

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Fairwood / 30

**Previous Physical Inspection:** 2003

### Improved Sales:

Number of Sales: 1071

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

| Sales – Improved Valuation Change Summary |           |           |           |            |       |        |
|-------------------------------------------|-----------|-----------|-----------|------------|-------|--------|
|                                           | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
| 2007 Value                                | \$109,900 | \$187,700 | \$297,600 | \$331,500  | 89.8% | 13.58% |
| 2008 Value                                | \$114,900 | \$208,200 | \$323,100 | \$331,500  | 97.5% | 13.11% |
| Change                                    | +\$5,000  | +\$20,500 | +\$25,500 |            | +7.7% | -0.47% |
| % Change                                  | +4.5%     | +10.9%    | +8.6%     |            | +8.6% | -3.46% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.47% and -3.46% represent an improvement.

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

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| 2007 Value                            | \$112,100 | \$185,500 | \$297,600 |
| 2008 Value                            | \$117,200 | \$208,200 | \$325,400 |
| Percent Change                        | +4.5%     | +12.2%    | +9.3%     |

Number of one to three unit residences in the Population: 6594

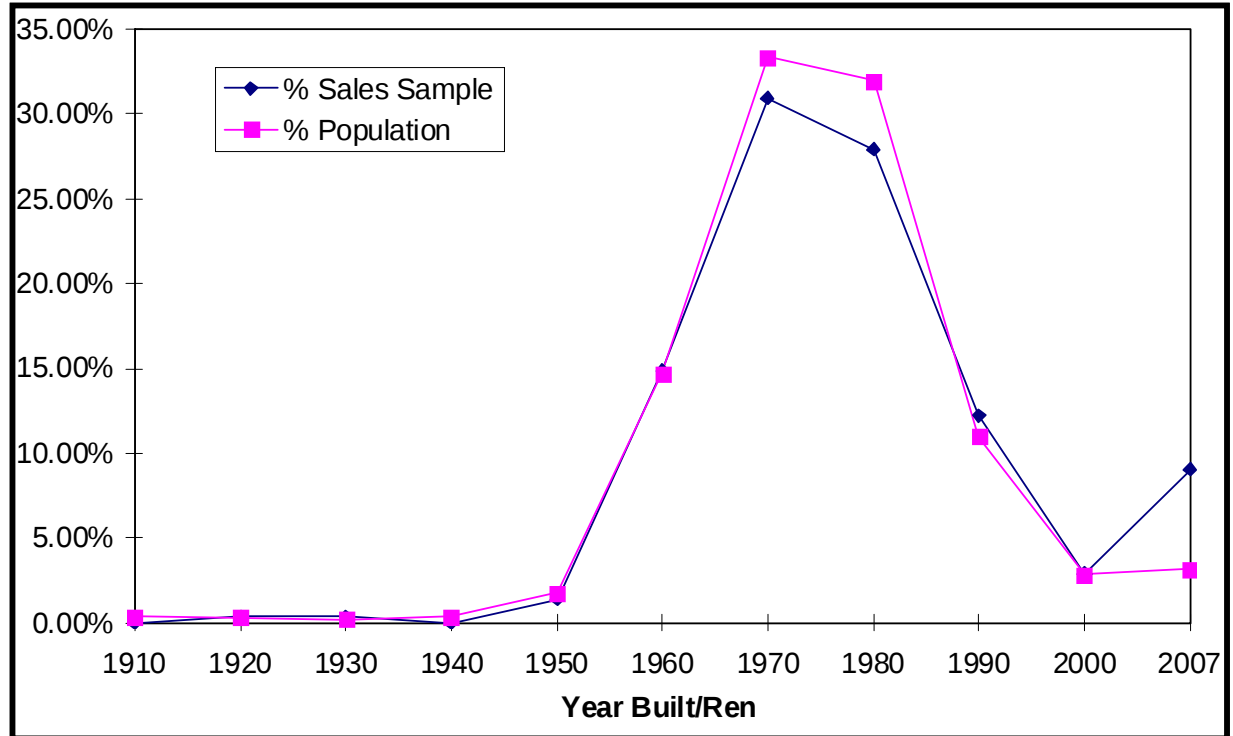
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 0         | 0.00%          |
| 1920                | 4         | 0.37%          |
| 1930                | 4         | 0.37%          |
| 1940                | 0         | 0.00%          |
| 1950                | 15        | 1.40%          |
| 1960                | 159       | 14.85%         |
| 1970                | 331       | 30.91%         |
| 1980                | 299       | 27.92%         |
| 1990                | 131       | 12.23%         |
| 2000                | 31        | 2.89%          |
| 2007                | 97        | 9.06%          |
|                     | 1071      |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 24        | 0.36%        |
| 1920              | 19        | 0.29%        |
| 1930              | 16        | 0.24%        |
| 1940              | 25        | 0.38%        |
| 1950              | 117       | 1.77%        |
| 1960              | 970       | 14.71%       |
| 1970              | 2198      | 33.33%       |
| 1980              | 2105      | 31.92%       |
| 1990              | 724       | 10.98%       |
| 2000              | 188       | 2.85%        |
| 2008              | 208       | 3.15%        |
|                   | 6594      |              |

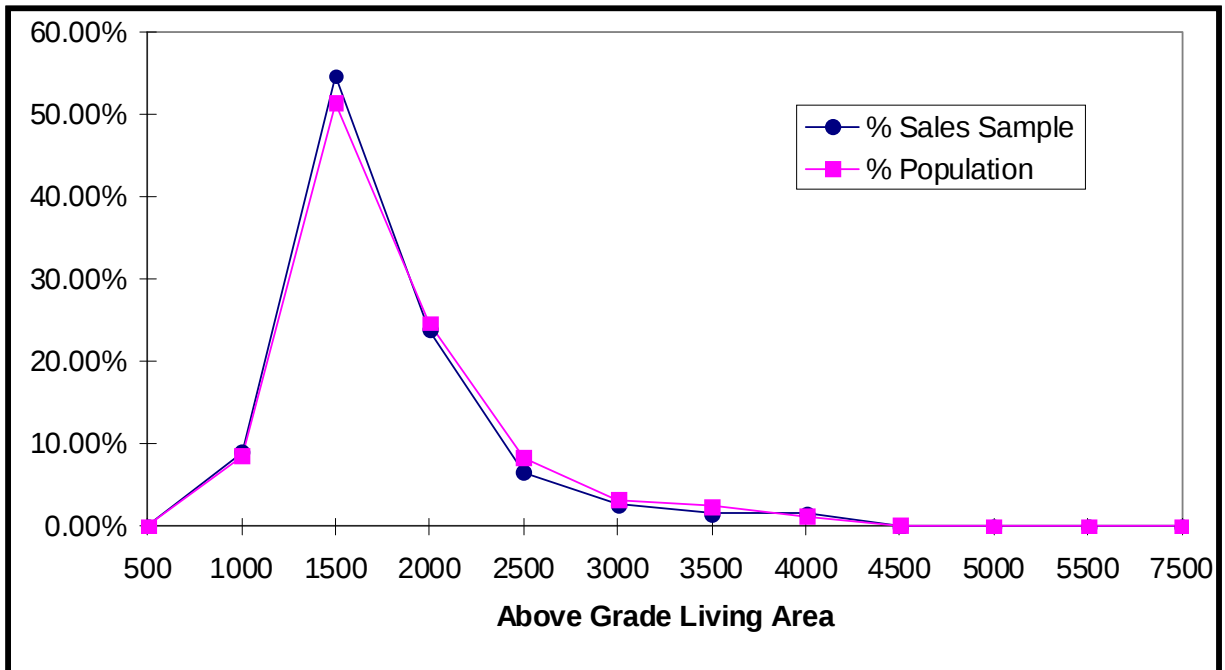


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

| Sales Sample |           |                |
|--------------|-----------|----------------|
| AGLA         | Frequency | % Sales Sample |
| 500          | 0         | 0.00%          |
| 1000         | 96        | 8.96%          |
| 1500         | 585       | 54.62%         |
| 2000         | 256       | 23.90%         |
| 2500         | 71        | 6.63%          |
| 3000         | 29        | 2.71%          |
| 3500         | 17        | 1.59%          |
| 4000         | 17        | 1.59%          |
| 4500         | 0         | 0.00%          |
| 5000         | 0         | 0.00%          |
| 5500         | 0         | 0.00%          |
| 7500         | 0         | 0.00%          |
|              | 1071      |                |

| Population |           |              |
|------------|-----------|--------------|
| AGLA       | Frequency | % Population |
| 500        | 2         | 0.03%        |
| 1000       | 563       | 8.54%        |
| 1500       | 3385      | 51.33%       |
| 2000       | 1628      | 24.69%       |
| 2500       | 552       | 8.37%        |
| 3000       | 211       | 3.20%        |
| 3500       | 158       | 2.40%        |
| 4000       | 83        | 1.26%        |
| 4500       | 8         | 0.12%        |
| 5000       | 1         | 0.02%        |
| 5500       | 2         | 0.03%        |
| 7500       | 1         | 0.02%        |
|            | 6594      |              |

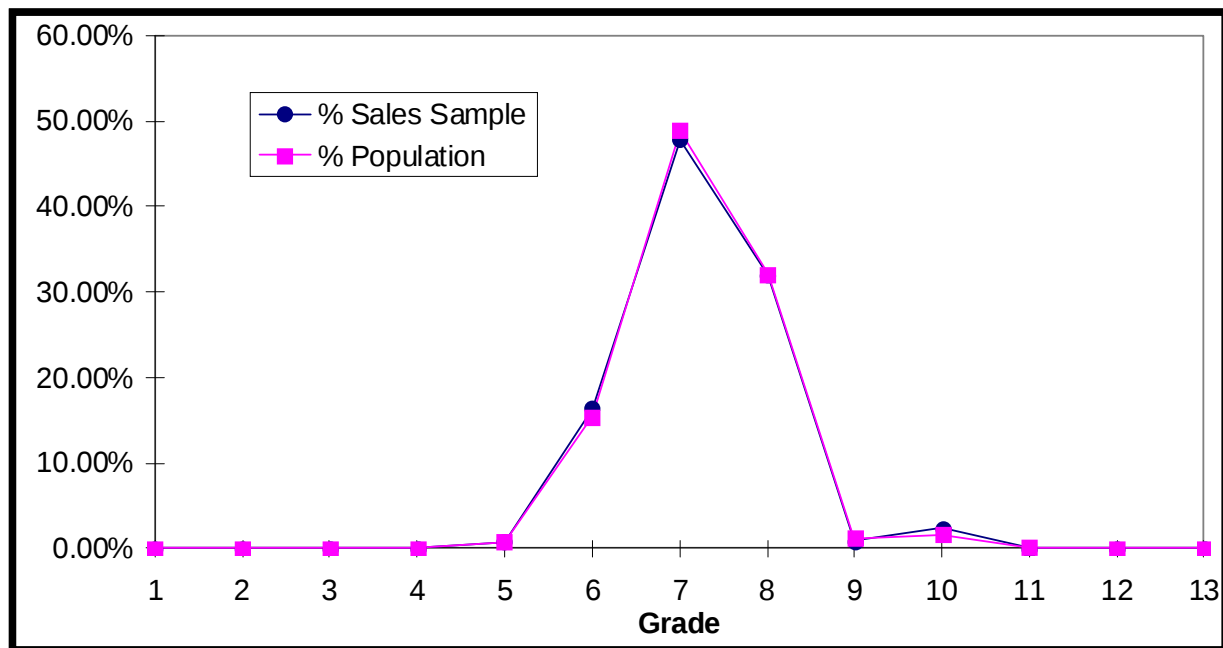


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

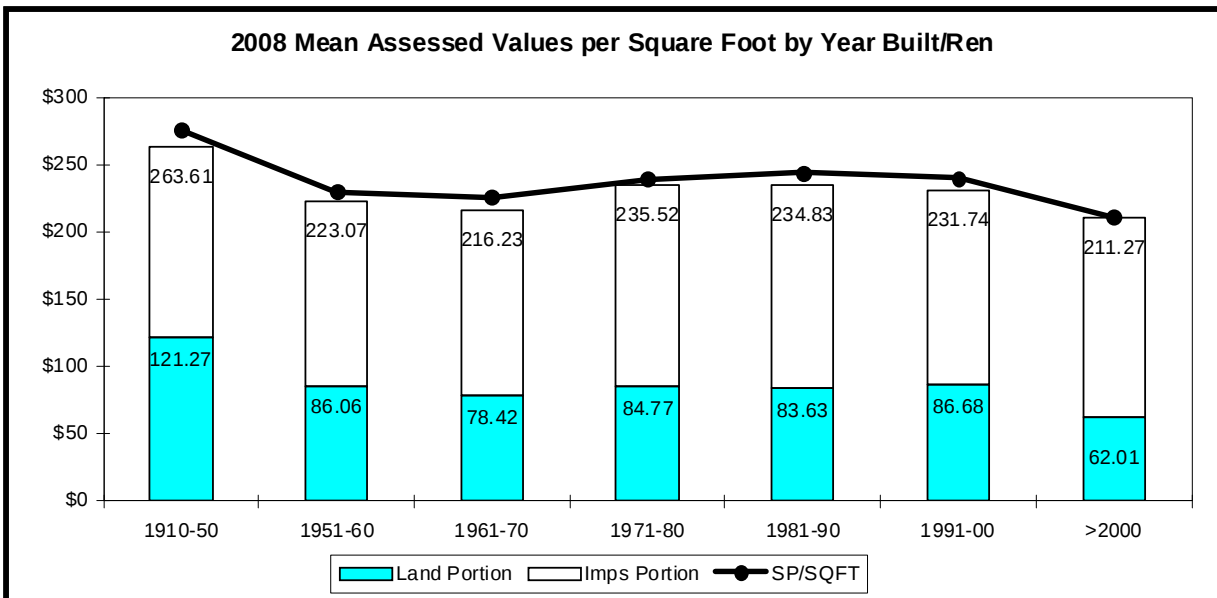
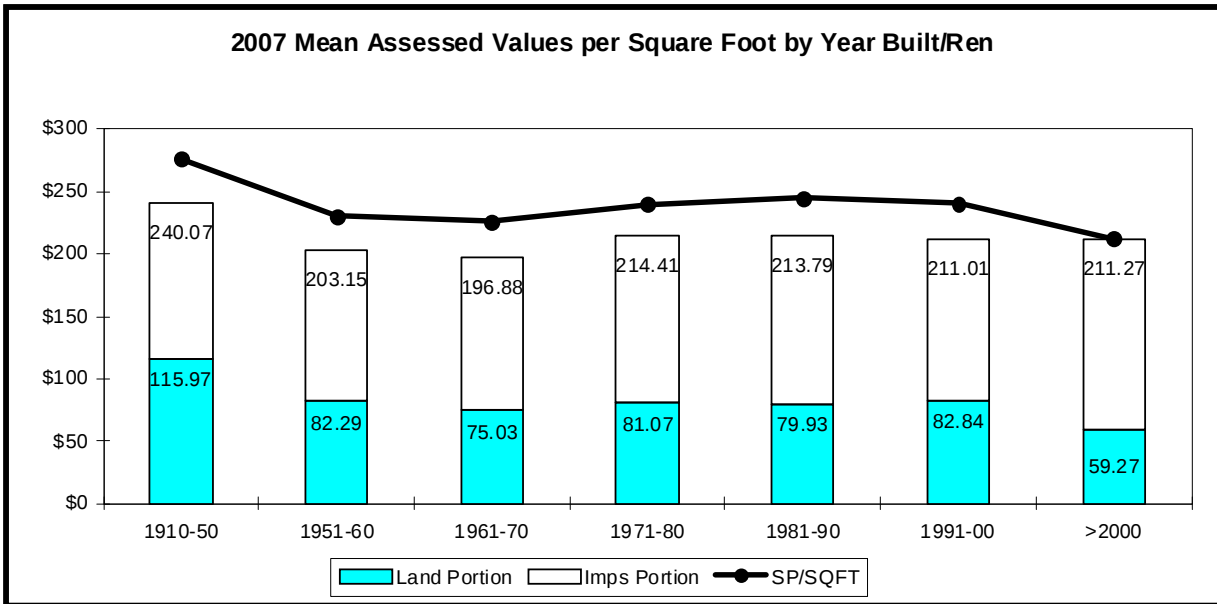
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 8         | 0.75%          |
| 6            | 175       | 16.34%         |
| 7            | 512       | 47.81%         |
| 8            | 342       | 31.93%         |
| 9            | 9         | 0.84%          |
| 10           | 25        | 2.33%          |
| 11           | 0         | 0.00%          |
| 12           | 0         | 0.00%          |
| 13           | 0         | 0.00%          |
|              | 1071      |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 0         | 0.00%        |
| 4          | 2         | 0.03%        |
| 5          | 52        | 0.79%        |
| 6          | 1015      | 15.39%       |
| 7          | 3223      | 48.88%       |
| 8          | 2115      | 32.07%       |
| 9          | 78        | 1.18%        |
| 10         | 105       | 1.59%        |
| 11         | 4         | 0.06%        |
| 12         | 0         | 0.00%        |
| 13         | 0         | 0.00%        |
|            | 6594      |              |



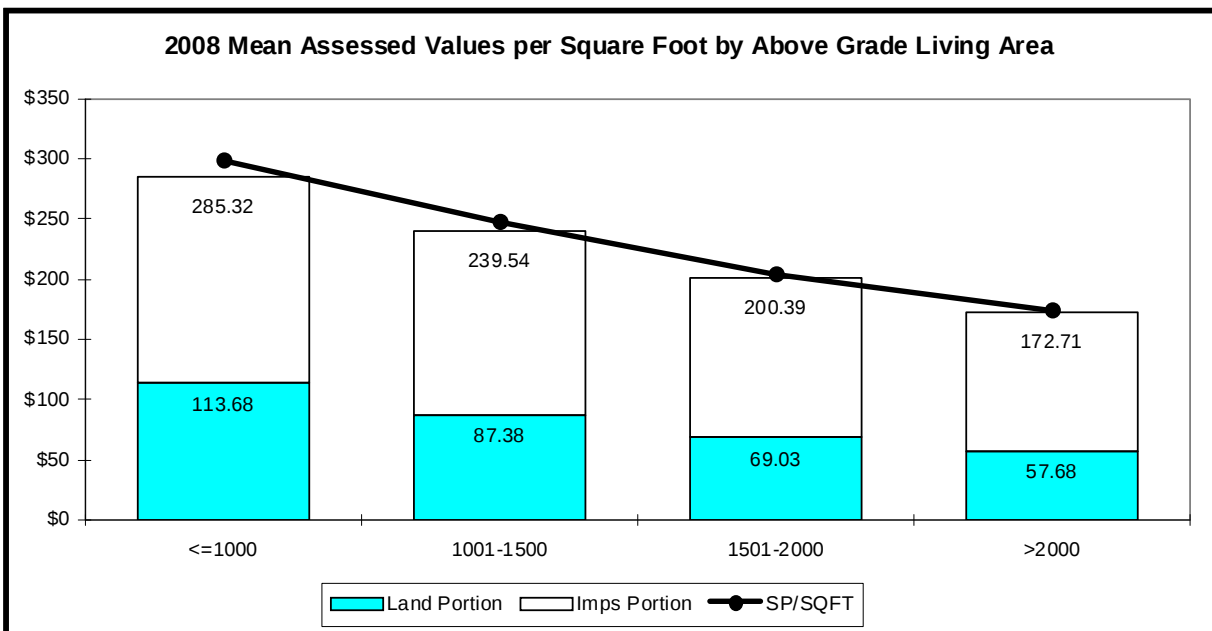
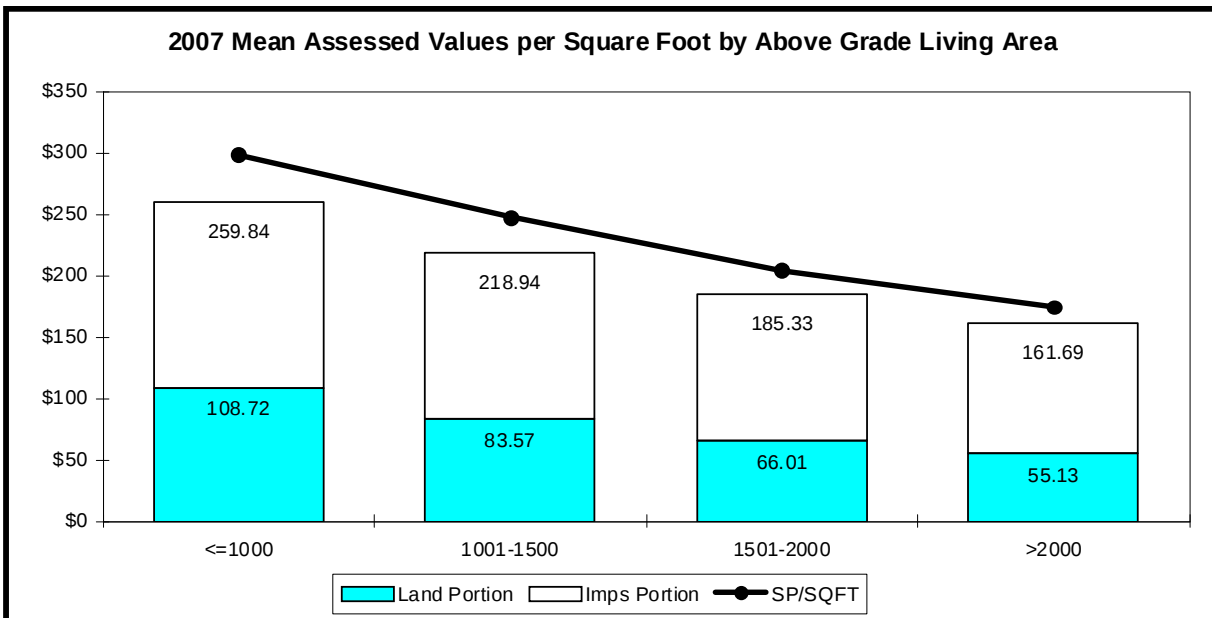
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



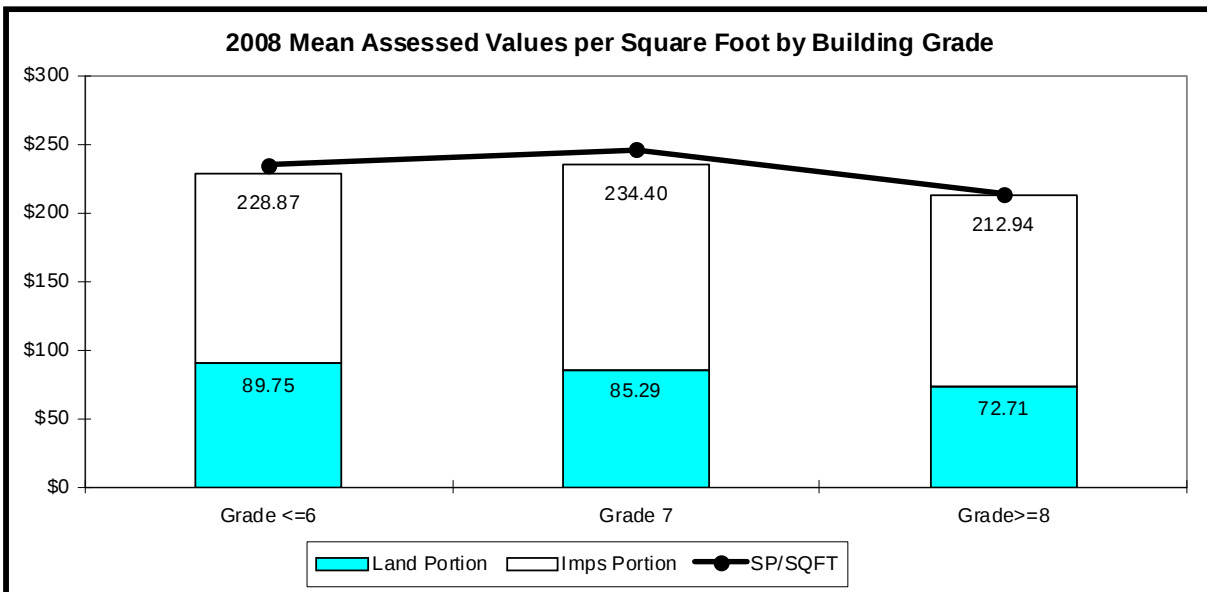
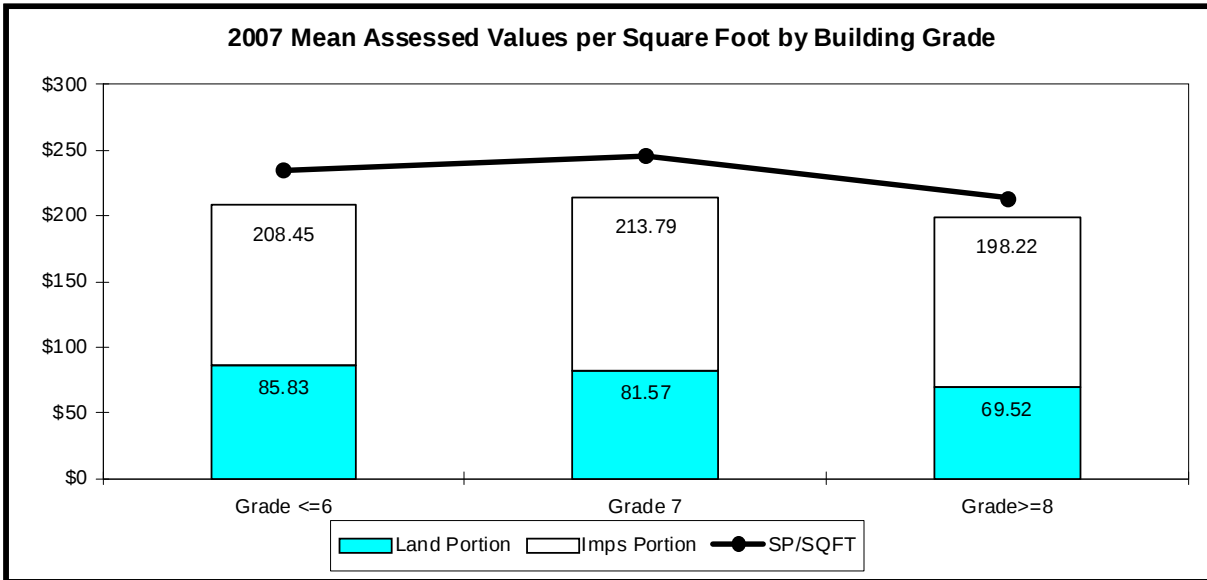
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

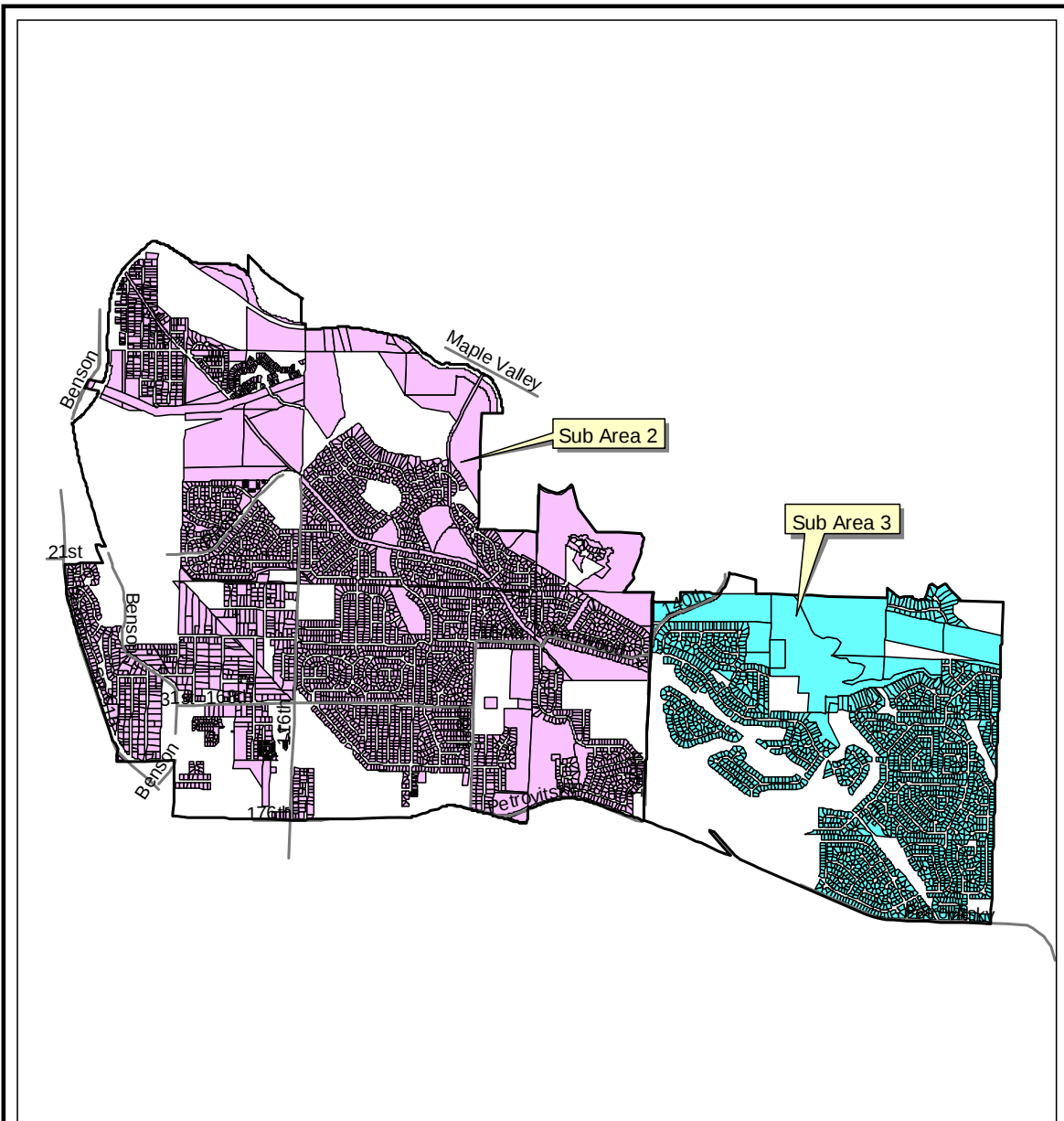


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



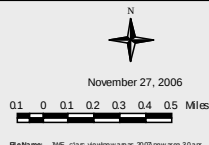
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# Area 30

Fairwood

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## Legend

- Area 30 outline.shp
- Area 30 streets.shp
- Area 30 Subs.shp 002
- Area 30 Subs.shp 003

## **Annual Update Process**

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

***Date of Appraisal Report: July 8, 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 7 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 4.5% 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 1071 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 \* 1.10 for improvements with Year Built/Renovated <2001  
2008 Total Value = 2007 Total Value \* 1.00 for improvements with Year Built/Renovated > 2000

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 \* 1.109)
  - \*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 \* 1.109, 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 30 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 for Year  
Built/Renovated  
< 2001**

10.00%

**Overall for Year  
Built/Renovated  
> 2000**

**Yes**

% Adjustment

0.00%

### Comments

The % adjustments shown are for parcels with a Year Built/Renovated Less Than Year 2001 would be applied in the absence of any other adjustments. For Year Built/Renovated Greater Than Year 2000 the % adjustment is 0% due to a higher average ratio (assessed value/sale price) in comparison to the other parcels in the population.

