20/07	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	145010	0320	5/30/06	\$52,500	DOR RATIO
008	182105	9043	4/23/07	\$341,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	182105	9302	10/20/06	\$422,000	IMP COUNT
008	182105	9312	7/25/05	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	187710	0040	7/28/05	\$336,951	TRADE
008	192105	9081	5/18/06	\$815,000	IMP COUNT
008	192105	9199	7/3/07	\$410,000	MULTI-PARCEL SALE
008	192105	9234	5/27/05	\$334,000	IMP COUNT;UNFIN AREA
008	241320	0120	10/30/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	302105	9066	10/5/06	\$37,946	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	302105	9073	11/27/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	302105	9183	11/1/07	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	302105	9208	12/6/06	\$197,000	Diagnostic Outlier-Box Plot
008	302105	9244	12/21/06	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302105	9368	6/29/07	\$95,327	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	302105	9368	6/5/07	\$93,697	DOR RATIO;STATEMENT TO DOR
008	314160	0020	4/27/05	\$95,000	PREVIMP<=25K
008	314160	0020	7/27/07	\$206,000	PREVIMP<=25K
008	314160	0460	3/9/05	\$885,000	DOR RATIO
008	314160	0510	3/21/06	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	314160	0610	12/4/06	\$89,275	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	314160	0610	6/3/05	\$175,434	EXEMPT FROM EXCISE TAX
008	314160	0610	7/7/05	\$185,900	EXEMPT FROM EXCISE TAX
008	314160	0735	6/2/06	\$100,000	DOR RATIO
008	331360	0340	6/13/05	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	331360	0370	10/27/06	\$140,000	%COMPL
008	331380	0075	11/29/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	380200	0050	5/6/05	\$73,717	DOR RATIO;QUIT CLAIM DEED
008	392090	0090	9/1/06	\$48,530	DOR RATIO;STATEMENT TO DOR
008	392090	0100	8/8/07	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	392090	0125	7/25/07	\$236,044	EXEMPT FROM EXCISE TAX
008	447200	0040	11/30/07	\$308,000	RELOCATION - SALE TO SERVICE
008	500300	0120	5/21/07	\$79,601	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	542240	0410	10/6/05	\$257,000	1031 TRADE
008	542240	0440	12/29/05	\$283,750	1031 TRADE
008	638200	0065	5/15/05	\$90,000	DOR RATIO;OBSOL
008	638200	0065	5/9/06	\$399,950	OBSOL
008	638200	0115	7/21/06	\$139,865	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	711600	0075	6/14/06	\$182,000	NON-REPRESENTATIVE SALE
008	711600	0800	1/10/06	\$106,919	QUIT CLAIM DEED; STATEMENT TO DOR
008	711600	0805	12/21/06	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	711650	0150	8/1/05	\$115,000	DOR RATIO
008	711650	0280	7/15/05	\$214,900	RELOCATION - SALE TO SERVICE
008	711650	0441	1/8/07	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	711650	0680	11/1/07	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	714060	0045	1/31/05	\$10,300	DOR RATIO;QUIT CLAIM DEED;
008	714060	0175	9/7/07	\$290,500	UNFIN AREA
008	714060	0285	3/4/05	\$137,000	Diagnostic Outlier-Box Plot
008	714060	0305	4/27/06	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	714060	0310	6/8/06	\$298,500	UNFIN AREA
008	714080	0050	3/22/07	\$150,000	NON-REPRESENTATIVE SALE
008	714080	0310	7/14/06	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	734500	0070	1/29/06	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734500	0070	12/8/05	\$172,122	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	734500	0600	3/24/06	\$260,500	RELOCATION - SALE TO SERVICE
008	734960	0010	5/18/06	\$94,953	DOR RATIO;STATEMENT TO DOR
008	734961	0060	1/13/05	\$245,000	Diagnostic Outlier-Box Plot
008	734964	0170	3/22/05	\$269,000	EXEMPT FROM EXCISE TAX
008	734965	0210	9/7/07	\$359,050	RELOCATION - SALE TO SERVICE
008	734965	0280	12/4/07	\$358,500	RELOCATION - SALE TO SERVICE
008	734965	0450	5/15/07	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	734965	0530	4/18/06	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	746890	0295	9/7/05	\$272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	779400	0080	11/7/07	\$267,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	787740	0225	6/12/06	\$290,000	IMP COUNT