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

## Area 30 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 0.975.

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

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

| Bldg Grade                   | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <=6                          | 183   | 0.890              | 0.977              | 9.8%           | 0.957               | 0.997               |
| 7                            | 512   | 0.871              | 0.955              | 9.7%           | 0.944               | 0.966               |
| >=8                          | 376   | 0.930              | 0.995              | 7.0%           | 0.983               | 1.008               |
| Year Built or Year Renovated | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1910-1950                    | 23    | 0.865              | 0.950              | 9.8%           | 0.875               | 1.024               |
| 1951-1960                    | 159   | 0.884              | 0.971              | 9.8%           | 0.948               | 0.993               |
| 1961-1970                    | 331   | 0.876              | 0.962              | 9.8%           | 0.948               | 0.975               |
| 1971-1980                    | 299   | 0.897              | 0.985              | 9.9%           | 0.972               | 0.999               |
| 1981-1990                    | 131   | 0.880              | 0.967              | 9.8%           | 0.945               | 0.989               |
| 1991-2000                    | 31    | 0.886              | 0.973              | 9.8%           | 0.930               | 1.016               |
| >2000                        | 97    | 0.997              | 0.997              | 0.0%           | 0.968               | 1.025               |
| Condition                    | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| Average                      | 689   | 0.903              | 0.975              | 7.9%           | 0.965               | 0.984               |
| Good                         | 361   | 0.887              | 0.974              | 9.8%           | 0.960               | 0.988               |
| Very Good                    | 21    | 0.908              | 0.997              | 9.8%           | 0.935               | 1.060               |
| Stories                      | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1                            | 821   | 0.881              | 0.966              | 9.7%           | 0.957               | 0.975               |
| 1.5                          | 46    | 0.897              | 0.985              | 9.8%           | 0.942               | 1.028               |
| >=2                          | 204   | 0.951              | 1.000              | 5.1%           | 0.981               | 1.018               |
| Above Grade Living Area      | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| <=1000                       | 96    | 0.869              | 0.954              | 9.8%           | 0.929               | 0.980               |
| 1001-1500                    | 585   | 0.885              | 0.968              | 9.4%           | 0.958               | 0.978               |
| 1501-2000                    | 256   | 0.907              | 0.981              | 8.1%           | 0.965               | 0.997               |
| >2000                        | 134   | 0.935              | 0.993              | 6.2%           | 0.970               | 1.016               |

## Area 30 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 0.975.

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<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
|-------------|-------|--------------------------|--------------------------|-------------------|------------------------|------------------------|
| N           | 1014  | 0.895                    | 0.973                    | 8.8%              | 0.966                  | 0.981                  |
| Y           | 57    | 0.935                    | 0.990                    | 5.9%              | 0.945                  | 1.035                  |
| Wft Y/N     | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
| N           | 1071  | 0.898                    | 0.975                    | 8.6%              | 0.967                  | 0.982                  |
| Sub         | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
| 2           | 771   | 0.898                    | 0.969                    | 7.9%              | 0.959                  | 0.978                  |
| 3           | 300   | 0.899                    | 0.987                    | 9.8%              | 0.974                  | 1.001                  |
| Lot Size    | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
| <=5000      | 91    | 0.973                    | 1.006                    | 3.3%              | 0.978                  | 1.034                  |
| 05001-08000 | 413   | 0.891                    | 0.970                    | 8.9%              | 0.958                  | 0.983                  |
| 08001-12000 | 467   | 0.892                    | 0.974                    | 9.1%              | 0.963                  | 0.985                  |
| 12001-16000 | 63    | 0.899                    | 0.986                    | 9.7%              | 0.952                  | 1.021                  |
| 16001-20000 | 20    | 0.874                    | 0.960                    | 9.8%              | 0.889                  | 1.031                  |
| >20000      | 17    | 0.851                    | 0.924                    | 8.5%              | 0.821                  | 1.026                  |

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

|                                        |                                 |                                                 |                                         |
|----------------------------------------|---------------------------------|-------------------------------------------------|-----------------------------------------|
| <b>District/Team:</b><br>SW / Team - 1 | <b>Lien Date:</b><br>01/01/2007 | <b>Date of Report:</b><br>07/08/2008            | <b>Sales Dates:</b><br>1/2005 - 12/2007 |
| <b>Area</b><br>Fairwood                | <b>Appr ID:</b><br>Jwei         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |

|                              |         |
|------------------------------|---------|
| <b>SAMPLE STATISTICS</b>     |         |
| <b>Sample size (n)</b>       | 1071    |
| <b>Mean Assessed Value</b>   | 297,600 |
| <b>Mean Sales Price</b>      | 331,500 |
| <b>Standard Deviation AV</b> | 84,210  |
| <b>Standard Deviation SP</b> | 88,506  |

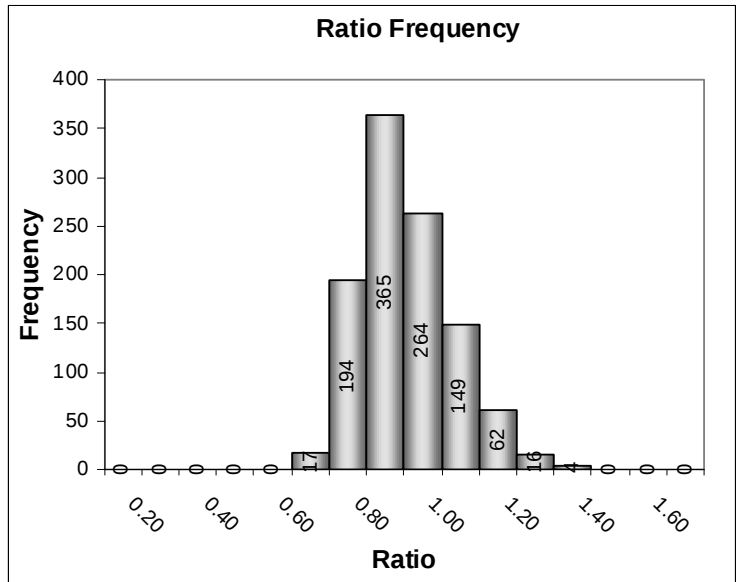
|                              |       |
|------------------------------|-------|
| <b>ASSESSMENT LEVEL</b>      |       |
| <b>Arithmetic Mean Ratio</b> | 0.906 |
| <b>Median Ratio</b>          | 0.888 |
| <b>Weighted Mean Ratio</b>   | 0.898 |

|                                         |        |
|-----------------------------------------|--------|
| <b>UNIFORMITY</b>                       |        |
| <b>Lowest ratio</b>                     | 0.618  |
| <b>Highest ratio:</b>                   | 1.369  |
| <b>Coefficient of Dispersion</b>        | 11.05% |
| <b>Standard Deviation</b>               | 0.123  |
| <b>Coefficient of Variation</b>         | 13.58% |
| <b>Price Related Differential (PRD)</b> | 1.010  |

|                               |       |
|-------------------------------|-------|
| <b>RELIABILITY</b>            |       |
| <b>95% Confidence: Median</b> |       |
| Lower limit                   | 0.875 |
| Upper limit                   | 0.899 |
| <b>95% Confidence: Mean</b>   |       |
| Lower limit                   | 0.899 |
| Upper limit                   | 0.914 |

|                                          |       |
|------------------------------------------|-------|
| <b>SAMPLE SIZE EVALUATION</b>            |       |
| <b>N (population size)</b>               | 6594  |
| <b>B (acceptable error - in decimal)</b> | 0.05  |
| <b>S (estimated from this sample)</b>    | 0.123 |
| <b>Recommended minimum:</b>              | 24    |
| <b>Actual sample size:</b>               | 1071  |
| <b>Conclusion:</b>                       | OK    |

|                      |            |
|----------------------|------------|
| <b>NORMALITY</b>     |            |
| <b>Binomial Test</b> |            |
| # ratios below mean: | 586        |
| # ratios above mean: | 485        |
| z:                   | 3.086      |
| <b>Conclusion:</b>   | Non-normal |



### COMMENTS:

1 to 3 Unit Residences throughout area 30

# Annual Update Ratio Study Report (After)

## 2008 Assessments

|                                        |                                 |                                                 |                                         |
|----------------------------------------|---------------------------------|-------------------------------------------------|-----------------------------------------|
| <b>District/Team:</b><br>SW / Team - 1 | <b>Lien Date:</b><br>01/01/2008 | <b>Date of Report:</b><br>07/08/2008            | <b>Sales Dates:</b><br>1/2005 - 12/2007 |
| <b>Area</b><br>Fairwood                | <b>Appr ID:</b><br>Jwei         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |

|                              |         |
|------------------------------|---------|
| <b>SAMPLE STATISTICS</b>     |         |
| <b>Sample size (n)</b>       | 1071    |
| <b>Mean Assessed Value</b>   | 323,100 |
| <b>Mean Sales Price</b>      | 331,500 |
| <b>Standard Deviation AV</b> | 83,800  |
| <b>Standard Deviation SP</b> | 88,506  |

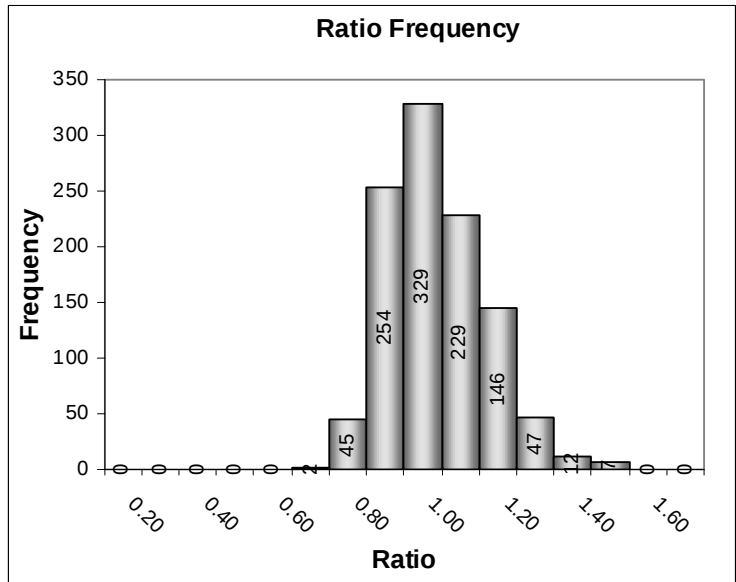
|                              |       |
|------------------------------|-------|
| <b>ASSESSMENT LEVEL</b>      |       |
| <b>Arithmetic Mean Ratio</b> | 0.987 |
| <b>Median Ratio</b>          | 0.967 |
| <b>Weighted Mean Ratio</b>   | 0.975 |

|                                         |        |
|-----------------------------------------|--------|
| <b>UNIFORMITY</b>                       |        |
| <b>Lowest ratio</b>                     | 0.677  |
| <b>Highest ratio:</b>                   | 1.485  |
| <b>Coefficient of Dispersion</b>        | 10.65% |
| <b>Standard Deviation</b>               | 0.129  |
| <b>Coefficient of Variation</b>         | 13.11% |
| <b>Price Related Differential (PRD)</b> | 1.012  |

|                               |       |
|-------------------------------|-------|
| <b>RELIABILITY</b>            |       |
| <b>95% Confidence: Median</b> |       |
| Lower limit                   | 0.957 |
| Upper limit                   | 0.981 |
| <b>95% Confidence: Mean</b>   |       |
| Lower limit                   | 0.979 |
| Upper limit                   | 0.994 |

|                                          |       |
|------------------------------------------|-------|
| <b>SAMPLE SIZE EVALUATION</b>            |       |
| <b>N (population size)</b>               | 6594  |
| <b>B (acceptable error - in decimal)</b> | 0.05  |
| <b>S (estimated from this sample)</b>    | 0.129 |
| <b>Recommended minimum:</b>              | 27    |
| <b>Actual sample size:</b>               | 1071  |
| <b>Conclusion:</b>                       | OK    |

|                      |            |
|----------------------|------------|
| <b>NORMALITY</b>     |            |
| <b>Binomial Test</b> |            |
| # ratios below mean: | 592        |
| # ratios above mean: | 479        |
| z:                   | 3.453      |
| <b>Conclusion:</b>   | Non-normal |



### COMMENTS:

1 to 3 Unit Residences throughout area 30

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

## **Glossary for Improved Sales**

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

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

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

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

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 292305 | 9126  | 7/18/05   | \$252,000  | 730                | 730           | 5         | 1948            | 4    | 15450    | N    | N           | 11504 SE 176TH ST  |
| 002      | 008800 | 0426  | 6/22/07   | \$230,000  | 760                | 0             | 5         | 1950            | 3    | 8400     | N    | N           | 16650 111TH AVE SE |
| 002      | 292305 | 9122  | 7/10/07   | \$275,000  | 780                | 0             | 5         | 1942            | 4    | 13165    | N    | N           | 11430 SE 176TH ST  |
| 002      | 292305 | 9112  | 7/11/06   | \$300,100  | 1080               | 0             | 5         | 1923            | 4    | 8003     | N    | N           | 10839 SE 170TH ST  |
| 002      | 008800 | 0260  | 7/7/06    | \$282,000  | 1120               | 0             | 5         | 1960            | 4    | 29900    | N    | N           | 11427 SE 162ND ST  |
| 002      | 008700 | 0057  | 2/2/06    | \$247,000  | 1150               | 0             | 5         | 1947            | 3    | 12150    | N    | N           | 16517 108TH AVE SE |
| 002      | 008800 | 0304  | 4/26/05   | \$201,000  | 1250               | 0             | 5         | 1948            | 3    | 11050    | N    | N           | 16408 113TH AVE SE |
| 002      | 008800 | 0304  | 12/27/05  | \$259,500  | 1250               | 0             | 5         | 1948            | 3    | 11050    | N    | N           | 16408 113TH AVE SE |
| 002      | 008800 | 0241  | 9/14/05   | \$238,000  | 670                | 0             | 6         | 1952            | 4    | 18000    | N    | N           | 11453 SE 162ND ST  |
| 002      | 142350 | 0070  | 2/23/05   | \$203,000  | 800                | 0             | 6         | 1959            | 3    | 9045     | N    | N           | 16201 121ST AVE SE |
| 002      | 142350 | 0070  | 1/5/07    | \$247,000  | 800                | 0             | 6         | 1959            | 3    | 9045     | N    | N           | 16201 121ST AVE SE |
| 002      | 722140 | 0285  | 10/27/05  | \$220,000  | 820                | 0             | 6         | 1957            | 4    | 8423     | Y    | N           | 626 RENTON AVE S   |
| 002      | 723150 | 0495  | 7/14/05   | \$284,650  | 840                | 400           | 6         | 1961            | 3    | 6000     | Y    | N           | 509 CEDAR AVE S    |
| 002      | 722140 | 0333  | 6/3/05    | \$325,000  | 860                | 400           | 6         | 1911            | 4    | 6823     | Y    | N           | 527 GRANT AVE S    |
| 002      | 143270 | 0070  | 10/19/06  | \$251,000  | 860                | 0             | 6         | 1959            | 3    | 7560     | N    | N           | 12653 SE 168TH ST  |
| 002      | 143260 | 0460  | 5/25/07   | \$250,000  | 860                | 0             | 6         | 1958            | 3    | 7490     | N    | N           | 15791 118TH PL SE  |
| 002      | 723150 | 0505  | 6/23/06   | \$360,500  | 860                | 700           | 6         | 1994            | 3    | 6000     | Y    | N           | 501 CEDAR AVE S    |
| 002      | 723150 | 0505  | 7/16/07   | \$423,500  | 860                | 700           | 6         | 1994            | 3    | 6000     | Y    | N           | 501 CEDAR AVE S    |
| 002      | 722140 | 0080  | 5/24/06   | \$265,000  | 870                | 870           | 6         | 1927            | 4    | 5396     | Y    | N           | 329 RENTON AVE S   |
| 002      | 722140 | 0080  | 11/8/07   | \$390,000  | 870                | 870           | 6         | 1927            | 4    | 5396     | Y    | N           | 329 RENTON AVE S   |
| 002      | 142320 | 0130  | 9/27/05   | \$210,000  | 870                | 0             | 6         | 1957            | 4    | 10994    | N    | N           | 11600 SE 164TH ST  |
| 002      | 142320 | 0130  | 7/31/06   | \$294,000  | 870                | 0             | 6         | 1957            | 4    | 10994    | N    | N           | 11600 SE 164TH ST  |
| 002      | 143270 | 0640  | 5/2/06    | \$276,000  | 920                | 920           | 6         | 1959            | 4    | 10434    | N    | N           | 12616 SE 170TH ST  |
| 002      | 143270 | 0990  | 2/2/05    | \$214,200  | 920                | 250           | 6         | 1959            | 3    | 9188     | N    | N           | 12734 SE 172ND ST  |
| 002      | 143270 | 1130  | 5/10/06   | \$283,400  | 920                | 920           | 6         | 1959            | 3    | 8591     | N    | N           | 12721 SE 172ND ST  |
| 002      | 143270 | 0800  | 1/20/06   | \$295,900  | 920                | 920           | 6         | 1959            | 3    | 7680     | N    | N           | 17004 127TH AVE SE |
| 002      | 143270 | 0760  | 3/16/06   | \$274,500  | 920                | 530           | 6         | 1959            | 3    | 7560     | N    | N           | 12637 SE 170TH ST  |
| 002      | 143270 | 0840  | 2/22/06   | \$314,950  | 920                | 480           | 6         | 1959            | 3    | 7560     | N    | N           | 12730 SE 171ST PL  |
| 002      | 143270 | 0760  | 2/28/07   | \$335,000  | 920                | 530           | 6         | 1959            | 3    | 7560     | N    | N           | 12637 SE 170TH ST  |
| 002      | 143260 | 0175  | 9/6/07    | \$277,000  | 920                | 0             | 6         | 1958            | 4    | 8640     | N    | N           | 11871 SE 160TH ST  |
| 002      | 143240 | 0175  | 10/27/05  | \$231,000  | 920                | 0             | 6         | 1958            | 4    | 8314     | N    | N           | 16804 123RD AVE SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 143240 | 0110  | 3/3/05    | \$209,950  | 920                | 0             | 6         | 1958            | 5    | 7643     | N    | N           | 17025 125TH AVE SE |
| 002      | 143260 | 0025  | 2/23/05   | \$199,000  | 920                | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 15734 116TH AVE SE |
| 002      | 143240 | 0390  | 12/19/05  | \$231,933  | 920                | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 17004 122ND AVE SE |
| 002      | 143260 | 0350  | 10/25/07  | \$253,000  | 920                | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 15767 119TH PL SE  |
| 002      | 143240 | 0885  | 6/11/07   | \$265,000  | 920                | 0             | 6         | 1958            | 5    | 7560     | N    | N           | 11902 SE 170TH PL  |
| 002      | 008700 | 0162  | 7/26/05   | \$212,000  | 940                | 0             | 6         | 1947            | 3    | 18266    | N    | N           | 16616 105TH AVE SE |
| 002      | 008700 | 0162  | 6/1/07    | \$309,500  | 940                | 0             | 6         | 1947            | 3    | 18266    | N    | N           | 16616 105TH AVE SE |
| 002      | 143270 | 1280  | 8/22/06   | \$260,000  | 940                | 0             | 6         | 1959            | 4    | 8805     | N    | N           | 12521 SE 170TH PL  |
| 002      | 143270 | 0940  | 2/5/07    | \$257,500  | 940                | 0             | 6         | 1959            | 3    | 7615     | N    | N           | 17122 127TH AVE SE |
| 002      | 143270 | 0330  | 3/31/06   | \$257,397  | 940                | 0             | 6         | 1959            | 3    | 7560     | N    | N           | 12659 SE 169TH ST  |
| 002      | 143270 | 1430  | 3/24/06   | \$244,950  | 940                | 0             | 6         | 1959            | 3    | 7380     | N    | N           | 16826 125TH AVE SE |
| 002      | 142340 | 0295  | 9/1/06    | \$247,000  | 940                | 0             | 6         | 1958            | 3    | 9045     | N    | N           | 16124 120TH AVE SE |
| 002      | 143240 | 0975  | 11/22/05  | \$257,300  | 950                | 0             | 6         | 1958            | 4    | 9767     | N    | N           | 11909 SE 169TH PL  |
| 002      | 143240 | 0975  | 2/20/07   | \$307,000  | 950                | 0             | 6         | 1958            | 4    | 9767     | N    | N           | 11909 SE 169TH PL  |
| 002      | 143240 | 0745  | 2/22/06   | \$225,000  | 950                | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 16827 121ST AVE SE |
| 002      | 143240 | 0870  | 11/21/06  | \$237,500  | 950                | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 11860 SE 170TH PL  |
| 002      | 142350 | 0200  | 8/19/05   | \$221,000  | 960                | 0             | 6         | 1959            | 4    | 8413     | N    | N           | 16212 121ST AVE SE |
| 002      | 008800 | 0223  | 5/4/07    | \$245,000  | 960                | 0             | 6         | 1958            | 3    | 8900     | N    | N           | 11460 SE 164TH ST  |
| 002      | 143240 | 0185  | 12/19/07  | \$270,000  | 960                | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 16820 123RD AVE SE |
| 002      | 080600 | 0110  | 3/3/06    | \$260,000  | 960                | 0             | 6         | 1956            | 4    | 12750    | N    | N           | 16517 115TH AVE SE |
| 002      | 143300 | 0020  | 11/13/06  | \$275,950  | 970                | 0             | 6         | 1960            | 4    | 7865     | N    | N           | 17116 125TH PL SE  |
| 002      | 143270 | 1490  | 9/16/05   | \$225,000  | 970                | 0             | 6         | 1960            | 4    | 7560     | N    | N           | 16868 125TH AVE SE |
| 002      | 143270 | 0740  | 3/16/06   | \$245,000  | 970                | 0             | 6         | 1959            | 4    | 7560     | N    | N           | 12651 SE 170TH ST  |
| 002      | 143270 | 1030  | 9/9/05    | \$230,000  | 970                | 0             | 6         | 1959            | 3    | 7482     | N    | N           | 17035 128TH AVE SE |
| 002      | 143240 | 0460  | 2/22/05   | \$184,888  | 970                | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 17011 123RD AVE SE |
| 002      | 143240 | 0360  | 5/24/05   | \$195,500  | 970                | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 16828 122ND AVE SE |
| 002      | 143240 | 0420  | 6/15/05   | \$200,000  | 970                | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 17046 122ND AVE SE |
| 002      | 143240 | 0500  | 10/12/07  | \$215,000  | 970                | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 16819 123RD AVE SE |
| 002      | 142350 | 0800  | 8/11/06   | \$253,950  | 980                | 0             | 6         | 1959            | 4    | 8574     | N    | N           | 16204 122ND AVE SE |
| 002      | 008800 | 0043  | 3/24/05   | \$222,000  | 1000               | 0             | 6         | 1960            | 4    | 12880    | N    | N           | 16024 113TH AVE SE |
| 002      | 008800 | 0043  | 7/21/06   | \$273,500  | 1000               | 0             | 6         | 1960            | 4    | 12880    | N    | N           | 16024 113TH AVE SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 143260 | 0130  | 1/23/06   | \$223,000  | 1010               | 0             | 6         | 1958            | 3    | 12640    | N    | N           | 11615 SE 160TH ST     |
| 002      | 143240 | 0580  | 3/29/06   | \$265,000  | 1010               | 0             | 6         | 1958            | 3    | 10027    | N    | N           | 16982 121ST AVE SE    |
| 002      | 143240 | 0140  | 8/30/06   | \$269,000  | 1010               | 0             | 6         | 1958            | 3    | 7794     | N    | N           | 16847 125TH AVE SE    |
| 002      | 143240 | 0120  | 2/16/05   | \$195,500  | 1010               | 0             | 6         | 1958            | 3    | 7690     | N    | N           | 17011 125TH AVE SE    |
| 002      | 143240 | 0120  | 9/7/07    | \$265,000  | 1010               | 0             | 6         | 1958            | 3    | 7690     | N    | N           | 17011 125TH AVE SE    |
| 002      | 143240 | 0365  | 6/21/07   | \$250,000  | 1010               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 16836 122ND AVE SE    |
| 002      | 143240 | 0855  | 6/21/07   | \$277,000  | 1010               | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 11838 SE 170TH PL     |
| 002      | 329470 | 0031  | 11/28/05  | \$185,000  | 1020               | 0             | 6         | 1912            | 5    | 5800     | N    | N           | 810 CEDAR AVE S       |
| 002      | 142340 | 0225  | 11/2/06   | \$276,500  | 1030               | 0             | 6         | 1959            | 4    | 9192     | N    | N           | 16321 120TH AVE SE    |
| 002      | 329470 | 0101  | 6/14/06   | \$259,500  | 1050               | 0             | 6         | 1925            | 3    | 6500     | Y    | N           | 808 RENTON AVE S      |
| 002      | 143260 | 0605  | 2/21/07   | \$222,000  | 1060               | 0             | 6         | 1959            | 3    | 7200     | N    | N           | 15763 118TH AVE SE    |
| 002      | 864550 | 0720  | 6/21/07   | \$325,000  | 1060               | 530           | 6         | 2000            | 3    | 7700     | N    | N           | 1617 GLENNWOOD AVE SE |
| 002      | 722140 | 0487  | 6/16/06   | \$254,000  | 1080               | 0             | 6         | 1943            | 3    | 10500    | N    | N           | 1525 S 6TH ST         |
| 002      | 142350 | 0330  | 1/15/05   | \$194,950  | 1080               | 0             | 6         | 1959            | 4    | 11119    | N    | N           | 12103 SE 161ST ST     |
| 002      | 142350 | 0590  | 1/12/06   | \$243,450  | 1080               | 0             | 6         | 1959            | 3    | 8625     | N    | N           | 16246 123RD AVE SE    |
| 002      | 142320 | 0010  | 6/14/05   | \$223,000  | 1080               | 0             | 6         | 1957            | 4    | 9450     | N    | N           | 11611 SE 163RD ST     |
| 002      | 008700 | 0061  | 8/31/05   | \$257,000  | 1080               | 0             | 6         | 1954            | 3    | 12750    | N    | N           | 10730 SE 166TH ST     |
| 002      | 142350 | 0100  | 9/28/06   | \$268,800  | 1090               | 0             | 6         | 1959            | 4    | 9450     | N    | N           | 16141 121ST AVE SE    |
| 002      | 142320 | 0120  | 3/21/07   | \$309,950  | 1090               | 0             | 6         | 1958            | 4    | 9450     | N    | N           | 11626 SE 164TH ST     |
| 002      | 143270 | 1310  | 12/27/07  | \$250,000  | 1100               | 600           | 6         | 1959            | 4    | 8400     | N    | N           | 17112 125TH AVE SE    |
| 002      | 142340 | 0035  | 7/11/05   | \$222,500  | 1100               | 0             | 6         | 1958            | 3    | 9038     | N    | N           | 16115 119TH AVE SE    |
| 002      | 292305 | 9109  | 5/22/06   | \$285,000  | 1120               | 0             | 6         | 1954            | 3    | 9272     | N    | N           | 11519 SE 169TH ST     |
| 002      | 289260 | 0037  | 7/24/06   | \$225,000  | 1120               | 0             | 6         | 1953            | 3    | 11700    | N    | N           | 11313 SE 168TH ST     |
| 002      | 143240 | 0510  | 4/20/06   | \$256,000  | 1140               | 0             | 6         | 1958            | 4    | 8314     | N    | N           | 16803 123RD AVE SE    |
| 002      | 143260 | 0100  | 8/23/06   | \$304,200  | 1140               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 15719 117TH AVE SE    |
| 002      | 142320 | 0055  | 7/21/05   | \$221,250  | 1140               | 0             | 6         | 1957            | 4    | 9450     | N    | N           | 11673 SE 163RD ST     |
| 002      | 142320 | 0005  | 8/19/05   | \$223,000  | 1140               | 0             | 6         | 1957            | 3    | 9450     | N    | N           | 11603 SE 163RD ST     |
| 002      | 142320 | 0005  | 10/5/07   | \$295,000  | 1140               | 0             | 6         | 1957            | 3    | 9450     | N    | N           | 11603 SE 163RD ST     |
| 002      | 142320 | 0070  | 11/28/07  | \$283,000  | 1140               | 0             | 6         | 1957            | 3    | 9297     | N    | N           | 16311 119TH AVE SE    |
| 002      | 143270 | 0880  | 6/5/06    | \$259,000  | 1150               | 0             | 6         | 1959            | 4    | 12861    | N    | N           | 12741 SE 171ST PL     |
| 002      | 143270 | 1000  | 6/12/06   | \$310,000  | 1150               | 0             | 6         | 1959            | 3    | 9220     | N    | N           | 12740 SE 172ND ST     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 143260 | 0400  | 7/13/05   | \$235,000  | 1150               | 0             | 6         | 1959            | 4    | 7560     | N    | N           | 15850 118TH AVE SE      |
| 002      | 142340 | 0140  | 10/26/05  | \$245,000  | 1150               | 0             | 6         | 1958            | 4    | 9210     | N    | N           | 16116 119TH AVE SE      |
| 002      | 142340 | 0140  | 7/25/06   | \$279,900  | 1150               | 0             | 6         | 1958            | 4    | 9210     | N    | N           | 16116 119TH AVE SE      |
| 002      | 143260 | 0165  | 10/14/05  | \$252,000  | 1150               | 0             | 6         | 1958            | 3    | 8640     | N    | N           | 11859 SE 160TH ST       |
| 002      | 143260 | 0415  | 1/20/06   | \$225,000  | 1150               | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 15860 118TH AVE SE      |
| 002      | 143240 | 0535  | 8/14/07   | \$289,888  | 1150               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 16836 121ST AVE SE      |
| 002      | 143260 | 0365  | 5/31/06   | \$275,000  | 1170               | 0             | 6         | 1958            | 4    | 11024    | N    | N           | 15755 119TH PL SE       |
| 002      | 142320 | 0090  | 3/28/05   | \$199,950  | 1170               | 0             | 6         | 1958            | 4    | 9450     | N    | N           | 11668 SE 164TH ST       |
| 002      | 143240 | 0925  | 11/10/05  | \$260,000  | 1170               | 0             | 6         | 1958            | 4    | 8713     | N    | N           | 12037 SE 169TH PL       |
| 002      | 143240 | 0270  | 1/19/06   | \$190,000  | 1170               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 17039 124TH AVE SE      |
| 002      | 143240 | 1055  | 5/10/05   | \$230,000  | 1170               | 0             | 6         | 1958            | 4    | 7200     | N    | N           | 11845 SE 170TH PL       |
| 002      | 143240 | 1095  | 7/25/05   | \$245,000  | 1170               | 0             | 6         | 1958            | 4    | 7200     | N    | N           | 12031 SE 170TH PL       |
| 002      | 143240 | 1055  | 6/19/07   | \$285,000  | 1170               | 0             | 6         | 1958            | 4    | 7200     | N    | N           | 11845 SE 170TH PL       |
| 002      | 073900 | 0055  | 11/3/05   | \$260,000  | 1170               | 0             | 6         | 1952            | 3    | 19985    | N    | N           | 12228 SE PETROVITSKY RD |
| 002      | 143260 | 0230  | 8/29/05   | \$243,000  | 1180               | 0             | 6         | 1959            | 3    | 8136     | N    | N           | 15771 120TH AVE SE      |
| 002      | 143260 | 0635  | 4/19/05   | \$224,000  | 1190               | 0             | 6         | 1959            | 4    | 7560     | N    | N           | 11801 SE 157TH ST       |
| 002      | 143260 | 0345  | 4/5/05    | \$189,500  | 1190               | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 15771 119TH PL SE       |
| 002      | 143240 | 0335  | 6/6/06    | \$279,000  | 1190               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 16811 124TH AVE SE      |
| 002      | 863710 | 0380  | 10/26/07  | \$280,000  | 1190               | 0             | 6         | 1994            | 3    | 4973     | N    | N           | 17029 110TH PL SE       |
| 002      | 863710 | 0100  | 8/24/05   | \$260,000  | 1190               | 0             | 6         | 1994            | 3    | 4110     | N    | N           | 10943 SE 169TH PL       |
| 002      | 863710 | 0120  | 6/25/07   | \$303,750  | 1190               | 0             | 6         | 1994            | 3    | 4110     | N    | N           | 10955 SE 169TH PL       |
| 002      | 863710 | 0420  | 10/18/07  | \$230,000  | 1190               | 0             | 6         | 1994            | 3    | 3928     | N    | N           | 17018 110TH PL SE       |
| 002      | 863710 | 0140  | 11/1/06   | \$309,000  | 1190               | 0             | 6         | 1994            | 3    | 3735     | N    | N           | 10967 SE 169TH PL       |
| 002      | 863710 | 0080  | 4/4/06    | \$288,000  | 1190               | 0             | 6         | 1993            | 3    | 4110     | N    | N           | 10931 SE 169TH PL       |
| 002      | 863710 | 0080  | 10/6/06   | \$309,000  | 1190               | 0             | 6         | 1993            | 3    | 4110     | N    | N           | 10931 SE 169TH PL       |
| 002      | 142350 | 0090  | 5/16/06   | \$271,945  | 1200               | 0             | 6         | 1959            | 4    | 9450     | N    | N           | 16149 121ST AVE SE      |
| 002      | 142340 | 0255  | 3/21/05   | \$200,000  | 1200               | 0             | 6         | 1959            | 4    | 9045     | N    | N           | 16300 120TH AVE SE      |
| 002      | 142350 | 0060  | 3/22/06   | \$243,000  | 1200               | 0             | 6         | 1959            | 4    | 9045     | N    | N           | 16209 121ST AVE SE      |
| 002      | 142340 | 0255  | 8/7/07    | \$265,000  | 1200               | 0             | 6         | 1959            | 4    | 9045     | N    | N           | 16300 120TH AVE SE      |
| 002      | 143270 | 0100  | 4/12/07   | \$335,900  | 1200               | 290           | 6         | 1959            | 4    | 7560     | N    | N           | 12631 SE 168TH ST       |
| 002      | 142340 | 0275  | 9/25/06   | \$295,000  | 1200               | 0             | 6         | 1958            | 4    | 9045     | N    | N           | 16152 120TH AVE SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 143270 | 1450  | 8/3/07    | \$230,000  | 1210               | 0             | 6         | 1959            | 3    | 9033     | N    | N           | 16840 125TH AVE SE |
| 002      | 143260 | 0325  | 7/13/05   | \$250,000  | 1210               | 0             | 6         | 1958            | 3    | 18204    | N    | N           | 11868 SE 160TH ST  |
| 002      | 143260 | 0555  | 8/3/05    | \$225,300  | 1230               | 0             | 6         | 1959            | 3    | 6148     | N    | N           | 15865 118TH AVE SE |
| 002      | 143270 | 1390  | 3/17/05   | \$243,000  | 1240               | 0             | 6         | 1959            | 4    | 7560     | N    | N           | 17017 127TH AVE SE |
| 002      | 143270 | 1550  | 8/16/05   | \$234,950  | 1250               | 0             | 6         | 1959            | 4    | 13463    | N    | N           | 16937 125TH PL SE  |
| 002      | 143270 | 1380  | 7/21/05   | \$223,500  | 1250               | 0             | 6         | 1959            | 3    | 7560     | N    | N           | 17105 127TH AVE SE |
| 002      | 143260 | 0455  | 6/19/07   | \$256,500  | 1250               | 0             | 6         | 1958            | 4    | 8393     | N    | N           | 15795 118TH PL SE  |
| 002      | 143240 | 0100  | 7/23/07   | \$273,000  | 1250               | 0             | 6         | 1958            | 4    | 7596     | N    | N           | 17109 125TH AVE SE |
| 002      | 143260 | 0085  | 4/8/05    | \$228,000  | 1250               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 15743 117TH AVE SE |
| 002      | 143240 | 0685  | 1/25/07   | \$337,200  | 1250               | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 16812 120TH AVE SE |
| 002      | 008800 | 0360  | 5/25/07   | \$299,950  | 1260               | 0             | 6         | 1947            | 3    | 12557    | N    | N           | 16407 116TH AVE SE |
| 002      | 282305 | 9117  | 1/4/05    | \$235,900  | 1260               | 0             | 6         | 1981            | 3    | 13500    | N    | N           | 17324 117TH AVE SE |
| 002      | 143270 | 1180  | 6/28/05   | \$230,000  | 1270               | 0             | 6         | 1960            | 4    | 8755     | N    | N           | 12541 SE 172ND ST  |
| 002      | 143260 | 0305  | 1/26/05   | \$216,000  | 1270               | 0             | 6         | 1958            | 3    | 15120    | N    | N           | 15786 118TH PL SE  |
| 002      | 143260 | 0305  | 3/1/06    | \$267,000  | 1270               | 0             | 6         | 1958            | 3    | 15120    | N    | N           | 15786 118TH PL SE  |
| 002      | 143300 | 0040  | 1/1/06    | \$228,000  | 1280               | 0             | 6         | 1960            | 4    | 9463     | N    | N           | 17117 125TH PL SE  |
| 002      | 143240 | 0385  | 12/26/06  | \$289,950  | 1280               | 0             | 6         | 1958            | 4    | 8926     | N    | N           | 16864 122ND AVE SE |
| 002      | 143240 | 0095  | 1/19/05   | \$200,700  | 1280               | 0             | 6         | 1958            | 4    | 7572     | N    | N           | 17115 125TH AVE SE |
| 002      | 143270 | 1140  | 12/22/07  | \$185,506  | 1290               | 0             | 6         | 1959            | 3    | 8619     | N    | N           | 12713 SE 172ND ST  |
| 002      | 863710 | 0030  | 3/7/06    | \$270,000  | 1290               | 0             | 6         | 1994            | 3    | 4080     | N    | N           | 10938 SE 170TH ST  |
| 002      | 863710 | 0270  | 7/15/05   | \$240,000  | 1290               | 0             | 6         | 1993            | 3    | 3617     | N    | N           | 10922 SE 169TH PL  |
| 002      | 236920 | 0005  | 1/5/07    | \$309,950  | 1300               | 0             | 6         | 1952            | 4    | 9955     | N    | N           | 11004 SE 173RD ST  |
| 002      | 236920 | 0005  | 9/18/07   | \$329,500  | 1300               | 0             | 6         | 1952            | 4    | 9955     | N    | N           | 11004 SE 173RD ST  |
| 002      | 863710 | 0400  | 10/26/05  | \$265,000  | 1310               | 0             | 6         | 1994            | 3    | 5297     | N    | N           | 17032 110TH PL SE  |
| 002      | 143240 | 0165  | 7/17/05   | \$248,300  | 1320               | 0             | 6         | 1958            | 4    | 7912     | N    | N           | 16811 125TH AVE SE |
| 002      | 142350 | 0190  | 3/28/07   | \$298,650  | 1330               | 0             | 6         | 1959            | 4    | 8413     | N    | N           | 16220 121ST AVE SE |
| 002      | 289260 | 0030  | 6/3/05    | \$210,000  | 1330               | 0             | 6         | 1952            | 3    | 10081    | N    | N           | 16804 113TH AVE SE |
| 002      | 143270 | 1220  | 5/30/06   | \$259,950  | 1340               | 0             | 6         | 1959            | 4    | 8865     | N    | N           | 12513 SE 172ND ST  |
| 002      | 143240 | 1060  | 10/18/05  | \$256,000  | 1340               | 0             | 6         | 1958            | 4    | 7200     | N    | N           | 11851 SE 170TH PL  |
| 002      | 863710 | 0370  | 1/12/07   | \$300,000  | 1340               | 0             | 6         | 1994            | 3    | 5670     | N    | N           | 17025 110TH PL SE  |
| 002      | 863710 | 0390  | 7/27/05   | \$249,950  | 1340               | 0             | 6         | 1994            | 3    | 4890     | N    | N           | 17033 110TH PL SE  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 863710 | 0350  | 8/9/05    | \$250,000  | 1340               | 0             | 6         | 1994            | 3    | 3752     | N    | N           | 17017 110TH PL SE  |
| 002      | 008800 | 0190  | 3/2/07    | \$254,200  | 1340               | 0             | 6         | 1996            | 3    | 7000     | N    | N           | 11408 SE 164TH ST  |
| 002      | 143240 | 0505  | 3/31/05   | \$234,380  | 1350               | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 16811 123RD AVE SE |
| 002      | 143240 | 0155  | 6/27/05   | \$277,500  | 1360               | 0             | 6         | 1958            | 4    | 7865     | N    | N           | 16827 125TH AVE SE |
| 002      | 143240 | 0155  | 7/25/06   | \$327,000  | 1360               | 0             | 6         | 1958            | 4    | 7865     | N    | N           | 16827 125TH AVE SE |
| 002      | 143240 | 0195  | 9/19/06   | \$269,950  | 1360               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 16836 123RD AVE SE |
| 002      | 008700 | 0256  | 3/30/06   | \$257,000  | 1370               | 0             | 6         | 1947            | 4    | 18090    | N    | N           | 16836 106TH AVE SE |
| 002      | 143260 | 0250  | 6/21/05   | \$235,000  | 1380               | 0             | 6         | 1958            | 3    | 7632     | N    | N           | 15770 119TH PL SE  |
| 002      | 143270 | 0290  | 12/19/07  | \$298,000  | 1390               | 0             | 6         | 1959            | 4    | 7560     | N    | N           | 12689 SE 169TH ST  |
| 002      | 143240 | 0750  | 5/1/07    | \$290,000  | 1410               | 0             | 6         | 1958            | 3    | 7560     | N    | N           | 16819 121ST AVE SE |
| 002      | 080600 | 0070  | 5/3/06    | \$250,000  | 1420               | 0             | 6         | 1955            | 4    | 9200     | N    | N           | 16511 116TH AVE SE |
| 002      | 080600 | 0070  | 9/5/06    | \$312,000  | 1420               | 0             | 6         | 1955            | 4    | 9200     | N    | N           | 16511 116TH AVE SE |
| 002      | 143240 | 0525  | 12/13/07  | \$314,250  | 1430               | 0             | 6         | 1958            | 5    | 7560     | N    | N           | 16820 121ST AVE SE |
| 002      | 722140 | 0100  | 6/7/06    | \$325,000  | 1440               | 0             | 6         | 1984            | 3    | 4622     | Y    | N           | 411 RENTON AVE S   |
| 002      | 282305 | 9118  | 9/20/05   | \$240,000  | 1470               | 0             | 6         | 1977            | 4    | 9652     | N    | N           | 17312 117TH AVE SE |
| 002      | 008700 | 0208  | 5/25/05   | \$266,500  | 1500               | 0             | 6         | 1981            | 3    | 9842     | N    | N           | 17016 105TH AVE SE |
| 002      | 143260 | 0210  | 2/10/07   | \$320,000  | 1530               | 0             | 6         | 1995            | 3    | 8280     | N    | N           | 15780 119TH PL SE  |
| 002      | 008800 | 0890  | 11/7/06   | \$305,000  | 1540               | 0             | 6         | 1947            | 4    | 37400    | N    | N           | 10936 SE 164TH ST  |
| 002      | 143260 | 0405  | 10/4/05   | \$269,950  | 1620               | 0             | 6         | 1959            | 5    | 7560     | N    | N           | 15852 118TH AVE SE |
| 002      | 008800 | 0550  | 5/25/07   | \$210,000  | 1630               | 0             | 6         | 1952            | 3    | 20250    | N    | N           | 16459 111TH AVE SE |
| 002      | 008800 | 0550  | 6/22/07   | \$259,000  | 1630               | 0             | 6         | 1952            | 3    | 20250    | N    | N           | 16459 111TH AVE SE |
| 002      | 142350 | 0540  | 3/16/06   | \$324,000  | 1640               | 0             | 6         | 1959            | 5    | 10517    | N    | N           | 12220 SE 161ST PL  |
| 002      | 143240 | 1100  | 10/16/07  | \$260,000  | 1710               | 0             | 6         | 1958            | 5    | 7200     | N    | N           | 12105 SE 170TH PL  |
| 002      | 143240 | 0515  | 12/22/06  | \$303,000  | 1780               | 0             | 6         | 1958            | 5    | 8314     | N    | N           | 16804 121ST AVE SE |
| 002      | 143260 | 0225  | 1/25/06   | \$289,275  | 1990               | 0             | 6         | 1959            | 4    | 7878     | N    | N           | 15775 120TH AVE SE |
| 002      | 142350 | 0560  | 12/22/05  | \$329,950  | 2220               | 0             | 6         | 1959            | 4    | 12082    | N    | N           | 12211 SE 161ST PL  |
| 002      | 143240 | 0050  | 3/3/05    | \$249,000  | 2250               | 0             | 6         | 1958            | 4    | 7560     | N    | N           | 17004 124TH AVE SE |
| 002      | 329470 | 0030  | 6/26/07   | \$266,000  | 800                | 550           | 7         | 1912            | 5    | 8700     | N    | N           | 814 CEDAR AVE S    |
| 002      | 889870 | 0850  | 8/8/07    | \$330,500  | 890                | 480           | 7         | 1984            | 3    | 11100    | N    | N           | 2208 WELLS CT S    |
| 002      | 142390 | 0790  | 10/17/05  | \$260,000  | 910                | 0             | 7         | 1967            | 4    | 8146     | N    | N           | 12325 SE 167TH ST  |
| 002      | 142390 | 0790  | 10/19/07  | \$299,000  | 910                | 0             | 7         | 1967            | 4    | 8146     | N    | N           | 12325 SE 167TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002      | 142390 | 1050  | 5/17/05   | \$235,000  | 910                | 0             | 7         | 1967            | 3    | 8115     | N    | N           | 12319 SE 166TH ST      |
| 002      | 142370 | 0540  | 8/9/06    | \$311,000  | 910                | 530           | 7         | 1963            | 3    | 7900     | N    | N           | 16519 117TH AVE SE     |
| 002      | 247340 | 0130  | 9/8/05    | \$309,000  | 910                | 700           | 7         | 1978            | 4    | 8400     | N    | N           | 16541 132ND PL SE      |
| 002      | 864551 | 1330  | 6/26/06   | \$345,000  | 910                | 890           | 7         | 1977            | 3    | 21251    | N    | N           | 1628 INDEX AVE SE      |
| 002      | 889870 | 0880  | 9/19/06   | \$359,000  | 910                | 680           | 7         | 1984            | 3    | 8000     | N    | N           | 1018 S 23RD ST         |
| 002      | 282305 | 9080  | 6/11/05   | \$208,000  | 940                | 0             | 7         | 1962            | 3    | 7700     | N    | N           | 16029 126TH AVE SE     |
| 002      | 289260 | 0053  | 5/4/06    | \$395,000  | 950                | 0             | 7         | 1954            | 4    | 23248    | N    | N           | 11506 SE 169TH ST      |
| 002      | 247310 | 0340  | 2/17/06   | \$239,950  | 950                | 0             | 7         | 1967            | 3    | 11570    | N    | N           | 13527 SE 173RD PL      |
| 002      | 247310 | 0320  | 5/18/05   | \$237,400  | 950                | 0             | 7         | 1967            | 4    | 8710     | N    | N           | 13515 SE 173RD PL      |
| 002      | 247336 | 0190  | 7/20/05   | \$300,000  | 950                | 440           | 7         | 1981            | 3    | 16790    | N    | N           | 17103 134TH AVE SE     |
| 002      | 381130 | 0050  | 5/23/06   | \$352,000  | 960                | 650           | 7         | 1983            | 3    | 9547     | N    | N           | 17219 109TH PL SE      |
| 002      | 247336 | 0010  | 9/26/06   | \$317,000  | 960                | 440           | 7         | 1981            | 3    | 15360    | N    | N           | 13507 SE 173RD PL      |
| 002      | 247336 | 0110  | 10/26/05  | \$284,950  | 960                | 400           | 7         | 1981            | 3    | 9944     | N    | N           | 13402 SE 172ND PL      |
| 002      | 247336 | 0110  | 10/24/06  | \$321,500  | 960                | 400           | 7         | 1981            | 3    | 9944     | N    | N           | 13402 SE 172ND PL      |
| 002      | 247336 | 0130  | 1/29/07   | \$324,000  | 960                | 400           | 7         | 1981            | 3    | 8792     | N    | N           | 13409 SE 171ST PL      |
| 002      | 289270 | 0070  | 9/29/05   | \$295,000  | 960                | 800           | 7         | 1981            | 3    | 7260     | N    | N           | 17114 113TH AVE SE     |
| 002      | 739930 | 0390  | 12/27/06  | \$305,000  | 970                | 0             | 7         | 1969            | 3    | 8316     | N    | N           | 2111 SE 20TH CT        |
| 002      | 142391 | 1150  | 7/13/06   | \$330,000  | 980                | 450           | 7         | 1968            | 3    | 8561     | N    | N           | 16713 127TH AVE SE     |
| 002      | 143290 | 0280  | 3/1/07    | \$323,000  | 980                | 0             | 7         | 1962            | 4    | 8462     | N    | N           | 12801 SE 164TH ST      |
| 002      | 143280 | 0210  | 11/15/06  | \$317,900  | 980                | 680           | 7         | 1961            | 4    | 7700     | N    | N           | 12653 SE 161ST ST      |
| 002      | 247336 | 0220  | 1/13/06   | \$325,500  | 980                | 600           | 7         | 1981            | 4    | 8021     | N    | N           | 17123 134TH AVE SE     |
| 002      | 889870 | 0640  | 12/5/06   | \$339,000  | 990                | 310           | 7         | 1981            | 3    | 8400     | N    | N           | 2201 WELLS CT S        |
| 002      | 142390 | 0840  | 11/21/05  | \$264,950  | 1000               | 0             | 7         | 1966            | 4    | 9656     | N    | N           | 12305 SE 167TH ST      |
| 002      | 142390 | 0500  | 9/21/06   | \$339,950  | 1000               | 0             | 7         | 1966            | 4    | 8490     | N    | N           | 12112 SE 167TH ST      |
| 002      | 247338 | 0480  | 7/17/06   | \$357,800  | 1000               | 720           | 7         | 1976            | 5    | 7210     | N    | N           | 16210 131ST AVE SE     |
| 002      | 247325 | 0880  | 8/23/05   | \$285,500  | 1000               | 440           | 7         | 1974            | 3    | 7350     | N    | N           | 13452 SE FAIRWOOD BLVD |
| 002      | 381130 | 0060  | 7/28/05   | \$283,000  | 1000               | 500           | 7         | 1983            | 3    | 7490     | N    | N           | 17223 109TH PL SE      |
| 002      | 143280 | 0130  | 6/19/06   | \$291,500  | 1010               | 720           | 7         | 2003            | 3    | 13300    | N    | N           | 12672 SE 161ST ST      |
| 002      | 143320 | 0140  | 5/1/06    | \$334,950  | 1010               | 900           | 7         | 1967            | 3    | 9528     | N    | N           | 16402 125TH AVE SE     |
| 002      | 143320 | 0050  | 3/28/05   | \$245,000  | 1010               | 1010          | 7         | 1967            | 4    | 9448     | N    | N           | 12506 SE 164TH PL      |
| 002      | 143320 | 0030  | 11/4/05   | \$283,950  | 1010               | 700           | 7         | 1967            | 4    | 8830     | N    | N           | 12518 SE 164TH PL      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002      | 143320 | 0120  | 8/11/05   | \$279,500  | 1010               | 750           | 7         | 1967            | 3    | 7560     | N    | N           | 16412 125TH AVE SE  |
| 002      | 008800 | 0745  | 11/20/06  | \$319,950  | 1010               | 0             | 7         | 1963            | 3    | 11520    | N    | N           | 16465 109TH AVE SE  |
| 002      | 142370 | 0110  | 8/6/07    | \$290,500  | 1010               | 0             | 7         | 1963            | 4    | 8050     | N    | N           | 11735 SE 167TH ST   |
| 002      | 142370 | 0890  | 4/28/06   | \$290,000  | 1010               | 0             | 7         | 1963            | 4    | 7975     | N    | N           | 16611 116TH PL SE   |
| 002      | 142370 | 0880  | 4/20/06   | \$335,000  | 1010               | 900           | 7         | 1963            | 4    | 7700     | N    | N           | 16605 116TH PL SE   |
| 002      | 684300 | 0010  | 12/8/05   | \$285,000  | 1010               | 700           | 7         | 1962            | 3    | 17646    | N    | N           | 1840 EDMONDS WAY SE |
| 002      | 684300 | 0200  | 1/24/07   | \$353,900  | 1010               | 700           | 7         | 1962            | 3    | 13440    | N    | N           | 2525 EDMONDS CT SE  |
| 002      | 684300 | 0210  | 4/5/06    | \$308,000  | 1010               | 720           | 7         | 1962            | 3    | 12013    | N    | N           | 2524 EDMONDS CT SE  |
| 002      | 143310 | 0280  | 7/15/05   | \$290,000  | 1010               | 500           | 7         | 1962            | 4    | 11613    | N    | N           | 12700 SE 163RD ST   |
| 002      | 684300 | 0290  | 8/10/06   | \$319,950  | 1010               | 700           | 7         | 1962            | 3    | 11610    | N    | N           | 1712 EDMONDS AVE SE |
| 002      | 143170 | 0310  | 4/25/07   | \$324,500  | 1010               | 720           | 7         | 1962            | 3    | 9360     | N    | N           | 12610 SE 160TH ST   |
| 002      | 143290 | 0370  | 1/23/06   | \$294,000  | 1010               | 490           | 7         | 1962            | 4    | 9259     | N    | N           | 16332 128TH AVE SE  |
| 002      | 143170 | 0420  | 6/21/05   | \$254,410  | 1010               | 1010          | 7         | 1962            | 3    | 9000     | N    | N           | 12655 SE 160TH ST   |
| 002      | 143290 | 0100  | 6/15/07   | \$320,000  | 1010               | 0             | 7         | 1962            | 4    | 8800     | N    | N           | 12741 SE 163RD ST   |
| 002      | 684300 | 0330  | 12/11/06  | \$349,900  | 1010               | 700           | 7         | 1962            | 3    | 8640     | N    | N           | 1814 116TH AVE SE   |
| 002      | 143160 | 0110  | 7/25/06   | \$311,000  | 1010               | 540           | 7         | 1962            | 3    | 8268     | N    | N           | 15814 124TH PL SE   |
| 002      | 143150 | 0480  | 4/27/05   | \$253,500  | 1010               | 500           | 7         | 1962            | 3    | 8236     | N    | N           | 15812 124TH AVE SE  |
| 002      | 143310 | 0080  | 8/9/05    | \$284,900  | 1010               | 600           | 7         | 1962            | 3    | 8166     | N    | N           | 16159 126TH AVE SE  |
| 002      | 143290 | 0060  | 11/27/06  | \$332,650  | 1010               | 600           | 7         | 1962            | 4    | 8166     | N    | N           | 16135 128TH AVE SE  |
| 002      | 143170 | 0020  | 8/16/06   | \$295,000  | 1010               | 700           | 7         | 1962            | 3    | 7700     | N    | N           | 12430 SE 158TH ST   |
| 002      | 143170 | 0130  | 6/20/06   | \$309,000  | 1010               | 0             | 7         | 1962            | 3    | 7590     | N    | N           | 12808 SE 158TH ST   |
| 002      | 143310 | 0230  | 8/24/05   | \$292,000  | 1010               | 720           | 7         | 1962            | 3    | 7527     | N    | N           | 16323 127TH AVE SE  |
| 002      | 143160 | 0130  | 1/26/05   | \$241,000  | 1010               | 700           | 7         | 1962            | 4    | 7125     | N    | N           | 12430 SE 160TH ST   |
| 002      | 143170 | 0270  | 4/13/05   | \$257,000  | 1010               | 700           | 7         | 1962            | 4    | 6720     | N    | N           | 12638 SE 160TH ST   |
| 002      | 143150 | 0080  | 9/1/05    | \$290,000  | 1010               | 700           | 7         | 1961            | 3    | 8820     | N    | N           | 15657 123RD AVE SE  |
| 002      | 143150 | 0360  | 4/21/06   | \$285,000  | 1010               | 0             | 7         | 1961            | 3    | 8400     | N    | N           | 12322 SE 160TH ST   |
| 002      | 143140 | 0260  | 1/8/07    | \$350,000  | 1010               | 1010          | 7         | 1961            | 5    | 8030     | N    | N           | 15746 121ST AVE SE  |
| 002      | 143280 | 0480  | 2/18/05   | \$240,000  | 1010               | 720           | 7         | 1961            | 3    | 7700     | N    | N           | 12647 SE 162ND ST   |
| 002      | 143280 | 0320  | 11/26/07  | \$299,950  | 1010               | 430           | 7         | 1961            | 4    | 7700     | N    | N           | 12660 SE 162ND ST   |
| 002      | 143280 | 0490  | 10/17/06  | \$325,000  | 1010               | 720           | 7         | 1961            | 4    | 7700     | N    | N           | 12653 SE 162ND ST   |
| 002      | 143280 | 0480  | 3/23/07   | \$320,000  | 1010               | 720           | 7         | 1961            | 3    | 7700     | N    | N           | 12647 SE 162ND ST   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002      | 008800 | 0081  | 6/2/05    | \$261,950  | 1010               | 300           | 7         | 1978            | 3    | 16285    | N    | N           | 11505 SE 160TH PL      |
| 002      | 008800 | 0081  | 8/16/06   | \$345,000  | 1010               | 300           | 7         | 1978            | 3    | 16285    | N    | N           | 11505 SE 160TH PL      |
| 002      | 864550 | 0280  | 8/5/05    | \$299,900  | 1020               | 450           | 7         | 1963            | 4    | 8806     | N    | N           | 2712 SE 16TH ST        |
| 002      | 864550 | 0250  | 12/26/06  | \$339,000  | 1020               | 0             | 7         | 1963            | 3    | 8453     | N    | N           | 2709 LAKE YOUNGS CT SE |
| 002      | 684300 | 0180  | 3/10/07   | \$295,000  | 1020               | 700           | 7         | 1962            | 3    | 9100     | N    | N           | 2609 EDMONDS CT SE     |
| 002      | 337810 | 0040  | 5/20/05   | \$236,000  | 1030               | 0             | 7         | 1967            | 3    | 7176     | N    | N           | 10724 SE 165TH ST      |
| 002      | 143170 | 0470  | 9/5/05    | \$282,500  | 1030               | 700           | 7         | 1962            | 4    | 7482     | N    | N           | 12821 SE 160TH ST      |
| 002      | 142391 | 0250  | 11/7/05   | \$265,000  | 1040               | 0             | 7         | 1966            | 4    | 8366     | N    | N           | 16652 127TH AVE SE     |
| 002      | 889870 | 0720  | 8/30/06   | \$339,950  | 1040               | 280           | 7         | 1981            | 3    | 9125     | N    | N           | 1022 S 22ND CT         |
| 002      | 889870 | 0740  | 6/27/06   | \$319,900  | 1040               | 280           | 7         | 1981            | 3    | 9100     | N    | N           | 1108 S 22ND CT         |
| 002      | 247336 | 0230  | 6/6/06    | \$327,150  | 1040               | 280           | 7         | 1981            | 3    | 7700     | N    | N           | 17129 134TH AVE SE     |
| 002      | 142391 | 0730  | 6/9/06    | \$279,950  | 1050               | 400           | 7         | 1968            | 4    | 9150     | N    | N           | 12618 SE 165TH ST      |
| 002      | 142391 | 0660  | 12/18/06  | \$323,950  | 1050               | 580           | 7         | 1968            | 4    | 7496     | N    | N           | 16423 126TH PL SE      |
| 002      | 142390 | 0130  | 3/21/05   | \$235,000  | 1050               | 600           | 7         | 1967            | 3    | 7350     | N    | N           | 16409 125TH AVE SE     |
| 002      | 143140 | 0070  | 7/12/07   | \$304,500  | 1060               | 0             | 7         | 2001            | 3    | 7900     | N    | N           | 15744 120TH AVE SE     |
| 002      | 143140 | 0170  | 8/31/06   | \$329,950  | 1060               | 500           | 7         | 1968            | 4    | 10920    | N    | N           | 12014 SE 157TH PL      |
| 002      | 722921 | 0020  | 6/26/07   | \$240,000  | 1060               | 0             | 7         | 1968            | 3    | 8010     | N    | N           | 17219 130TH AVE SE     |
| 002      | 142360 | 0160  | 12/26/07  | \$270,000  | 1060               | 0             | 7         | 1966            | 3    | 7287     | N    | N           | 12514 SE 168TH ST      |
| 002      | 142380 | 0040  | 6/7/07    | \$325,995  | 1060               | 0             | 7         | 1965            | 4    | 7700     | N    | N           | 11903 SE 164TH ST      |
| 002      | 143140 | 0160  | 7/5/05    | \$269,000  | 1060               | 0             | 7         | 1961            | 3    | 8924     | N    | N           | 12008 SE 157TH PL      |
| 002      | 247340 | 0170  | 9/29/05   | \$327,000  | 1060               | 680           | 7         | 1978            | 3    | 8400     | N    | N           | 16625 132ND PL SE      |
| 002      | 247340 | 0150  | 2/23/07   | \$374,000  | 1060               | 690           | 7         | 1978            | 3    | 8400     | N    | N           | 16609 132ND PL SE      |
| 002      | 247340 | 0500  | 11/13/07  | \$324,950  | 1060               | 700           | 7         | 1977            | 3    | 9800     | N    | N           | 16623 133RD PL SE      |
| 002      | 246070 | 0960  | 2/16/07   | \$332,000  | 1080               | 440           | 7         | 1979            | 3    | 7350     | N    | N           | 13024 SE 159TH PL      |
| 002      | 246070 | 0260  | 3/16/07   | \$344,950  | 1080               | 400           | 7         | 1979            | 4    | 7125     | N    | N           | 15802 129TH PL SE      |
| 002      | 247340 | 0450  | 6/11/07   | \$300,000  | 1080               | 0             | 7         | 1978            | 3    | 11544    | N    | N           | 16512 132ND PL SE      |
| 002      | 864550 | 1540  | 4/6/06    | \$352,500  | 1080               | 760           | 7         | 1978            | 4    | 7700     | N    | N           | 2815 SE 18TH PL        |
| 002      | 247325 | 0360  | 5/9/06    | \$320,000  | 1080               | 530           | 7         | 1976            | 4    | 8400     | N    | N           | 16210 135TH AVE SE     |
| 002      | 667307 | 0170  | 9/14/05   | \$300,500  | 1080               | 700           | 7         | 1981            | 3    | 8625     | N    | N           | 2018 EDMONDS DR SE     |
| 002      | 667307 | 0270  | 3/7/06    | \$319,500  | 1080               | 400           | 7         | 1981            | 3    | 8250     | N    | N           | 2116 SE 21ST ST        |
| 002      | 667307 | 0220  | 12/26/06  | \$350,000  | 1080               | 750           | 7         | 1981            | 3    | 8250     | N    | N           | 2304 SE 21ST ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 246070 | 0390  | 11/9/07   | \$314,000  | 1080               | 440           | 7         | 1981            | 3    | 7200     | N    | N           | 12926 SE 157TH PL       |
| 002      | 246070 | 0220  | 6/20/06   | \$324,450  | 1080               | 440           | 7         | 1981            | 3    | 6944     | N    | N           | 12940 SE 159TH ST       |
| 002      | 246070 | 0150  | 12/7/05   | \$305,000  | 1080               | 440           | 7         | 1981            | 4    | 6200     | N    | N           | 15808 130TH PL SE       |
| 002      | 246070 | 0480  | 12/11/06  | \$330,000  | 1080               | 400           | 7         | 1981            | 3    | 6000     | N    | N           | 15606 129TH PL SE       |
| 002      | 246070 | 0350  | 7/26/06   | \$325,000  | 1080               | 400           | 7         | 1981            | 3    | 4950     | N    | N           | 12952 SE 157TH PL       |
| 002      | 142360 | 0230  | 8/30/06   | \$322,500  | 1090               | 0             | 7         | 1967            | 4    | 7278     | N    | N           | 16633 126TH AVE SE      |
| 002      | 142360 | 0240  | 6/11/07   | \$265,000  | 1090               | 0             | 7         | 1966            | 3    | 7278     | N    | N           | 16625 126TH AVE SE      |
| 002      | 864553 | 0090  | 5/3/07    | \$370,000  | 1090               | 710           | 7         | 1979            | 3    | 7568     | N    | N           | 1736 OLYMPIA AVE SE     |
| 002      | 142380 | 0960  | 6/20/05   | \$330,500  | 1100               | 1100          | 7         | 1966            | 4    | 8142     | N    | N           | 16512 121ST AVE SE      |
| 002      | 247340 | 0280  | 9/20/05   | \$269,950  | 1100               | 320           | 7         | 1978            | 3    | 8140     | N    | N           | 13414 SE 168TH ST       |
| 002      | 247340 | 0280  | 3/21/06   | \$310,000  | 1100               | 320           | 7         | 1978            | 3    | 8140     | N    | N           | 13414 SE 168TH ST       |
| 002      | 722920 | 0380  | 4/26/06   | \$347,000  | 1110               | 650           | 7         | 2005            | 3    | 10583    | N    | N           | 16926 130TH AVE SE      |
| 002      | 142391 | 0850  | 6/19/06   | \$358,000  | 1110               | 1030          | 7         | 1968            | 4    | 7070     | N    | N           | 12625 SE 166TH ST       |
| 002      | 142391 | 0850  | 1/11/07   | \$400,000  | 1110               | 1030          | 7         | 1968            | 4    | 7070     | N    | N           | 12625 SE 166TH ST       |
| 002      | 329470 | 0470  | 9/7/07    | \$400,000  | 1110               | 1110          | 7         | 1964            | 4    | 11213    | Y    | N           | 1513 S 7TH ST           |
| 002      | 864551 | 1110  | 12/16/05  | \$301,000  | 1120               | 820           | 7         | 1976            | 4    | 8400     | N    | N           | 1413 HARRINGTON AVE SE  |
| 002      | 247340 | 0340  | 1/5/07    | \$349,950  | 1130               | 520           | 7         | 1978            | 3    | 9380     | N    | N           | 16710 133RD PL SE       |
| 002      | 247340 | 0270  | 9/27/05   | \$276,950  | 1130               | 290           | 7         | 1978            | 3    | 9150     | N    | N           | 13407 SE 168TH ST       |
| 002      | 247340 | 0470  | 3/28/07   | \$357,000  | 1130               | 280           | 7         | 1977            | 3    | 10500    | N    | N           | 13215 SE 166TH PL       |
| 002      | 247340 | 0310  | 6/20/05   | \$237,350  | 1130               | 360           | 7         | 1977            | 3    | 8470     | N    | N           | 13316 SE 168TH ST       |
| 002      | 889870 | 0120  | 1/9/06    | \$425,000  | 1130               | 1130          | 7         | 1986            | 3    | 11305    | N    | N           | 2811 MILL AVE S         |
| 002      | 247310 | 1100  | 2/13/06   | \$309,950  | 1140               | 520           | 7         | 1967            | 3    | 8580     | N    | N           | 17207 137TH AVE SE      |
| 002      | 247310 | 0150  | 12/16/05  | \$279,950  | 1140               | 620           | 7         | 1967            | 3    | 7700     | N    | N           | 13604 SE 170TH ST       |
| 002      | 142380 | 0320  | 5/12/06   | \$327,500  | 1140               | 700           | 7         | 1963            | 3    | 11853    | N    | N           | 16554 119TH AVE SE      |
| 002      | 793840 | 0020  | 8/10/06   | \$274,000  | 1140               | 0             | 7         | 1961            | 4    | 10125    | N    | N           | 17232 116TH AVE SE      |
| 002      | 247325 | 0370  | 9/27/06   | \$323,000  | 1140               | 500           | 7         | 1977            | 3    | 7800     | N    | N           | 16204 135TH AVE SE      |
| 002      | 142370 | 0840  | 10/30/07  | \$220,000  | 1150               | 0             | 7         | 1963            | 3    | 8592     | N    | N           | 16519 116TH PL SE       |
| 002      | 864554 | 0210  | 10/27/05  | \$302,500  | 1150               | 250           | 7         | 1980            | 3    | 9000     | N    | N           | 3624 SE 19TH CT         |
| 002      | 864554 | 0210  | 9/10/07   | \$364,000  | 1150               | 250           | 7         | 1980            | 3    | 9000     | N    | N           | 3624 SE 19TH CT         |
| 002      | 864551 | 0500  | 6/16/06   | \$329,950  | 1150               | 970           | 7         | 1977            | 3    | 7560     | N    | N           | 1610 LAKE YOUNGS WAY SE |
| 002      | 247325 | 0490  | 6/28/06   | \$306,000  | 1160               | 0             | 7         | 1969            | 3    | 8400     | N    | N           | 13539 SE 161ST PL       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 864552 | 0060  | 7/19/06   | \$320,000  | 1160               | 280           | 7         | 1980            | 3    | 7500     | N    | N           | 3221 SE 20TH CT         |
| 002      | 722140 | 0230  | 3/1/05    | \$440,000  | 1160               | 1160          | 7         | 1979            | 3    | 13454    | Y    | N           | 630 CEDAR AVE S         |
| 002      | 246070 | 0910  | 2/17/06   | \$335,000  | 1160               | 490           | 7         | 1979            | 3    | 7210     | N    | N           | 13054 SE 159TH PL       |
| 002      | 795507 | 0050  | 6/28/05   | \$293,000  | 1160               | 490           | 7         | 1979            | 3    | 7200     | N    | N           | 12837 SE 161ST ST       |
| 002      | 246070 | 1010  | 3/21/06   | \$309,950  | 1160               | 490           | 7         | 1979            | 3    | 6834     | N    | N           | 13019 SE 159TH PL       |
| 002      | 246070 | 0820  | 6/13/06   | \$338,000  | 1160               | 490           | 7         | 1979            | 3    | 6105     | N    | N           | 12935 SE 159TH ST       |
| 002      | 246070 | 0660  | 9/7/06    | \$326,500  | 1160               | 490           | 7         | 1981            | 3    | 7350     | N    | N           | 15707 129TH PL SE       |
| 002      | 247325 | 1080  | 4/6/06    | \$278,000  | 1170               | 0             | 7         | 1968            | 4    | 8750     | N    | N           | 13801 SE FAIRWOOD BLVD  |
| 002      | 247325 | 1080  | 8/22/07   | \$318,000  | 1170               | 0             | 7         | 1968            | 4    | 8750     | N    | N           | 13801 SE FAIRWOOD BLVD  |
| 002      | 722910 | 0010  | 8/21/07   | \$355,000  | 1170               | 0             | 7         | 1965            | 4    | 10264    | N    | N           | 12804 SE 172ND ST       |
| 002      | 329470 | 0191  | 4/19/06   | \$430,000  | 1170               | 760           | 7         | 1984            | 3    | 9481     | Y    | N           | 1321 S 7TH ST           |
| 002      | 008800 | 0428  | 3/2/06    | \$329,670  | 1180               | 720           | 7         | 2002            | 3    | 4444     | N    | N           | 11122 SE 168TH ST       |
| 002      | 289260 | 0050  | 10/23/06  | \$422,000  | 1180               | 500           | 7         | 1954            | 3    | 18000    | N    | N           | 11355 SE 168TH ST       |
| 002      | 008800 | 0680  | 4/10/06   | \$281,500  | 1180               | 0             | 7         | 1968            | 3    | 9590     | N    | N           | 10821 SE 164TH ST       |
| 002      | 247310 | 0460  | 9/6/05    | \$280,000  | 1180               | 650           | 7         | 1967            | 3    | 9520     | N    | N           | 13811 SE 173RD PL       |
| 002      | 896000 | 0060  | 6/28/06   | \$215,000  | 1180               | 0             | 7         | 1967            | 4    | 7492     | N    | N           | 12408 SE 173RD PL       |
| 002      | 896000 | 0060  | 8/6/07    | \$305,000  | 1180               | 0             | 7         | 1967            | 4    | 7492     | N    | N           | 12408 SE 173RD PL       |
| 002      | 247325 | 1360  | 10/11/06  | \$339,500  | 1190               | 0             | 7         | 1968            | 3    | 7560     | N    | N           | 13817 SE 161ST PL       |
| 002      | 864550 | 0220  | 10/13/05  | \$265,000  | 1190               | 0             | 7         | 1963            | 4    | 8950     | N    | N           | 2625 LAKE YOUNGS CT SE  |
| 002      | 889870 | 0600  | 6/17/05   | \$232,400  | 1190               | 420           | 7         | 1987            | 3    | 9280     | N    | N           | 901 S 23RD ST           |
| 002      | 889870 | 0600  | 10/4/05   | \$281,000  | 1190               | 420           | 7         | 1987            | 3    | 9280     | N    | N           | 901 S 23RD ST           |
| 002      | 667307 | 0160  | 9/18/06   | \$355,000  | 1190               | 330           | 7         | 1981            | 4    | 8625     | N    | N           | 2020 EDMONDS DR SE      |
| 002      | 142360 | 0030  | 4/15/05   | \$245,000  | 1200               | 0             | 7         | 1967            | 3    | 8173     | N    | N           | 12520 SE 166TH ST       |
| 002      | 142360 | 0150  | 1/27/05   | \$190,000  | 1200               | 0             | 7         | 1967            | 4    | 7325     | N    | N           | 16752 125TH AVE SE      |
| 002      | 142360 | 0330  | 4/17/06   | \$282,500  | 1200               | 0             | 7         | 1963            | 4    | 7616     | N    | N           | 16602 126TH AVE SE      |
| 002      | 864551 | 0380  | 2/22/07   | \$330,950  | 1200               | 700           | 7         | 1977            | 3    | 6825     | N    | N           | 1642 LAKE YOUNGS WAY SE |
| 002      | 864550 | 0010  | 5/26/05   | \$267,500  | 1200               | 550           | 7         | 1976            | 4    | 6955     | N    | N           | 1320 LAKE YOUNGS WAY SE |
| 002      | 247520 | 0870  | 4/4/05    | \$246,000  | 1200               | 0             | 7         | 1985            | 3    | 5773     | N    | N           | 2160 SE 8TH DR          |
| 002      | 247520 | 0870  | 8/15/06   | \$324,900  | 1200               | 0             | 7         | 1985            | 3    | 5773     | N    | N           | 2160 SE 8TH DR          |
| 002      | 739930 | 0510  | 10/9/07   | \$345,000  | 1210               | 290           | 7         | 1968            | 3    | 8100     | N    | N           | 2125 BLAINE CIR SE      |
| 002      | 739930 | 0860  | 3/21/07   | \$227,000  | 1210               | 290           | 7         | 1968            | 4    | 7308     | N    | N           | 2006 DAYTON CT SE       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002      | 739930 | 0810  | 4/23/07   | \$379,950  | 1210               | 290           | 7         | 1968            | 4    | 6972     | N    | N           | 2015 DAYTON CT SE      |
| 002      | 247338 | 1280  | 3/28/05   | \$297,000  | 1210               | 330           | 7         | 1975            | 3    | 7346     | N    | N           | 16309 131ST AVE SE     |
| 002      | 864551 | 0530  | 6/19/06   | \$365,950  | 1220               | 880           | 7         | 1977            | 4    | 6873     | N    | N           | 2807 SE 16TH ST        |
| 002      | 247344 | 0230  | 9/28/05   | \$322,000  | 1220               | 600           | 7         | 1972            | 4    | 8876     | N    | N           | 15901 132ND PL SE      |
| 002      | 282305 | 9029  | 2/18/05   | \$267,000  | 1220               | 280           | 7         | 1988            | 3    | 17715    | N    | N           | 17311 117TH AVE SE     |
| 002      | 247520 | 0430  | 7/31/06   | \$320,000  | 1220               | 0             | 7         | 1986            | 3    | 5684     | N    | N           | 2136 SE 8TH PL         |
| 002      | 381130 | 0070  | 2/1/06    | \$310,500  | 1220               | 290           | 7         | 1983            | 3    | 9968     | N    | N           | 17220 109TH PL SE      |
| 002      | 247325 | 1020  | 6/7/06    | \$326,877  | 1230               | 0             | 7         | 1969            | 3    | 12500    | N    | N           | 13457 SE FAIRWOOD BLVD |
| 002      | 739930 | 0590  | 2/26/07   | \$340,000  | 1230               | 0             | 7         | 1968            | 4    | 7200     | N    | N           | 1919 CAMAS CT SE       |
| 002      | 142380 | 0980  | 9/20/06   | \$303,000  | 1230               | 0             | 7         | 1966            | 5    | 10273    | N    | N           | 12105 SE 165TH ST      |
| 002      | 142390 | 0430  | 7/27/07   | \$296,200  | 1230               | 0             | 7         | 1966            | 4    | 9170     | N    | N           | 12200 SE 166TH ST      |
| 002      | 142390 | 0760  | 8/25/05   | \$262,400  | 1230               | 0             | 7         | 1966            | 4    | 7975     | N    | N           | 16618 124TH AVE SE     |
| 002      | 142380 | 1090  | 2/23/06   | \$265,000  | 1230               | 0             | 7         | 1966            | 4    | 7700     | N    | N           | 12103 SE 164TH ST      |
| 002      | 142370 | 0420  | 7/7/05    | \$262,500  | 1230               | 0             | 7         | 1963            | 4    | 7718     | N    | N           | 11717 SE 165TH ST      |
| 002      | 008800 | 0151  | 6/23/07   | \$380,000  | 1230               | 0             | 7         | 1995            | 3    | 22275    | N    | N           | 11233 SE 162ND ST      |
| 002      | 739930 | 0780  | 2/22/05   | \$255,000  | 1240               | 290           | 7         | 1968            | 3    | 6600     | N    | N           | 2024 DAYTON DR SE      |
| 002      | 247310 | 1080  | 6/8/06    | \$314,000  | 1240               | 240           | 7         | 1967            | 3    | 13176    | N    | N           | 13700 SE 172ND ST      |
| 002      | 247310 | 0490  | 12/5/05   | \$287,950  | 1240               | 430           | 7         | 1967            | 3    | 12573    | N    | N           | 17264 139TH PL SE      |
| 002      | 247310 | 0470  | 8/16/06   | \$350,000  | 1240               | 430           | 7         | 1967            | 4    | 11297    | N    | N           | 13817 SE 173RD PL      |
| 002      | 739930 | 1150  | 5/1/07    | \$345,500  | 1240               | 0             | 7         | 1967            | 4    | 10816    | N    | N           | 2208 CAMAS CT SE       |
| 002      | 247310 | 0510  | 6/1/06    | \$300,000  | 1240               | 0             | 7         | 1967            | 4    | 9125     | N    | N           | 17252 139TH PL SE      |
| 002      | 142391 | 1000  | 2/15/07   | \$369,950  | 1240               | 720           | 7         | 1967            | 4    | 7809     | N    | N           | 16516 126TH PL SE      |
| 002      | 247310 | 0880  | 9/23/05   | \$302,000  | 1240               | 330           | 7         | 1967            | 3    | 7700     | N    | N           | 17206 137TH AVE SE     |
| 002      | 247310 | 0880  | 6/1/06    | \$339,990  | 1240               | 330           | 7         | 1967            | 3    | 7700     | N    | N           | 17206 137TH AVE SE     |
| 002      | 247310 | 0800  | 2/28/05   | \$230,000  | 1240               | 0             | 7         | 1967            | 3    | 7455     | N    | N           | 17255 138TH AVE SE     |
| 002      | 247310 | 0800  | 12/28/07  | \$284,000  | 1240               | 0             | 7         | 1967            | 3    | 7455     | N    | N           | 17255 138TH AVE SE     |
| 002      | 247310 | 1260  | 8/25/05   | \$265,950  | 1240               | 0             | 7         | 1967            | 3    | 7210     | N    | N           | 13641 SE 171ST PL      |
| 002      | 247310 | 0900  | 12/20/05  | \$270,000  | 1240               | 0             | 7         | 1967            | 3    | 7210     | N    | N           | 13713 SE 172ND ST      |
| 002      | 142370 | 0560  | 11/9/07   | \$276,000  | 1240               | 0             | 7         | 1963            | 4    | 7547     | N    | N           | 16520 117TH AVE SE     |
| 002      | 667307 | 0200  | 8/2/06    | \$359,950  | 1240               | 900           | 7         | 1979            | 3    | 8175     | N    | N           | 2312 SE 21ST ST        |
| 002      | 247325 | 0230  | 10/21/05  | \$334,900  | 1240               | 280           | 7         | 1978            | 4    | 12800    | N    | N           | 16105 135TH AVE SE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002      | 247325 | 0460  | 10/29/07  | \$322,000  | 1240               | 0             | 7         | 1976            | 4    | 8025     | N    | N           | 13511 SE 161ST PL      |
| 002      | 864551 | 0550  | 9/14/05   | \$295,000  | 1240               | 1230          | 7         | 1976            | 3    | 7455     | N    | N           | 1611 HARRINGTON AVE SE |
| 002      | 247520 | 1070  | 5/5/05    | \$249,000  | 1240               | 0             | 7         | 1986            | 3    | 4000     | N    | N           | 2127 SE 8TH PL         |
| 002      | 889870 | 0910  | 1/3/05    | \$270,500  | 1240               | 290           | 7         | 1983            | 3    | 8364     | N    | N           | 1112 S 23RD ST         |
| 002      | 247338 | 0330  | 11/2/05   | \$309,950  | 1250               | 620           | 7         | 1969            | 4    | 8302     | N    | N           | 13101 SE 162ND PL      |
| 002      | 247338 | 0160  | 12/22/05  | \$355,950  | 1250               | 620           | 7         | 1969            | 4    | 7988     | N    | N           | 13053 SE 160TH PL      |
| 002      | 247325 | 1460  | 8/10/06   | \$299,950  | 1250               | 0             | 7         | 1969            | 4    | 7455     | N    | N           | 13820 SE FAIRWOOD BLVD |
| 002      | 247338 | 0200  | 4/17/06   | \$323,400  | 1250               | 620           | 7         | 1969            | 4    | 7000     | N    | N           | 13079 SE 160TH PL      |
| 002      | 247339 | 0100  | 4/19/06   | \$350,000  | 1250               | 600           | 7         | 1968            | 3    | 10472    | N    | N           | 16012 133RD PL SE      |
| 002      | 247339 | 0140  | 6/13/05   | \$298,000  | 1250               | 470           | 7         | 1968            | 4    | 7500     | N    | N           | 13313 SE 160TH PL      |
| 002      | 142390 | 0730  | 9/16/05   | \$257,500  | 1250               | 0             | 7         | 1967            | 4    | 8260     | N    | N           | 16516 124TH AVE SE     |
| 002      | 142391 | 0920  | 11/2/05   | \$270,000  | 1250               | 310           | 7         | 1967            | 3    | 7834     | N    | N           | 16630 126TH PL SE      |
| 002      | 142360 | 0130  | 10/28/05  | \$266,500  | 1250               | 0             | 7         | 1967            | 3    | 7278     | N    | N           | 16736 125TH AVE SE     |
| 002      | 142360 | 0100  | 12/21/05  | \$280,000  | 1250               | 0             | 7         | 1967            | 3    | 7278     | N    | N           | 16712 125TH AVE SE     |
| 002      | 142390 | 0320  | 1/25/05   | \$219,995  | 1250               | 0             | 7         | 1966            | 4    | 7975     | N    | N           | 12221 SE 165TH ST      |
| 002      | 247310 | 0110  | 5/6/05    | \$259,500  | 1250               | 0             | 7         | 1966            | 4    | 7480     | N    | N           | 13700 SE 170TH ST      |
| 002      | 247338 | 1140  | 6/8/05    | \$308,700  | 1250               | 470           | 7         | 1977            | 4    | 7000     | N    | N           | 16310 128TH PL SE      |
| 002      | 247520 | 0990  | 5/2/05    | \$239,950  | 1250               | 0             | 7         | 1988            | 3    | 4037     | N    | N           | 2049 SE 8TH PL         |
| 002      | 247520 | 1100  | 8/11/06   | \$305,000  | 1250               | 0             | 7         | 1986            | 3    | 5359     | N    | N           | 2133 SE 8TH PL         |
| 002      | 247339 | 0270  | 4/21/06   | \$345,500  | 1260               | 700           | 7         | 1968            | 4    | 14520    | N    | N           | 16001 132ND PL SE      |
| 002      | 142380 | 0120  | 8/22/05   | \$258,950  | 1260               | 0             | 7         | 1964            | 4    | 9241     | N    | N           | 11922 SE 165TH ST      |
| 002      | 142360 | 0390  | 12/28/05  | \$261,500  | 1260               | 0             | 7         | 1963            | 4    | 7280     | N    | N           | 16710 126TH AVE SE     |
| 002      | 143150 | 0210  | 10/11/05  | \$262,000  | 1260               | 0             | 7         | 1962            | 4    | 12740    | N    | N           | 12379 SE 160TH ST      |
| 002      | 864550 | 1620  | 4/20/06   | \$337,500  | 1260               | 1170          | 7         | 1978            | 3    | 9310     | N    | N           | 1940 BEACON WAY SE     |
| 002      | 282305 | 9131  | 6/6/05    | \$279,950  | 1260               | 260           | 7         | 1988            | 3    | 9750     | N    | N           | 17301 117TH AVE SE     |
| 002      | 008700 | 0111  | 8/11/06   | \$275,000  | 1270               | 0             | 7         | 1959            | 4    | 8935     | N    | N           | 16664 104TH AVE SE     |
| 002      | 142380 | 0680  | 5/11/07   | \$262,000  | 1270               | 0             | 7         | 1966            | 3    | 7700     | N    | N           | 12112 SE 168TH ST      |
| 002      | 143140 | 0010  | 9/5/06    | \$288,450  | 1270               | 0             | 7         | 1961            | 3    | 11919    | N    | N           | 12005 SE 157TH PL      |
| 002      | 889870 | 0540  | 10/24/05  | \$231,875  | 1270               | 0             | 7         | 1984            | 3    | 12800    | N    | N           | 2813 MAIN CT S         |
| 002      | 282305 | 9049  | 11/9/05   | \$285,000  | 1280               | 1280          | 7         | 1957            | 4    | 30928    | N    | N           | 17460 117TH AVE SE     |
| 002      | 282305 | 9049  | 1/26/07   | \$474,950  | 1280               | 1280          | 7         | 1957            | 4    | 30928    | N    | N           | 17460 117TH AVE SE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 247310 | 0330  | 3/3/05    | \$226,000  | 1280               | 0             | 7         | 1967            | 3    | 8710     | N    | N           | 13521 SE 173RD PL  |
| 002      | 143290 | 0210  | 2/24/06   | \$263,000  | 1280               | 0             | 7         | 1962            | 4    | 7381     | N    | N           | 12716 SE 164TH ST  |
| 002      | 143280 | 0270  | 9/27/06   | \$290,000  | 1280               | 0             | 7         | 1961            | 4    | 8164     | N    | N           | 16105 128TH AVE SE |
| 002      | 143280 | 0270  | 4/26/07   | \$299,300  | 1280               | 0             | 7         | 1961            | 4    | 8164     | N    | N           | 16105 128TH AVE SE |
| 002      | 142370 | 0020  | 10/2/07   | \$268,000  | 1280               | 0             | 7         | 1961            | 4    | 8050     | N    | N           | 11730 SE 168TH ST  |
| 002      | 864554 | 0330  | 9/4/07    | \$400,500  | 1280               | 900           | 7         | 1980            | 3    | 7320     | N    | N           | 1720 PIERCE AVE SE |
| 002      | 795507 | 0060  | 7/25/05   | \$308,900  | 1280               | 500           | 7         | 1979            | 4    | 7110     | N    | N           | 12843 SE 161ST ST  |
| 002      | 246070 | 0830  | 6/29/06   | \$360,950  | 1280               | 570           | 7         | 1979            | 4    | 6262     | N    | N           | 12941 SE 159TH ST  |
| 002      | 864551 | 0030  | 6/28/05   | \$271,175  | 1280               | 600           | 7         | 1978            | 3    | 8591     | N    | N           | 1611 INDEX CT SE   |
| 002      | 247338 | 0360  | 5/11/06   | \$359,950  | 1280               | 470           | 7         | 1977            | 4    | 9527     | N    | N           | 13122 SE 164TH ST  |
| 002      | 864551 | 1090  | 9/28/05   | \$290,000  | 1280               | 980           | 7         | 1977            | 3    | 9095     | N    | N           | 2810 SE 16TH ST    |
| 002      | 864551 | 1610  | 11/20/06  | \$380,000  | 1280               | 960           | 7         | 1977            | 3    | 8136     | N    | N           | 1503 INDEX AVE SE  |
| 002      | 864551 | 0270  | 11/16/05  | \$293,950  | 1280               | 440           | 7         | 1976            | 3    | 8023     | N    | N           | 3108 SE 17TH CT    |
| 002      | 247338 | 0440  | 6/8/07    | \$355,000  | 1280               | 470           | 7         | 1976            | 3    | 7275     | N    | N           | 16304 131ST AVE SE |
| 002      | 864551 | 0870  | 5/24/05   | \$275,000  | 1280               | 1000          | 7         | 1976            | 3    | 6832     | N    | N           | 1728 MONROE AVE SE |
| 002      | 247344 | 0020  | 4/20/06   | \$315,000  | 1280               | 700           | 7         | 1973            | 4    | 7410     | N    | N           | 13211 SE 159TH PL  |
| 002      | 247520 | 0620  | 9/7/06    | \$352,000  | 1280               | 660           | 7         | 1989            | 3    | 4804     | N    | N           | 2040 SE 8TH PL     |
| 002      | 246070 | 0440  | 10/24/06  | \$360,000  | 1280               | 500           | 7         | 1981            | 4    | 12580    | N    | N           | 15630 129TH PL SE  |
| 002      | 246070 | 0430  | 11/21/05  | \$313,000  | 1280               | 500           | 7         | 1981            | 3    | 8400     | N    | N           | 15634 129TH PL SE  |
| 002      | 246070 | 0410  | 6/16/05   | \$294,950  | 1280               | 500           | 7         | 1981            | 4    | 8050     | N    | N           | 15638 129TH PL SE  |
| 002      | 246070 | 0500  | 7/19/05   | \$349,900  | 1280               | 500           | 7         | 1981            | 3    | 7600     | N    | N           | 15625 129TH CT SE  |
| 002      | 246070 | 0880  | 8/23/06   | \$389,950  | 1280               | 570           | 7         | 1981            | 3    | 7210     | N    | N           | 13017 SE 159TH ST  |
| 002      | 246070 | 0190  | 3/28/07   | \$354,950  | 1280               | 570           | 7         | 1981            | 4    | 7200     | N    | N           | 15817 130TH PL SE  |
| 002      | 246070 | 0640  | 8/10/05   | \$220,000  | 1280               | 570           | 7         | 1981            | 3    | 7000     | N    | N           | 15647 129TH PL SE  |
| 002      | 246070 | 0560  | 9/12/06   | \$315,000  | 1280               | 570           | 7         | 1981            | 3    | 6050     | N    | N           | 15653 129TH CT SE  |
| 002      | 008700 | 0067  | 7/27/06   | \$394,000  | 1290               | 810           | 7         | 2004            | 3    | 6247     | N    | N           | 1508 S 28TH PL     |
| 002      | 008700 | 0068  | 2/17/06   | \$355,500  | 1290               | 810           | 7         | 2004            | 3    | 5400     | N    | N           | 1509 S 28TH PL     |
| 002      | 162680 | 0015  | 2/25/05   | \$220,000  | 1290               | 0             | 7         | 1957            | 4    | 10800    | N    | N           | 10822 SE 173RD ST  |
| 002      | 142391 | 0530  | 12/15/05  | \$272,000  | 1290               | 0             | 7         | 1967            | 3    | 7792     | N    | N           | 16749 128TH AVE SE |
| 002      | 142391 | 0330  | 9/11/07   | \$240,000  | 1290               | 0             | 7         | 1966            | 3    | 7389     | N    | N           | 12701 SE 166TH ST  |
| 002      | 143150 | 0010  | 11/14/06  | \$200,000  | 1290               | 0             | 7         | 1962            | 3    | 8910     | N    | N           | 16009 123RD AVE SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 864553 | 0430  | 3/2/05    | \$255,000  | 1290               | 900           | 7         | 1980            | 4    | 9222     | N    | N           | 1609 OLYMPIA AVE SE     |
| 002      | 247342 | 0010  | 11/21/05  | \$322,500  | 1290               | 820           | 7         | 1979            | 3    | 10527    | N    | N           | 13520 SE 170TH PL       |
| 002      | 864553 | 0130  | 3/28/06   | \$345,000  | 1290               | 680           | 7         | 1979            | 3    | 7276     | N    | N           | 1712 OLYMPIA AVE SE     |
| 002      | 864553 | 0030  | 3/8/05    | \$273,000  | 1290               | 940           | 7         | 1979            | 3    | 7254     | N    | N           | 3323 SE 17TH ST         |
| 002      | 247520 | 0020  | 1/25/05   | \$241,500  | 1290               | 0             | 7         | 1989            | 3    | 3926     | N    | N           | 2309 SE 8TH DR          |
| 002      | 722140 | 0186  | 11/15/05  | \$493,000  | 1300               | 600           | 7         | 1957            | 3    | 10875    | Y    | N           | 509 RENTON AVE S        |
| 002      | 247325 | 0330  | 6/30/06   | \$320,000  | 1300               | 0             | 7         | 1968            | 4    | 8715     | N    | N           | 16311 134TH AVE SE      |
| 002      | 142380 | 0250  | 12/12/05  | \$277,950  | 1300               | 0             | 7         | 1966            | 4    | 8050     | N    | N           | 16511 120TH AVE SE      |
| 002      | 864560 | 0050  | 5/19/05   | \$240,000  | 1300               | 0             | 7         | 1963            | 3    | 8250     | N    | N           | 1424 LAKE YOUNGS WAY SE |
| 002      | 246070 | 0580  | 5/14/07   | \$325,000  | 1310               | 0             | 7         | 2002            | 3    | 6000     | N    | N           | 15652 129TH CT SE       |
| 002      | 722921 | 0030  | 8/20/07   | \$325,000  | 1310               | 0             | 7         | 1968            | 4    | 8010     | N    | N           | 17227 130TH AVE SE      |
| 002      | 142360 | 0370  | 9/29/05   | \$252,500  | 1310               | 0             | 7         | 1966            | 3    | 7754     | N    | N           | 16626 126TH AVE SE      |
| 002      | 142380 | 0180  | 9/9/05    | \$255,000  | 1310               | 0             | 7         | 1966            | 4    | 7738     | N    | N           | 11818 SE 165TH ST       |
| 002      | 142370 | 0180  | 4/10/06   | \$254,500  | 1310               | 0             | 7         | 1963            | 3    | 10880    | N    | N           | 11702 SE 167TH ST       |
| 002      | 008800 | 0425  | 9/6/06    | \$289,950  | 1320               | 0             | 7         | 2003            | 3    | 8500     | N    | N           | 11108 SE 168TH ST       |
| 002      | 142360 | 0450  | 10/12/05  | \$269,500  | 1320               | 0             | 7         | 1963            | 4    | 7178     | N    | N           | 12610 SE 168TH ST       |
| 002      | 247340 | 0630  | 8/3/06    | \$325,000  | 1320               | 0             | 7         | 1978            | 3    | 8341     | N    | N           | 16522 133RD PL SE       |
| 002      | 247340 | 0620  | 7/27/05   | \$263,000  | 1320               | 0             | 7         | 1978            | 3    | 8317     | N    | N           | 16528 133RD PL SE       |
| 002      | 864551 | 0310  | 10/10/06  | \$313,000  | 1320               | 0             | 7         | 1975            | 3    | 7872     | N    | N           | 1660 KIRKLAND CT SE     |
| 002      | 247344 | 0040  | 4/25/05   | \$295,000  | 1320               | 600           | 7         | 1973            | 3    | 7410     | N    | N           | 13309 SE 159TH PL       |
| 002      | 247339 | 0670  | 11/20/06  | \$312,000  | 1330               | 0             | 7         | 1969            | 4    | 6800     | N    | N           | 13242 SE 161ST PL       |
| 002      | 142390 | 0020  | 9/22/06   | \$325,000  | 1330               | 0             | 7         | 1966            | 4    | 7700     | N    | N           | 12117 SE 164TH ST       |
| 002      | 247325 | 0240  | 5/25/05   | \$275,000  | 1330               | 360           | 7         | 1979            | 4    | 11172    | N    | N           | 16111 135TH AVE SE      |
| 002      | 247325 | 0260  | 9/26/05   | \$309,500  | 1330               | 360           | 7         | 1979            | 4    | 9100     | N    | N           | 16203 135TH AVE SE      |
| 002      | 795507 | 0140  | 7/18/07   | \$318,950  | 1330               | 0             | 7         | 1979            | 4    | 8774     | N    | N           | 12834 SE 161ST ST       |
| 002      | 247325 | 0820  | 7/10/06   | \$314,000  | 1340               | 0             | 7         | 1968            | 4    | 7650     | N    | N           | 13632 SE FAIRWOOD BLVD  |
| 002      | 247325 | 0820  | 5/7/07    | \$374,950  | 1340               | 0             | 7         | 1968            | 4    | 7650     | N    | N           | 13632 SE FAIRWOOD BLVD  |
| 002      | 142370 | 0050  | 4/14/05   | \$243,000  | 1340               | 0             | 7         | 1963            | 4    | 9914     | N    | N           | 16720 117TH AVE SE      |
| 002      | 247325 | 0160  | 4/28/05   | \$251,000  | 1350               | 0             | 7         | 1968            | 4    | 12000    | N    | N           | 13544 SE 161ST PL       |
| 002      | 247325 | 0320  | 10/23/06  | \$339,900  | 1350               | 0             | 7         | 1968            | 4    | 8284     | N    | N           | 16305 134TH AVE SE      |
| 002      | 142391 | 0190  | 7/23/07   | \$335,950  | 1350               | 0             | 7         | 1966            | 3    | 8478     | N    | N           | 12744 SE 167TH PL       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 142391 | 0220  | 3/18/05   | \$226,000  | 1360               | 0             | 7         | 1966            | 4    | 8707     | N    | N           | 12722 SE 167TH PL       |
| 002      | 142390 | 0930  | 8/29/06   | \$334,000  | 1360               | 0             | 7         | 1966            | 4    | 8365     | N    | N           | 16604 122ND AVE SE      |
| 002      | 142391 | 0100  | 11/18/05  | \$280,000  | 1360               | 0             | 7         | 1966            | 4    | 8343     | N    | N           | 12705 SE 167TH PL       |
| 002      | 142380 | 0610  | 3/15/06   | \$272,500  | 1360               | 0             | 7         | 1966            | 3    | 8050     | N    | N           | 11930 SE 168TH ST       |
| 002      | 142390 | 0440  | 8/14/07   | \$335,000  | 1360               | 0             | 7         | 1966            | 4    | 7688     | N    | N           | 16601 122ND AVE SE      |
| 002      | 142390 | 1000  | 8/6/07    | \$345,000  | 1360               | 0             | 7         | 1966            | 4    | 7438     | N    | N           | 12304 SE 167TH ST       |
| 002      | 864550 | 0450  | 12/8/05   | \$287,000  | 1360               | 0             | 7         | 1963            | 5    | 8346     | N    | N           | 1603 LAKE YOUNGS WAY SE |
| 002      | 246070 | 0400  | 4/7/06    | \$305,000  | 1360               | 0             | 7         | 1981            | 4    | 8280     | N    | N           | 12920 SE 157TH PL       |
| 002      | 739930 | 1230  | 10/24/07  | \$325,000  | 1370               | 0             | 7         | 1967            | 4    | 7869     | N    | N           | 1732 ABERDEEN AVE SE    |
| 002      | 247325 | 1010  | 11/28/05  | \$293,950  | 1370               | 0             | 7         | 1974            | 4    | 8750     | N    | N           | 13449 SE FAIRWOOD BLVD  |
| 002      | 722920 | 0110  | 10/11/05  | \$248,000  | 1380               | 0             | 7         | 1966            | 4    | 7836     | N    | N           | 17033 130TH AVE SE      |
| 002      | 864550 | 0880  | 11/16/05  | \$329,000  | 1380               | 600           | 7         | 1980            | 3    | 7437     | N    | N           | 1812 FERNDAL AVE SE     |
| 002      | 247325 | 1260  | 8/28/06   | \$250,000  | 1390               | 0             | 7         | 1968            | 3    | 9660     | N    | N           | 13815 SE 163RD ST       |
| 002      | 142370 | 0630  | 9/21/06   | \$305,000  | 1390               | 0             | 7         | 1966            | 4    | 7700     | N    | N           | 11627 SE 164TH ST       |
| 002      | 864554 | 0420  | 6/27/06   | \$373,900  | 1390               | 1000          | 7         | 1980            | 4    | 10920    | N    | N           | 1608 PIERCE AVE SE      |
| 002      | 864554 | 0200  | 7/23/05   | \$312,600  | 1390               | 430           | 7         | 1980            | 3    | 9000     | N    | N           | 3628 SE 19TH CT         |
| 002      | 864554 | 0140  | 8/23/06   | \$340,000  | 1390               | 400           | 7         | 1980            | 3    | 8800     | N    | N           | 3620 SE 18TH CT         |
| 002      | 864554 | 0280  | 4/19/06   | \$360,000  | 1390               | 1200          | 7         | 1980            | 3    | 8775     | N    | N           | 1804 PIERCE AVE SE      |
| 002      | 864553 | 0340  | 3/22/06   | \$280,000  | 1390               | 480           | 7         | 1980            | 3    | 6900     | N    | N           | 1511 NEWPORT CT SE      |
| 002      | 864552 | 0230  | 7/24/07   | \$339,000  | 1390               | 490           | 7         | 1979            | 3    | 7584     | N    | N           | 3219 SE 19TH CT         |
| 002      | 864553 | 0140  | 8/15/06   | \$344,950  | 1390               | 400           | 7         | 1979            | 4    | 7350     | N    | N           | 1706 OLYMPIA AVE SE     |
| 002      | 864551 | 0210  | 7/24/07   | \$349,950  | 1390               | 480           | 7         | 1977            | 3    | 11392    | N    | N           | 3121 SE 17TH CT         |
| 002      | 864551 | 1690  | 7/20/05   | \$291,000  | 1390               | 500           | 7         | 1977            | 3    | 8364     | N    | N           | 1600 HARRINGTON AVE SE  |
| 002      | 864551 | 1630  | 6/15/07   | \$380,000  | 1390               | 500           | 7         | 1977            | 3    | 8120     | N    | N           | 1601 INDEX AVE SE       |
| 002      | 864551 | 0660  | 5/10/05   | \$286,000  | 1390               | 460           | 7         | 1977            | 3    | 7350     | N    | N           | 1637 INDEX AVE SE       |
| 002      | 864551 | 0780  | 7/26/06   | \$340,000  | 1390               | 1000          | 7         | 1977            | 3    | 7350     | N    | N           | 1691 MONROE AVE SE      |
| 002      | 247338 | 0460  | 7/5/06    | \$319,000  | 1390               | 0             | 7         | 1976            | 3    | 7274     | N    | N           | 16224 131ST AVE SE      |
| 002      | 793840 | 0050  | 11/14/05  | \$260,000  | 1390               | 0             | 7         | 1974            | 4    | 10125    | N    | N           | 17248 116TH AVE SE      |
| 002      | 667307 | 0330  | 8/10/07   | \$370,000  | 1390               | 480           | 7         | 1981            | 3    | 10200    | N    | N           | 2107 SE 21ST ST         |
| 002      | 289260 | 0052  | 12/20/06  | \$375,000  | 1400               | 0             | 7         | 1953            | 4    | 20066    | N    | N           | 16823 116TH AVE SE      |
| 002      | 247325 | 1440  | 6/23/05   | \$285,000  | 1400               | 0             | 7         | 1968            | 4    | 7904     | N    | N           | 13834 SE FAIRWOOD BLVD  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002      | 247310 | 1200  | 10/22/07  | \$355,000  | 1400               | 0             | 7         | 1967            | 3    | 9682     | N    | N           | 13605 SE 171ST PL      |
| 002      | 247310 | 0180  | 3/10/06   | \$350,000  | 1400               | 600           | 7         | 1967            | 4    | 9176     | N    | N           | 17019 136TH PL SE      |
| 002      | 142391 | 1100  | 3/28/07   | \$317,000  | 1400               | 0             | 7         | 1967            | 3    | 7590     | N    | N           | 16653 127TH AVE SE     |
| 002      | 722920 | 0140  | 8/23/07   | \$335,000  | 1400               | 0             | 7         | 1966            | 4    | 7914     | N    | N           | 12922 SE 172ND ST      |
| 002      | 722910 | 0140  | 8/23/07   | \$339,450  | 1400               | 0             | 7         | 1963            | 4    | 10437    | N    | N           | 12904 SE 172ND ST      |
| 002      | 864550 | 1290  | 6/26/06   | \$308,000  | 1400               | 0             | 7         | 1963            | 3    | 8140     | N    | N           | 1724 BEACON WAY SE     |
| 002      | 722910 | 0200  | 6/28/05   | \$240,000  | 1420               | 0             | 7         | 1965            | 4    | 10396    | N    | N           | 17002 129TH AVE SE     |
| 002      | 247325 | 0920  | 3/23/06   | \$245,470  | 1430               | 0             | 7         | 1977            | 3    | 9894     | N    | N           | 13418 SE FAIRWOOD BLVD |
| 002      | 247338 | 0270  | 8/17/06   | \$344,000  | 1440               | 380           | 7         | 2002            | 3    | 8918     | N    | N           | 13055 SE 161ST ST      |
| 002      | 739930 | 1000  | 3/13/07   | \$332,000  | 1440               | 0             | 7         | 1968            | 4    | 8625     | N    | N           | 1918 EDMONDS DR SE     |
| 002      | 142391 | 0840  | 10/22/07  | \$268,000  | 1440               | 1440          | 7         | 1968            | 4    | 8376     | N    | N           | 12621 SE 166TH ST      |
| 002      | 247325 | 0110  | 3/7/06    | \$305,000  | 1440               | 0             | 7         | 1967            | 4    | 10500    | N    | N           | 13800 SE 161ST PL      |
| 002      | 739930 | 0650  | 10/12/05  | \$278,400  | 1440               | 0             | 7         | 1967            | 3    | 6900     | N    | N           | 2000 CAMAS CT SE       |
| 002      | 247310 | 1480  | 7/18/07   | \$314,400  | 1440               | 0             | 7         | 1966            | 3    | 8755     | N    | N           | 17005 137TH PL SE      |
| 002      | 889870 | 0310  | 11/22/05  | \$359,000  | 1440               | 360           | 7         | 1984            | 3    | 8250     | N    | N           | 2520 MILL AVE S        |
| 002      | 889870 | 0400  | 9/19/06   | \$371,000  | 1440               | 490           | 7         | 1984            | 3    | 7452     | N    | N           | 1125 S 23RD ST         |
| 002      | 247325 | 1150  | 7/12/07   | \$347,000  | 1450               | 0             | 7         | 1968            | 3    | 8030     | N    | N           | 13845 SE FAIRWOOD BLVD |
| 002      | 247325 | 0450  | 3/2/06    | \$289,950  | 1450               | 0             | 7         | 1976            | 3    | 7810     | N    | N           | 13501 SE 161ST PL      |
| 002      | 722900 | 0090  | 6/23/05   | \$284,500  | 1460               | 0             | 7         | 1961            | 4    | 10800    | N    | N           | 17236 128TH AVE SE     |
| 002      | 247340 | 0460  | 8/24/05   | \$301,500  | 1460               | 0             | 7         | 1978            | 3    | 9960     | N    | N           | 16504 132ND PL SE      |
| 002      | 247520 | 0590  | 12/28/06  | \$332,290  | 1460               | 0             | 7         | 1988            | 3    | 4692     | N    | N           | 2046 SE 8TH PL         |
| 002      | 722921 | 0070  | 8/10/05   | \$273,950  | 1470               | 0             | 7         | 1968            | 4    | 8010     | N    | N           | 17234 130TH AVE SE     |
| 002      | 722921 | 0080  | 10/19/06  | \$350,000  | 1470               | 0             | 7         | 1968            | 4    | 8010     | N    | N           | 17226 130TH AVE SE     |
| 002      | 864551 | 0240  | 8/17/05   | \$324,500  | 1470               | 1060          | 7         | 1977            | 3    | 8514     | N    | N           | 3126 SE 17TH CT        |
| 002      | 080600 | 0010  | 1/9/06    | \$280,000  | 1480               | 380           | 7         | 1957            | 3    | 9280     | N    | N           | 16512 115TH AVE SE     |
| 002      | 739930 | 0270  | 2/13/07   | \$330,000  | 1480               | 0             | 7         | 1969            | 4    | 8228     | N    | N           | 2030 ABERDEEN AVE SE   |
| 002      | 247339 | 0620  | 4/6/06    | \$273,500  | 1480               | 0             | 7         | 1969            | 3    | 6800     | N    | N           | 13247 SE 160TH PL      |
| 002      | 247339 | 0620  | 12/5/06   | \$329,000  | 1480               | 0             | 7         | 1969            | 3    | 6800     | N    | N           | 13247 SE 160TH PL      |
| 002      | 247339 | 0400  | 7/18/07   | \$370,000  | 1480               | 0             | 7         | 1968            | 4    | 13120    | N    | N           | 16225 132ND PL SE      |
| 002      | 247325 | 0130  | 2/15/07   | \$346,749  | 1480               | 0             | 7         | 1968            | 4    | 10500    | N    | N           | 13572 SE 161ST PL      |
| 002      | 247339 | 0430  | 6/9/06    | \$330,000  | 1480               | 0             | 7         | 1968            | 5    | 8125     | N    | N           | 13305 SE FAIRWOOD BLVD |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 247339 | 0370  | 6/1/07    | \$329,950  | 1480               | 0             | 7         | 1968            | 3    | 7684     | N    | N           | 16203 132ND PL SE  |
| 002      | 739930 | 1070  | 5/27/05   | \$330,000  | 1480               | 890           | 7         | 1968            | 3    | 7500     | N    | N           | 2324 SE 19TH ST    |
| 002      | 247339 | 0510  | 10/12/05  | \$265,000  | 1480               | 0             | 7         | 1968            | 3    | 7480     | N    | N           | 16046 132ND PL SE  |
| 002      | 739930 | 0940  | 6/7/07    | \$318,000  | 1480               | 0             | 7         | 1968            | 4    | 7210     | N    | N           | 2007 EDMONDS DR SE |
| 002      | 247339 | 0490  | 5/4/05    | \$265,000  | 1480               | 0             | 7         | 1968            | 5    | 7200     | N    | N           | 16204 132ND PL SE  |
| 002      | 739930 | 0960  | 6/10/05   | \$265,000  | 1480               | 0             | 7         | 1968            | 4    | 7107     | N    | N           | 2019 EDMONDS DR SE |
| 002      | 739930 | 1100  | 9/12/06   | \$300,000  | 1480               | 0             | 7         | 1968            | 4    | 6800     | N    | N           | 2300 SE 19TH ST    |
| 002      | 247310 | 0020  | 2/22/05   | \$229,950  | 1480               | 0             | 7         | 1966            | 4    | 7700     | N    | N           | 17030 138TH PL SE  |
| 002      | 247310 | 1380  | 3/9/07    | \$363,000  | 1480               | 0             | 7         | 1966            | 3    | 7004     | N    | N           | 13628 SE 171ST PL  |
| 002      | 142370 | 0850  | 9/28/05   | \$279,000  | 1480               | 0             | 7         | 1963            | 4    | 8722     | N    | N           | 16523 116TH PL SE  |
| 002      | 722140 | 0447  | 10/12/05  | \$467,000  | 1490               | 0             | 7         | 1946            | 4    | 18600    | Y    | N           | 330 RENTON AVE S   |
| 002      | 289260 | 0066  | 12/12/07  | \$313,000  | 1490               | 0             | 7         | 1952            | 4    | 13041    | N    | N           | 11318 SE 169TH ST  |
| 002      | 247338 | 0220  | 6/25/05   | \$295,250  | 1500               | 340           | 7         | 1969            | 4    | 8548     | N    | N           | 13070 SE 161ST ST  |
| 002      | 247310 | 0610  | 1/4/05    | \$250,000  | 1500               | 0             | 7         | 1967            | 3    | 9100     | N    | N           | 17116 139TH PL SE  |
| 002      | 247310 | 1230  | 7/6/07    | \$360,000  | 1500               | 0             | 7         | 1967            | 4    | 7210     | N    | N           | 13623 SE 171ST PL  |
| 002      | 008800 | 0933  | 10/25/06  | \$411,000  | 1510               | 0             | 7         | 1951            | 5    | 18480    | N    | N           | 11348 SE 168TH ST  |
| 002      | 142360 | 0250  | 2/22/06   | \$285,000  | 1510               | 0             | 7         | 1967            | 3    | 7278     | N    | N           | 16619 126TH AVE SE |
| 002      | 247520 | 0530  | 10/11/06  | \$331,500  | 1510               | 0             | 7         | 1987            | 3    | 6134     | N    | N           | 2058 SE 8TH PL     |
| 002      | 247520 | 0350  | 12/8/06   | \$393,500  | 1510               | 0             | 7         | 1986            | 3    | 5066     | Y    | N           | 2228 SE 8TH PL     |
| 002      | 889870 | 0730  | 6/15/06   | \$410,000  | 1510               | 310           | 7         | 1981            | 4    | 8775     | N    | N           | 1102 S 22ND CT     |
| 002      | 247339 | 0190  | 9/12/05   | \$269,950  | 1520               | 0             | 7         | 1968            | 3    | 11248    | N    | N           | 13256 SE 160TH PL  |
| 002      | 638700 | 0010  | 6/28/07   | \$271,500  | 1530               | 0             | 7         | 1960            | 3    | 8494     | N    | N           | 1619 S 27TH ST     |
| 002      | 247325 | 1290  | 5/25/05   | \$257,000  | 1530               | 0             | 7         | 1968            | 3    | 9600     | N    | N           | 13826 SE 163RD ST  |
| 002      | 247325 | 0630  | 7/23/07   | \$345,000  | 1550               | 0             | 7         | 1968            | 4    | 8900     | N    | N           | 16219 137TH PL SE  |
| 002      | 564050 | 0145  | 1/18/06   | \$439,900  | 1550               | 0             | 7         | 2000            | 3    | 4540     | Y    | N           | 627 HIGH AVE S     |
| 002      | 247310 | 0050  | 6/28/06   | \$282,000  | 1560               | 0             | 7         | 1966            | 3    | 8515     | N    | N           | 17010 138TH PL SE  |
| 002      | 143150 | 0020  | 7/26/05   | \$261,000  | 1560               | 0             | 7         | 1962            | 3    | 8415     | N    | N           | 16001 123RD AVE SE |
| 002      | 246070 | 0990  | 3/21/05   | \$235,000  | 1560               | 0             | 7         | 1979            | 3    | 7200     | N    | N           | 13011 SE 159TH PL  |
| 002      | 142380 | 0820  | 5/22/06   | \$325,000  | 1570               | 0             | 7         | 1966            | 3    | 9174     | N    | N           | 12001 SE 165TH ST  |
| 002      | 247520 | 0460  | 6/14/05   | \$266,000  | 1570               | 0             | 7         | 1986            | 3    | 4683     | N    | N           | 2130 SE 8TH PL     |
| 002      | 896000 | 0070  | 9/19/06   | \$350,000  | 1580               | 0             | 7         | 1967            | 3    | 7492     | N    | N           | 12407 SE 173RD PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 142370 | 0500  | 8/15/05   | \$267,000  | 1580               | 0             | 7         | 1963            | 5    | 7614     | N    | N           | 16540 116TH PL SE     |
| 002      | 739930 | 1190  | 4/19/07   | \$380,000  | 1590               | 0             | 7         | 1972            | 4    | 7896     | N    | N           | 2118 SE 19TH ST       |
| 002      | 247520 | 0220  | 8/16/06   | \$382,000  | 1590               | 0             | 7         | 1988            | 3    | 4935     | Y    | N           | 2342 SE 8TH PL        |
| 002      | 864550 | 0490  | 12/2/05   | \$270,000  | 1600               | 0             | 7         | 1978            | 3    | 7700     | N    | N           | 1608 GLENNWOOD AVE SE |
| 002      | 864550 | 0820  | 6/27/05   | \$279,900  | 1600               | 0             | 7         | 1977            | 4    | 8820     | N    | N           | 1809 GLENNWOOD AVE SE |
| 002      | 247520 | 0540  | 7/27/07   | \$356,000  | 1600               | 0             | 7         | 1986            | 3    | 5420     | N    | N           | 2056 SE 8TH PL        |
| 002      | 723150 | 0430  | 6/2/05    | \$321,000  | 1600               | 0             | 7         | 1997            | 3    | 6000     | Y    | N           | 520 MILL AVE S        |
| 002      | 142391 | 0760  | 1/30/07   | \$302,500  | 1610               | 0             | 7         | 1968            | 4    | 7840     | N    | N           | 12615 SE 165TH ST     |
| 002      | 247344 | 0090  | 11/7/06   | \$404,000  | 1620               | 0             | 7         | 1969            | 4    | 30048    | N    | N           | 13411 SE 159TH PL     |
| 002      | 142391 | 0360  | 8/17/07   | \$363,000  | 1620               | 0             | 7         | 1968            | 3    | 8197     | N    | N           | 12744 SE 167TH ST     |
| 002      | 739930 | 0070  | 8/24/05   | \$264,000  | 1630               | 0             | 7         | 1973            | 4    | 9360     | N    | N           | 1921 ABERDEEN PL SE   |
| 002      | 142380 | 0330  | 1/21/05   | \$220,000  | 1640               | 0             | 7         | 1966            | 3    | 7826     | N    | N           | 16550 119TH AVE SE    |
| 002      | 143180 | 0060  | 5/9/06    | \$390,000  | 1640               | 1640          | 7         | 1963            | 3    | 9120     | N    | N           | 12135 SE 160TH ST     |
| 002      | 247520 | 1140  | 8/1/06    | \$341,000  | 1640               | 0             | 7         | 1986            | 3    | 4953     | N    | N           | 2141 SE 8TH PL        |
| 002      | 289260 | 0021  | 10/6/06   | \$334,950  | 1660               | 0             | 7         | 1952            | 4    | 10740    | N    | N           | 16821 113TH AVE SE    |
| 002      | 247310 | 0970  | 4/14/05   | \$245,500  | 1660               | 0             | 7         | 1967            | 3    | 7638     | N    | N           | 17109 139TH PL SE     |
| 002      | 722910 | 0020  | 7/27/05   | \$284,000  | 1660               | 0             | 7         | 1965            | 4    | 10350    | N    | N           | 17040 128TH AVE SE    |
| 002      | 143170 | 0320  | 12/26/07  | \$314,000  | 1670               | 0             | 7         | 1962            | 4    | 10650    | N    | N           | 12604 SE 160TH ST     |
| 002      | 143310 | 0020  | 2/24/06   | \$279,000  | 1670               | 0             | 7         | 1962            | 4    | 8418     | N    | N           | 16115 126TH AVE SE    |
| 002      | 143280 | 0140  | 7/25/06   | \$320,000  | 1670               | 0             | 7         | 1961            | 4    | 13300    | N    | N           | 12678 SE 161ST ST     |
| 002      | 142380 | 0600  | 10/23/06  | \$315,000  | 1680               | 0             | 7         | 1965            | 3    | 8050     | N    | N           | 11936 SE 168TH ST     |
| 002      | 247520 | 0250  | 9/8/06    | \$393,000  | 1680               | 0             | 7         | 1986            | 3    | 4148     | Y    | N           | 2336 SE 8TH PL        |
| 002      | 143140 | 0060  | 1/18/07   | \$317,450  | 1690               | 0             | 7         | 1961            | 3    | 7400     | N    | N           | 15738 120TH AVE SE    |
| 002      | 247520 | 0900  | 2/15/06   | \$305,000  | 1690               | 0             | 7         | 1988            | 3    | 4576     | N    | N           | 2122 SE 8TH DR        |
| 002      | 247520 | 1310  | 5/15/06   | \$343,500  | 1700               | 0             | 7         | 1987            | 3    | 4201     | N    | N           | 2306 SE 8TH DR        |
| 002      | 739930 | 0670  | 8/8/07    | \$387,000  | 1710               | 570           | 7         | 1967            | 4    | 7000     | N    | N           | 1910 CAMAS CT SE      |
| 002      | 142390 | 0270  | 4/2/05    | \$244,000  | 1710               | 0             | 7         | 1966            | 4    | 8250     | N    | N           | 12108 SE 165TH ST     |
| 002      | 247520 | 1110  | 3/9/07    | \$275,000  | 1710               | 0             | 7         | 1987            | 3    | 4733     | N    | N           | 2135 SE 8TH PL        |
| 002      | 247338 | 0550  | 11/7/06   | \$330,000  | 1720               | 0             | 7         | 1969            | 3    | 9254     | N    | N           | 12808 SE 162ND ST     |
| 002      | 247338 | 0620  | 3/28/05   | \$280,000  | 1720               | 0             | 7         | 1969            | 4    | 7043     | N    | N           | 16223 128TH PL SE     |
| 002      | 143150 | 0130  | 1/11/06   | \$302,000  | 1720               | 0             | 7         | 1961            | 3    | 8190     | N    | N           | 12311 SE 160TH ST     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 143150 | 0350  | 7/25/05   | \$242,000  | 1720               | 0             | 7         | 1961            | 3    | 7500     | N    | N           | 12336 SE 160TH ST  |
| 002      | 247520 | 0200  | 3/28/06   | \$389,000  | 1720               | 0             | 7         | 1986            | 3    | 4791     | Y    | N           | 2430 SE 8TH PL     |
| 002      | 722900 | 0120  | 6/25/07   | \$317,500  | 1730               | 0             | 7         | 1959            | 3    | 15200    | N    | N           | 17212 129TH AVE SE |
| 002      | 143150 | 0030  | 2/3/06    | \$280,000  | 1740               | 0             | 7         | 1962            | 3    | 8137     | N    | N           | 15827 123RD AVE SE |
| 002      | 142391 | 1170  | 8/5/05    | \$265,000  | 1750               | 0             | 7         | 1968            | 4    | 8007     | N    | N           | 16721 127TH AVE SE |
| 002      | 864550 | 0470  | 8/15/05   | \$285,000  | 1750               | 0             | 7         | 1974            | 3    | 7811     | N    | N           | 2707 SE 16TH ST    |
| 002      | 142391 | 0350  | 6/17/05   | \$275,900  | 1760               | 0             | 7         | 1968            | 4    | 8800     | N    | N           | 12715 SE 166TH ST  |
| 002      | 142391 | 0350  | 3/9/06    | \$339,870  | 1760               | 0             | 7         | 1968            | 4    | 8800     | N    | N           | 12715 SE 166TH ST  |
| 002      | 722920 | 0280  | 5/12/05   | \$259,950  | 1760               | 0             | 7         | 1967            | 4    | 7624     | N    | N           | 17014 130TH AVE SE |
| 002      | 143150 | 0380  | 1/27/05   | \$254,000  | 1760               | 0             | 7         | 1961            | 5    | 7590     | N    | N           | 12302 SE 158TH ST  |
| 002      | 143150 | 0380  | 2/3/06    | \$319,950  | 1760               | 0             | 7         | 1961            | 5    | 7590     | N    | N           | 12302 SE 158TH ST  |
| 002      | 247520 | 0700  | 11/16/06  | \$336,000  | 1760               | 0             | 7         | 1985            | 3    | 5445     | N    | N           | 2059 SE 8TH DR     |
| 002      | 143170 | 0090  | 8/28/07   | \$335,000  | 1770               | 0             | 7         | 1962            | 4    | 8030     | N    | N           | 12652 SE 158TH ST  |
| 002      | 247338 | 1030  | 2/2/06    | \$296,500  | 1800               | 0             | 7         | 1970            | 4    | 10209    | N    | N           | 16350 129TH AVE SE |
| 002      | 142390 | 0820  | 10/11/05  | \$280,000  | 1800               | 0             | 7         | 1966            | 4    | 8154     | N    | N           | 12313 SE 167TH ST  |
| 002      | 142380 | 1010  | 9/7/06    | \$322,000  | 1800               | 0             | 7         | 1966            | 4    | 7700     | N    | N           | 12024 SE 165TH ST  |
| 002      | 247520 | 0150  | 5/25/07   | \$465,000  | 1810               | 0             | 7         | 1994            | 3    | 5013     | Y    | N           | 2470 SE 8TH PL     |
| 002      | 142350 | 0630  | 7/7/06    | \$314,050  | 1840               | 0             | 7         | 1959            | 4    | 14300    | N    | N           | 12322 SE 164TH ST  |
| 002      | 008800 | 0065  | 8/26/06   | \$200,000  | 1840               | 0             | 7         | 1961            | 4    | 13208    | N    | N           | 16022 114TH AVE SE |
| 002      | 889870 | 0990  | 5/24/07   | \$423,000  | 1850               | 0             | 7         | 1983            | 3    | 10672    | N    | N           | 1115 S 27TH PL     |
| 002      | 723150 | 0210  | 2/24/05   | \$325,000  | 1870               | 700           | 7         | 1949            | 4    | 4284     | Y    | N           | 339 CEDAR AVE S    |
| 002      | 889870 | 0100  | 2/1/05    | \$262,700  | 1880               | 0             | 7         | 1987            | 3    | 11340    | N    | N           | 2819 MILL AVE S    |
| 002      | 889870 | 0980  | 1/3/05    | \$295,000  | 1890               | 0             | 7         | 1984            | 3    | 8625     | N    | N           | 1119 S 27TH PL     |
| 002      | 722140 | 0245  | 4/25/07   | \$550,000  | 1900               | 980           | 7         | 1912            | 4    | 6075     | Y    | N           | 611 CEDAR AVE S    |
| 002      | 247520 | 0880  | 9/5/06    | \$365,950  | 1910               | 0             | 7         | 1987            | 4    | 6987     | N    | N           | 2148 SE 8TH DR     |
| 002      | 008700 | 0172  | 8/15/05   | \$250,800  | 1930               | 0             | 7         | 1968            | 4    | 9134     | N    | N           | 16646 105TH AVE SE |
| 002      | 247520 | 1090  | 6/14/06   | \$349,000  | 1960               | 0             | 7         | 1986            | 3    | 4847     | N    | N           | 2131 SE 8TH PL     |
| 002      | 247338 | 1120  | 3/6/06    | \$278,950  | 1970               | 0             | 7         | 1969            | 4    | 7000     | N    | N           | 16324 128TH PL SE  |
| 002      | 722900 | 0060  | 9/20/07   | \$360,000  | 1970               | 0             | 7         | 1966            | 4    | 12764    | N    | N           | 17434 128TH AVE SE |
| 002      | 143170 | 0250  | 7/11/05   | \$255,000  | 1980               | 0             | 7         | 1962            | 3    | 13500    | N    | N           | 12652 SE 160TH ST  |
| 002      | 143290 | 0350  | 6/27/05   | \$280,500  | 1980               | 0             | 7         | 1962            | 4    | 7958     | N    | N           | 16318 128TH AVE SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 002      | 143170 | 0360  | 9/14/05   | \$311,500  | 1980               | 710           | 7         | 1962            | 4    | 7700     | N    | N           | 12611 SE 160TH ST         |
| 002      | 143150 | 0100  | 6/8/07    | \$325,000  | 1980               | 0             | 7         | 1961            | 3    | 9288     | N    | N           | 16054 123RD AVE SE        |
| 002      | 247520 | 0330  | 11/14/05  | \$326,500  | 2010               | 0             | 7         | 1986            | 3    | 4400     | Y    | N           | 2232 SE 8TH PL            |
| 002      | 247338 | 0660  | 6/25/07   | \$250,000  | 2070               | 0             | 7         | 1969            | 3    | 7000     | N    | N           | 16323 128TH PL SE         |
| 002      | 247338 | 0060  | 11/16/05  | \$391,000  | 2080               | 0             | 7         | 1969            | 3    | 7875     | N    | N           | 16028 131ST PL SE         |
| 002      | 143310 | 0270  | 8/10/05   | \$324,950  | 2080               | 0             | 7         | 1985            | 3    | 14054    | N    | N           | 16301 127TH AVE SE        |
| 002      | 889870 | 0010  | 9/24/07   | \$349,000  | 2120               | 0             | 7         | 1984            | 3    | 11440    | N    | N           | 3017 MILL AVE S           |
| 002      | 889870 | 1270  | 2/6/06    | \$460,000  | 2170               | 890           | 7         | 1984            | 3    | 10000    | Y    | N           | 2603 CEDAR AVE S          |
| 002      | 247338 | 1230  | 2/22/07   | \$362,000  | 2190               | 0             | 7         | 1977            | 4    | 8478     | N    | N           | 16205 131ST AVE SE        |
| 002      | 722920 | 0270  | 5/16/05   | \$276,950  | 2200               | 0             | 7         | 1966            | 4    | 8458     | N    | N           | 17026 130TH AVE SE        |
| 002      | 143270 | 0700  | 7/6/05    | \$317,000  | 2310               | 0             | 7         | 1959            | 4    | 7560     | N    | N           | 12660 SE 170TH ST         |
| 002      | 292305 | 9094  | 4/26/05   | \$319,950  | 2310               | 0             | 7         | 1952            | 4    | 14651    | N    | N           | 10825 SE 170TH ST         |
| 002      | 142380 | 0310  | 2/8/06    | \$320,000  | 2350               | 0             | 7         | 1966            | 4    | 7947     | N    | N           | 11916 SE 167TH ST         |
| 002      | 292305 | 9026  | 5/21/07   | \$435,000  | 2480               | 0             | 7         | 1981            | 3    | 17172    | N    | N           | 10801 SE 170TH ST         |
| 002      | 739910 | 0130  | 4/26/05   | \$189,500  | 840                | 430           | 8         | 1966            | 3    | 2926     | N    | N           | 1601 BLAINE CT SE         |
| 002      | 739910 | 0160  | 12/28/06  | \$234,000  | 840                | 430           | 8         | 1966            | 3    | 1848     | N    | N           | 1607 BLAINE CT SE         |
| 002      | 739910 | 0110  | 1/25/06   | \$227,000  | 840                | 430           | 8         | 1966            | 3    | 1800     | N    | N           | 2008 SE 16TH CT           |
| 002      | 739910 | 0100  | 8/19/07   | \$234,990  | 840                | 430           | 8         | 1966            | 3    | 1800     | N    | N           | 2006 SE 16TH CT           |
| 002      | 278129 | 0060  | 7/18/07   | \$272,460  | 1100               | 60            | 8         | 2007            | 3    | 1639     | N    | N           | 11560 SE 170TH CT         |
| 002      | 278129 | 0050  | 7/18/07   | \$285,079  | 1100               | 60            | 8         | 2007            | 3    | 1579     | N    | N           | 11564 SE 170TH CT         |
| 002      | 278129 | 0040  | 7/19/07   | \$281,220  | 1100               | 60            | 8         | 2007            | 3    | 1577     | N    | N           | 11568 SE 170TH CT         |
| 002      | 278128 | 0170  | 2/27/07   | \$259,950  | 1100               | 0             | 8         | 2006            | 3    | 1786     | N    | N           | 11418 17 SE 171ST ST      |
| 002      | 278128 | 0160  | 2/27/07   | \$269,950  | 1100               | 0             | 8         | 2006            | 3    | 1741     | N    | N           | 11414 16 SE 171ST ST      |
| 002      | 278128 | 0150  | 2/26/07   | \$259,950  | 1100               | 0             | 8         | 2006            | 3    | 1737     | N    | N           | 11412 15 SE 171ST ST      |
| 002      | 278128 | 0140  | 2/16/07   | \$269,950  | 1100               | 0             | 8         | 2006            | 3    | 1735     | N    | N           | 11406 14 SE 171ST ST      |
| 002      | 278129 | 0070  | 7/26/07   | \$282,100  | 1120               | 60            | 8         | 2007            | 3    | 2277     | N    | N           | 11556 SE 170TH CT         |
| 002      | 278129 | 0020  | 7/19/07   | \$280,275  | 1120               | 60            | 8         | 2007            | 3    | 2099     | N    | N           | 11574 SE 170TH CT         |
| 002      | 278128 | 0130  | 3/13/07   | \$267,950  | 1120               | 0             | 8         | 2006            | 3    | 2762     | N    | N           | 11402 SE 171ST ST         |
| 002      | 278128 | 0180  | 2/23/07   | \$271,856  | 1120               | 0             | 8         | 2006            | 3    | 1951     | N    | N           | 11420 18 SE 171ST ST      |
| 002      | 667306 | 0110  | 12/7/05   | \$302,500  | 1160               | 450           | 8         | 1979            | 4    | 8625     | N    | N           | 2110 SE 22ND PL           |
| 002      | 739920 | 0690  | 6/26/06   | \$270,000  | 1200               | 940           | 8         | 1977            | 3    | 7500     | N    | N           | 1919 ROLLING HILLS AVE SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 002      | 722140 | 0165  | 1/31/07   | \$485,000  | 1220               | 420           | 8         | 1950            | 3    | 6750     | Y    | N           | 501 RENTON AVE S          |
| 002      | 667305 | 0250  | 3/18/06   | \$327,500  | 1220               | 800           | 8         | 1978            | 4    | 7500     | N    | N           | 1902 SE 21ST PL           |
| 002      | 667305 | 0170  | 10/3/06   | \$364,000  | 1220               | 870           | 8         | 1978            | 3    | 7500     | N    | N           | 1901 SE 22ND PL           |
| 002      | 739920 | 0530  | 11/14/06  | \$362,000  | 1250               | 600           | 8         | 1970            | 3    | 9040     | N    | N           | 2012 SE 18TH CT           |
| 002      | 739900 | 0630  | 7/19/07   | \$407,999  | 1290               | 500           | 8         | 1964            | 3    | 7347     | N    | N           | 1614 ROLLING HILLS AVE SE |
| 002      | 739920 | 0790  | 9/11/06   | \$375,000  | 1290               | 1200          | 8         | 1976            | 3    | 9200     | N    | N           | 1923 JONES CT SE          |
| 002      | 329470 | 0070  | 11/21/07  | \$385,000  | 1300               | 1780          | 8         | 1954            | 4    | 7414     | Y    | N           | 701 RENTON AVE S          |
| 002      | 739900 | 0430  | 5/19/05   | \$301,950  | 1300               | 360           | 8         | 1974            | 3    | 7000     | N    | N           | 1626 LINCOLN CT SE        |
| 002      | 739900 | 0210  | 12/13/06  | \$319,000  | 1310               | 0             | 8         | 1964            | 4    | 10185    | N    | N           | 1507 ROLLING HILLS AVE SE |
| 002      | 739900 | 0010  | 6/21/06   | \$355,000  | 1340               | 0             | 8         | 1966            | 4    | 12132    | N    | N           | 1749 JONES DR SE          |
| 002      | 739920 | 0320  | 12/5/06   | \$395,000  | 1340               | 730           | 8         | 1976            | 4    | 8250     | N    | N           | 2006 JONES CIR SE         |
| 002      | 739920 | 0020  | 12/26/06  | \$345,000  | 1380               | 0             | 8         | 1966            | 4    | 7100     | N    | N           | 1809 ROLLING HILLS AVE SE |
| 002      | 386480 | 0090  | 11/19/07  | \$288,000  | 1390               | 0             | 8         | 2002            | 3    | 3633     | N    | N           | 17312 125TH AVE SE        |
| 002      | 739910 | 0010  | 12/13/06  | \$275,000  | 1390               | 0             | 8         | 1966            | 3    | 2002     | N    | N           | 1596 ABERDEEN CT SE       |
| 002      | 739910 | 0020  | 1/4/06    | \$228,000  | 1390               | 0             | 8         | 1966            | 3    | 1848     | N    | N           | 1598 ABERDEEN CT SE       |
| 002      | 722140 | 0250  | 8/30/05   | \$480,000  | 1400               | 950           | 8         | 1985            | 3    | 6075     | Y    | N           | 617 CEDAR AVE S           |
| 002      | 722140 | 0250  | 4/25/07   | \$555,000  | 1400               | 950           | 8         | 1985            | 3    | 6075     | Y    | N           | 617 CEDAR AVE S           |
| 002      | 667305 | 0240  | 4/5/05    | \$269,000  | 1450               | 0             | 8         | 1978            | 3    | 7875     | N    | N           | 1908 SE 21ST PL           |
| 002      | 142390 | 0450  | 9/22/05   | \$358,000  | 1480               | 700           | 8         | 1966            | 5    | 8250     | N    | N           | 16607 122ND AVE SE        |
| 002      | 667305 | 0200  | 10/28/05  | \$298,950  | 1490               | 700           | 8         | 1978            | 3    | 7875     | N    | N           | 1910 SE 22ND PL           |
| 002      | 667305 | 0310  | 12/9/05   | \$350,000  | 1520               | 700           | 8         | 1977            | 3    | 7650     | N    | N           | 2106 JONES PL SE          |
| 002      | 329470 | 0430  | 11/7/06   | \$465,000  | 1540               | 840           | 8         | 1969            | 4    | 10075    | Y    | N           | 901 JONES AVE S           |
| 002      | 564050 | 0120  | 8/23/06   | \$455,000  | 1540               | 1110          | 8         | 1995            | 3    | 10505    | Y    | N           | 620 GRANT AVE S           |
| 002      | 386480 | 0100  | 2/1/05    | \$258,000  | 1550               | 0             | 8         | 2002            | 3    | 4432     | N    | N           | 17318 125TH AVE SE        |
| 002      | 386480 | 0100  | 5/7/07    | \$309,000  | 1550               | 0             | 8         | 2002            | 3    | 4432     | N    | N           | 17318 125TH AVE SE        |
| 002      | 739900 | 0500  | 5/9/05    | \$358,000  | 1570               | 400           | 8         | 1966            | 4    | 8500     | N    | N           | 1933 SE 17TH CT           |
| 002      | 667306 | 0030  | 9/27/06   | \$386,000  | 1600               | 450           | 8         | 1979            | 4    | 7752     | N    | N           | 2007 SE 22ND PL           |
| 002      | 278128 | 0010  | 12/21/07  | \$339,950  | 1610               | 740           | 8         | 2006            | 3    | 4938     | N    | N           | 17001 114TH AVE SE        |
| 002      | 278128 | 0230  | 2/1/07    | \$248,291  | 1610               | 0             | 8         | 2006            | 3    | 3848     | N    | N           | 17120 114TH LN SE         |
| 002      | 278128 | 0240  | 7/19/06   | \$286,636  | 1610               | 0             | 8         | 2006            | 3    | 3724     | N    | N           | 17130 114TH LN SE         |
| 002      | 278128 | 0290  | 7/26/06   | \$303,750  | 1610               | 0             | 8         | 2006            | 3    | 3516     | N    | N           | 17170 114TH LN SE         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 002      | 278128 | 0060  | 10/25/07  | \$354,700  | 1610               | 740           | 8         | 2006            | 3    | 3370     | N    | N           | 17113 114TH AVE SE        |
| 002      | 278128 | 0270  | 7/28/06   | \$304,850  | 1610               | 0             | 8         | 2006            | 3    | 3056     | N    | N           | 17154 114TH LN SE         |
| 002      | 278128 | 0200  | 12/11/06  | \$322,950  | 1610               | 0             | 8         | 2006            | 3    | 2958     | N    | N           | 17018 114TH LN SE         |
| 002      | 278128 | 0390  | 9/15/06   | \$289,950  | 1610               | 0             | 8         | 2006            | 3    | 2937     | N    | N           | 11419 SE 171ST PL         |
| 002      | 278128 | 0380  | 11/20/06  | \$295,450  | 1610               | 0             | 8         | 2006            | 3    | 2926     | N    | N           | 11413 SE 171ST PL         |
| 002      | 278128 | 0380  | 2/26/07   | \$345,000  | 1610               | 0             | 8         | 2006            | 3    | 2926     | N    | N           | 11413 SE 171ST PL         |
| 002      | 278128 | 0370  | 10/3/06   | \$290,000  | 1610               | 0             | 8         | 2006            | 3    | 2915     | N    | N           | 11407 SE 171ST PL         |
| 002      | 278128 | 0040  | 5/17/07   | \$366,950  | 1610               | 740           | 8         | 2006            | 3    | 2889     | N    | N           | 17021 114TH AVE SE        |
| 002      | 278128 | 0030  | 4/24/07   | \$369,950  | 1610               | 740           | 8         | 2006            | 3    | 2889     | N    | N           | 17013 114TH AVE SE        |
| 002      | 278128 | 0100  | 6/6/07    | \$374,100  | 1610               | 740           | 8         | 2006            | 3    | 2889     | N    | N           | 17143 114TH AVE SE        |
| 002      | 278128 | 0260  | 7/26/06   | \$269,950  | 1610               | 0             | 8         | 2006            | 3    | 2755     | N    | N           | 17146 114TH LN SE         |
| 002      | 278128 | 0210  | 11/10/06  | \$329,950  | 1610               | 0             | 8         | 2006            | 3    | 2563     | N    | N           | 17104 114TH LN SE         |
| 002      | 278128 | 0350  | 7/3/06    | \$292,950  | 1610               | 0             | 8         | 2005            | 3    | 4234     | N    | N           | 11424 SE 171ST PL         |
| 002      | 278128 | 0320  | 6/14/06   | \$305,450  | 1610               | 0             | 8         | 2005            | 3    | 3687     | N    | N           | 11417 SE 171ST ST         |
| 002      | 278128 | 0300  | 6/29/06   | \$326,550  | 1610               | 0             | 8         | 2005            | 3    | 3517     | N    | N           | 11403 SE 171ST ST         |
| 002      | 278128 | 0340  | 5/16/06   | \$293,000  | 1610               | 0             | 8         | 2005            | 3    | 2515     | N    | N           | 11416 SE 171ST PL         |
| 002      | 278128 | 0340  | 5/25/07   | \$334,950  | 1610               | 0             | 8         | 2005            | 3    | 2515     | N    | N           | 11416 SE 171ST PL         |
| 002      | 739920 | 0650  | 6/12/06   | \$480,000  | 1610               | 1590          | 8         | 1979            | 3    | 8800     | N    | N           | 1839 SE 18TH PL           |
| 002      | 278128 | 0410  | 9/25/06   | \$297,950  | 1620               | 0             | 8         | 2006            | 3    | 3348     | N    | N           | 11429 SE 171ST PL         |
| 002      | 739900 | 0580  | 10/21/05  | \$360,000  | 1680               | 500           | 8         | 1969            | 4    | 7000     | N    | N           | 2002 SE 17TH CT           |
| 002      | 896000 | 0050  | 7/5/07    | \$370,000  | 1690               | 0             | 8         | 2006            | 3    | 7792     | N    | N           | 12412 SE 173RD PL         |
| 002      | 739920 | 0260  | 7/27/05   | \$355,000  | 1740               | 500           | 8         | 1967            | 3    | 8148     | N    | N           | 2009 JONES CIR SE         |
| 002      | 739920 | 0230  | 3/6/07    | \$380,000  | 1740               | 530           | 8         | 1973            | 3    | 8360     | N    | N           | 2030 ROLLING HILLS AVE SE |
| 002      | 739900 | 0030  | 7/28/05   | \$349,900  | 1760               | 0             | 8         | 1971            | 3    | 6500     | N    | N           | 1731 JONES DR SE          |
| 002      | 278129 | 0010  | 10/17/07  | \$334,950  | 1830               | 0             | 8         | 2007            | 3    | 8012     | N    | N           | 11580 SE 170TH CT         |
| 002      | 278128 | 0220  | 8/15/07   | \$352,170  | 1830               | 0             | 8         | 2006            | 3    | 3300     | N    | N           | 17112 114TH LN SE         |
| 002      | 278128 | 0110  | 12/20/07  | \$345,000  | 1830               | 740           | 8         | 2006            | 3    | 2889     | N    | N           | 17151 114TH AVE SE        |
| 002      | 278128 | 0080  | 12/14/07  | \$361,950  | 1830               | 740           | 8         | 2006            | 3    | 2889     | N    | N           | 17127 114TH AVE SE        |
| 002      | 278128 | 0020  | 5/10/07   | \$379,950  | 1830               | 740           | 8         | 2006            | 3    | 2889     | N    | N           | 17007 114TH AVE SE        |
| 002      | 278128 | 0250  | 9/27/06   | \$351,829  | 1830               | 0             | 8         | 2006            | 3    | 2809     | N    | N           | 17138 114TH LN SE         |
| 002      | 278128 | 0310  | 6/26/06   | \$319,950  | 1830               | 0             | 8         | 2005            | 3    | 2517     | N    | N           | 11409 SE 171ST ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 002      | 278128 | 0360  | 10/13/06  | \$338,331  | 1840               | 0             | 8         | 2006            | 3    | 3197     | N    | N           | 11401 SE 171ST PL         |
| 002      | 278128 | 0330  | 7/10/06   | \$317,950  | 1840               | 0             | 8         | 2005            | 3    | 3779     | N    | N           | 11408 SE 171ST PL         |
| 002      | 722140 | 0020  | 3/1/05    | \$378,550  | 1860               | 300           | 8         | 2004            | 3    | 3255     | Y    | N           | 1209 S 3RD ST             |
| 002      | 278128 | 0420  | 7/19/07   | \$375,066  | 1870               | 0             | 8         | 2007            | 3    | 11135    | N    | N           | 11503 SE 169TH PL         |
| 002      | 278128 | 0190  | 2/28/07   | \$359,950  | 1870               | 0             | 8         | 2006            | 3    | 10327    | N    | N           | 17010 114TH LN SE         |
| 002      | 739920 | 0070  | 5/4/06    | \$390,000  | 1880               | 610           | 8         | 1967            | 4    | 7500     | N    | N           | 1816 LINCOLN CIR SE       |
| 002      | 722140 | 0030  | 2/15/05   | \$360,000  | 1890               | 0             | 8         | 2004            | 3    | 4800     | Y    | N           | 1211 S 3RD ST             |
| 002      | 889870 | 1230  | 2/4/05    | \$395,000  | 1960               | 900           | 8         | 1987            | 3    | 8850     | Y    | N           | 2619 CEDAR AVE S          |
| 002      | 889870 | 1160  | 6/9/05    | \$312,500  | 2030               | 0             | 8         | 1984            | 3    | 8400     | Y    | N           | 2809 CEDAR AVE S          |
| 002      | 889870 | 1160  | 10/26/07  | \$385,000  | 2030               | 0             | 8         | 1984            | 3    | 8400     | Y    | N           | 2809 CEDAR AVE S          |
| 002      | 386480 | 0020  | 7/26/07   | \$397,000  | 2060               | 0             | 8         | 2002            | 3    | 4365     | N    | N           | 17234 125TH AVE SE        |
| 002      | 386480 | 0030  | 3/25/06   | \$405,000  | 2060               | 0             | 8         | 2002            | 3    | 4098     | N    | N           | 17240 125TH AVE SE        |
| 002      | 329470 | 0441  | 4/4/06    | \$410,000  | 2310               | 0             | 8         | 1986            | 3    | 6500     | Y    | N           | 1520 S 9TH ST             |
| 002      | 739920 | 0400  | 4/14/06   | \$450,000  | 2400               | 390           | 8         | 1977            | 4    | 10625    | N    | N           | 1906 ROLLING HILLS AVE SE |
| 002      | 329470 | 0240  | 4/18/06   | \$460,000  | 2400               | 0             | 8         | 1975            | 4    | 10075    | Y    | N           | 904 GRANT AVE S           |
| 002      | 889870 | 1210  | 5/26/06   | \$490,000  | 2440               | 0             | 8         | 1984            | 3    | 8960     | Y    | N           | 2707 CEDAR AVE S          |
| 002      | 564050 | 0031  | 4/19/07   | \$660,000  | 2480               | 0             | 8         | 2003            | 3    | 4968     | Y    | N           | 1338 BEACON WAY S         |
| 002      | 722140 | 0040  | 1/6/05    | \$400,000  | 2530               | 620           | 8         | 2004            | 3    | 5328     | Y    | N           | 1203 S 3RD ST             |
| 002      | 739920 | 0090  | 7/25/05   | \$305,000  | 2530               | 0             | 8         | 1972            | 4    | 9700     | N    | N           | 1802 LINCOLN CIR SE       |
| 002      | 739920 | 0350  | 4/6/05    | \$322,000  | 2540               | 0             | 8         | 1976            | 3    | 9500     | N    | N           | 2009 LINCOLN CIR SE       |
| 002      | 008800 | 0634  | 8/25/05   | \$419,900  | 2640               | 0             | 8         | 2005            | 3    | 5903     | N    | N           | 1721 SE 30TH PL           |
| 002      | 008800 | 0632  | 8/29/05   | \$415,900  | 2640               | 0             | 8         | 2005            | 3    | 5475     | N    | N           | 1733 SE 30TH PL           |
| 002      | 722140 | 0371  | 3/30/05   | \$495,000  | 2650               | 400           | 8         | 1993            | 3    | 8250     | Y    | N           | 525 GRANT AVE S           |
| 002      | 008800 | 0636  | 9/30/05   | \$419,950  | 2670               | 0             | 8         | 2005            | 3    | 6435     | N    | N           | 1724 SE 30TH PL           |
| 002      | 008800 | 0631  | 8/29/05   | \$415,950  | 2670               | 0             | 8         | 2005            | 3    | 6087     | N    | N           | 1730 SE 30TH PL           |
| 002      | 008800 | 0633  | 8/25/05   | \$407,900  | 2680               | 0             | 8         | 2005            | 3    | 5265     | N    | N           | 1727 SE 30TH PL           |
| 002      | 008800 | 0637  | 7/20/05   | \$424,950  | 2690               | 0             | 8         | 2005            | 3    | 6885     | N    | N           | 3007 KENNEWICK AVE SE     |
| 002      | 008800 | 0630  | 6/14/05   | \$419,950  | 2690               | 0             | 8         | 2005            | 3    | 6513     | N    | N           | 3013 KENNEWICK AVE SE     |
| 002      | 793840 | 0010  | 1/13/06   | \$520,222  | 2900               | 0             | 8         | 2005            | 3    | 10230    | N    | N           | 17224 116TH AVE SE        |
| 002      | 722140 | 0201  | 2/16/05   | \$521,100  | 2080               | 1240          | 9         | 1991            | 3    | 10875    | Y    | N           | 527 RENTON AVE S          |
| 002      | 889870 | 1400  | 12/27/05  | \$450,000  | 2360               | 0             | 9         | 1986            | 3    | 10875    | N    | N           | 2816 CEDAR AVE S          |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002      | 722140 | 0086  | 7/11/07   | \$658,888  | 2420               | 700           | 9         | 2007            | 3    | 5690     | Y    | N           | 321 RENTON AVE S        |
| 002      | 722140 | 0081  | 10/26/07  | \$630,000  | 2580               | 940           | 9         | 2007            | 3    | 4993     | Y    | N           | 325 RENTON AVE S        |
| 002      | 889870 | 1130  | 1/6/06    | \$542,000  | 2640               | 0             | 9         | 1985            | 3    | 7500     | Y    | N           | 2903 CEDAR AVE S        |
| 002      | 147306 | 0100  | 6/15/05   | \$575,000  | 3300               | 0             | 9         | 2005            | 3    | 11444    | Y    | N           | 13534 SE 159TH PL       |
| 002      | 722140 | 0477  | 5/4/05    | \$760,000  | 1760               | 1770          | 10        | 2005            | 3    | 7250     | Y    | N           | 1506 S 5TH PL           |
| 002      | 722140 | 0479  | 7/26/05   | \$760,000  | 1850               | 1490          | 10        | 2005            | 3    | 7991     | Y    | N           | 1518 S 5TH PL           |
| 002      | 147306 | 0040  | 4/18/05   | \$590,000  | 2660               | 0             | 10        | 2004            | 3    | 9254     | Y    | N           | 13568 SE 159TH PL       |
| 002      | 147306 | 0010  | 2/9/05    | \$598,500  | 3390               | 0             | 10        | 2004            | 3    | 11641    | N    | N           | 13545 SE 159TH PL       |
| 002      | 326057 | 0220  | 6/15/05   | \$619,950  | 3420               | 0             | 10        | 2004            | 3    | 4750     | N    | N           | 826 LINCOLN AVE SE      |
| 002      | 326057 | 0080  | 9/1/06    | \$618,000  | 3420               | 0             | 10        | 2003            | 3    | 4750     | N    | N           | 1815 SE 8TH ST          |
| 002      | 329470 | 0072  | 5/3/07    | \$889,000  | 3464               | 800           | 10        | 2007            | 3    | 7244     | Y    | N           | 705 RENTON AVE S        |
| 002      | 326057 | 0460  | 4/20/06   | \$631,000  | 3490               | 0             | 10        | 2003            | 3    | 6181     | N    | N           | 1832 SE 8TH ST          |
| 002      | 147306 | 0060  | 4/12/05   | \$705,000  | 3500               | 0             | 10        | 2004            | 3    | 9482     | Y    | N           | 13558 SE 159TH PL       |
| 002      | 326057 | 0320  | 12/6/07   | \$550,000  | 3500               | 0             | 10        | 2003            | 3    | 6015     | N    | N           | 712 LINCOLN AVE SE      |
| 002      | 326057 | 0350  | 7/14/05   | \$635,000  | 3520               | 0             | 10        | 2004            | 3    | 6600     | N    | N           | 1834 SE 8TH PL          |
| 002      | 326057 | 0130  | 12/11/07  | \$750,000  | 3520               | 0             | 10        | 2003            | 3    | 5700     | Y    | N           | 825 LINCOLN AVE SE      |
| 002      | 326057 | 0240  | 2/23/07   | \$769,950  | 3520               | 0             | 10        | 2003            | 3    | 5700     | N    | N           | 816 LINCOLN AVE SE      |
| 002      | 326057 | 0260  | 12/7/05   | \$635,000  | 3540               | 0             | 10        | 2003            | 3    | 4750     | N    | N           | 804 LINCOLN AVE SE      |
| 002      | 147306 | 0070  | 1/31/05   | \$748,425  | 3580               | 0             | 10        | 2004            | 3    | 9846     | Y    | N           | 13552 SE 159TH PL       |
| 002      | 326057 | 0330  | 10/19/05  | \$646,950  | 3590               | 0             | 10        | 2003            | 3    | 6918     | N    | N           | 1846 SE 8TH PL          |
| 002      | 326057 | 0380  | 6/21/05   | \$629,000  | 3590               | 0             | 10        | 2003            | 3    | 6600     | N    | N           | 1816 SE 8TH PL          |
| 002      | 147306 | 0120  | 6/11/07   | \$970,000  | 3640               | 0             | 10        | 2004            | 3    | 21736    | N    | N           | 13528 SE 159TH PL       |
| 002      | 147306 | 0030  | 3/29/05   | \$730,129  | 3670               | 0             | 10        | 2005            | 3    | 9958     | Y    | N           | 13565 SE 159TH PL       |
| 002      | 326057 | 0500  | 1/27/05   | \$630,000  | 3730               | 0             | 10        | 2003            | 3    | 9244     | N    | N           | 1808 SE 8TH ST          |
| 002      | 326057 | 0500  | 12/29/05  | \$712,500  | 3730               | 0             | 10        | 2003            | 3    | 9244     | N    | N           | 1808 SE 8TH ST          |
| 002      | 326057 | 0500  | 7/11/07   | \$799,950  | 3730               | 0             | 10        | 2003            | 3    | 9244     | N    | N           | 1808 SE 8TH ST          |
| 002      | 147306 | 0090  | 2/15/05   | \$745,039  | 3920               | 0             | 10        | 2004            | 3    | 10848    | Y    | N           | 13540 SE 159TH PL       |
| 003      | 352305 | 9038  | 6/1/06    | \$275,000  | 860                | 0             | 6         | 1976            | 4    | 20037    | N    | N           | 16112 SE PETROVITSKY RD |
| 003      | 132833 | 0800  | 5/16/06   | \$300,000  | 870                | 340           | 7         | 1981            | 3    | 9170     | N    | N           | 15513 SE 179TH ST       |
| 003      | 132834 | 0210  | 8/16/05   | \$286,056  | 880                | 570           | 7         | 1979            | 3    | 9180     | N    | N           | 15209 SE 178TH ST       |
| 003      | 132834 | 0380  | 6/20/05   | \$294,900  | 880                | 460           | 7         | 1981            | 3    | 12800    | N    | N           | 17725 153RD AVE SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 003      | 132833 | 0620  | 1/24/07   | \$314,000  | 1020               | 470           | 7         | 1980            | 4    | 7412     | N    | N           | 15319 SE 178TH ST  |
| 003      | 132834 | 0200  | 7/26/05   | \$293,000  | 1030               | 480           | 7         | 1980            | 3    | 10200    | N    | N           | 15206 SE 178TH PL  |
| 003      | 132834 | 0410  | 5/20/05   | \$285,000  | 1030               | 490           | 7         | 1980            | 3    | 8295     | N    | N           | 15210 SE 178TH ST  |
| 003      | 132834 | 0410  | 11/29/06  | \$339,950  | 1030               | 490           | 7         | 1980            | 3    | 8295     | N    | N           | 15210 SE 178TH ST  |
| 003      | 132833 | 0770  | 9/27/05   | \$295,000  | 1060               | 470           | 7         | 1980            | 3    | 9170     | N    | N           | 15503 SE 179TH ST  |
| 003      | 132830 | 0920  | 2/15/07   | \$330,000  | 1080               | 500           | 7         | 1977            | 3    | 8395     | N    | N           | 15906 SE 177TH ST  |
| 003      | 132830 | 0980  | 3/21/07   | \$338,000  | 1080               | 810           | 7         | 1977            | 3    | 8280     | N    | N           | 15935 SE 177TH ST  |
| 003      | 132830 | 0700  | 6/9/06    | \$348,000  | 1080               | 700           | 7         | 1977            | 4    | 7632     | N    | N           | 15918 SE 176TH PL  |
| 003      | 132830 | 0480  | 12/7/06   | \$339,000  | 1080               | 800           | 7         | 1977            | 3    | 6420     | N    | N           | 17816 160TH AVE SE |
| 003      | 132834 | 0660  | 2/23/05   | \$296,000  | 1090               | 1000          | 7         | 1980            | 4    | 8400     | N    | N           | 17821 152ND PL SE  |
| 003      | 132834 | 0510  | 11/14/06  | \$347,000  | 1100               | 510           | 7         | 1980            | 3    | 7875     | N    | N           | 15228 SE 176TH PL  |
| 003      | 132834 | 0110  | 10/1/07   | \$250,000  | 1100               | 370           | 7         | 1980            | 3    | 6996     | N    | N           | 15231 SE 178TH PL  |
| 003      | 132831 | 0780  | 9/20/05   | \$317,950  | 1100               | 830           | 7         | 1977            | 3    | 9100     | N    | N           | 15537 SE 179TH ST  |
| 003      | 132831 | 0780  | 4/4/07    | \$374,000  | 1100               | 830           | 7         | 1977            | 3    | 9100     | N    | N           | 15537 SE 179TH ST  |
| 003      | 132830 | 1060  | 7/6/05    | \$299,000  | 1100               | 510           | 7         | 1977            | 3    | 6360     | N    | N           | 17811 160TH AVE SE |
| 003      | 132834 | 0140  | 9/6/07    | \$379,950  | 1120               | 550           | 7         | 1983            | 3    | 9900     | N    | N           | 15238 SE 178TH PL  |
| 003      | 132834 | 0480  | 4/19/07   | \$359,500  | 1130               | 270           | 7         | 1983            | 3    | 7350     | N    | N           | 15227 SE 176TH PL  |
| 003      | 247337 | 0500  | 3/3/05    | \$275,000  | 1140               | 460           | 7         | 1977            | 4    | 10400    | N    | N           | 15614 SE 174TH ST  |
| 003      | 247341 | 0070  | 6/15/06   | \$379,000  | 1140               | 1000          | 7         | 1976            | 4    | 7210     | N    | N           | 17407 158TH AVE SE |
| 003      | 132834 | 0650  | 12/12/05  | \$292,000  | 1150               | 440           | 7         | 1980            | 3    | 6825     | N    | N           | 17815 152ND PL SE  |
| 003      | 132834 | 0120  | 12/15/05  | \$320,000  | 1150               | 380           | 7         | 1980            | 3    | 5000     | N    | N           | 15235 SE 178TH PL  |
| 003      | 132831 | 0720  | 10/21/05  | \$305,000  | 1150               | 850           | 7         | 1977            | 4    | 7920     | N    | N           | 17853 156TH PL SE  |
| 003      | 132834 | 0600  | 10/3/07   | \$372,000  | 1150               | 270           | 7         | 1983            | 3    | 7350     | N    | N           | 17649 152ND PL SE  |
| 003      | 132835 | 0070  | 4/17/07   | \$372,000  | 1160               | 350           | 7         | 1983            | 3    | 9005     | N    | N           | 15830 SE 180TH CT  |
| 003      | 132830 | 0180  | 3/7/05    | \$274,950  | 1170               | 800           | 7         | 1977            | 3    | 6264     | N    | N           | 17814 161ST AVE SE |
| 003      | 247341 | 0720  | 5/18/06   | \$357,500  | 1170               | 910           | 7         | 1975            | 3    | 7208     | N    | N           | 17415 159TH AVE SE |
| 003      | 132834 | 0750  | 5/23/07   | \$335,000  | 1180               | 350           | 7         | 1980            | 4    | 9432     | N    | N           | 15319 SE 179TH ST  |
| 003      | 247341 | 0590  | 4/20/05   | \$303,000  | 1200               | 560           | 7         | 1976            | 3    | 8058     | N    | N           | 17304 158TH AVE SE |
| 003      | 132834 | 0160  | 12/26/06  | \$327,000  | 1210               | 0             | 7         | 1980            | 3    | 5350     | N    | N           | 15230 SE 178TH PL  |
| 003      | 132835 | 0030  | 7/7/06    | \$355,000  | 1210               | 360           | 7         | 1984            | 3    | 8062     | N    | N           | 15803 SE 179TH ST  |
| 003      | 132830 | 0340  | 8/6/07    | \$400,000  | 1230               | 550           | 7         | 1977            | 4    | 7632     | N    | N           | 17633 161ST AVE SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 003      | 247341 | 0320  | 9/7/05    | \$309,000  | 1230               | 430           | 7         | 1977            | 3    | 6930     | N    | N           | 15715 SE 175TH PL  |
| 003      | 132830 | 0550  | 9/12/05   | \$285,000  | 1240               | 570           | 7         | 1977            | 3    | 6741     | N    | N           | 17708 160TH AVE SE |
| 003      | 132830 | 0510  | 10/15/07  | \$374,000  | 1240               | 530           | 7         | 1977            | 3    | 6420     | N    | N           | 17732 160TH AVE SE |
| 003      | 132830 | 0490  | 8/8/06    | \$354,950  | 1240               | 800           | 7         | 1977            | 3    | 6360     | N    | N           | 17810 160TH AVE SE |
| 003      | 132834 | 0540  | 6/20/07   | \$380,000  | 1240               | 510           | 7         | 1983            | 3    | 8476     | N    | N           | 15210 SE 176TH PL  |
| 003      | 132830 | 1050  | 11/15/06  | \$339,500  | 1260               | 560           | 7         | 1977            | 3    | 6420     | N    | N           | 17805 160TH AVE SE |
| 003      | 247341 | 0050  | 8/16/05   | \$330,500  | 1270               | 460           | 7         | 1976            | 4    | 11340    | N    | N           | 17333 158TH AVE SE |
| 003      | 247341 | 0140  | 11/21/07  | \$317,000  | 1270               | 600           | 7         | 1976            | 3    | 7560     | N    | N           | 17457 158TH AVE SE |
| 003      | 247341 | 0180  | 7/26/06   | \$313,000  | 1270               | 680           | 7         | 1976            | 3    | 7210     | N    | N           | 15700 SE 175TH ST  |
| 003      | 247341 | 0040  | 1/17/07   | \$384,900  | 1280               | 960           | 7         | 1976            | 3    | 13064    | N    | N           | 17327 158TH AVE SE |
| 003      | 132830 | 1070  | 5/11/05   | \$285,000  | 1290               | 600           | 7         | 1978            | 3    | 6466     | N    | N           | 17817 160TH AVE SE |
| 003      | 132833 | 0330  | 6/8/05    | \$320,000  | 1320               | 550           | 7         | 1978            | 3    | 7210     | N    | N           | 15415 SE 177TH PL  |
| 003      | 247341 | 0410  | 2/17/06   | \$291,000  | 1340               | 0             | 7         | 1975            | 3    | 7208     | N    | N           | 15821 SE 175TH PL  |
| 003      | 132830 | 1080  | 4/14/05   | \$270,000  | 1350               | 0             | 7         | 1978            | 3    | 7000     | N    | N           | 17825 160TH AVE SE |
| 003      | 132834 | 0490  | 5/17/07   | \$347,000  | 1370               | 0             | 7         | 1983            | 4    | 7350     | N    | N           | 15233 SE 176TH PL  |
| 003      | 132830 | 1110  | 3/16/05   | \$284,000  | 1390               | 460           | 7         | 1977            | 4    | 7000     | N    | N           | 15916 SE 179TH ST  |
| 003      | 132830 | 0090  | 7/27/05   | \$304,000  | 1390               | 510           | 7         | 1977            | 4    | 6000     | N    | N           | 16001 SE 179TH ST  |
| 003      | 132830 | 0060  | 5/23/05   | \$321,000  | 1420               | 680           | 7         | 1978            | 4    | 6400     | N    | N           | 15911 SE 179TH ST  |
| 003      | 132833 | 0650  | 7/28/06   | \$323,000  | 1480               | 0             | 7         | 1980            | 3    | 7705     | N    | N           | 15337 SE 178TH ST  |
| 003      | 132833 | 0530  | 7/14/05   | \$286,000  | 1500               | 0             | 7         | 1978            | 3    | 7275     | N    | N           | 15412 SE 177TH PL  |
| 003      | 247341 | 0870  | 3/16/06   | \$301,300  | 1510               | 0             | 7         | 1976            | 4    | 7070     | N    | N           | 17306 159TH AVE SE |
| 003      | 132830 | 0990  | 9/24/07   | \$334,950  | 1530               | 0             | 7         | 1977            | 3    | 7650     | N    | N           | 17705 160TH AVE SE |
| 003      | 132835 | 0190  | 7/31/06   | \$325,000  | 1550               | 800           | 7         | 1985            | 3    | 7693     | N    | N           | 17918 158TH PL SE  |
| 003      | 247341 | 0550  | 3/5/07    | \$384,950  | 1620               | 510           | 7         | 1975            | 3    | 7038     | N    | N           | 17400 158TH AVE SE |
| 003      | 247337 | 0480  | 4/7/05    | \$319,950  | 1700               | 950           | 7         | 1978            | 4    | 10101    | N    | N           | 17400 156TH PL SE  |
| 003      | 247341 | 0240  | 3/5/07    | \$356,950  | 1790               | 180           | 7         | 1977            | 3    | 8034     | N    | N           | 15647 SE 175TH PL  |
| 003      | 132833 | 0670  | 1/25/07   | \$347,000  | 1100               | 400           | 8         | 1983            | 3    | 7072     | N    | N           | 17815 154TH AVE SE |
| 003      | 132831 | 0500  | 10/10/05  | \$339,950  | 1150               | 430           | 8         | 1977            | 3    | 8904     | N    | N           | 15635 SE 178TH ST  |
| 003      | 247335 | 0040  | 12/15/05  | \$309,000  | 1170               | 500           | 8         | 1976            | 3    | 9256     | N    | N           | 16203 142ND AVE SE |
| 003      | 247335 | 1510  | 5/12/05   | \$296,000  | 1220               | 620           | 8         | 1976            | 3    | 19600    | N    | N           | 14106 SE 162ND PL  |
| 003      | 132833 | 0250  | 1/30/07   | \$365,000  | 1230               | 550           | 8         | 1978            | 3    | 6776     | N    | N           | 15418 SE 179TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 247351 | 0360  | 2/16/06   | \$334,000  | 1230               | 760           | 8         | 1977            | 3    | 7000     | N    | N           | 15414 SE 176TH ST      |
| 003      | 132830 | 0610  | 6/1/06    | \$363,450  | 1230               | 940           | 8         | 1977            | 3    | 6420     | N    | N           | 16014 SE 176TH PL      |
| 003      | 352305 | 9060  | 6/26/06   | \$359,900  | 1230               | 340           | 8         | 1991            | 3    | 5585     | N    | N           | 18020 161ST CT SE      |
| 003      | 132833 | 0600  | 9/12/05   | \$310,000  | 1260               | 560           | 8         | 1978            | 3    | 8658     | N    | N           | 17731 153RD CT SE      |
| 003      | 247341 | 0060  | 9/16/05   | \$329,950  | 1260               | 700           | 8         | 1976            | 3    | 7210     | N    | N           | 17401 158TH AVE SE     |
| 003      | 247346 | 0630  | 8/8/06    | \$359,000  | 1270               | 420           | 8         | 1978            | 3    | 9460     | N    | N           | 17338 160TH AVE SE     |
| 003      | 132831 | 0130  | 3/27/07   | \$357,500  | 1270               | 600           | 8         | 1977            | 3    | 8125     | N    | N           | 17722 157TH AVE SE     |
| 003      | 247341 | 1090  | 4/17/07   | \$366,000  | 1270               | 620           | 8         | 1977            | 3    | 7900     | N    | N           | 16000 SE 173RD ST      |
| 003      | 247346 | 0210  | 8/24/06   | \$400,000  | 1280               | 580           | 8         | 1978            | 3    | 8400     | N    | N           | 17415 162ND AVE SE     |
| 003      | 247346 | 0340  | 5/24/06   | \$359,950  | 1290               | 580           | 8         | 1977            | 3    | 8640     | N    | N           | 16078 SE 172ND PL      |
| 003      | 247341 | 1040  | 6/4/07    | \$362,000  | 1300               | 480           | 8         | 1977            | 3    | 7360     | N    | N           | 17304 160TH AVE SE     |
| 003      | 247348 | 0830  | 4/6/05    | \$300,000  | 1320               | 670           | 8         | 1981            | 3    | 7630     | N    | N           | 17238 163RD PL SE      |
| 003      | 247337 | 1500  | 1/11/05   | \$305,000  | 1330               | 830           | 8         | 1969            | 3    | 8400     | N    | N           | 15602 SE 171ST PL      |
| 003      | 247346 | 0060  | 6/28/06   | \$359,950  | 1330               | 410           | 8         | 1978            | 3    | 8625     | N    | N           | 16109 SE 175TH ST      |
| 003      | 247346 | 0650  | 7/12/07   | \$367,000  | 1330               | 0             | 8         | 1978            | 3    | 7848     | N    | N           | 17333 160TH AVE SE     |
| 003      | 247346 | 0260  | 11/19/07  | \$375,000  | 1330               | 300           | 8         | 1977            | 3    | 9350     | N    | N           | 16207 SE 174TH ST      |
| 003      | 247351 | 0100  | 1/23/07   | \$369,950  | 1330               | 330           | 8         | 1977            | 4    | 8400     | N    | N           | 15509 SE 176TH ST      |
| 003      | 247351 | 0100  | 7/17/06   | \$380,000  | 1330               | 330           | 8         | 1977            | 4    | 8400     | N    | N           | 15509 SE 176TH ST      |
| 003      | 247348 | 0460  | 1/28/05   | \$292,000  | 1330               | 0             | 8         | 1981            | 3    | 8400     | N    | N           | 16205 SE 173RD PL      |
| 003      | 132832 | 0420  | 8/1/07    | \$400,000  | 1340               | 1010          | 8         | 1979            | 4    | 7383     | N    | N           | 17715 162ND AVE SE     |
| 003      | 132832 | 0620  | 6/13/06   | \$360,000  | 1360               | 620           | 8         | 1980            | 4    | 7560     | N    | N           | 16202 SE 178TH PL      |
| 003      | 132832 | 0990  | 11/11/05  | \$345,000  | 1360               | 550           | 8         | 1980            | 3    | 7350     | N    | N           | 17703 163RD PL SE      |
| 003      | 247337 | 1350  | 6/26/06   | \$385,000  | 1360               | 860           | 8         | 1976            | 3    | 8025     | N    | N           | 15816 SE 169TH PL      |
| 003      | 247335 | 1540  | 7/17/07   | \$340,000  | 1370               | 360           | 8         | 1970            | 3    | 14850    | N    | N           | 16207 141ST AVE SE     |
| 003      | 247346 | 0180  | 1/4/05    | \$289,500  | 1370               | 470           | 8         | 1978            | 4    | 8400     | N    | N           | 17404 161ST AVE SE     |
| 003      | 132830 | 0020  | 11/4/05   | \$370,000  | 1390               | 1350          | 8         | 1978            | 3    | 7350     | N    | N           | 15812 SE 179TH ST      |
| 003      | 132833 | 0190  | 2/15/07   | \$380,000  | 1400               | 600           | 8         | 1978            | 3    | 9760     | N    | N           | 15504 SE 178TH PL      |
| 003      | 247300 | 0860  | 12/21/06  | \$400,000  | 1410               | 690           | 8         | 1966            | 3    | 7875     | N    | N           | 14320 SE 170TH ST      |
| 003      | 247337 | 0120  | 5/18/05   | \$285,650  | 1420               | 0             | 8         | 1968            | 3    | 9592     | N    | N           | 15047 SE FAIRWOOD BLVD |
| 003      | 132832 | 1080  | 4/2/07    | \$374,950  | 1420               | 970           | 8         | 1979            | 3    | 8360     | N    | N           | 16232 SE 179TH ST      |
| 003      | 247335 | 0240  | 2/3/05    | \$312,000  | 1430               | 700           | 8         | 1968            | 3    | 11250    | N    | N           | 14307 SE 164TH ST      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 132833 | 0480  | 7/24/07   | \$407,135  | 1430               | 590           | 8         | 1978            | 4    | 9860     | N    | N           | 17647 156TH AVE SE     |
| 003      | 132833 | 0590  | 6/27/05   | \$331,777  | 1430               | 590           | 8         | 1978            | 3    | 8250     | N    | N           | 17727 153RD CT SE      |
| 003      | 247337 | 1400  | 9/13/05   | \$301,950  | 1430               | 750           | 8         | 1976            | 3    | 7350     | N    | N           | 16921 157TH PL SE      |
| 003      | 247335 | 0100  | 2/3/05    | \$280,000  | 1440               | 0             | 8         | 1968            | 4    | 9450     | N    | N           | 14203 SE 162ND PL      |
| 003      | 247335 | 0330  | 6/21/05   | \$290,000  | 1440               | 0             | 8         | 1968            | 3    | 9135     | N    | N           | 14334 SE 164TH ST      |
| 003      | 247348 | 0660  | 3/1/06    | \$387,000  | 1440               | 480           | 8         | 1980            | 3    | 10500    | N    | N           | 16203 SE 175TH PL      |
| 003      | 247352 | 0440  | 2/16/07   | \$425,000  | 1440               | 750           | 8         | 1978            | 3    | 10000    | N    | N           | 16626 157TH CT SE      |
| 003      | 247352 | 0470  | 10/4/07   | \$393,000  | 1440               | 750           | 8         | 1978            | 3    | 7650     | N    | N           | 15757 SE 166TH PL      |
| 003      | 247351 | 0040  | 7/20/06   | \$359,950  | 1440               | 390           | 8         | 1977            | 3    | 7350     | N    | N           | 15223 SE 176TH ST      |
| 003      | 247345 | 1160  | 3/27/07   | \$451,000  | 1460               | 1410          | 8         | 1980            | 3    | 21730    | N    | N           | 15914 SE 166TH PL      |
| 003      | 247337 | 0580  | 8/4/06    | \$395,000  | 1460               | 710           | 8         | 1978            | 3    | 9916     | N    | N           | 17130 156TH AVE SE     |
| 003      | 247341 | 0950  | 12/29/05  | \$307,000  | 1460               | 0             | 8         | 1976            | 4    | 7107     | N    | N           | 17229 160TH AVE SE     |
| 003      | 247341 | 0710  | 10/25/07  | \$319,950  | 1460               | 0             | 8         | 1975            | 3    | 7208     | N    | N           | 17409 159TH AVE SE     |
| 003      | 247346 | 0040  | 3/18/05   | \$279,950  | 1470               | 520           | 8         | 1978            | 3    | 10000    | N    | N           | 17518 161ST AVE SE     |
| 003      | 247346 | 0080  | 10/17/05  | \$331,200  | 1470               | 700           | 8         | 1978            | 3    | 8800     | N    | N           | 16121 SE 175TH ST      |
| 003      | 247346 | 0080  | 10/25/06  | \$373,950  | 1470               | 700           | 8         | 1978            | 3    | 8800     | N    | N           | 16121 SE 175TH ST      |
| 003      | 247351 | 0020  | 6/24/05   | \$334,000  | 1470               | 760           | 8         | 1977            | 4    | 7350     | N    | N           | 15211 SE 176TH ST      |
| 003      | 247351 | 0020  | 6/24/06   | \$356,000  | 1470               | 760           | 8         | 1977            | 4    | 7350     | N    | N           | 15211 SE 176TH ST      |
| 003      | 247345 | 0930  | 7/23/07   | \$389,950  | 1480               | 340           | 8         | 1979            | 3    | 11259    | N    | N           | 16502 161ST AVE SE     |
| 003      | 247300 | 1090  | 4/20/06   | \$355,000  | 1490               | 0             | 8         | 1968            | 4    | 7590     | N    | N           | 16816 142ND AVE SE     |
| 003      | 247337 | 0470  | 2/9/05    | \$225,000  | 1500               | 0             | 8         | 1977            | 3    | 7560     | N    | N           | 17406 156TH PL SE      |
| 003      | 247350 | 0100  | 8/22/07   | \$343,450  | 1500               | 0             | 8         | 1976            | 3    | 7350     | N    | N           | 15515 SE 175TH CT      |
| 003      | 247337 | 1760  | 2/27/06   | \$314,950  | 1520               | 0             | 8         | 1970            | 3    | 7700     | N    | N           | 15830 SE FAIRWOOD BLVD |
| 003      | 247337 | 0980  | 3/17/05   | \$310,000  | 1520               | 0             | 8         | 1973            | 3    | 8925     | N    | N           | 17046 158TH AVE SE     |
| 003      | 247300 | 3180  | 5/23/05   | \$315,500  | 1530               | 460           | 8         | 1967            | 4    | 7875     | N    | N           | 14537 SE 167TH ST      |
| 003      | 247335 | 0400  | 8/27/07   | \$377,500  | 1530               | 880           | 8         | 1976            | 3    | 8881     | N    | N           | 16212 143RD AVE SE     |
| 003      | 247341 | 1270  | 1/4/05    | \$269,900  | 1530               | 0             | 8         | 1976            | 3    | 7810     | N    | N           | 17160 158TH CT SE      |
| 003      | 132831 | 0020  | 9/8/05    | \$326,000  | 1540               | 1000          | 8         | 1977            | 3    | 9900     | N    | N           | 15709 SE 178TH CT      |
| 003      | 247335 | 1230  | 2/10/06   | \$369,950  | 1550               | 460           | 8         | 1968            | 3    | 12665    | N    | N           | 16304 145TH AVE SE     |
| 003      | 247300 | 2360  | 4/20/05   | \$297,500  | 1550               | 0             | 8         | 1968            | 4    | 7875     | N    | N           | 14612 SE 173RD ST      |
| 003      | 247300 | 2360  | 5/10/07   | \$393,000  | 1550               | 0             | 8         | 1968            | 4    | 7875     | N    | N           | 14612 SE 173RD ST      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 003      | 132832 | 0530  | 11/10/06  | \$407,950  | 1560               | 420           | 8         | 1980            | 4    | 7560     | N    | N           | 16201 SE 178TH PL  |
| 003      | 247352 | 0520  | 7/27/06   | \$433,800  | 1560               | 480           | 8         | 1979            | 3    | 9600     | N    | N           | 16641 158TH PL SE  |
| 003      | 132833 | 0210  | 3/22/07   | \$355,000  | 1560               | 0             | 8         | 1978            | 4    | 6300     | N    | N           | 17817 155TH AVE SE |
| 003      | 247320 | 0210  | 6/23/05   | \$346,500  | 1570               | 440           | 8         | 1968            | 3    | 12870    | N    | N           | 14607 SE 170TH PL  |
| 003      | 247345 | 1050  | 7/6/05    | \$312,000  | 1570               | 390           | 8         | 1979            | 3    | 8058     | N    | N           | 16415 160TH PL SE  |
| 003      | 247350 | 0150  | 1/10/06   | \$344,950  | 1570               | 800           | 8         | 1976            | 3    | 9450     | N    | N           | 15548 SE 175TH CT  |
| 003      | 247300 | 2790  | 2/21/07   | \$399,888  | 1590               | 730           | 8         | 1967            | 4    | 12540    | N    | N           | 16928 150TH AVE SE |
| 003      | 132831 | 0680  | 8/3/06    | \$365,000  | 1590               | 1000          | 8         | 1977            | 4    | 10450    | N    | N           | 17848 156TH PL SE  |
| 003      | 247346 | 0300  | 2/15/05   | \$274,950  | 1590               | 0             | 8         | 1977            | 4    | 9450     | N    | N           | 16106 SE 174TH ST  |
| 003      | 132831 | 0030  | 7/18/06   | \$475,000  | 1600               | 1510          | 8         | 1977            | 3    | 18700    | N    | N           | 15713 SE 178TH CT  |
| 003      | 247300 | 0960  | 7/2/06    | \$393,000  | 1610               | 0             | 8         | 1967            | 3    | 8446     | N    | N           | 16901 143RD AVE SE |
| 003      | 132832 | 0790  | 3/1/06    | \$355,000  | 1610               | 350           | 8         | 1980            | 3    | 8400     | N    | N           | 17610 162ND AVE SE |
| 003      | 132831 | 0450  | 5/24/05   | \$351,500  | 1610               | 470           | 8         | 1977            | 3    | 7700     | N    | N           | 15603 SE 178TH ST  |
| 003      | 132831 | 0450  | 10/23/07  | \$383,700  | 1610               | 470           | 8         | 1977            | 3    | 7700     | N    | N           | 15603 SE 178TH ST  |
| 003      | 247335 | 0560  | 10/17/06  | \$335,000  | 1620               | 0             | 8         | 1968            | 3    | 8025     | N    | N           | 14330 SE 163RD ST  |
| 003      | 247345 | 0030  | 11/1/07   | \$305,000  | 1620               | 420           | 8         | 1980            | 3    | 7308     | N    | N           | 16021 SE 167TH PL  |
| 003      | 132832 | 0590  | 5/26/06   | \$387,500  | 1620               | 1000          | 8         | 1979            | 4    | 10400    | N    | N           | 16220 SE 178TH PL  |
| 003      | 132832 | 0110  | 6/7/05    | \$321,000  | 1620               | 900           | 8         | 1979            | 4    | 9680     | N    | N           | 17836 163RD PL SE  |
| 003      | 247345 | 0750  | 4/28/05   | \$319,950  | 1620               | 1000          | 8         | 1979            | 3    | 8374     | N    | N           | 16307 SE 165TH ST  |
| 003      | 247352 | 0610  | 1/30/07   | \$460,000  | 1620               | 850           | 8         | 1978            | 3    | 24000    | N    | N           | 15810 SE 166TH PL  |
| 003      | 132831 | 0580  | 4/20/07   | \$365,000  | 1620               | 380           | 8         | 1978            | 3    | 7280     | N    | N           | 15625 SE 178TH PL  |
| 003      | 132831 | 0650  | 11/21/05  | \$369,950  | 1620               | 700           | 8         | 1977            | 3    | 7725     | N    | N           | 15614 SE 179TH ST  |
| 003      | 247341 | 0640  | 12/13/06  | \$363,000  | 1620               | 420           | 8         | 1976            | 4    | 7696     | N    | N           | 17307 159TH AVE SE |
| 003      | 247346 | 0070  | 8/23/05   | \$298,700  | 1630               | 0             | 8         | 1978            | 3    | 8625     | N    | N           | 16115 SE 175TH ST  |
| 003      | 247351 | 0220  | 6/27/06   | \$410,000  | 1630               | 710           | 8         | 1977            | 3    | 9600     | N    | N           | 15408 SE 175TH PL  |
| 003      | 247352 | 0660  | 10/19/05  | \$359,000  | 1640               | 610           | 8         | 1979            | 3    | 19200    | N    | N           | 15758 SE 166TH PL  |
| 003      | 247352 | 0130  | 11/28/05  | \$400,000  | 1640               | 630           | 8         | 1979            | 3    | 12598    | N    | N           | 15843 SE 167TH PL  |
| 003      | 247341 | 1070  | 7/7/05    | \$301,950  | 1640               | 0             | 8         | 1975            | 3    | 7242     | N    | N           | 16016 SE 173RD ST  |
| 003      | 937870 | 0170  | 3/15/05   | \$287,629  | 1640               | 0             | 8         | 1990            | 3    | 9227     | N    | N           | 16101 SE 180TH PL  |
| 003      | 132832 | 0550  | 1/30/07   | \$407,000  | 1640               | 0             | 8         | 1983            | 4    | 5950     | N    | N           | 16213 SE 178TH PL  |
| 003      | 132831 | 0520  | 1/29/07   | \$380,000  | 1650               | 500           | 8         | 1978            | 3    | 7840     | N    | N           | 15628 SE 178TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 247337 | 0990  | 6/29/06   | \$415,000  | 1650               | 700           | 8         | 1976            | 3    | 8250     | N    | N           | 17038 158TH AVE SE     |
| 003      | 247320 | 0230  | 10/22/07  | \$430,000  | 1660               | 0             | 8         | 1967            | 4    | 11475    | N    | N           | 14615 SE 170TH PL      |
| 003      | 132832 | 0400  | 6/14/05   | \$330,000  | 1660               | 750           | 8         | 1979            | 3    | 7668     | N    | N           | 17703 162ND AVE SE     |
| 003      | 247337 | 2630  | 12/27/07  | \$320,000  | 1660               | 1660          | 8         | 1978            | 3    | 14014    | N    | N           | 15440 SE FAIRWOOD BLVD |
| 003      | 247341 | 1210  | 10/15/07  | \$384,000  | 1660               | 0             | 8         | 1974            | 3    | 8160     | N    | N           | 16000 SE 172ND PL      |
| 003      | 247347 | 0110  | 9/11/07   | \$415,000  | 1660               | 400           | 8         | 1981            | 4    | 9775     | N    | N           | 16566 162ND PL SE      |
| 003      | 247300 | 1950  | 5/21/07   | \$429,000  | 1670               | 0             | 8         | 1968            | 3    | 9600     | N    | N           | 14638 SE 172ND ST      |
| 003      | 247300 | 3040  | 7/25/06   | \$360,000  | 1670               | 0             | 8         | 1967            | 4    | 12480    | N    | N           | 14614 SE 167TH PL      |
| 003      | 247335 | 1370  | 3/28/06   | \$388,000  | 1680               | 0             | 8         | 1968            | 3    | 14250    | N    | N           | 14344 SE 162ND PL      |
| 003      | 247345 | 1090  | 5/19/06   | \$378,000  | 1680               | 1180          | 8         | 1979            | 3    | 15540    | N    | N           | 16023 SE 166TH ST      |
| 003      | 247348 | 0210  | 7/11/05   | \$305,304  | 1680               | 0             | 8         | 1984            | 3    | 11193    | N    | N           | 16084 SE 172ND PL      |
| 003      | 247348 | 0110  | 11/22/06  | \$467,500  | 1680               | 640           | 8         | 1983            | 3    | 14135    | N    | N           | 16002 SE 169TH PL      |
| 003      | 132833 | 0850  | 4/9/07    | \$359,000  | 1680               | 0             | 8         | 1981            | 3    | 7910     | N    | N           | 15412 SE 176TH PL      |
| 003      | 132832 | 0540  | 7/18/06   | \$380,000  | 1690               | 900           | 8         | 1980            | 3    | 7350     | N    | N           | 16207 SE 178TH PL      |
| 003      | 132832 | 1100  | 7/21/06   | \$370,000  | 1690               | 810           | 8         | 1984            | 3    | 7665     | N    | N           | 16216 SE 179TH ST      |
| 003      | 132832 | 0180  | 3/31/06   | \$349,950  | 1690               | 0             | 8         | 1983            | 3    | 7350     | N    | N           | 17726 163RD PL SE      |
| 003      | 247348 | 0050  | 8/27/05   | \$385,000  | 1700               | 630           | 8         | 1984            | 3    | 7350     | N    | N           | 16019 SE FAIRWOOD BLVD |
| 003      | 247337 | 1530  | 12/19/06  | \$369,000  | 1720               | 0             | 8         | 1976            | 3    | 7350     | N    | N           | 17010 156TH AVE SE     |
| 003      | 247337 | 0440  | 6/22/07   | \$410,000  | 1720               | 720           | 8         | 1974            | 3    | 10120    | N    | N           | 15627 SE 175TH ST      |
| 003      | 247337 | 0940  | 10/1/07   | \$275,000  | 1730               | 0             | 8         | 1976            | 3    | 9025     | N    | N           | 17043 159TH PL SE      |
| 003      | 247335 | 1460  | 8/4/06    | \$395,000  | 1740               | 460           | 8         | 1968            | 3    | 14250    | N    | N           | 14218 SE 162ND PL      |
| 003      | 247335 | 0610  | 9/30/05   | \$355,000  | 1740               | 0             | 8         | 1968            | 4    | 7665     | N    | N           | 16212 143RD PL SE      |
| 003      | 247300 | 0050  | 7/21/05   | \$295,900  | 1740               | 0             | 8         | 1967            | 3    | 9450     | N    | N           | 16405 142ND PL SE      |
| 003      | 247300 | 0050  | 1/10/06   | \$362,500  | 1740               | 0             | 8         | 1967            | 3    | 9450     | N    | N           | 16405 142ND PL SE      |
| 003      | 247300 | 0050  | 10/24/06  | \$385,000  | 1740               | 0             | 8         | 1967            | 3    | 9450     | N    | N           | 16405 142ND PL SE      |
| 003      | 247300 | 0050  | 11/1/07   | \$435,000  | 1740               | 0             | 8         | 1967            | 3    | 9450     | N    | N           | 16405 142ND PL SE      |
| 003      | 132831 | 0560  | 1/18/07   | \$350,000  | 1740               | 870           | 8         | 1978            | 3    | 7630     | N    | N           | 15611 SE 178TH PL      |
| 003      | 247351 | 0090  | 10/31/05  | \$285,000  | 1750               | 0             | 8         | 1977            | 3    | 8900     | N    | N           | 15419 SE 176TH ST      |
| 003      | 247351 | 0090  | 6/2/06    | \$384,150  | 1750               | 0             | 8         | 1977            | 3    | 8900     | N    | N           | 15419 SE 176TH ST      |
| 003      | 247335 | 0690  | 5/2/05    | \$300,000  | 1750               | 0             | 8         | 1973            | 4    | 8284     | N    | N           | 14413 SE 162ND PL      |
| 003      | 247348 | 0200  | 6/27/05   | \$387,500  | 1750               | 550           | 8         | 1983            | 3    | 12100    | N    | N           | 16915 161ST AVE SE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 247345 | 0690  | 8/30/06   | \$466,000  | 1760               | 560           | 8         | 1980            | 3    | 12000    | N    | N           | 16618 163RD PL SE      |
| 003      | 247337 | 0520  | 9/18/07   | \$434,950  | 1760               | 580           | 8         | 1978            | 3    | 7875     | N    | N           | 17314 156TH AVE SE     |
| 003      | 132831 | 0050  | 6/7/06    | \$365,000  | 1760               | 640           | 8         | 1977            | 3    | 11000    | N    | N           | 15708 SE 178TH CT      |
| 003      | 247300 | 2330  | 8/17/06   | \$355,000  | 1770               | 500           | 8         | 1968            | 4    | 7875     | N    | N           | 14630 SE 173RD ST      |
| 003      | 247350 | 0110  | 6/21/05   | \$406,000  | 1770               | 0             | 8         | 1977            | 5    | 14250    | N    | N           | 15517 SE 175TH CT      |
| 003      | 247346 | 0490  | 10/19/05  | \$349,950  | 1770               | 540           | 8         | 1977            | 3    | 9944     | N    | N           | 17207 161ST AVE SE     |
| 003      | 247335 | 1210  | 7/22/05   | \$323,000  | 1780               | 0             | 8         | 1969            | 4    | 14592    | N    | N           | 16316 145TH AVE SE     |
| 003      | 247341 | 0960  | 7/24/05   | \$356,000  | 1780               | 0             | 8         | 1976            | 3    | 7210     | N    | N           | 17301 160TH AVE SE     |
| 003      | 247341 | 0750  | 6/1/07    | \$326,400  | 1780               | 0             | 8         | 1975            | 3    | 8880     | N    | N           | 15903 SE 175TH ST      |
| 003      | 247341 | 0750  | 11/6/07   | \$365,000  | 1780               | 0             | 8         | 1975            | 3    | 8880     | N    | N           | 15903 SE 175TH ST      |
| 003      | 247300 | 1110  | 5/18/07   | \$397,000  | 1790               | 0             | 8         | 1966            | 3    | 7875     | N    | N           | 16802 143RD AVE SE     |
| 003      | 247345 | 0010  | 10/6/05   | \$381,000  | 1790               | 1130          | 8         | 1980            | 3    | 8500     | N    | N           | 16009 SE 167TH PL      |
| 003      | 247347 | 0170  | 4/29/05   | \$340,000  | 1790               | 700           | 8         | 1980            | 3    | 7350     | N    | N           | 16536 162ND PL SE      |
| 003      | 247347 | 0170  | 5/22/06   | \$362,065  | 1790               | 700           | 8         | 1980            | 3    | 7350     | N    | N           | 16536 162ND PL SE      |
| 003      | 247335 | 1090  | 1/11/06   | \$371,450  | 1810               | 0             | 8         | 1968            | 4    | 7800     | N    | N           | 16613 148TH AVE SE     |
| 003      | 247335 | 1090  | 5/18/06   | \$390,000  | 1810               | 0             | 8         | 1968            | 4    | 7800     | N    | N           | 16613 148TH AVE SE     |
| 003      | 247345 | 0840  | 8/22/06   | \$398,000  | 1830               | 0             | 8         | 1979            | 3    | 7210     | N    | N           | 16503 162ND AVE SE     |
| 003      | 247352 | 0760  | 6/20/06   | \$385,000  | 1840               | 0             | 8         | 1978            | 3    | 9525     | N    | N           | 16641 157TH AVE SE     |
| 003      | 247337 | 1090  | 3/22/05   | \$299,950  | 1850               | 0             | 8         | 1973            | 4    | 8547     | N    | N           | 17001 158TH PL SE      |
| 003      | 247337 | 0790  | 3/13/07   | \$375,000  | 1850               | 0             | 8         | 1973            | 3    | 8400     | N    | N           | 17016 159TH PL SE      |
| 003      | 937870 | 0060  | 5/17/07   | \$400,000  | 1870               | 0             | 8         | 1990            | 3    | 8125     | N    | N           | 16030 SE 180TH PL      |
| 003      | 247348 | 1180  | 2/16/05   | \$375,000  | 1880               | 650           | 8         | 1983            | 3    | 14746    | N    | N           | 16010 SE FAIRWOOD BLVD |
| 003      | 247300 | 3280  | 12/27/06  | \$370,000  | 1890               | 0             | 8         | 1967            | 3    | 9450     | N    | N           | 16716 145TH AVE SE     |
| 003      | 247300 | 3550  | 7/14/05   | \$352,000  | 1900               | 0             | 8         | 1967            | 3    | 7875     | N    | N           | 16251 141ST AVE SE     |
| 003      | 247337 | 0200  | 5/26/06   | \$429,950  | 1900               | 1200          | 8         | 1973            | 3    | 9600     | N    | N           | 15421 SE FAIRWOOD BLVD |
| 003      | 247351 | 0280  | 3/19/07   | \$610,000  | 1910               | 1300          | 8         | 1977            | 3    | 19810    | N    | N           | 17531 152ND PL SE      |
| 003      | 247337 | 0830  | 4/17/07   | \$394,000  | 1920               | 0             | 8         | 1976            | 3    | 8400     | N    | N           | 16918 159TH PL SE      |
| 003      | 247348 | 0300  | 2/4/05    | \$302,000  | 1920               | 0             | 8         | 1985            | 3    | 11160    | N    | N           | 17105 163RD PL SE      |
| 003      | 247300 | 1470  | 12/1/05   | \$370,000  | 1940               | 0             | 8         | 1967            | 3    | 9720     | N    | N           | 14657 SE FAIRWOOD BLVD |
| 003      | 247300 | 3130  | 4/25/06   | \$409,950  | 1940               | 0             | 8         | 1967            | 4    | 8664     | N    | N           | 14509 SE 167TH ST      |
| 003      | 247348 | 0870  | 9/28/06   | \$400,000  | 1940               | 0             | 8         | 1984            | 3    | 8325     | N    | N           | 17214 163RD PL SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 247335 | 0660  | 3/24/05   | \$410,000  | 1950               | 0             | 8         | 1967            | 4    | 14110    | N    | N           | 16214 144TH AVE SE     |
| 003      | 247300 | 0630  | 11/17/06  | \$370,000  | 1960               | 0             | 8         | 1968            | 3    | 9600     | N    | N           | 14414 SE 169TH ST      |
| 003      | 132832 | 0880  | 4/22/05   | \$315,000  | 1970               | 1020          | 8         | 1979            | 3    | 7500     | N    | N           | 17634 162ND PL SE      |
| 003      | 247348 | 0140  | 12/9/05   | \$345,000  | 1980               | 0             | 8         | 1983            | 3    | 8260     | N    | N           | 16011 SE 169TH PL      |
| 003      | 247345 | 0390  | 3/1/07    | \$475,000  | 1990               | 390           | 8         | 1980            | 4    | 7210     | N    | N           | 16633 163RD PL SE      |
| 003      | 247348 | 0790  | 9/9/05    | \$392,000  | 1990               | 0             | 8         | 1984            | 3    | 8400     | N    | N           | 17404 163RD PL SE      |
| 003      | 247353 | 0290  | 9/1/05    | \$399,500  | 1990               | 0             | 8         | 1993            | 3    | 8084     | N    | N           | 16043 SE 171ST PL      |
| 003      | 132833 | 0490  | 8/17/05   | \$330,000  | 2020               | 0             | 8         | 1981            | 3    | 9372     | N    | N           | 17653 156TH AVE SE     |
| 003      | 247300 | 0770  | 6/16/05   | \$329,950  | 2030               | 0             | 8         | 1966            | 3    | 9048     | N    | N           | 16915 144TH AVE SE     |
| 003      | 247337 | 0510  | 12/20/05  | \$332,500  | 2030               | 0             | 8         | 1974            | 3    | 9030     | N    | N           | 17322 156TH AVE SE     |
| 003      | 247300 | 1480  | 11/9/07   | \$281,250  | 2040               | 0             | 8         | 1967            | 3    | 9000     | N    | N           | 14663 SE FAIRWOOD BLVD |
| 003      | 247348 | 0250  | 10/9/06   | \$464,000  | 2050               | 0             | 8         | 1986            | 3    | 7350     | N    | N           | 17120 161ST AVE SE     |
| 003      | 247348 | 0130  | 2/15/06   | \$395,000  | 2060               | 0             | 8         | 1983            | 3    | 7560     | N    | N           | 16007 SE 169TH PL      |
| 003      | 247300 | 1930  | 3/30/05   | \$432,700  | 2070               | 1190          | 8         | 1973            | 4    | 9600     | N    | N           | 14654 SE 172ND ST      |
| 003      | 247300 | 3270  | 4/18/06   | \$380,000  | 2080               | 0             | 8         | 1967            | 3    | 8614     | N    | N           | 14512 SE FAIRWOOD BLVD |
| 003      | 247300 | 1160  | 9/13/05   | \$360,000  | 2080               | 0             | 8         | 1966            | 3    | 7875     | N    | N           | 14224 SE 165TH PL      |
| 003      | 247341 | 0920  | 7/12/07   | \$318,000  | 2080               | 0             | 8         | 1976            | 4    | 7872     | N    | N           | 17211 160TH AVE SE     |
| 003      | 247353 | 0210  | 7/7/05    | \$394,000  | 2090               | 0             | 8         | 1994            | 3    | 7326     | N    | N           | 17049 160TH AVE SE     |
| 003      | 247351 | 0250  | 8/25/05   | \$430,000  | 2110               | 730           | 8         | 1978            | 3    | 9600     | N    | N           | 15224 SE 175TH PL      |
| 003      | 247351 | 0250  | 10/21/05  | \$475,000  | 2110               | 730           | 8         | 1978            | 3    | 9600     | N    | N           | 15224 SE 175TH PL      |
| 003      | 247346 | 0660  | 6/6/06    | \$387,950  | 2110               | 0             | 8         | 1978            | 3    | 9200     | N    | N           | 17337 160TH AVE SE     |
| 003      | 247348 | 1060  | 6/20/05   | \$379,900  | 2120               | 310           | 8         | 1984            | 3    | 10087    | N    | N           | 16924 161ST AVE SE     |
| 003      | 247348 | 1060  | 12/14/06  | \$434,950  | 2120               | 310           | 8         | 1984            | 3    | 10087    | N    | N           | 16924 161ST AVE SE     |
| 003      | 247348 | 0930  | 8/17/06   | \$409,950  | 2120               | 0             | 8         | 1984            | 3    | 7350     | N    | N           | 17104 163RD PL SE      |
| 003      | 132833 | 0150  | 2/24/05   | \$314,950  | 2130               | 0             | 8         | 1979            | 3    | 8798     | N    | N           | 15528 SE 178TH PL      |
| 003      | 132833 | 0150  | 9/15/06   | \$384,950  | 2130               | 0             | 8         | 1979            | 3    | 8798     | N    | N           | 15528 SE 178TH PL      |
| 003      | 247350 | 0230  | 12/27/06  | \$439,500  | 2130               | 0             | 8         | 1977            | 4    | 8500     | N    | N           | 15502 SE 175TH CT      |
| 003      | 247300 | 2090  | 4/21/05   | \$369,000  | 2140               | 0             | 8         | 1968            | 3    | 9000     | N    | N           | 17213 146TH AVE SE     |
| 003      | 247320 | 0040  | 5/30/06   | \$412,000  | 2220               | 0             | 8         | 1967            | 4    | 9600     | N    | N           | 14812 SE 170TH ST      |
| 003      | 247300 | 0290  | 9/12/05   | \$335,000  | 2250               | 0             | 8         | 1967            | 3    | 10260    | N    | N           | 14114 SE 168TH ST      |
| 003      | 247345 | 0640  | 11/29/07  | \$438,500  | 2250               | 810           | 8         | 1980            | 3    | 11060    | N    | N           | 16720 163RD PL SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 247300 | 1050  | 2/4/07    | \$437,500  | 2260               | 0             | 8         | 1967            | 4    | 10004    | N    | N           | 16840 142ND AVE SE     |
| 003      | 132831 | 0190  | 5/8/07    | \$437,950  | 2260               | 0             | 8         | 1977            | 3    | 8740     | N    | N           | 17644 157TH AVE SE     |
| 003      | 132831 | 0620  | 8/11/05   | \$325,005  | 2260               | 0             | 8         | 1977            | 3    | 7770     | N    | N           | 17849 157TH AVE SE     |
| 003      | 247300 | 1520  | 7/6/05    | \$420,000  | 2280               | 0             | 8         | 1968            | 4    | 9600     | N    | N           | 14689 SE FAIRWOOD BLVD |
| 003      | 132831 | 0440  | 10/11/05  | \$358,000  | 2280               | 0             | 8         | 1977            | 3    | 7700     | N    | N           | 15602 SE 178TH ST      |
| 003      | 247300 | 2740  | 6/6/06    | \$400,000  | 2300               | 0             | 8         | 1967            | 4    | 8816     | N    | N           | 15014 SE 171ST ST      |
| 003      | 132832 | 0320  | 12/21/05  | \$365,350  | 2310               | 0             | 8         | 1979            | 3    | 7370     | N    | N           | 16210 SE 176TH PL      |
| 003      | 247341 | 0650  | 8/15/05   | \$340,000  | 2310               | 0             | 8         | 1976            | 4    | 8748     | N    | N           | 17313 159TH AVE SE     |
| 003      | 247337 | 2040  | 5/31/05   | \$333,000  | 2320               | 0             | 8         | 1973            | 3    | 7350     | N    | N           | 15646 SE FAIRWOOD BLVD |
| 003      | 247337 | 2650  | 3/16/06   | \$394,950  | 2370               | 0             | 8         | 1968            | 4    | 14403    | N    | N           | 17210 154TH CT SE      |
| 003      | 247300 | 1920  | 5/26/06   | \$495,000  | 2370               | 0             | 8         | 1968            | 3    | 9600     | N    | N           | 14662 SE 172ND ST      |
| 003      | 247345 | 0730  | 4/24/06   | \$419,950  | 2370               | 0             | 8         | 1979            | 3    | 12000    | N    | N           | 16520 163RD PL SE      |
| 003      | 247335 | 0940  | 8/2/05    | \$354,000  | 2380               | 0             | 8         | 1967            | 4    | 7875     | N    | N           | 16527 147TH AVE SE     |
| 003      | 247337 | 2571  | 10/1/07   | \$427,500  | 2390               | 0             | 8         | 1969            | 4    | 12060    | N    | N           | 17015 154TH PL SE      |
| 003      | 247335 | 0820  | 12/14/06  | \$414,800  | 2390               | 0             | 8         | 1967            | 4    | 8720     | N    | N           | 16513 146TH AVE SE     |
| 003      | 247337 | 0820  | 1/6/06    | \$370,000  | 2420               | 0             | 8         | 1977            | 3    | 8400     | N    | N           | 16924 159TH PL SE      |
| 003      | 247348 | 0890  | 6/10/05   | \$374,950  | 2420               | 0             | 8         | 1986            | 3    | 7810     | N    | N           | 17202 163RD PL SE      |
| 003      | 247337 | 1670  | 7/11/07   | \$349,950  | 2430               | 0             | 8         | 1973            | 4    | 7350     | N    | N           | 15823 SE FAIRWOOD BLVD |
| 003      | 247353 | 0300  | 8/8/06    | \$454,950  | 2450               | 0             | 8         | 1994            | 3    | 11376    | N    | N           | 16047 SE 171ST PL      |
| 003      | 132832 | 0810  | 10/17/05  | \$349,950  | 2480               | 0             | 8         | 1979            | 3    | 6175     | N    | N           | 16215 SE 176TH PL      |
| 003      | 247350 | 0010  | 2/10/05   | \$460,000  | 2550               | 0             | 8         | 1985            | 4    | 9600     | N    | N           | 17411 155TH AVE SE     |
| 003      | 247350 | 0010  | 4/23/07   | \$560,000  | 2550               | 0             | 8         | 1985            | 4    | 9600     | N    | N           | 17411 155TH AVE SE     |
| 003      | 132832 | 1010  | 11/1/05   | \$375,000  | 2560               | 0             | 8         | 1979            | 3    | 7350     | N    | N           | 17719 163RD PL SE      |
| 003      | 247320 | 0170  | 8/15/06   | \$490,000  | 2600               | 0             | 8         | 1968            | 3    | 11200    | N    | N           | 15025 SE 171ST ST      |
| 003      | 247345 | 0880  | 5/16/06   | \$417,500  | 2600               | 0             | 8         | 1979            | 3    | 8755     | N    | N           | 16526 161ST AVE SE     |
| 003      | 247337 | 2430  | 7/26/06   | \$545,000  | 2600               | 0             | 8         | 1972            | 3    | 14260    | N    | N           | 16939 155TH PL SE      |
| 003      | 247353 | 0130  | 10/21/05  | \$439,000  | 2640               | 0             | 8         | 1993            | 3    | 8849     | N    | N           | 16008 SE 170TH PL      |
| 003      | 247300 | 2280  | 7/11/06   | \$415,000  | 2810               | 0             | 8         | 1967            | 3    | 7875     | N    | N           | 14660 SE 173RD ST      |
| 003      | 247337 | 2170  | 7/13/07   | \$492,500  | 2820               | 0             | 8         | 1976            | 3    | 12519    | N    | N           | 15543 SE 169TH ST      |
| 003      | 247300 | 0350  | 3/6/07    | \$486,900  | 2840               | 0             | 8         | 1967            | 4    | 9525     | N    | N           | 16809 142ND AVE SE     |
| 003      | 247353 | 0190  | 12/22/05  | \$455,950  | 2900               | 0             | 8         | 1994            | 3    | 7040     | N    | N           | 17039 160TH AVE SE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 247337 | 2550  | 4/12/05   | \$371,000  | 3190               | 0             | 8         | 1975            | 4    | 12502    | N    | N           | 17022 154TH PL SE      |
| 003      | 247300 | 2770  | 10/3/06   | \$435,000  | 3210               | 0             | 8         | 1967            | 3    | 10730    | N    | N           | 16942 150TH AVE SE     |
| 003      | 247347 | 0160  | 2/8/05    | \$359,950  | 3260               | 0             | 8         | 1980            | 3    | 7210     | N    | N           | 16542 162ND PL SE      |
| 003      | 247300 | 1010  | 7/12/06   | \$425,000  | 3360               | 0             | 8         | 1967            | 3    | 9240     | N    | N           | 16929 143RD AVE SE     |
| 003      | 247300 | 1330  | 4/25/05   | \$455,000  | 3430               | 0             | 8         | 1967            | 4    | 9280     | N    | N           | 14317 SE FAIRWOOD BLVD |
| 003      | 247337 | 0750  | 2/28/05   | \$385,000  | 3440               | 0             | 8         | 1974            | 3    | 10428    | N    | N           | 17044 159TH PL SE      |
| 003      | 247300 | 2540  | 3/29/05   | \$445,000  | 3480               | 0             | 8         | 1967            | 4    | 9600     | N    | N           | 14711 SE 172ND PL      |
| 003      | 247320 | 0050  | 1/12/07   | \$500,000  | 3500               | 0             | 8         | 1968            | 3    | 11528    | N    | N           | 14808 SE 170TH ST      |
| 003      | 247300 | 1380  | 4/15/05   | \$379,000  | 3530               | 0             | 8         | 1967            | 3    | 9960     | N    | N           | 14523 SE FAIRWOOD BLVD |
| 003      | 247300 | 0040  | 8/26/05   | \$400,000  | 3540               | 0             | 8         | 1967            | 3    | 7844     | N    | N           | 14131 SE FAIRWOOD BLVD |
| 003      | 247300 | 2920  | 7/10/06   | \$500,000  | 3630               | 0             | 8         | 1967            | 3    | 14355    | N    | N           | 16850 148TH AVE SE     |
| 003      | 247300 | 0500  | 6/12/07   | \$575,000  | 3840               | 0             | 8         | 1968            | 3    | 9600     | N    | N           | 14317 SE 170TH ST      |
| 003      | 885690 | 0370  | 3/24/05   | \$502,500  | 2360               | 0             | 9         | 1987            | 3    | 22470    | N    | N           | 16039 160TH PL SE      |
| 003      | 247300 | 2070  | 10/17/05  | \$409,000  | 2640               | 0             | 9         | 1978            | 4    | 8400     | N    | N           | 17201 146TH AVE SE     |
| 003      | 247300 | 2070  | 12/27/07  | \$553,000  | 2640               | 0             | 9         | 1978            | 4    | 8400     | N    | N           | 17201 146TH AVE SE     |
| 003      | 885690 | 0350  | 6/15/06   | \$615,000  | 2830               | 0             | 10        | 1986            | 3    | 23288    | N    | N           | 15821 SE 160TH PL      |
| 003      | 885690 | 0240  | 7/20/05   | \$585,000  | 3050               | 0             | 10        | 1986            | 3    | 18572    | Y    | N           | 15620 SE 160TH PL      |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 002      | 008700 | 0028  | 9/27/05   | \$170,000  | Diagnostic Outlier-Box Plot                  |
| 002      | 008700 | 0170  | 5/9/05    | \$220,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 008700 | 0180  | 6/7/06    | \$241,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 008700 | 0298  | 6/20/07   | \$313,000  | Lack of Representation-Grade4                |
| 002      | 008800 | 0071  | 11/16/07  | \$38,250   | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)  |
| 002      | 008800 | 0100  | 2/15/06   | \$480,000  | Lack of Representation-Lot 1-3AC             |
| 002      | 008800 | 0132  | 7/25/06   | \$410,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 008800 | 0152  | 7/13/06   | \$330,000  | Lack of Representation-ConditionFair         |
| 002      | 008800 | 0220  | 6/30/06   | \$295,000  | IMP COUNT                                    |
| 002      | 008800 | 0240  | 2/1/05    | \$185,000  | Diagnostic Outlier-BoxPlot                   |
| 002      | 008800 | 0280  | 6/14/06   | \$389,950  | OBSOL                                        |
| 002      | 008800 | 0370  | 3/2/06    | \$710,000  | Lack of Representation-Lot 1-3AC             |
| 002      | 008800 | 0410  | 6/14/07   | \$480,000  | IMP COUNT;STATEMENT TO DOR                   |
| 002      | 008800 | 0891  | 5/5/06    | \$90,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 002      | 008800 | 0896  | 5/4/06    | \$90,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 002      | 073900 | 0025  | 7/29/06   | \$400,000  | PREVIMP<=25K;STATEMENT TO DOR                |
| 002      | 073900 | 0027  | 10/3/05   | \$275,000  | Lack of Representation-ConditionFair         |
| 002      | 073900 | 0035  | 9/27/06   | \$363,000  | IMP COUNT                                    |
| 002      | 073900 | 0055  | 12/29/06  | \$260,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 080600 | 0060  | 9/13/05   | \$305,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142320 | 0025  | 12/8/06   | \$256,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 142320 | 0055  | 11/2/06   | \$267,900  | RELATED PARTY, FRIEND, OR NEIGHBOR;          |
| 002      | 142320 | 0120  | 8/31/06   | \$237,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 002      | 142340 | 0220  | 10/27/05  | \$255,000  | UNFIN AREA                                   |
| 002      | 142350 | 0060  | 4/1/05    | \$163,100  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 142350 | 0130  | 11/18/05  | \$56,855   | QUIT CLAIM DEED;                             |
| 002      | 142350 | 0410  | 7/24/06   | \$272,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142350 | 0790  | 8/15/07   | \$102,907  | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002      | 142360 | 0340  | 12/21/06  | \$275,100  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142370 | 0390  | 4/14/06   | \$293,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142370 | 0710  | 10/11/07  | \$250,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142380 | 0210  | 10/24/07  | \$285,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142380 | 0670  | 11/21/05  | \$113,414  | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)  |
| 002      | 142390 | 0070  | 8/6/07    | \$300,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 142390 | 0670  | 9/20/05   | \$64,390   | PARTIAL INTEREST (1/3, 1/2, Etc.);           |
| 002      | 142390 | 0750  | 5/7/07    | \$324,950  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142391 | 0190  | 9/28/06   | \$240,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 142391 | 0650  | 3/29/06   | \$230,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 143240 | 0020  | 9/11/06   | \$87,181   | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 143240 | 0020  | 5/2/07    | \$90,781   | DOR RATIO;QUIT CLAIM DEED                    |
| 002      | 143240 | 0025  | 8/9/07    | \$280,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 143240 | 0050  | 7/10/07   | \$140,379  | DOR RATIO;STATEMENT TO DOR                   |
| 002      | 143240 | 0390  | 6/8/06    | \$116,280  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 143240 | 0530  | 4/5/05    | \$221,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 143240 | 0785  | 11/15/05  | \$230,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                             |
|----------|--------|-------|-----------|------------|------------------------------------------------------|
| 002      | 143240 | 0925  | 1/17/07   | \$260,000  | FORCED SALE                                          |
| 002      | 143240 | 1050  | 11/2/06   | \$86,601   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR         |
| 002      | 143260 | 0010  | 5/25/06   | \$54,522   | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)   |
| 002      | 143260 | 0140  | 3/7/05    | \$63,667   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;        |
| 002      | 143260 | 0415  | 9/27/06   | \$320,000  | Sale Price doesn't appear to reflect characteristics |
| 002      | 143260 | 0715  | 9/20/06   | \$280,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 002      | 143270 | 0040  | 6/23/06   | \$52,787   | QUIT CLAIM DEED;                                     |
| 002      | 143270 | 0180  | 9/20/05   | \$264,950  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 002      | 143270 | 0670  | 12/4/05   | \$195,542  | EXEMPT FROM EXCISE TAX; STATEMENT TO DOR             |
| 002      | 143280 | 0020  | 8/30/06   | \$91,358   | DOR RATIO;QUIT CLAIM DEED                            |
| 002      | 143280 | 0320  | 10/19/05  | \$104,175  | DOR RATIO;STATEMENT TO DOR                           |
| 002      | 143280 | 0320  | 11/26/07  | \$299,950  | RELOCATION - SALE TO SERVICE                         |
| 002      | 143290 | 0230  | 12/21/05  | \$93,144   | DOR RATIO;QUIT CLAIM DEED;                           |
| 002      | 143290 | 0290  | 1/17/07   | \$88,730   | DOR RATIO;QUIT CLAIM DEED;                           |
| 002      | 143290 | 0340  | 1/9/06    | \$216,000  | RELATED PARTY, FRIEND, OR NEIGHBOR;                  |
| 002      | 143300 | 0010  | 1/7/05    | \$203,500  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 002      | 147306 | 0010  | 12/27/07  | \$700,000  | RELOCATION - SALE TO SERVICE                         |
| 002      | 162680 | 0060  | 4/12/07   | \$221,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 002      | 202305 | 9021  | 11/19/07  | \$410,000  | EXEMPT FROM EXCISE TAX                               |
| 002      | 202305 | 9023  | 10/4/07   | \$25,000   | DOR RATIO;UNFIN AREA;GOVERNMENT AGENCY               |
| 002      | 202305 | 9023  | 7/29/05   | \$177,000  | UNFIN AREA                                           |
| 002      | 202305 | 9025  | 8/14/07   | \$278,800  | EXEMPT FROM EXCISE TAX                               |
| 002      | 202305 | 9031  | 1/26/07   | \$91,000   | DOR RATIO;EXEMPT FROM EXCISE TAX                     |
| 002      | 202305 | 9052  | 7/19/07   | \$820,000  | Lack of Representation-Lot 1-3AC                     |
| 002      | 202305 | 9056  | 11/3/05   | \$101,060  | DOR RATIO                                            |
| 002      | 236920 | 0010  | 9/22/05   | \$87,300   | DOR RATIO;QUIT CLAIM DEED;                           |
| 002      | 246070 | 0160  | 11/29/06  | \$330,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 002      | 246070 | 1010  | 3/22/06   | \$223,896  | QUIT CLAIM DEED; STATEMENT TO DOR                    |
| 002      | 247310 | 0150  | 3/20/07   | \$130,913  | DOR RATIO;STATEMENT TO DOR                           |
| 002      | 247310 | 0550  | 7/14/06   | \$305,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 002      | 247310 | 0600  | 4/18/05   | \$138,159  | DOR RATIO;QUIT CLAIM DEED;                           |
| 002      | 247310 | 0800  | 2/28/05   | \$230,000  | RELOCATION - SALE TO SERVICE                         |
| 002      | 247310 | 0820  | 11/27/07  | \$112,000  | DOR RATIO                                            |
| 002      | 247310 | 0880  | 6/20/05   | \$205,500  | IMP. CHARACTERISTICS CHANGED SINCE SALE              |
| 002      | 247310 | 0890  | 6/8/06    | \$334,950  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 002      | 247310 | 1200  | 4/13/06   | \$245,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 002      | 247325 | 0230  | 10/3/05   | \$334,900  | RELOCATION - SALE TO SERVICE                         |
| 002      | 247325 | 0290  | 2/24/05   | \$250,000  | EXEMPT FROM EXCISE TAX                               |
| 002      | 247325 | 0610  | 9/29/05   | \$215,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 002      | 247325 | 0710  | 7/26/05   | \$96,172   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR         |
| 002      | 247325 | 0800  | 12/7/05   | \$100,500  | DOR RATIO;STATEMENT TO DOR                           |
| 002      | 247325 | 1290  | 4/28/05   | \$257,000  | RELOCATION - SALE TO SERVICE                         |
| 002      | 247338 | 0200  | 4/12/06   | \$323,400  | RELOCATION - SALE TO SERVICE                         |
| 002      | 247338 | 0220  | 6/25/05   | \$295,250  | RELOCATION - SALE TO SERVICE                         |
| 002      | 247338 | 0810  | 12/13/07  | \$350,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 002      | 247339 | 0080  | 4/11/06   | \$232,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 247339 | 0260  | 12/29/05  | \$281,300  | BANKRUPTCY - RECEIVER OR TRUSTEE             |
| 002      | 247339 | 0260  | 10/20/05  | \$233,325  | EXEMPT FROM EXCISE TAX                       |
| 002      | 247339 | 0660  | 4/24/06   | \$79,000   | DOR RATIO;QUIT CLAIM DEED;                   |
| 002      | 247520 | 0630  | 1/5/07    | \$142,360  | DOR RATIO;QUIT CLAIM DEED;                   |
| 002      | 278128 | 0400  | 9/26/06   | \$321,550  | %COMPL                                       |
| 002      | 289270 | 0130  | 5/9/05    | \$42,500   | PREVIMP<=25K                                 |
| 002      | 292305 | 9037  | 10/30/07  | \$380,000  | Lack of Representation-Lot 1-3AC             |
| 002      | 292305 | 9069  | 3/21/06   | \$326,000  | UNFIN AREA                                   |
| 002      | 292305 | 9098  | 5/9/07    | \$312,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 002      | 292305 | 9112  | 7/20/06   | \$300,100  | RELOCATION - SALE TO SERVICE                 |
| 002      | 326057 | 0020  | 8/3/05    | \$620,000  | BANKRUPTCY - RECEIVER OR TRUSTEE             |
| 002      | 329470 | 0072  | 7/28/05   | \$200,000  | DOR RATIO                                    |
| 002      | 329470 | 0120  | 9/28/07   | \$290,000  | OBSOL                                        |
| 002      | 329470 | 0190  | 9/18/07   | \$79,840   | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)  |
| 002      | 337810 | 0070  | 7/23/07   | \$292,000  | ACTIVE PERMIT BEFORE SALE>25K                |
| 002      | 381130 | 0110  | 12/21/07  | \$344,950  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 667305 | 0030  | 2/7/05    | \$278,375  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 667305 | 0220  | 4/4/07    | \$130,402  | DOR RATIO;QUIT CLAIM DEED;                   |
| 002      | 667306 | 0010  | 5/21/07   | \$345,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 667307 | 0060  | 5/29/07   | \$228,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 684300 | 0340  | 7/20/06   | \$335,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 722140 | 0075  | 4/18/05   | \$179,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 002      | 722140 | 0080  | 4/7/05    | \$250,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 002      | 722140 | 0086  | 9/22/05   | \$331,643  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 002      | 722140 | 0192  | 8/19/05   | \$375,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 722140 | 0286  | 1/19/05   | \$314,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE;     |
| 002      | 722140 | 0333  | 2/7/05    | \$107,966  | DOR RATIO                                    |
| 002      | 722910 | 0140  | 2/6/07    | \$250,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002      | 722910 | 0200  | 10/7/07   | \$234,684  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 722910 | 0210  | 7/21/06   | \$315,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 723150 | 0395  | 1/19/06   | \$310,000  | Lack of Representation-YearBuilt1900-10      |
| 002      | 723150 | 0405  | 9/22/06   | \$275,000  | Lack of Representation-YearBuilt1900-10      |
| 002      | 739920 | 0470  | 1/6/06    | \$120,676  | DOR RATIO;QUIT CLAIM DEED                    |
| 002      | 739930 | 0220  | 5/2/05    | \$70,714   | DOR RATIO;QUIT CLAIM DEED;                   |
| 002      | 739930 | 0300  | 11/3/05   | \$58,207   | DOR RATIO                                    |
| 002      | 793840 | 0020  | 6/9/05    | \$150,400  | NO MARKET EXPOSURE                           |
| 002      | 864550 | 0690  | 9/14/07   | \$287,900  | EXEMPT FROM EXCISE TAX                       |
| 002      | 864550 | 0820  | 6/27/05   | \$279,900  | RELOCATION - SALE TO SERVICE                 |
| 002      | 864550 | 0960  | 6/5/07    | \$120,430  | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002      | 864550 | 1620  | 9/19/07   | \$183,200  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 864551 | 0170  | 8/2/06    | \$365,000  | QUIT CLAIM DEED                              |
| 002      | 864551 | 0330  | 8/28/07   | \$350,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 864551 | 1360  | 5/16/06   | \$119,530  | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002      | 864551 | 1530  | 5/23/07   | \$110,767  | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR  |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 30**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 002      | 889870 | 0120  | 9/4/07    | \$376,650  | EXEMPT FROM EXCISE TAX                       |
| 002      | 889870 | 0440  | 8/20/07   | \$310,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 002      | 889870 | 1030  | 7/13/07   | \$275,000  | QUIT CLAIM DEED;                             |
| 002      | 941595 | 0040  | 12/21/07  | \$355,000  | DOR RATIO;PREVIMP<=25K                       |
| 002      | 941595 | 0080  | 12/7/07   | \$355,000  | DOR RATIO;PREVIMP<=25K                       |
| 002      | 941595 | 0090  | 12/28/07  | \$349,000  | DOR RATIO;PREVIMP<=25K                       |
| 003      | 132830 | 0160  | 8/9/07    | \$100,134  | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 003      | 132831 | 0760  | 8/24/05   | \$40,000   | DOR RATIO;STATEMENT TO DOR                   |
| 003      | 132832 | 0370  | 5/2/05    | \$220,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 003      | 132832 | 0590  | 5/26/06   | \$321,550  | RELOCATION - SALE TO SERVICE                 |
| 003      | 132832 | 0990  | 5/20/05   | \$250,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 003      | 132833 | 0320  | 6/21/06   | \$335,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 003      | 132834 | 0190  | 5/29/07   | \$285,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 003      | 132834 | 0380  | 6/23/06   | \$10,000   | DOR RATIO;QUIT CLAIM DEED                    |
| 003      | 247300 | 0280  | 11/29/06  | \$380,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 003      | 247300 | 0680  | 5/10/06   | \$372,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 003      | 247300 | 0960  | 7/2/06    | \$393,000  | RELOCATION - SALE TO SERVICE                 |
| 003      | 247300 | 1110  | 10/9/07   | \$147,890  | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)  |
| 003      | 247300 | 1450  | 1/3/07    | \$570,000  | UNFIN AREA                                   |
| 003      | 247300 | 1920  | 7/10/07   | \$413,776  | EXEMPT FROM EXCISE TAX                       |
| 003      | 247300 | 3550  | 4/1/05    | \$271,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 003      | 247335 | 0920  | 11/1/06   | \$347,400  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 003      | 247335 | 1540  | 6/15/07   | \$277,560  | NON-REPRESENTATIVE SALE                      |
| 003      | 247337 | 0730  | 9/1/06    | \$405,500  | UNFIN AREA                                   |
| 003      | 247337 | 0730  | 4/27/07   | \$590,000  | UNFIN AREA                                   |
| 003      | 247337 | 0750  | 1/18/05   | \$335,000  | FORCED SALE                                  |
| 003      | 247337 | 1020  | 9/24/07   | \$266,650  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 003      | 247337 | 1060  | 7/1/05    | \$333,501  | UNFIN AREA                                   |
| 003      | 247337 | 1150  | 10/12/05  | \$439,900  | UNFIN AREA                                   |
| 003      | 247337 | 1150  | 10/12/05  | \$439,900  | UNFIN AREA                                   |
| 003      | 247337 | 1180  | 2/22/05   | \$425,000  | UNFIN AREA                                   |
| 003      | 247337 | 1430  | 3/10/05   | \$141,660  | DOR RATIO;QUIT CLAIM DEED;                   |
| 003      | 247337 | 1510  | 2/4/05    | \$159,950  | DOR RATIO;NO MARKET EXPOSURE                 |
| 003      | 247337 | 2630  | 8/21/06   | \$475,000  | NON-REPRESENTATIVE SALE                      |
| 003      | 247341 | 1300  | 8/15/06   | \$319,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 003      | 247345 | 0060  | 8/14/07   | \$225,000  | Lack of Representation-ConditionFair         |
| 003      | 247345 | 0920  | 7/11/07   | \$96,917   | DOR RATIO;QUIT CLAIM DEED;                   |
| 003      | 247347 | 0080  | 9/11/06   | \$355,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 003      | 247348 | 0070  | 8/18/05   | \$280,566  | QUIT CLAIM DEED                              |
| 003      | 247349 | 0140  | 10/23/07  | \$269,000  | Lack of Representation-ConditionFair         |
| 003      | 247350 | 0060  | 4/20/05   | \$339,950  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 003      | 247351 | 0320  | 12/20/06  | \$90,000   | DOR RATIO;QUIT CLAIM DEED;                   |
| 003      | 247352 | 0770  | 8/1/05    | \$94,288   | DOR RATIO;QUIT CLAIM DEED                    |
| 003      | 247353 | 0060  | 12/8/05   | \$437,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE      |

***Vacant Sales Used in this Annual Update Analysis  
Area 30***

| <b>Sub<br/>Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale<br/>Price</b> | <b>Lot<br/>Size</b> | <b>View</b> | <b>Water-<br/>front</b> |
|---------------------|--------------|--------------|------------------|-----------------------|---------------------|-------------|-------------------------|
| 2                   | 008700       | 0081         | 12/12/2007       | 80000                 | 7600                | N           | N                       |
| 2                   | 008800       | 0830         | 04/25/2005       | 180000                | 97138               | N           | N                       |
| 2                   | 292305       | 9023         | 10/26/2005       | 280000                | 53578               | N           | N                       |
| 2                   | 292305       | 9074         | 12/06/2005       | 105000                | 8260                | N           | N                       |
| 2                   | 722140       | 0481         | 06/02/2006       | 300000                | 8770                | N           | N                       |
| 3                   | 247335       | 0011         | 11/27/2007       | 242500                | 11203               | N           | N                       |
| 3                   | 352305       | 9029         | 08/24/2005       | 256000                | 21773               | N           | N                       |

***Vacant Sales Removed from this Annual Update Analysis  
Area 30***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                           |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------------------------|
| 2               | 008700       | 0116         | 05/23/2007       | 11000             | DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR; |
| 2               | 008700       | 0116         | 08/27/2006       | 389000            | IMP. CHARACTERISTICS CHANGED SINCE SALE;  |
| 2               | 008700       | 0182         | 08/02/2006       | 30000             | DORRatio                                  |
| 2               | 073900       | 0020         | 08/02/2007       | 2766152           | DORRatio                                  |
| 2               | 394360       | 0060         | 09/13/2007       | 225000            | DORRatio                                  |
| 2               | 394360       | 0100         | 09/13/2007       | 225000            | DORRatio                                  |
| 2               | 394360       | 0110         | 09/13/2007       | 225000            | DORRatio                                  |
| 2               | 394360       | 0120         | 09/13/2007       | 225000            | DORRatio                                  |
| 2               | 723150       | 0306         | 09/13/2005       | 11000             | RELATED PARTY, FRIEND, OR NEIGHBOR;       |
| 3               | 247335       | 0011         | 05/01/2007       | 51930             | DORRatio                                  |

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

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

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

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

#### **Market Value**

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

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

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

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

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

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

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

### **Date of Value Estimate**

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

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

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

### **Property rights appraised:**

#### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

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



## King County

### Department of Assessments

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

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

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

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

**Scott Noble**  
*Assessor*

### MEMORANDUM

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

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

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

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

SN:swr