008	788900	0016	7/21/05	\$150,000	NON-REPRESENTATIVE SALE
008	788900	0110	2/16/07	\$104,901	DOR RATIO;QUIT CLAIM DEED;
008	788900	0120	1/10/05	\$161,099	EXEMPT FROM EXCISE TAX
008	858140	0010	9/29/05	\$173,500	1031 TRADE
008	858140	0220	10/26/06	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	858140	0330	6/22/07	\$97,000	DOR RATIO;QUIT CLAIM DEED;
008	869520	0014	4/3/06	\$267,500	IMP COUNT
008	869520	0069	2/21/07	\$117,131	DOR RATIO;QUIT CLAIM DEED;
008	869560	0040	9/14/05	\$126,000	DOR RATIO
008	889320	0150	1/5/06	\$64,133	DOR RATIO;QUIT CLAIM DEED;
008	915060	0025	2/18/05	\$275,000	NO MARKET EXPOSURE
008	915060	0025	8/1/06	\$295,000	NO MARKET EXPOSURE
008	915060	0030	6/1/06	\$81,000	Diagnostic Outlier-Box Plot

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	950090	0090	3/22/05	\$170,000	Sale Price doesn't appear to reflect characteristics
008	950090	0105	6/20/05	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	950090	0115	7/17/06	\$293,000	RELOCATION - SALE TO SERVICE
008	950090	0280	4/15/05	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	950090	0395	6/27/05	\$69,000	DOR RATIO;EXEMPT FROM EXCISE TAX
008	950090	0435	10/22/07	\$273,900	Sale Price doesn't appear to reflect characteristics
008	950090	0455	10/12/07	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	950090	0475	11/28/05	\$240,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	984330	0010	2/23/05	\$106,000	Diagnostic Outlier-Box Plot
008	984330	0015	2/23/05	\$95,200	Diagnostic Outlier-Box Plot
008	984330	0083	1/19/07	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	012005	9004	2/10/05	\$775,000	MULTI-PARCEL SALE
010	012005	9016	8/7/07	\$575,000	Lack of Representation-Lot Size >10AC
010	012005	9016	11/29/05	\$150,000	DOR RATIO;
010	012005	9035	12/20/05	\$375,000	PERS MH;%NETCOND
010	012005	9082	9/14/07	\$799,000	Lack of Representation-Lot Size >10AC
010	022005	9020	4/10/06	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	184320	0130	4/12/05	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	184320	0350	10/13/05	\$112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	212105	9054	3/25/05	\$145,000	Diagnostic Outlier-Box Plot
010	252105	9074	2/7/06	\$465,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	252105	9074	4/4/07	\$541,714	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	0380	7/25/07	\$329,950	1031 TRADE
010	259750	0400	10/19/05	\$235,950	RELOCATION - SALE TO SERVICE
010	259750	0590	3/1/06	\$440,000	Lack of Representation-AGLA>4000
010	259750	0900	6/8/05	\$279,000	UNFIN AREA
010	259750	0920	6/26/07	\$250,000	NON-REPRESENTATIVE SALE
010	259900	0230	6/27/06	\$219,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259900	0800	10/6/06	\$139,000	Diagnostic Outlier-Box Plot
010	259900	1200	4/4/05	\$181,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	259920	0370	6/4/07	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259920	0460	10/12/07	\$331,000	UNFIN AREA
010	259920	0500	5/18/05	\$187,000	NON-REPRESENTATIVE SALE
010	259920	0890	1/26/07	\$322,500	UNFIN AREA
010	262105	9051	1/5/07	\$377,750	CONTRACT OR CASH SALE
010	262105	9051	11/6/06	\$272,000	EXEMPT FROM EXCISE TAX
010	272105	9082	12/28/05	\$258,140	RELATED PARTY, FRIEND, OR NEIGHBOR
010	272105	9089	8/10/06	\$489,000	IMP COUNT
010	272105	9146	7/17/06	\$85,000	DOR RATIO
010	352105	9042	8/20/07	\$233,003	BANKRUPTCY - RECEIVER OR TRUSTEE
010	352105	9096	12/21/06	\$699,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352105	9103	9/19/07	\$520,000	PERS MH
010	352105	9110	5/11/06	\$580,000	OPEN SPACE/UNFIN AREA
010	352105	9115	6/20/05	\$575,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
010	352105	9124	7/24/06	\$470,000	Lack of Representation-Story

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	362105	9011	1/5/05	\$385,000	IMP COUNT
010	362105	9053	12/2/05	\$675,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	366800	0530	11/8/05	\$92,000	DOR RATIO;STATEMENT TO DOR
010	366800	0950	12/10/07	\$220,800	EXEMPT FROM EXCISE TAX
010	366800	0970	9/27/07	\$303,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	366800	1140	3/29/05	\$245,286	BANKRUPTCY - RECEIVER OR TRUSTEE
010	390320	0060	5/11/07	\$160,600	RELATED PARTY, FRIEND, OR NEIGHBOR
010	774950	0520	8/2/07	\$331,000	UNFIN AREA
010	774950	0800	4/16/07	\$346,000	UNFIN AREA
010	780621	0010	9/7/07	\$270,000	EXEMPT FROM EXCISE TAX
010	780621	0020	7/12/07	\$119,668	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
010	780621	0050	12/6/05	\$71,468	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
010	780621	0290	6/23/06	\$14,324	DOR RATIO;QUIT CLAIM DEED;
010	780621	0400	9/4/07	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	000100	0103	4/22/05	\$579,950	IMP COUNT
011	000100	0103	7/12/06	\$599,950	IMP COUNT
011	001600	0065	5/20/06	\$52,000	DOR RATIO
011	001600	0095	12/7/05	\$265,000	IMP COUNT
011	001600	0155	2/14/05	\$183,500	NON-REPRESENTATIVE SALE
011	001600	0365	3/21/06	\$191,000	ACTIVE PERMIT BEFORE SALE>25K
011	098200	0045	1/19/07	\$91,000	DOR RATIO
011	098200	0045	12/1/06	\$20,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	120200	0090	7/10/06	\$197,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	132104	9029	1/26/07	\$230,000	OBSOL;PREVIMP<=25K
011	147740	0165	2/24/07	\$46,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
011	147740	0165	2/21/07	\$40,000	DOR RATIO;STATEMENT TO DOR
011	172105	9059	5/26/05	\$380,000	IMP COUNT
011	172105	9132	10/27/05	\$41,450	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	172105	9164	8/14/07	\$179,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	172105	9274	5/29/06	\$258,500	RELOCATION - SALE TO SERVICE
011	182105	9190	12/6/06	\$450,000	IMP COUNT
011	182105	9219	4/30/05	\$110,506	DOR RATIO;NON-REPRESENTATIVE SALE
011	210020	0065	11/26/07	\$240,000	IMP COUNT
011	214980	0012	5/3/05	\$235,000	QUIT CLAIM DEED
011	214980	0145	5/31/05	\$71,590	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
011	214980	0194	10/10/05	\$70,000	DOR RATIO
011	215400	0035	2/18/05	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	215400	0110	3/10/06	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	257840	0005	4/25/05	\$130,500	PREVIMP<=25K
011	257840	0005	12/29/06	\$246,800	PREVIMP<=25K;
011	264850	0025	2/28/07	\$140,989	NON-REPRESENTATIVE SALE
011	289110	0600	6/30/06	\$226,600	EXEMPT FROM EXCISE TAX
011	289170	0050	4/23/07	\$285,950	BANKRUPTCY - RECEIVER OR TRUSTEE
011	289174	0160	11/22/06	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	321720	0026	4/27/05	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	322480	0060	1/20/05	\$152,000	Diagnostic Outlier-Box Plot
011	322480	0170	4/25/05	\$237,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	322480	0285	9/16/06	\$210,000	QUIT CLAIM DEED
011	322480	0305	12/24/07	\$405,950	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
011	322480	0305	4/5/06	\$250,000	OBSOL
011	333990	0020	2/1/05	\$176,000	%COMPL;
011	333990	0650	9/14/06	\$115,000	DOR RATIO
011	333990	0695	5/22/07	\$49,281	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
011	333990	0695	4/3/07	\$168,353	QUIT CLAIM DEED;
011	333990	1057	9/23/05	\$97,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
011	391500	0260	12/28/07	\$160,000	IMP COUNT
011	391550	0085	11/29/05	\$220,000	IMP COUNT
011	392040	0010	1/5/05	\$115,000	DOR RATIO;QUIT CLAIM DEED;
011	393990	0020	6/6/05	\$145,000	Diagnostic Outlier-Box Plot
011	439920	0165	3/16/06	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	439921	0060	1/26/05	\$342,000	UNFIN AREA
011	446340	0420	3/26/07	\$160,000	Diagnostic Outlier-Box Plot
011	509440	0004	5/9/06	\$355,000	IMP COUNT
011	509440	0010	5/9/06	\$325,000	IMP COUNT
011	509440	0011	9/29/06	\$96,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	512540	0302	3/15/05	\$383,500	IMP COUNT
011	519860	0015	5/25/06	\$237,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	519860	0035	4/22/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	519860	0045	4/30/07	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	540160	0325	7/5/05	\$108,000	QUESTIONABLE PER SALES IDENTIFICATION
011	556820	0053	3/11/05	\$189,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	556820	0070	1/27/05	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	556820	0095	9/14/05	\$300,000	IMP COUNT
011	605340	0275	9/5/06	\$243,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	605340	0330	7/27/07	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	606160	0090	2/26/05	\$156,085	Diagnostic Outlier-Box Plot
011	609010	0085	12/22/05	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	613160	0055	12/6/07	\$113,363	QUIT CLAIM DEED;
011	634700	0015	12/4/07	\$172,443	EXEMPT FROM EXCISE TAX
011	675010	0050	12/27/07	\$239,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	685870	0135	3/21/05	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	685870	0155	5/24/07	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733190	0150	11/28/05	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733190	0350	9/15/06	\$322,100	RELATED PARTY, FRIEND, OR NEIGHBOR
011	733190	0460	4/26/06	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733800	0450	4/20/07	\$229,950	EXEMPT FROM EXCISE TAX;
011	733800	0590	7/7/05	\$103,000	Diagnostic Outlier-Box Plot
011	733800	0620	3/7/07	\$109,000	Diagnostic Outlier-Box Plot
011	733800	0840	9/9/05	\$199,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733800	0990	11/13/06	\$50,141	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	734940	0290	12/22/05	\$271,338	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	781570	0300	8/2/06	\$500,000	GOVERNMENT AGENCY
011	859570	0050	8/29/06	\$52,153	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	869810	0035	1/27/05	\$226,058	GOVERNMENT AGENCY
011	869810	0120	2/15/07	\$303,000	UNFIN AREA
011	869810	0150	7/13/06	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869860	0105	1/10/06	\$172,700	EXEMPT FROM EXCISE TAX
011	869860	0155	1/4/05	\$171,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869860	0270	2/7/06	\$99,513	ACTIVE PERMIT BEFORE SALE>25K;
011	869860	0325	10/2/06	\$87,826	DOR RATIO;QUIT CLAIM DEED
011	869910	0035	6/30/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	869910	0295	11/2/05	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869910	0321	6/15/05	\$94,000	DOR RATIO
011	869910	0355	9/27/06	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	869910	0550	8/22/05	\$122,000	DOR RATIO
011	949920	0125	3/15/07	\$176,000	CONTRACT OR CASH SALE
011	949920	0130	4/23/07	\$101,058	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	949920	0160	5/20/05	\$216,000	UNFIN AREA
011	949920	0160	9/14/07	\$256,000	UNFIN AREA
011	949920	0290	8/4/05	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 28***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	302105	9394	08/09/2005	95000	9178	Y	N
8	314160	0110	11/20/2006	145000	8996	N	N
8	331360	0357	05/04/2007	140000	8100	N	N
8	331360	0365	11/21/2006	140000	8100	N	N
8	331360	0375	12/01/2006	140000	8100	N	N
8	331360	0380	12/01/2006	140000	8100	N	N
10	012005	9094	01/09/2007	225000	31273	N	N
10	262105	9060	03/06/2007	390000	1082744	N	N
10	262105	9060	05/01/2007	350000	1082744	N	N
10	262105	9070	01/19/2005	213581	487855	Y	N
10	342105	9071	02/20/2007	169950	437053	N	N
10	645420	0040	08/30/2007	324950	411206	N	Y
11	446340	0150	08/21/2007	180000	54014	N	N
11	869910	0190	03/28/2007	110000	5750	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 28***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	212105	9132	11/28/2005	390000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
10	352105	9007	08/30/2005	100000	PARTIAL INTEREST (1/3, 1/2, Etc.);
10	352105	9116	04/26/2006	219000	OPEN SPACE DESIGNATION CONTINUED
10	352105	9116	10/26/2005	137500	OPEN SPACE DESIGNATION CONTINUED
10	352105	9131	02/23/2005	45000	DORRatio
10	362105	9068	09/21/2005	77500	DORRatio
10	362105	9072	04/19/2007	142952	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	214980	0081	07/20/2006	150000	STATEMENT TO DOR;
11	214980	0275	01/02/2007	442500	DORRatio
11	512540	0225	02/21/2007	350000	MULTI-PARCEL SALE;
11	512540	0225	09/05/2007	724000	MULTI-PARCEL SALE;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr