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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Mercer Island / 34
Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 853
Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$593,900	\$476,700	\$1,070,600	\$1,218,600	87.9%	15.10%
2008 Value	\$829,200	\$368,300	\$1,197,500	\$1,218,600	98.3%	13.05%
Change	+\$235,300	-\$108,400	+\$126,900		+10.4%	-2.05%
% Change	+39.6%	-22.7%	+11.9%		+11.8%	-13.58%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.05% and -13.58% actually represent an improvement.

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

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$680,700	\$461,000	\$1,141,700
2008 Value	\$932,200	\$354,300	\$1,286,500
Percent Change	+36.9%	-23.1%	+12.7%

Number of improved Parcels in the Population: 5894

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

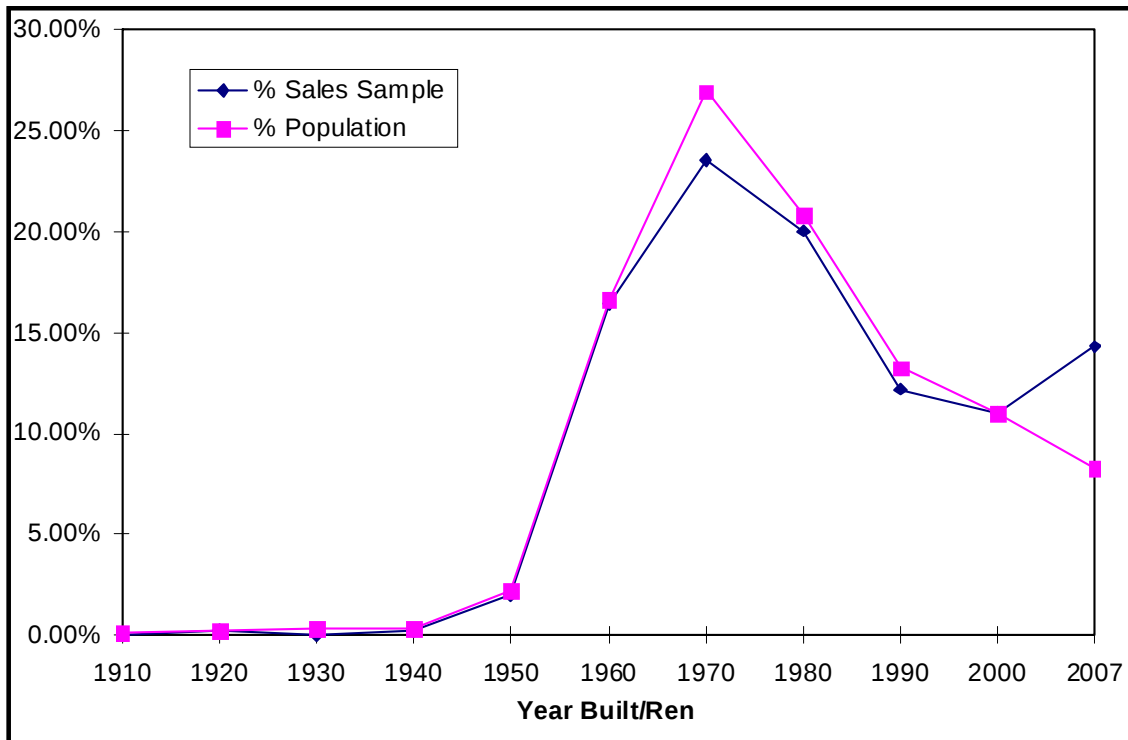
Conclusion and Recommendation:

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

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.23%
1930	0	0.00%
1940	2	0.23%
1950	17	1.99%
1960	140	16.41%
1970	201	23.56%
1980	171	20.05%
1990	104	12.19%
2000	94	11.02%
2007	122	14.30%
	853	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.08%
1920	13	0.22%
1930	17	0.29%
1940	18	0.31%
1950	128	2.17%
1960	980	16.63%
1970	1589	26.96%
1980	1227	20.82%
1990	782	13.27%
2000	647	10.98%
2007	488	8.28%
	5894	

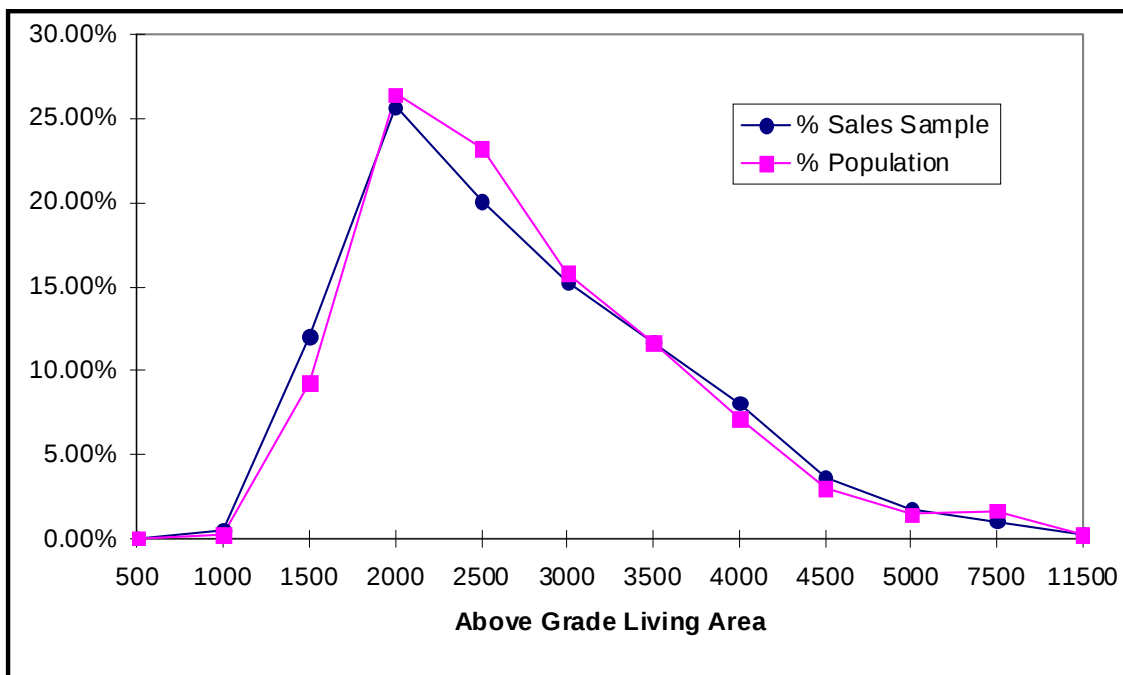


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.47%
1500	103	12.08%
2000	219	25.67%
2500	171	20.05%
3000	130	15.24%
3500	100	11.72%
4000	69	8.09%
4500	31	3.63%
5000	15	1.76%
7500	9	1.06%
11500	2	0.23%
	853	

AGLA	Frequency	% Population
500	0	0.00%
1000	14	0.24%
1500	546	9.26%
2000	1557	26.42%
2500	1367	23.19%
3000	932	15.81%
3500	685	11.62%
4000	422	7.16%
4500	175	2.97%
5000	85	1.44%
7500	98	1.66%
11500	13	0.22%
	5894	

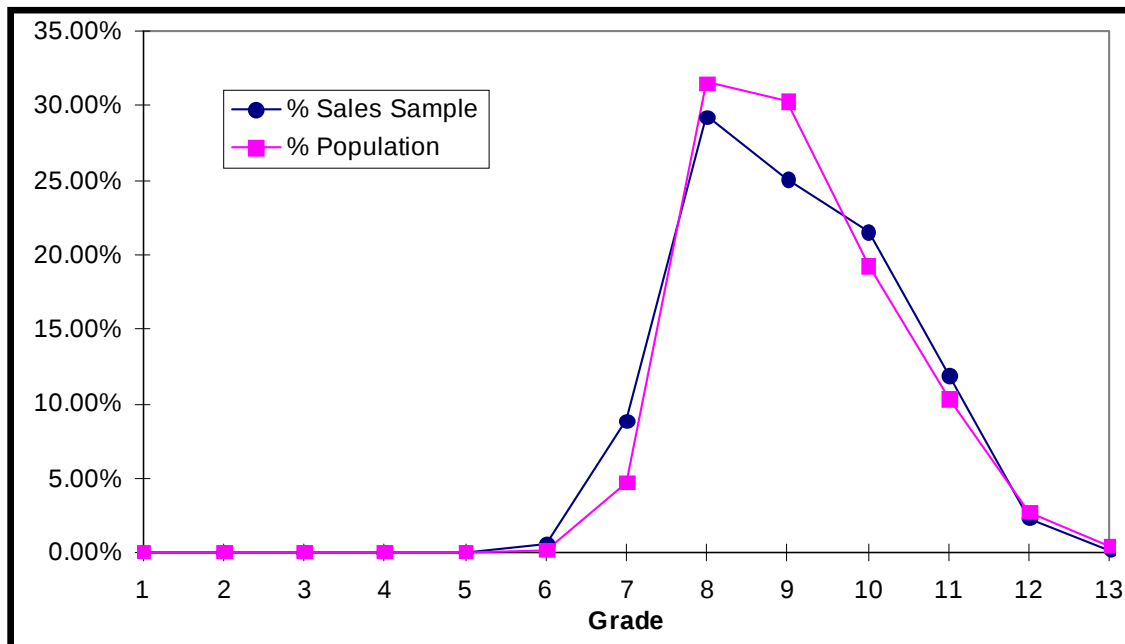


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

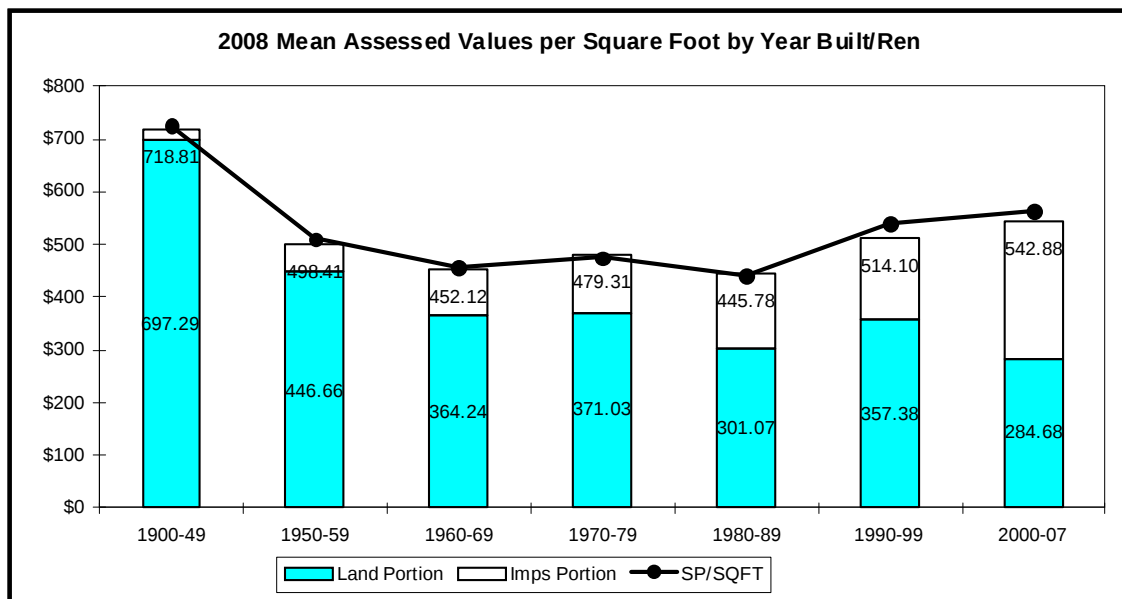
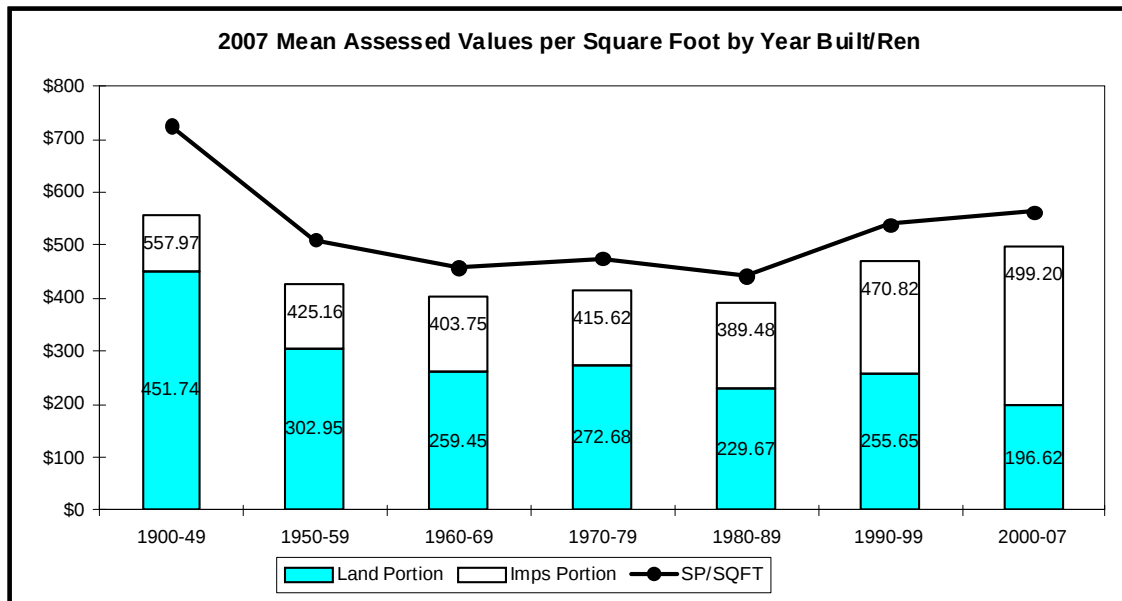
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	0.59%
7	76	8.91%
8	250	29.31%
9	214	25.09%
10	184	21.57%
11	102	11.96%
12	20	2.34%
13	2	0.23%
853		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	1	0.02%
6	13	0.22%
7	281	4.77%
8	1862	31.59%
9	1789	30.35%
10	1140	19.34%
11	612	10.38%
12	164	2.78%
13	31	0.53%
5894		



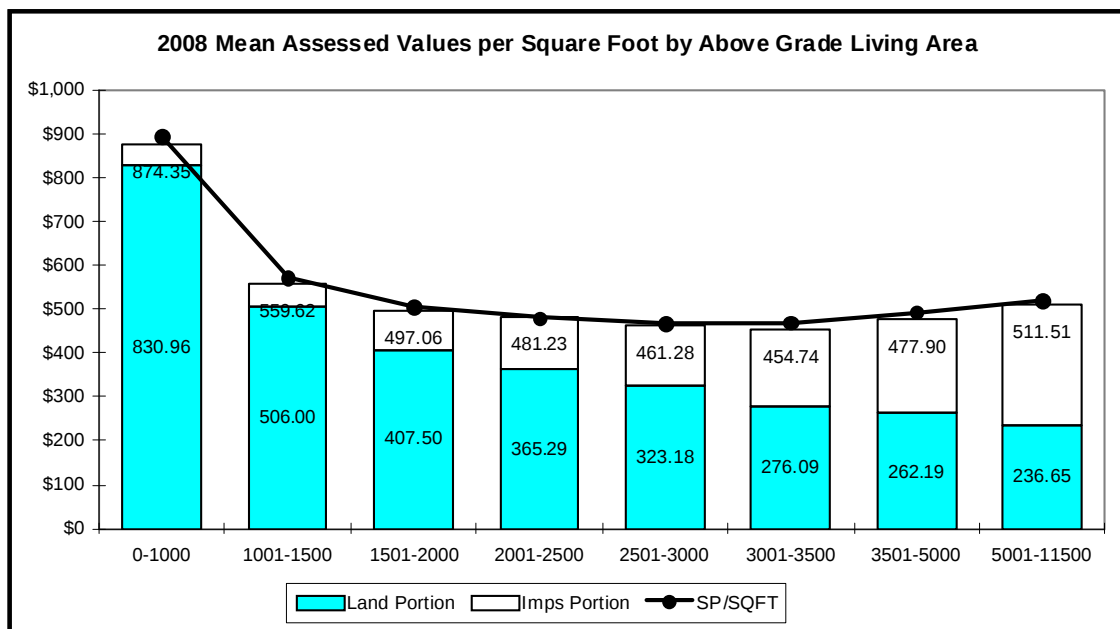
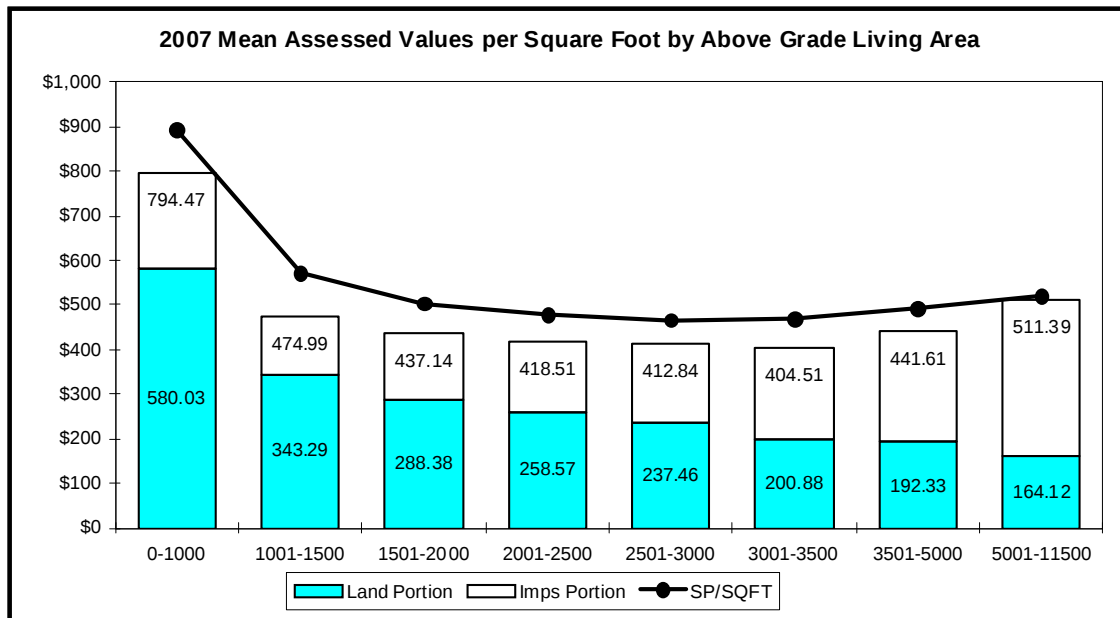
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



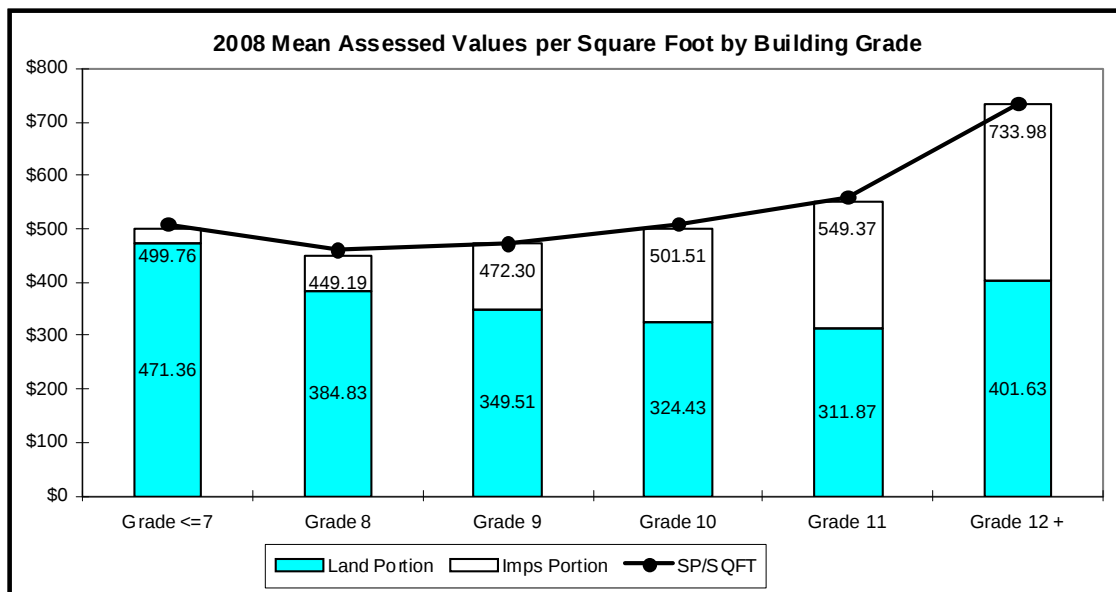
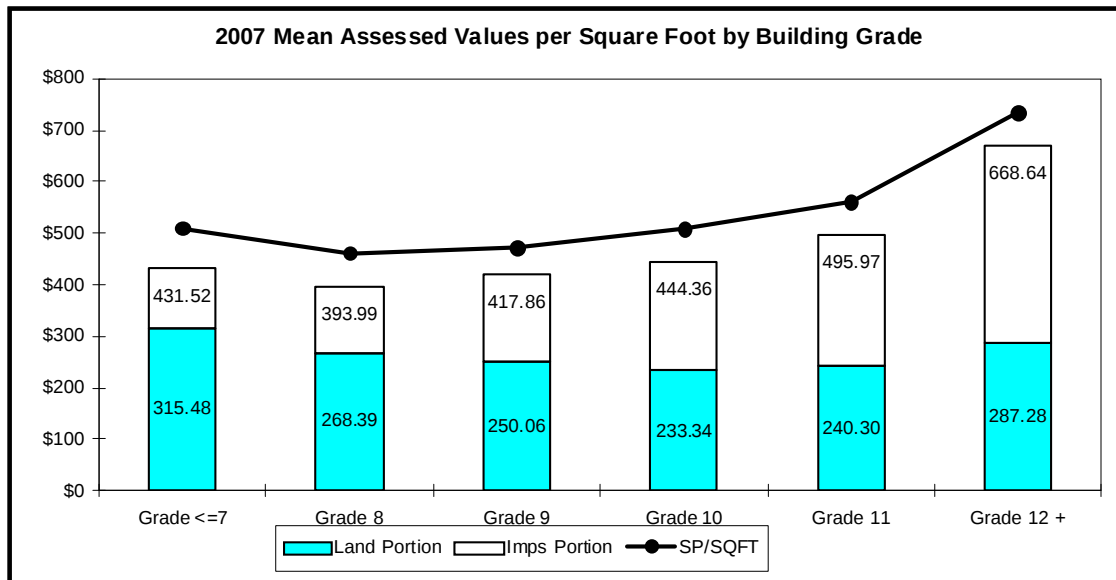
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



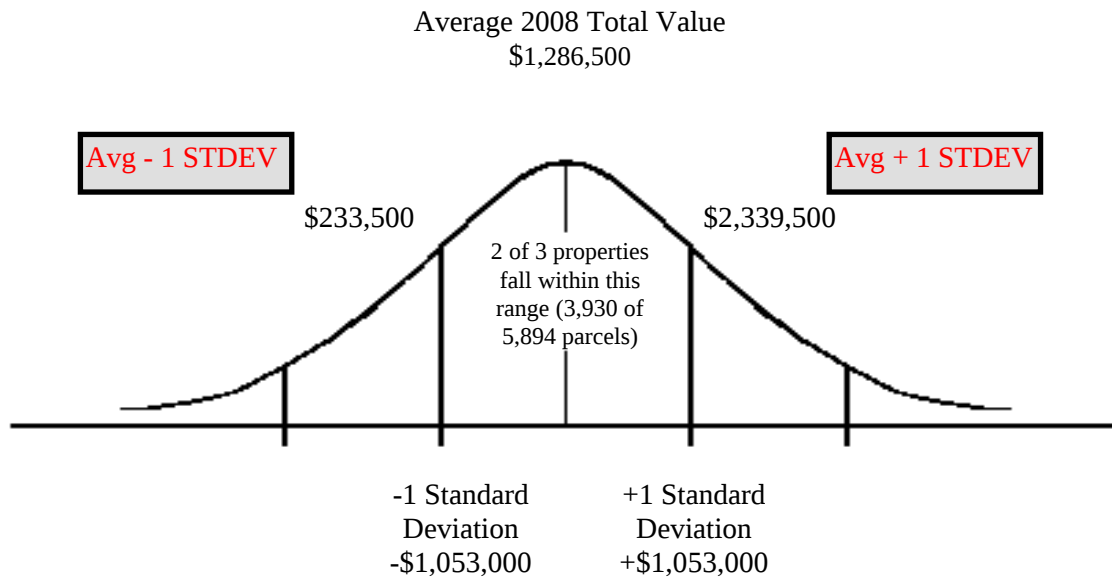
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

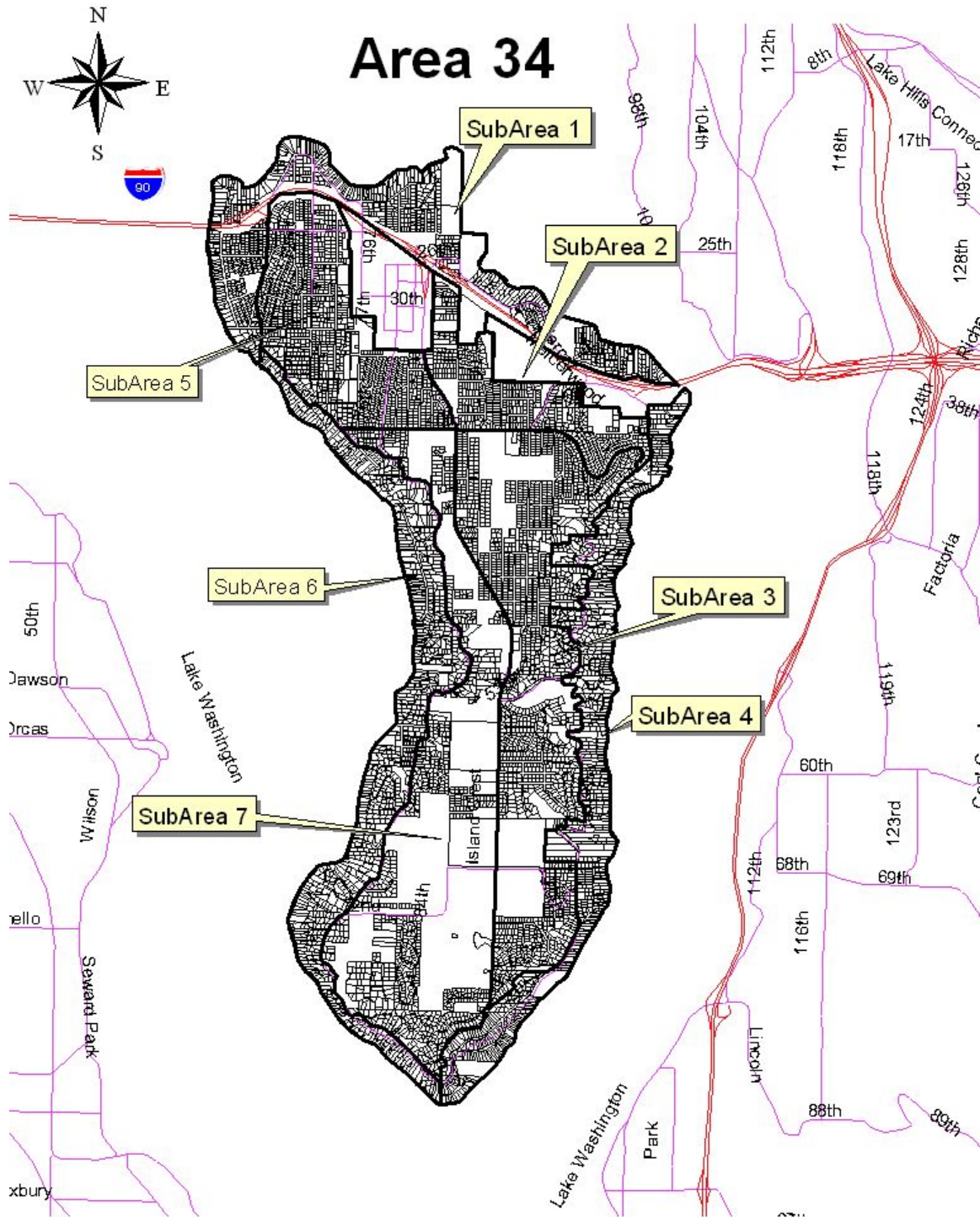


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

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

Area Map

AREA 34



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July 09, 2008

Highest and Best Use Analysis

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

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

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

Identification of the Area

Name or Designation:

Area 34 – Mercer Island

Boundaries:

Mercer Island is surrounded by Lake Washington. Ingress and egress is via I-90, which runs through the north end of the island in an east to west direction.

Maps:

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

Area Description:

Area 34 is located between the central Seattle core on the west, Bellevue to the north and east, and Renton to the south. The I-90 corridor running east and west, bisects the island on the north end, creating excellent access to both the greater Seattle area and the Bellevue business community. The properties are all within the jurisdiction of the City of Mercer Island. Mercer Island has one of the top school districts in the state. There is a great diversity in the area. It is comprised of both waterfront and non-waterfront properties with improvements built from the early 1900's to the present, and intermingled with condominiums, apartments and commercial properties. Recreational opportunities can be found at several local neighborhood parks in the area. The largest is Luther Burbank Park with 77 acres and three quarters of a mile of Lake Washington waterfront. There are walking trails, tennis and basketball courts, picnic facilities and docks with daily moorage for up to 20 craft. The main commercial area, which services residences of Mercer Island is located just south of I-90 at the northern part of the Island. Improvements range from older grade 4 homes to grade 20 mansions in "estate" settings on the shores of Lake Washington. With a lack of vacant, buildable sites, much of the development has involved demolition of existing houses or major renovations to existing homes. A premium is paid for sites with waterfront, views, and larger lots; however, even smaller sites with limited or no views are being purchased and existing improvements demolished or extensively remodeled. Many of the remaining vacant land sites are impacted with topography and/or water problems.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.10% to 13.05%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. There were an adequate number of vacant land sales in all portions of the market to establish land values. Properties with improvements of little or no value were also reviewed for further support

of the land model. Sales are listed in the “Land Sales Used” and “Land Sales Removed” sections of this report

Improved Parcel Total Value Data:

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

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

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

Land Model

Model Development, Description and Conclusions

There are 5894 improved parcels in Area 34. There are two main markets in this area; the uplands with 5329 parcels, and the waterfront with 565 parcels. The Island is also segregated into seven sub areas, three waterfront and four upland.

Waterfront:

Sub 1 had two market areas for the waterfront; West of Luther Burbank Park (Neighborhood 1), and East of Luther Burbank Park (Neighborhood 2). Neighborhood 1 included properties on the northwest end of the Island along with those in the Fabian Point and the East Seattle areas. These properties are superior in Lake Washington, City of Seattle, and territorial views. Neighborhood 2 had more limited views.

Sub 4 also had two market areas for the waterfront parcels. Properties north of NW 31-24-05 (Neighborhood 3), were the typical for the area/sub. The properties in NW 31-24-05 (Neighborhood 4), had low bank waterfront, superior access to the properties, Mt. Rainier views, and the majority of the properties were newer high grade improvements.

Sub 6 along the west side of the island also had two waterfront land schedules. The Neighborhood 5 model was for the south end of the west side. These properties were inferior in Lake Washington and City of Seattle views and the land had more topography problems. The Neighborhood 6 is for the better Lake Washington, territorial, and City of Seattle views, and easier access to amenities.

Uplands:

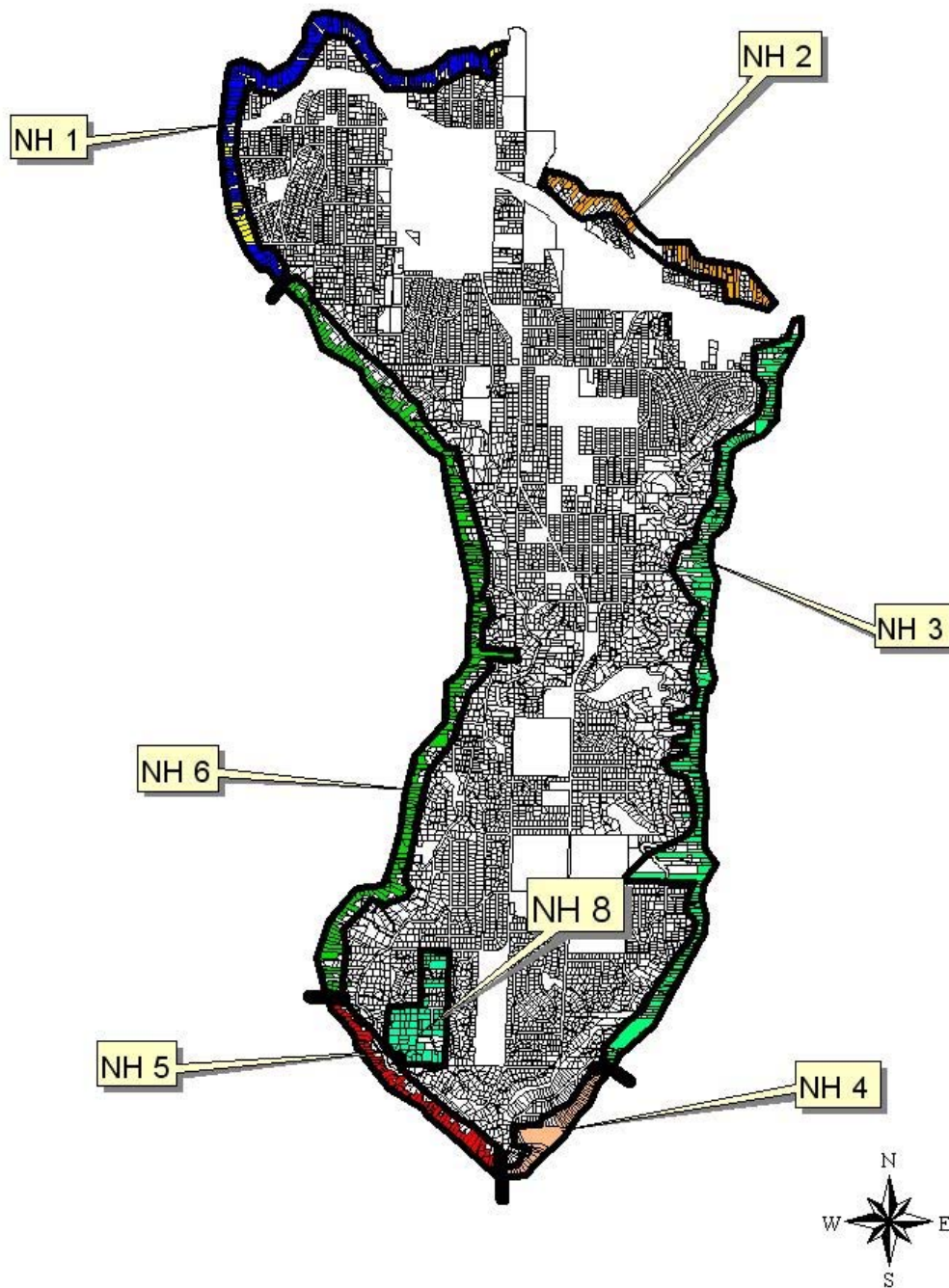
For the Uplands there were four land models. Sub 4 had its own land model. Subs 1, 5, and 6 had better view amenities. Subs 2, 3, and 7 were the typical for the area. There was a separate land model for a pocket neighborhood (Neighborhood 8) that typically consists of larger, flat, desirable lots. Some of the sites have been subdivided and others have been retained as estate size parcels. Mercer Island is also heavily platted, where there is a slight variation in lot size within the plat. A plat value was utilized in these areas to indicate a site value to create equalization for these similar building sites.

There were sufficient land sales in all upland market areas to serve as a basis for land valuation. Adjustments were made for view, size, shape, topography, and traffic.

There were also sufficient waterfront sales and properties with imps of little or no value. These were reviewed and used in the model building. Waterfront properties were valued based on value per front foot. The total land values also included adjustments for view, size, shape, neighborhood, bank, access, topography, slides, watercourse, lack of dock, and useable site area.

During and after model development, field inspection was completed to review models as necessary. Exceptions were appraised by direct sales comparison and appraiser judgment. A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 34 Neighborhood Map



Land Value Model Calibration

MERCER ISLAND
UPLAND'S LAND SCHEDULE
AREA 34

LOT SQ FEET FROM	LOT SQ FEET TO	SUBS 2, 3 & 7 EXCEPT NH 8	NEIGHBORHOOD 8	SUB 4	SUBS 1, 5 & 6
2,000	3,999	\$400,000	\$450,000	\$400,000	\$450,000
4,000	4,999	\$450,000	\$500,000	\$450,000	\$500,000
5,000	5,999	\$500,000	\$550,000	\$500,000	\$550,000
6,000	6,999	\$550,000	\$600,000	\$550,000	\$600,000
7,000	8,999	\$600,000	\$650,000	\$600,000	\$650,000
9,000	11,999	\$650,000	\$700,000	\$650,000	\$700,000
12,000	14,999	\$700,000	\$750,000	\$700,000	\$750,000
15,000	17,999	\$750,000	\$800,000	\$750,000	\$800,000
18,000	19,999	\$800,000	\$850,000	\$800,000	\$850,000
20,000	24,999	\$900,000	\$950,000	\$850,000	\$950,000
25,000	29,999	\$1,000,000	\$1,100,000	\$900,000	\$1,100,000
30,000	34,999	\$1,200,000	\$1,300,000	\$950,000	\$1,300,000
35,000	39,999	\$1,400,000	\$1,500,000	\$1,000,000	\$1,500,000
40,000	43,559	\$1,600,000	\$1,700,000	\$1,050,000	\$1,700,000
43,560 (1 ACRE)	65,339	\$1,800,000	\$1,900,000	\$1,100,000	\$1,900,000
65,340 (1-1/2 ACS)	87,120	\$2,000,000	\$2,200,000	\$1,300,000	\$2,200,000
87,120 (2 ACRES)	108,899	\$2,500,000	\$2,700,000	\$1,500,000	\$2,700,000
108,900 (2-1/2 ACS)	130,679	\$3,000,000	\$3,200,000	\$1,700,000	\$3,200,000
130,680 (3 ACRES)	174,239	\$3,500,000	\$3,700,000	\$1,900,000	\$3,700,000
174,240 (4 ACRES)	217,799	\$4,000,000	\$4,200,000	\$2,300,000	\$4,200,000
217,800 (5 ACRES)	261,359	\$4,500,000	\$4,700,000	\$2,700,000	\$4,700,000
261,360 (6 ACRES)	304,920	\$5,000,000	\$5,200,000	\$3,100,000	\$5,200,000

AREA 34 PLATS

Major	Plat Name	Grade	Yr Built	2009 Base Land
003100	Ackerson Park Add	8	1950's	\$600,000
003110	Ackerson Park Replat	8	1950's	\$600,000
003120	Ackerson Park Div 2	8	1950's	\$600,000
004610	Cedar Cove	8 to 12	1950s-80s	\$750,000-\$860,000
019110	All View Heights Add	8	1950s-60s	\$650,000
032110	Avalon Park Add	8 to 11	1950s-90s	\$750,000
032110	Avalon Park	8 to 11	1950s-90s	\$750,000
034900	Babbitt's 1st Add.	9	1963	\$650,000
073610	Benotho Beach	8 & 9	1940's-2000	\$750,000
140285	Carrigan Court	9 & 10	1990s	\$700,000
142500	Cascade Ridge	9	1976	\$700,000
143870	Cay Hills	9 & 10	1960s	\$775,000
147240	Cedars East	10 & 11	1970s	\$710,000
183210	Cresthaven	7	1950s-60s	\$625,000
184550	Crook Williams Mercer Isl Add	9	1960s	\$600,000
189750	Darrell Addition	7 & 8	1950s	\$600,000
192200	Dawn Terrace	9 & 10	1970s	\$700,000
192280	Dawn Villa	8 to 10	1970s	\$650,000
192300	Dawn Vista	10	1970s-80s	\$700,000-\$750,000
206355	Donahue Subdivision	10	1990s-02	\$650,000
214126	Eagle Ridge Estates	11	1990's	\$700,000
215450	East Bay	9	1970s	\$750,000
216200	East Mercer Highlands Add	9	1970s	\$800,000
219410	East View Ridge	9	1970s	\$650,000
228700	El Dorado Estates Add	8	1950's-60s	\$700,000
228730	El Dorado Firs Add	8	1960's	\$700,000
228800	El Dorado Palisades Add	9	1960's	\$700,000
239600	Evans Add	10	1979	\$700,000
246900	Fairway Lanes	9	1960's	\$650,000
252400	Fern Ridge Add	9 & 10	1980s-90s	\$710,000-\$750,000
261790	Fowler Add	7	1950s	\$650,000
265550	Fruitland Acres	8 & 9	1960s-70s	\$650,000
283600	Goodbody's Add	8 to 11	1960s	\$675,000
289680	Green Brier Pointe	10 & 11	2000s	\$625,000
306612	Hampton Court	9 to 11	1989-90	\$650,000
321090	Heather Brae	8 & 9	1967	\$650,000
324080	Hendrick's Add	10	1980s	\$750,000
345600	Hopkins J Add	9	1960s	\$650,000
347500	Housleys Addition	8	1960s	\$600,000
362250	Island Crest Add	7	1960s-60s	\$700,000
362310	Island Heights	9 & 10	1970s	\$700,000
362550	Island Point	9 to 10	1960s	\$750,000
362560	Island Point No. 2	9 to 10	1960s	\$750,000
362570	Island Point No. 3	9 to 11	1960s & 70s	\$750,000
362571	Island Point No. 4	9 & 10	1970s	\$775,000

Major	Plat Name	Grade	Yr Built	2009 Base Land
362780	Island Terrace Add	10	1970s-70s	\$750,000
362920	Islewood Add	8 & 9	1970s-80s	\$650,000
412900	Lakecrest Subdivision	8 to 10	1998-00	\$700,000
414100	The Lakes at Mercer Island Div. 1	11	1980s	\$750,000
414101	The Lakes at Mercer Island Div. 2	11	1980s	\$750,000
418840	Lansdowne Lane	8 & 9	1970s	\$650,000
421430	Laura's Lane	10	2005	\$700,000
426000	Leland	10	1950s-60s	\$750,000
445730	Lucas Heights Add	8	1950s-60s	\$650,000
445770	Lucas Hill Addition	8	1950s-60s	\$600,000
445790	Lucas Hill Division 2	8	1950s	\$625,000
445810	Lucas Hill Division 3	8	1960s	\$625,000
445820	Lucas Hill Division 4	8	1960s	\$625,000
445830	Lucas Hill Division 5	8	1960s-70s	\$600,000
445840	Lucas Hill Division 6	8 & 9	1970s	\$600,000
445880	Luna Vista	9 & 10	1960s-70s	\$700,000
502190	Madrona Crest Addition	varies	1940s-50s	\$625,000
545030	Mercer Crest Add	7	1952	\$650,000-\$700,000
545050	Mercer Firs Add	9	1968	\$650,000-\$750,000
545090	Mercer Highlands Add	10	1968	\$750,000
545110	Mercer Island Ctry Club Ests #1	8 to 10	1960s	\$650,000
545120	Mercer Island Estates #1	8 to 10	1960s-70s	\$650,000
545121	Mercer Island Estates #2	8 & 9	1970s	\$650,000
545122	Mercer Island Estates #3	8 & 9	1970s	\$650,000
545180	Mercer Maple Lane Add	9	1973	\$700,000
545280	Mercer Ridge	8 to 10	1960s-70s	\$700,000
545360	Mercer Terrace	8 & 9	1960s	\$700,000
545370	Mercer Terrace No. 2	8 & 9	1960s	\$650,000
545400	Mercer Village	8 to 11	1960s	\$700,000
545401	Mercer Village II	10	2000s	\$550,000
545420	Mercer Vista	9	1960s	\$650,000
545430	Mercer Vista No. 2	9	1960s	\$650,000
545600	Mercer Wood Add (N of Mercerwood Dr)	8	1950s	\$600,000
545600	Mercer wood Add (S of Mercerwood Dr)	8	1950s	\$650,000-\$750,000
545880	Mercerdale Addition	8	1950s-60s	\$600,000
545900	Mercerdale #2	8	1960s	\$600,000
545930	Mercerwood Div 2	8 & 9	1950s-60s	\$600,000
545950	Mercerwood Div 3	8 to 10	1960s	\$625,000
545990	Mercerwood Div 5	8	1950s	\$650,000
546030	Mercerwood Div 7	9	1950s-60s	\$650,000
546040	Mercerwood Div 8	10	1960s	\$700,000
546050	Mercerwood Div 9	10	1960s	\$750,000
546060	Mercerwood Div 10	10	1970s	\$750,000
546090	Mercerwood Estates Replat	8	1960s	\$625,000
546110	Mercerwood Park Add	9	1960s	\$700,000
553080	Miller A.D. Add	9 & 10	1970s	\$750,000
640230	Orchid Lane #1	9	1970s	\$600,000
664872	Park Place Estates	8 & 9	1977 & 04	\$625,000

Major	Plat Name	Grade	Yr Built	2009 Base Land
666680	Park Ridge Addition	9	1960s-70s	\$600,000
666690	Parkridge Lane	9	1970s	\$600,000
667290	Parkway Estates Add	9	1960s	\$750,000-\$800,000
667300	Parkwood Ridge Add	9	1970s	\$900,000
673570	Petricks Heights Add	8	1950s	\$650,000
673590	Petricks Heights #2	7	1950s	\$600,000
747350	Rydeen	8 & 9	1960s	\$750,000
751100	Salem Woods Add	10	1960s	\$750,000
758230	Schaefer Estates	9	1970s	\$650,000
778500	Shorewood Heights #2	7 & 8	1960s	\$625,000
792410	Spolander Crest Add	8	1950s	\$650,000
806230	Stuckeys First Add	7 & 8	1950s	\$650,000
807920	Summerwood Glen	11 & 12	1988 - 90	\$600,000
856350	Tanglewood Estates Add	8	1960s	\$650,000
856590	Tarywood Estates Add	9	1960s	\$650,000
856610	Tarywood Heights Add	9	1960s	\$650,000-\$700,000
856640	Tarywood Park	11	1980s	\$750,000
865070	Timberland #2	8	1950s	\$650,000
865090	Timberland #4	8 & 9	1950s	\$650,000
865100	Timberland #5	8 & 9	1960s	\$750,000
865110	Timberland #6	9 & 10	1960s	\$750,000
865120	Timberland #7	9 & 10	1960s-70s	\$750,000
865121	Timberland #8	9	1980	\$750,000
865160	Timbertall Park	9	1960s-70s	\$650,000
873230	Twin View No. 2	8 & 9	1960s	\$675,000
919780	Waterside	11 & 12	1990s	\$725,000 or \$775,000
926640	West Firs	9 & 10	1970s	\$750,000
927080	West Ridge Lane	9	1970s	\$700,000

MERCER ISLAND
UPLAND'S VIEW ADJUSTMENTS
AREA 34 – ALL SUBS

VIEW ADJUSTMENTS

CITY OF SEATTLE	CITY OF BELLEVUE	LK WASHINGTON SUBS 2, 3, & 7	LAKE WASHINGTON 34-4	LK WASHINGTON SUBS 1, 5, 6, & NEIGHBORHOOD 8
		FAIR: +\$50,000	FAIR: +\$50,000	FAIR: +\$75,000
AVG: +\$100,000	AVG: +\$25,000	AVG: +\$100,000	AVG: +\$100,000	AVG: +\$150,000
GOOD: +\$200,000	GOOD: +\$50,000	GOOD: +\$250,000	GOOD: +\$200,000	GOOD: +\$300,000
EXC: +\$300,000	EXC: +\$75,000	EXC: +\$400,000	EXC: +\$300,000	EXC: +\$600,000

MT RAINIER
AVG: +\$10,000
GOOD: +\$15,000
EXC: +\$20,000 to +\$25,000

Note: Adjustments are cumulative. Apply percentage adjustments first, then add dollar adjustments such as views and traffic.

AREA 34
UPLANDS ALL SUBS ADJUSTMENTS

TRAFFIC/NUISANCES:

Extreme: -\$75,000 if facing street/access
-\$65,000 if adjacent (side or rear)

High: -\$50,000 if facing street/access
-\$40,000 if adjacent (side or rear)

Moderate: -\$25,000 if facing street/access
-\$15,000 if adjacent (side or rear)

Proximately to high school: -\$10,000
Apartment complex traffic: -\$10,000

EXTREME STEEP DRIVEWAYS/STEEP ACCESS:

Adjustment: -5% to -30%

COMMUNITY WATERFRONT:

Narrow to medium strip, none to some beach/grassy area, and no dock	+\$50,000 to +\$100,000
Medium to large beach area with dock; may have some moorage	+\$100,000 to + \$200,000

**Waterfront Land Values for Area 34-1
Neighborhood 1 (West of Luther Burbank Park)**

First calculate the waterfront feet value from the chart below, then apply the adjustments for lot size and other land features listed on Page 26, if applicable.

Starts at \$50,000/front foot up to 50 feet

Front Feet	Base Land Value	Additional Per Front Foot
50	\$2,500,000	
		\$45,000
60	\$2,950,000	
		\$40,000
70	\$3,350,000	
		\$35,000
80	\$3,700,000	
		\$30,000
90	\$4,000,000	
		\$25,000
100	\$4,250,000	
		\$25,000
110	\$4,500,000	
		\$25,000
120	\$4,750,000	
		\$25,000
130	\$5,000,000	
		\$25,000
140	\$5,250,000	
		\$25,000
150	\$5,500,000	
		\$25,000
160	\$5,750,000	
		\$25,000
170	\$6,000,000	
		\$25,000
180	\$6,250,000	
		\$25,000
190	\$6,500,000	
		\$25,000
200	\$6,750,000	

Waterfront Land Values for Area 34-1 Neighborhood 2 (East of Luther Burbank Park)

First calculate the waterfront feet value from the chart below, then apply the adjustments for lot size and other land features listed on Page 26, if applicable.

Starts at \$40,000/front foot up to 50 feet

Front Feet	Base Land Value	Additional per Front Foot
50	\$2,000,000	
		\$35,000
60	\$2,350,000	
		\$30,000
70	\$2,650,000	
		\$25,000
80	\$2,900,000	
		\$20,000
90	\$3,100,000	
		\$15,000
100	\$3,250,000	
		\$15,000
110	\$3,400,000	
		\$15,000
120	\$3,550,000	
		\$15,000
130	\$3,700,000	
		\$15,000
140	\$3,850,000	
		\$15,000
150	\$4,000,000	
		\$15,000
160	\$4,150,000	
		\$15,000
170	\$4,300,000	
		\$15,000
180	\$4,450,000	
		\$15,000
190	\$4,600,000	
		\$15,000
200	\$4,750,000	
		\$10,000
210	\$4,850,000	
		\$10,000
220	\$4,950,000	
		\$10,000
230	\$5,050,000	

Front Feet	Base Land Value	Additional per Front Foot
240	\$5,150,000	
		\$10,000
250	\$5,250,000	
		\$10,000
260	\$5,350,000	
		\$10,000
270	\$5,450,000	
		\$10,000
280	\$5,550,000	
		\$10,000
290	\$5,650,000	
		\$10,000
300	\$5,750,000	
		\$10,000
310	\$5,850,000	
		\$10,000
320	\$5,950,000	
		\$10,000
330	\$6,050,000	
		\$10,000
340	\$6,150,000	
		\$10,000
350	\$6,250,000	
		\$10,000
360	\$6,350,000	
		\$10,000
370	\$6,450,000	
		\$10,000
380	\$6,550,000	
		\$10,000
390	\$6,650,000	
		\$10,000
400	\$6,750,000	
		\$10,000
410	\$6,850,000	
		\$10,000
420	\$6,950,000	

Front Feet	Base Land Value	Additional per Front Foot
430	\$7,050,000	
		\$10,000
440	\$7,150,000	
		\$10,000
450	\$7,250,000	
		\$10,000
460	\$7,350,000	
		\$10,000
470	\$7,450,000	
		\$10,000
480	\$7,550,000	
		\$10,000
490	\$7,650,000	
		\$10,000
500	\$7,750,000	
		\$5,000
510	\$7,800,000	
		\$5,000
520	\$7,850,000	
		\$5,000
530	\$7,900,000	
		\$5,000
540	\$7,950,000	
		\$5,000
550	\$8,000,000	

WATERFRONT ADJUSTMENTS
SUB 1, NEIGHBORHOODS 1 & 2

WATERFRONT LOT SIZE ADJUSTMENTS FOR SUB 1:
(TYPICAL LOT SIZE = 12,000 S.F. TO 25,000 S.F.)

< 9,000 S.F. = -10% to -20%
< 12,000 S.F. = - 5%
> 25,000 S.F. = +5%
> 30,000 S.F. = +10%
> 35,000 S.F. = +15%
> 1 Acre = +20%
> 1.2 Acres = +25%
> 1.5 Acres = +30% to +40%
SUBDIVIDABLE = +50%

TRAFFIC/NUISANCES:

Extreme: -\$75,000 if facing street/access
 -\$65,000 if adjacent (side or rear)

High: -\$50,000 if facing street/access
 -\$40,000 if adjacent (side or rear)

Moderate: -\$25,000 if facing street/access
 -\$15,000 if adjacent (side or rear)

WALK-INS

Range of deduction depends on severity
Moderate = -5%; High = -10% to -15%; Extreme = -20%

NO ADDITIONAL PARKING SPACES OR TURN AROUNDS

Adjustment: -5% to -10%

EXTREME STEEP DRIVEWAYS/STEEP ACCESS

Adjustment: -5% to -30%

WATERFRONT BANK

SUB 1

Medium = -10%

High = -20%

COMMUNITY WATERFRONT

Narrow to medium strip, none to some beach/grassy area, and no dock	+\$50,000 to +\$100,000
Medium to large beach area with dock; may have some moorage	+\$100,000 to + \$200,000

Waterfront Land Values for Area 34-4

First calculate the waterfront feet value from the chart below, then apply the adjustments for lot size and other land features listed on pages 28 & 29.

Neighborhood 3

Starts at \$27,000/front foot up to 50 feet

Front Feet	Base Land Value	Additional Per Front Foot
50	\$1,350,000	
		\$23,000
60	\$1,580,000	
		\$19,000
70	\$1,770,000	
		\$15,000
80	\$1,920,000	
		\$10,000
90	\$2,020,000	
		\$5,000
100	\$2,070,000	
		\$5,000
110	\$2,120,000	
		\$5,000
120	\$2,170,000	
		\$5,000
130	\$2,220,000	
		\$5,000
140	\$2,270,000	
		\$5,000
150	\$2,320,000	
		\$5,000
160	\$2,370,000	
		\$5,000
170	\$2,420,000	
		\$5,000
180	\$2,470,000	
		\$5,000
190	\$2,520,000	
		\$5,000
200	\$2,570,000	
		\$5,000
210	\$2,620,000	
		\$5,000
220	\$2,670,000	
		\$5,000
230	\$2,720,000	
		\$5,000
240	\$2,770,000	
		\$5,000
250	\$2,820,000	

Neighborhood 4

Starts at \$35,000/front foot up to 50 feet

Front Feet	Base Land Value	Additional Per Front Foot
50	\$1,750,000	
		\$30,000
60	\$2,050,000	
		\$25,000
70	\$2,300,000	
		\$20,000
80	\$2,500,000	
		\$15,000
90	\$2,650,000	
		\$10,000
100	\$2,750,000	
		\$10,000
110	\$2,850,000	
		\$10,000
120	\$2,950,000	
		\$10,000
130	\$3,050,000	
		\$10,000
140	\$3,150,000	
		\$10,000
150	\$3,250,000	
		\$10,000
160	\$3,350,000	
		\$10,000
170	\$3,450,000	
		\$10,000
180	\$3,550,000	
		\$10,000
190	\$3,650,000	
		\$10,000
200	\$3,750,000	

WATERFRONT LOT SIZE ADJUSTMENTS

NEIGHBORHOODS 3 & 4

(TYPICAL LOT SIZE = 10,000 S.F. TO 20,000 S.F.)

LOT SIZE	ADJUSTMENT TO WFT LAND VALUE
< 9,000 S.F.	Waterfront Land Value *.90
9,000 S.F. thru 9,999 S.F.	Waterfront Land Value *.95
20,000 S.F. thru 21,779 S.F.	Waterfront Land Value *1.05
21,780 S.F. thru 24,999 S.F.	Waterfront Land Value *1.35
25,000 S.F. thru 29,999 S.F.	Waterfront Land Value *1.40
30,000 S.F. thru 34,999 S.F.	Waterfront Land Value *1.45
35,000 S.F. thru 39,999 S.F.	Waterfront Land Value *1.50
40,000 S.F. thru 43,559 S.F.	Waterfront Land Value *1.55
43,560 S.F. thru 49,999 S.F.	Waterfront Land Value *1.60
50,000 S.F. thru 59,999 S.F.	Waterfront Land Value *1.70
60,000 S.F. thru 74,999 S.F.	Waterfront Land Value *1.80
75,000 S.F. thru 89,999 S.F.	Waterfront Land Value * 1.90
90,000 S.F. thru 124,999 S.F.	Waterfront Land Value *2.00
125,000 S.F. thru 174,999 S.F.	Waterfront Land Value *2.10
175,000 S.F. thru 249,999 S.F.	Waterfront Land Value *2.25
250,000 S.F. thru 299,999 S.F.	Waterfront Land Value *2.50
300,000 S.F. thru 349,999 S.F.	Waterfront Land Value *2.75
350,000 S.F. thru 399,999 S.F.	Waterfront Land Value *3.00
400,000 S.F. thru 549,999 S.F.	Waterfront Land Value *3.25
550,000 S.F. thru 699,999 S.F.	Waterfront Land Value *3.50
700,000 S.F. thru 849,999 S.F.	Waterfront Land Value *3.75
850,000 S.F. thru 999,999 S.F.	Waterfront Land Value *4.00
1,000,000 S.F. thru 2,000,000 S.F.	Waterfront Land Value *4.50

WATERFRONT ADJUSTMENTS
SUB 4, NEIGHBORHOODS 3 & 4

TRAFFIC/NUISANCES

Extreme: -\$75,000 if facing street/access
 -\$65,000 if adjacent (side or rear)

High: -\$50,000 if facing street/access
 -\$40,000 if adjacent (side or rear)

Moderate: -\$25,000 if facing street/access
 -\$15,000 if adjacent (side or rear)

WALK-INS

Range of deduction depends on severity

Moderate = -5%; High = -10% to -15%; Extreme = -20%

NO ADDITIONAL PARKING SPACES OR TURN AROUNDS

Adjustment: -5% to -10%

EXTREME STEEP DRIVEWAYS/STEEP ACCESS

Adjustment: -5% to -30%

WATERFRONT BANK

High = -15%

COMMUNITY WATERFRONT

Narrow to medium strip, none to some beach/grassy area, and no dock	+\$50,000 to +\$100,000
Medium to large beach area with dock; may have some moorage	+\$100,000 to + \$200,000

Waterfront Land Values for Area 34-6

First calculate the waterfront feet value from the chart below, then apply the adjustments for lot size and other land features listed on Page 31, if applicable.

Neighborhood 5

Starts at \$38,000/front foot up to 50 feet

Front Feet	Base Land Value	Additional Per Front Foot
50	\$1,900,000	
		\$33,000
60	\$2,230,000	
		\$28,000
70	\$2,510,000	
		\$23,000
80	\$2,740,000	
		\$18,000
90	\$2,920,000	
		\$13,000
100	\$3,050,000	
		\$13,000
110	\$3,180,000	
		\$13,000
120	\$3,310,000	
		\$13,000
130	\$3,440,000	
		\$13,000
140	\$3,570,000	
		\$13,000
150	\$3,700,000	
		\$13,000
160	\$3,830,000	
		\$13,000
170	\$3,960,000	
		\$13,000
180	\$4,090,000	
		\$13,000
190	\$4,220,000	
		\$13,000
200	\$4,350,000	

Neighborhood 6

Starts at \$45,000/front foot up to 50 feet

Front Feet	Base Land Value	Additional Per Front Foot
50	\$2,225,000	
		\$40,000
60	\$2,625,000	
		\$35,000
70	\$2,975,000	
		\$30,000
80	\$3,275,000	
		\$25,000
90	\$3,525,000	
		\$20,000
100	\$3,725,000	
		\$20,000
110	\$3,925,000	
		\$20,000
120	\$4,125,000	
		\$20,000
130	\$4,325,000	
		\$20,000
140	\$4,525,000	
		\$20,000
150	\$4,725,000	
		\$20,000
160	\$4,925,000	
		\$20,000
170	\$5,125,000	
		\$20,000
180	\$5,325,000	
		\$20,000
190	\$5,525,000	
		\$20,000
200	\$5,725,000	
		\$20,000
210	\$5,925,000	
		\$20,000
220	\$6,125,000	
		\$20,000
230	\$6,325,000	
		\$20,000
240	\$6,525,000	
		\$20,000
250	\$6,725,000	

WATERFRONT ADJUSTMENTS
SUB 6, NEIGHBORHOODS 5 & 6

WATERFRONT LOT SIZE ADJUSTMENTS FOR SUB 6
(TYPICAL LOT SIZE = 12,000 S.F. TO 25,000 S.F.)

< 9,000 S.F. = -10% to -20%
< 12,000 S.F. = - 5%
> 25,000 S.F. = +5%
> 30,000 S.F. = +10%
> 35,000 S.F. = +15%
> 1 Acre = +20%
> 1.2 Acres = +25%
> 1.5 Acres = +30% to +40%
SUBDIVIDABLE = +50%

WALK-INS

Range of deduction depends on severity
Moderate = -5%; High = -10% to -15%; Extreme = -20%

NO ADDITIONAL PARKING SPACES OR TURN AROUNDS

Adjustment: -5% to -10%

EXTREME STEEP DRIVEWAYS/STEEP ACCESS

Adjustment: -5% to -30%

WATERFRONT BANK

SUB 6

Medium = -5% to -15%
High = -20%

COMMUNITY WATERFRONT

Narrow to medium strip, none to some beach/grassy area, and no dock	+\$50,000 to +\$100,000
Medium to large beach area with dock; may have some moorage	+\$100,000 to + \$200,000

TRAFFIC/NUISANCES

Extreme: -\$75,000 if facing street/access
-\$65,000 if adjacent (side or rear)

High: -\$50,000 if facing street/access
-\$40,000 if adjacent (side or rear)

Moderate: -\$25,000 if facing street/access
-\$15,000 if adjacent (side or rear)

Vacant Sales Used In This Physical Inspection Analysis
Area 34

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	122404	9096	03/21/2005	\$1,200,000	7,110	N	N
001	122404	9121	11/15/2005	\$520,000	8,696	N	N
001	148330	0255	04/18/2005	\$561,000	6,000	Y	N
001	148330	0310	07/31/2006	\$750,000	9,000	N	N
001	217450	0305	09/15/2005	\$740,000	9,000	N	N
001	217450	3460	10/19/2006	\$810,000	11,563	Y	N
001	243970	0055	03/02/2005	\$4,950,000	22,602	Y	Y
001	243970	0075	01/12/2006	\$3,700,000	21,142	Y	Y
001	409950	0620	03/26/2007	\$825,000	12,000	Y	N
001	413930	0370	06/24/2005	\$2,800,000	16,778	Y	Y
001	531510	0085	04/17/2006	\$2,850,000	21,793	Y	Y
001	531510	1746	08/21/2005	\$660,000	10,050	N	N
001	531510	1746	06/10/2005	\$600,000	10,050	N	N
001	531510	1754	05/09/2006	\$600,000	14,331	N	N
001	531510	1755	05/17/2005	\$575,000	14,794	N	N
001	531510	1797	03/28/2007	\$855,000	12,123	N	N
001	531510	1865	10/20/2005	\$505,000	8,811	N	N
001	544930	0105	10/05/2006	\$1,625,000	15,000	Y	N
002	122404	9082	04/04/2007	\$681,500	10,018	N	N
002	182405	9080	11/21/2005	\$730,000	15,246	Y	N
002	183210	0055	03/23/2006	\$657,000	11,250	N	N
002	289680	0060	02/17/2005	\$382,500	14,257	N	N
002	347500	0050	04/06/2005	\$600,000	9,765	N	N
002	502190	0295	09/11/2006	\$585,000	10,800	N	N
002	502190	0470	07/27/2005	\$535,000	13,311	N	N
002	502190	0502	07/25/2006	\$613,000	8,360	N	N
002	502190	0520	04/07/2006	\$835,000	8,674	N	N
002	502190	0845	07/23/2007	\$800,000	10,500	N	N
002	502190	0910	12/30/2005	\$498,000	11,400	N	N
002	545230	1150	03/01/2007	\$1,350,000	27,614	Y	N
002	545950	0040	12/18/2006	\$649,000	15,129	N	N
002	545950	0040	03/01/2005	\$476,000	15,129	N	N
003	003100	0010	01/13/2005	\$503,000	7,350	N	N
003	019110	0230	08/31/2007	\$680,000	10,125	N	N
003	019110	0405	05/03/2007	\$675,000	10,125	N	N
003	019110	0405	08/10/2006	\$600,000	10,125	N	N
003	019110	0662	04/11/2007	\$625,000	9,525	N	N
003	192300	0190	07/25/2005	\$170,000	14,000	N	N
003	257950	0176	10/10/2006	\$600,000	19,300	N	N
003	257950	0176	06/24/2005	\$398,000	19,300	N	N
003	257950	0181	06/28/2005	\$400,000	11,000	N	N
003	302405	9212	06/28/2005	\$300,000	15,090	N	N

**Vacant Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	445730	0010	11/21/2005	\$615,000	9,609	N	N
003	545600	0340	10/27/2006	\$795,000	11,560	N	N
003	545600	0370	07/28/2005	\$680,000	8,550	Y	N
003	545950	0030	06/26/2006	\$573,380	14,400	Y	N
003	673570	0055	02/14/2006	\$605,000	8,873	N	N
003	673590	0005	07/07/2005	\$486,400	7,784	N	N
003	865110	0010	08/05/2005	\$685,000	15,232	N	N
003	865110	0080	10/11/2006	\$775,000	15,787	Y	N
004	147240	0060	02/01/2006	\$188,000	19,050	N	N
004	192405	9098	07/17/2006	\$420,000	11,490	Y	N
004	192405	9165	05/13/2005	\$1,755,000	14,372	Y	Y
004	192405	9340	11/28/2005	\$750,000	9,218	Y	N
004	210700	0070	02/01/2007	\$700,000	9,600	Y	N
004	210700	0070	11/29/2005	\$560,000	9,600	Y	N
004	302405	9049	08/28/2007	\$1,549,000	10,124	Y	Y
004	302405	9223	05/24/2005	\$671,500	15,641	Y	N
004	312405	9037	05/11/2005	\$1,775,000	18,490	Y	Y
005	130030	1435	08/28/2007	\$850,000	6,000	Y	N
005	130030	2080	12/20/2005	\$750,000	15,240	N	N
005	130030	2350	12/07/2005	\$675,000	8,000	N	N
005	330770	0025	02/23/2007	\$1,750,000	18,335	Y	N
005	330770	0175	05/03/2006	\$1,210,000	14,106	Y	N
005	330770	0255	08/07/2006	\$774,130	7,226	N	N
005	409950	0901	10/27/2006	\$740,000	8,235	Y	N
005	409950	1285	10/16/2006	\$795,000	10,300	N	N
005	509330	1190	05/18/2006	\$885,000	9,000	Y	N
005	531510	0250	09/13/2005	\$975,000	15,722	Y	N
005	531510	0495	12/27/2006	\$885,000	8,880	N	N
005	545880	0285	03/21/2006	\$625,000	8,400	N	N
006	157410	0335	07/28/2006	\$760,000	12,480	N	N
006	252404	9159	04/18/2005	\$746,000	18,660	Y	N
006	252404	9248	08/30/2005	\$3,290,000	13,520	Y	Y
006	335850	0245	01/12/2005	\$625,000	16,200	Y	N
006	335850	0429	04/03/2006	\$2,734,000	33,070	Y	Y
006	362350	0278	04/04/2005	\$1,255,000	25,050	Y	N
006	362350	0306	12/07/2005	\$690,000	10,338	Y	N
006	362350	0385	12/18/2007	\$1,700,000	15,368	Y	N
006	409710	0025	09/14/2006	\$3,335,000	19,890	Y	Y
006	548270	0170	02/02/2006	\$2,300,000	21,800	Y	Y
007	019110	0540	06/28/2007	\$675,000	10,125	N	N
007	132404	9021	04/12/2006	\$935,000	22,180	N	N
007	141030	0108	05/19/2006	\$788,000	9,636	N	N
007	157470	0170	08/22/2007	\$468,000	15,033	N	N
007	252404	9323	01/30/2007	\$1,200,000	23,617	N	N
007	252404	9324	11/07/2006	\$625,000	9,601	N	N
007	283710	0065	01/20/2006	\$580,000	9,040	Y	N

Vacant Sales Used In This Physical Inspection Analysis
Area 34

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	335850	0972	01/29/2007	\$860,000	14,876	Y	N
007	335850	0972	07/07/2006	\$661,000	14,876	Y	N
007	335850	0974	05/23/2006	\$663,000	17,603	Y	N
007	362350	0127	03/28/2007	\$690,000	10,640	N	N
007	545370	0110	09/20/2006	\$703,250	9,717	N	N
007	889450	0015	02/16/2006	\$500,000	9,878	N	N
007	915970	0065	06/08/2005	\$660,000	12,115	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 34

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072405	9012	06/18/2007	\$530,000	NO MKT EXPOSURE;BUILDER/DEVELOPER SALES
003	192405	9312	03/12/2007	\$125,000	NO MKT EXPOSURE;BUILDER/DEVELOPER SALES
004	082405	9214	01/10/2005	\$812,000	NO MARKET EXPOSURE; TEAR DOWN
004	082405	9214	11/14/2005	\$1,216,950	NO MKT EXPOSURE; RELATED PARTY/NEIGHBOR
004	192405	9314	05/02/2005	\$339,500	FULL SALES PRICE NOT REPORTED
004	258070	0095	12/20/2005	\$375,000	NON-REPRESENTATIVE SALE
004	302405	9067	12/21/2006	\$300,000	QUIT CLAIM DEED
004	312405	9028	07/11/2007	\$3,700,000	MULTI-PARCEL SALE
004	312405	9078	07/11/2007	\$3,700,000	MULTI-PARCEL SALE
005	445840	0040	05/18/2006	\$350,000	NO MARKET EXPOSURE
005	531510	0162	12/01/2006	\$600,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
006	294890	0005	03/20/2007	\$2,100	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
006	294890	0403	05/30/2006	\$970,000	DESTROYED PROPERTY;CHAR CHNG AFTER SALE
006	335850	0387	12/09/2005	\$175,175	CORPORATE AFFILIATES
006	335850	0389	12/09/2005	\$157,430	CORPORATE AFFILIATES
006	362350	0278	08/08/2007	\$1,700,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
006	362350	0368	08/30/2005	\$2,450,000	NON-REPRESENTATIVE SALE; TEAR DOWN
006	545130	0121	03/23/2007	\$2,000	QUIT CLAIM DEED
006	738900	0100	10/23/2007	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	770010	0232	01/20/2005	\$660,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	335850	0673	03/20/2007	\$2,100	RELATED PARTY, FRIEND, OR NEIGHBOR
007	335850	1006	03/20/2007	\$2,100	RELATED PARTY, FRIEND, OR NEIGHBOR
007	335850	1006	07/22/2005	\$1,000	\$1,000 SALE OR LESS

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

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

Mercer Island is surrounded by Lake Washington and is considered to be a very desirable upscale community, with values considerably higher than the local average. There is a mixture of improvements in all neighborhoods with the current trend toward the “estate” type properties with mansions on the shores of Lake Washington, and on the large upland sites. The upland properties are populated with primarily grade 7 through grade 12 improvements; however the majority of newer built homes are in the grade 11/12 range. The improved waterfront parcels on Mercer Island account for about 9.5% of all island residential parcels. There is a high demand for properties located on these premium sites with excellent Lake Washington views. The improvements on these properties are typically higher in grade, reflective of quality of construction and complexity of design. There are few remaining vacant building sites on Mercer Island, so it has become common that existing improvements have been extensively renovated or have been razed to accommodate new, larger, luxury quality improvements on the site. Due to the high demand for this area, this current trend is expected to continue.

A single multiplicative model was developed for this area, using market sales data. The population was well represented with sales in most stratifications. Exception parcels typically consisted of lower grade homes. Careful consideration was given to the valuation of the improvements due to the substantial contribution of the land to the overall total value. The majority of these parcels received a nominal value of \$10,000 for the residence (plus waterfront accessories such as docks and bulkheads). Other valuation tools such as cost and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

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

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model For Area 34

FORMULA

<u>Variable</u>	<u>Coefficient</u>
Intercept	-0.3150564
+If Sub Area = 1 then LN(10)	* 0.01589182
+If Sub Area = 3 then LN(10)	* -0.01995797
+If Neighborhood = 77 then LN(10)	* -0.05759027
+If Condition is Very Good & Non-Waterfront then LN(10)	* 0.02292324
+If Sub Area = 4 & on Waterfront then LN(10)	* 0.03574872
+LN(BaseLand/1000)	* 0.788225
+LN(BldgRCNLD/1000)	* 0.3513656
+ If YrBuilt or YrRenovated>=2000 then YrBltRen - 2000 + 1 + 1	* 0.0435846
Else	
If LkWashWaterfront YrBltRen>2004 and Grade < 13 then 2004 – 2000 + 1 + 1	* 0.0435846
Else	
If YrBuilt or YrRenovated<2000 then 1	* 0.0435846
	= Total

Then $\text{EXP}(\text{Total}) * 1000 = \text{EMV}$
Then Truncate EMV to the lower thousand

Then Add AccyRCNLD

EMV	=	Total Value
Land Value	=	Base Land Value
Improvement Value	=	EMV – Base Land Value

EMV values were not generated for:

- Buildings with grade less than 6
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

UPLANDS VALUATION MODEL EXCEPTIONS
AREA 34 MERCER ISLAND

EXCEPTIONS:

Grade <=6

\$10,000 New Imp Value + New Land

Grade = 7 & RCNLD Imp <=\$125,000

\$10,000 New Imp Value + New Land

Grade = 7, RCNLD Imp > \$125,000, & EMV Imp <=\$50,000

\$10,000 New Imp Value + New Land

GRADE = 7, RCNLD Imp > \$125,000, & EMV Imp > \$50,000

Total EMV * .95

Grade = 8 & RCNLD Imp <=\$125,000

\$10,000 New Imp Value + New Land

Grade = 8, RCNLD Imp > \$125,000, & EMV Imp <= \$50,000

\$10,000 New Imp Value + New Land

Grade = 8, RCNLD Imp > \$125,000, & EMV Imp > \$50,000

Total EMV * .95

Grade = 9 & EMV Imp Value <= \$10,000

\$10,000 New Imp Value + New Land

WATERFRONT VALUATION MODEL EXCEPTIONS
AREA 34 MERCER ISLAND

EXCEPTIONS:

Grade <=7

\$10,000 Imp Value + Accy RCNLD + New Land

Grade = 8 In Subs 1 & 6

\$10,000 Imp Value + Accy RCNLD + New Land

Grade = 8 In Sub 4

Total EMV * .95

Grade = 9 & EMV Imp Value <= \$100,000

\$10,000 Imp Value + Accy RCNLD + New Land

Grade = 9 (All Other Parcels)

Total EMV * .95

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used In This Physical Inspection Analysis
Area 34

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	545230	2014	10/22/2007	\$840,000	1,020	1,020	7	2007	3	5,700	N	N	2229 81ST AVE SE
001	217450	2535	07/26/2005	\$525,000	1,070	300	7	1963	4	4,500	N	N	2819 62ND AVE SE
001	217450	3685	10/20/2005	\$757,000	1,100	1,100	7	1952	4	10,470	Y	N	6314 SE 28TH ST
001	413930	0386	10/10/2006	\$700,000	1,120	400	7	1944	4	9,180	N	N	9428 SE 33RD ST
001	217450	3305	05/21/2007	\$780,000	1,230	0	7	1970	3	7,775	Y	N	6175 SE 27TH ST
001	217450	3305	08/16/2005	\$699,000	1,230	0	7	1970	3	7,775	Y	N	6175 SE 27TH ST
001	217450	0510	03/30/2005	\$582,000	1,250	800	7	1955	4	6,000	N	N	3025 62ND AVE SE
001	531510	1837	06/14/2007	\$620,000	1,250	1,100	7	1956	4	6,267	N	N	2297 78TH AVE SE
001	531510	1728	05/16/2007	\$780,000	1,260	1,060	7	2000	3	7,200	N	N	7826 SE 24TH ST
001	217450	2455	11/23/2005	\$700,000	1,500	0	7	1966	4	9,000	N	N	2830 61ST AVE SE
001	409950	0150	06/27/2005	\$595,000	1,660	0	7	1955	5	6,750	N	N	2412 60TH AVE SE
001	148330	0470	11/29/2006	\$672,000	1,800	1,170	7	1962	4	6,485	N	N	2459 64TH AVE SE
001	735570	0180	06/01/2007	\$1,076,000	1,880	0	7	1991	3	21,565	N	N	1837 72ND AVE SE
001	413930	0365	12/10/2007	\$828,500	2,020	0	7	1954	4	14,115	N	N	9604 SE 34TH ST
001	148330	0570	06/14/2005	\$898,000	2,390	910	7	1991	3	10,250	N	N	2460 64TH AVE SE
001	217450	2695	06/30/2005	\$754,175	2,670	300	7	1966	3	9,000	N	N	2801 61ST AVE SE
001	531510	1798	05/26/2006	\$699,000	880	290	8	1952	4	7,656	N	N	2235 78TH AVE SE
001	217450	3545	04/06/2006	\$759,000	1,160	0	8	1940	5	9,000	N	N	6216 SE 28TH ST
001	064710	0120	02/09/2005	\$635,000	1,180	480	8	1958	5	7,200	N	N	3217 90TH PL SE
001	217450	0591	02/04/2005	\$591,600	1,210	500	8	1977	3	5,220	N	N	6211 SE 30TH ST
001	409950	0634	08/29/2007	\$830,000	1,370	700	8	1958	4	6,045	Y	N	2422 64TH AVE SE
001	409950	0190	10/06/2006	\$800,000	1,390	1,390	8	1972	4	9,700	Y	N	2435 61ST AVE SE
001	810610	0170	04/20/2005	\$1,719,000	1,670	1,470	8	1965	3	16,637	Y	Y	8916 N MERCER WAY
001	545230	2175	08/18/2006	\$640,000	1,760	0	8	1992	3	6,600	N	N	2233 80TH AVE SE
001	736560	0040	07/10/2006	\$707,000	1,830	1,020	8	1978	3	8,738	N	N	8214 SE 26TH ST
001	148330	0335	01/06/2006	\$895,000	2,150	1,240	8	1991	4	7,500	N	N	2445 62ND AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	217450	0500	10/27/2006	\$750,000	2,260	1,200	8	1994	3	6,000	N	N	3017 62ND AVE SE
001	736560	0010	08/18/2006	\$760,000	2,570	0	8	1978	3	9,000	N	N	8220 SE 26TH ST
001	064710	0085	04/10/2007	\$885,000	2,600	0	8	1980	5	7,200	N	N	3214 89TH PL SE
001	531510	0021	01/12/2005	\$1,400,000	2,920	100	8	1912	5	15,375	Y	Y	7206 N MERCER WAY
001	217450	0330	01/24/2005	\$859,000	2,940	0	8	1994	3	6,000	N	N	3057 61ST AVE SE
001	413930	0331	02/26/2007	\$848,750	1,590	100	9	1963	4	9,600	N	N	9230 SE 33RD PL
001	409950	0590	08/15/2007	\$1,450,000	1,750	1,040	9	2007	3	5,400	Y	N	2403 64TH AVE SE
001	064710	0230	05/09/2006	\$750,000	1,980	0	9	1995	3	7,283	Y	N	9091 N MERCER WAY
001	531510	0090	06/25/2005	\$2,600,000	2,090	1,200	9	1964	5	21,863	Y	Y	7410 N MERCER WAY
001	544230	0486	12/03/2007	\$1,110,000	2,310	0	9	2005	3	6,026	N	N	2216 60TH AVE SE
001	064710	0105	05/08/2007	\$1,580,000	2,350	820	9	2006	3	7,056	Y	N	3009 90TH PL SE
001	544930	0092	04/24/2006	\$2,775,000	2,370	1,680	9	1981	3	14,430	Y	Y	1945 82ND AVE SE
001	148330	0200	07/18/2005	\$1,550,000	2,540	880	9	1994	3	16,774	N	N	2464 60TH AVE SE
001	720600	0010	06/15/2007	\$1,123,500	2,540	0	9	1983	5	9,629	Y	N	2423 84TH AVE SE
001	072405	9110	06/25/2007	\$2,230,000	2,640	1,940	9	1959	4	12,813	Y	N	13 EL DORADO BEACH CLUB DR
001	531510	1806	07/07/2006	\$1,550,000	2,820	1,630	9	2002	3	11,992	N	N	2249 78TH AVE SE
001	217450	0190	03/03/2005	\$1,148,000	2,840	0	9	1980	4	6,000	Y	N	3032 60TH AVE SE
001	531510	2050	04/27/2005	\$3,750,000	2,870	0	9	1991	3	24,400	Y	Y	7716 22ND PL SE
001	217450	3610	07/25/2006	\$1,350,000	2,950	220	9	2003	3	6,000	N	N	2708 63RD AVE SE
001	735570	0171	09/14/2005	\$1,055,000	3,040	0	9	2001	3	7,000	N	N	7032 SE 20TH ST
001	545230	2075	08/03/2006	\$1,270,000	3,220	0	9	2000	3	8,800	N	N	2246 80TH AVE SE
001	544930	0020	12/31/2007	\$1,373,550	3,490	0	9	2004	3	11,000	N	N	2025 80TH AVE SE
001	413930	0050	09/28/2005	\$849,888	3,650	0	9	2000	3	11,900	N	N	3425 97TH AVE SE
001	531510	1942	05/14/2007	\$1,730,000	2,350	910	10	2006	3	7,260	N	N	2217 77TH AVE SE
001	413930	0300	06/28/2006	\$1,550,000	2,490	500	10	1981	5	10,933	Y	N	9204 SE 33RD PL
001	148330	0535	06/18/2007	\$1,875,000	2,550	900	10	2004	3	9,000	N	N	2445 64TH AVE SE
001	531510	0340	01/13/2006	\$1,379,000	2,720	0	10	2001	3	8,600	Y	N	7265 N MERCER WAY
001	544930	0155	03/14/2005	\$1,550,000	2,970	920	10	1985	4	23,625	Y	N	2029 82ND AVE SE
001	064710	0165	07/26/2007	\$2,175,000	3,090	1,390	10	2006	3	9,629	Y	N	3020 90TH PL SE
001	082405	9027	05/01/2007	\$3,825,500	3,130	1,310	10	2000	3	22,103	Y	Y	9820 SE 35TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	545230	2214	02/28/2006	\$1,689,000	3,210	0	10	1986	5	10,866	Y	N	7850 SE 20TH ST
001	412900	0010	01/05/2005	\$1,125,900	3,210	0	10	1999	3	10,006	N	N	9403 SE 33RD ST
001	413930	0330	08/26/2005	\$1,600,000	3,250	0	10	1990	3	12,827	Y	N	9228 SE 33RD ST
001	531510	0065	07/09/2007	\$3,200,000	3,510	2,170	10	1989	3	8,680	Y	Y	7280 N MERCER WAY
001	217450	0290	01/12/2006	\$1,709,375	3,580	0	10	2003	3	9,000	N	N	3041 61ST AVE SE
001	072405	9114	03/16/2007	\$1,400,000	3,600	0	10	2001	3	9,471	N	N	3420 97TH AVE SE
001	140285	0020	04/18/2005	\$1,220,000	3,610	0	10	1995	3	10,855	N	N	3303 94TH AVE SE
001	409950	0400	03/12/2007	\$1,680,000	3,630	0	10	2005	3	9,000	N	N	2428 62ND AVE SE
001	217450	3115	04/14/2005	\$1,400,000	3,650	0	10	2004	3	8,448	N	N	6021 SE 27TH ST
001	531510	1755	06/27/2006	\$1,865,000	3,680	0	10	2006	3	14,794	N	N	2222 78TH AVE SE
001	140285	0010	08/03/2005	\$1,205,000	3,850	0	10	1995	3	9,616	N	N	3301 94TH AVE SE
001	545260	0070	08/17/2006	\$3,925,000	3,870	0	10	1976	4	19,083	Y	Y	8466 N MERCER WAY
001	735570	0005	08/05/2005	\$3,790,500	4,030	1,040	10	2000	3	18,500	Y	Y	7040 N MERCER WAY
001	148330	0385	09/11/2006	\$2,065,000	4,470	0	10	2006	3	12,300	Y	N	6200 SE 27TH ST
001	217450	2915	03/12/2007	\$2,890,000	2,020	1,600	11	1977	4	8,928	Y	Y	2737 60TH AVE SE
001	810610	0016	07/27/2005	\$3,462,500	2,550	1,560	11	1996	3	17,903	Y	Y	8440 N MERCER WAY
001	531510	0014	03/20/2007	\$5,475,000	2,900	350	11	1990	3	20,719	Y	Y	1640 72ND AVE SE
001	735570	0010	11/20/2006	\$3,500,000	2,990	2,400	11	1991	3	10,425	Y	Y	1615 72ND AVE SE
001	810610	0085	07/18/2007	\$2,100,000	3,390	1,800	11	2000	3	24,000	Y	N	8608 N MERCER WAY
001	412900	0060	07/01/2005	\$1,550,000	3,460	0	11	2000	3	11,339	N	N	9405 SE 33RD ST
001	810610	0140	07/22/2005	\$1,460,000	3,760	0	11	1995	5	18,470	N	N	8750 N MERCER WAY
001	531510	1776	05/24/2007	\$1,850,000	3,770	0	11	2003	3	13,500	N	N	2203 78TH AVE SE
001	531510	2005	10/26/2006	\$2,575,000	3,800	0	11	1996	3	12,000	Y	N	7644 SE 22ND ST
001	531510	1746	12/20/2006	\$1,895,000	3,920	0	11	2006	3	10,050	N	N	2212 78TH AVE SE
001	413930	0206	11/13/2006	\$1,975,000	4,050	0	11	2006	3	13,500	N	N	9211 SE 33RD ST
001	531510	1995	04/25/2005	\$4,050,000	4,470	0	11	1998	3	14,701	Y	Y	7626 SE 22ND ST
001	810610	0171	04/25/2005	\$3,000,000	3,710	1,090	12	1992	3	21,211	Y	Y	8920 N MERCER WAY
001	800000	0010	08/15/2006	\$2,200,000	4,040	1,660	12	1991	3	20,433	Y	N	8814 N MERCER WAY
001	800000	0060	10/12/2005	\$2,225,000	4,230	800	12	1991	3	15,037	Y	N	8904 N MERCER WAY
001	810610	0160	05/07/2007	\$6,650,000	4,740	2,040	12	2004	3	21,442	Y	Y	8908 N MERCER WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	243970	0065	07/20/2005	\$7,000,000	7,730	0	13	2000	3	20,020	Y	Y	5908 SE 20TH ST
001	544930	0150	04/18/2005	\$3,300,000	7,890	2,380	13	1994	3	26,131	Y	N	2038 81ST AVE SE
002	502190	0170	04/26/2007	\$640,000	1,060	530	6	1947	5	10,800	N	N	3719 88TH AVE SE
002	502190	0305	07/14/2005	\$575,000	1,010	920	7	1954	4	12,194	N	N	3636 86TH AVE SE
002	502190	0255	07/05/2007	\$745,000	1,080	800	7	1951	3	14,760	N	N	3902 86TH AVE SE
002	502190	0270	01/10/2005	\$420,000	1,090	0	7	1951	4	10,800	N	N	3732 86TH AVE SE
002	502190	0285	12/11/2006	\$685,000	1,130	980	7	1951	5	10,800	N	N	3714 86TH AVE SE
002	502190	0510	02/25/2005	\$439,000	1,230	0	7	1951	5	8,502	N	N	8821 SE 37TH ST
002	545600	0280	06/28/2006	\$835,000	1,580	1,580	7	1960	4	8,000	Y	N	9810 MERCERWOOD DR
002	502190	0415	08/16/2005	\$675,000	1,740	0	7	1954	5	11,400	N	N	8862 SE 37TH ST
002	189750	0020	09/13/2006	\$805,000	1,330	1,330	8	1957	5	9,000	N	N	9019 SE 37TH ST
002	502190	0385	02/02/2006	\$615,000	1,380	0	8	1958	4	11,070	N	N	3615 90TH AVE SE
002	502190	0685	10/03/2007	\$800,000	1,490	0	8	1998	3	14,290	N	N	8442 SE 39TH ST
002	778500	0260	09/12/2005	\$588,700	1,500	750	8	1964	4	13,500	N	N	3726 GALLAGHER HILL RD
002	182405	9071	06/21/2006	\$945,000	1,590	1,590	8	1990	4	11,000	N	N	9821 SE 40TH ST
002	183210	0115	07/28/2005	\$895,000	1,660	570	8	1974	5	10,050	N	N	8415 SE 35TH ST
002	545600	0040	05/08/2006	\$695,000	1,660	0	8	1955	4	9,200	N	N	4101 97TH AVE SE
002	545930	0025	02/27/2007	\$725,000	1,670	0	8	1958	5	7,700	N	N	4118 96TH AVE SE
002	122404	9091	02/26/2007	\$686,000	1,680	0	8	1959	4	10,454	N	N	8250 SE 36TH ST
002	502190	0245	07/24/2006	\$858,000	1,690	1,100	8	1951	5	16,300	N	N	3912 86TH AVE SE
002	265550	0249	07/19/2007	\$875,000	1,810	0	8	2003	3	12,000	N	N	3844 GREENBRIER LN
002	347500	0110	07/23/2005	\$633,000	1,930	0	8	1967	5	9,765	N	N	8355 SE 34TH ST
002	502190	0060	09/25/2006	\$833,000	1,970	0	8	1955	5	12,375	N	N	3633 86TH AVE SE
002	502190	0345	11/20/2007	\$710,000	2,020	0	8	1979	3	11,400	N	N	8825 SE 36TH ST
002	122404	9080	06/21/2006	\$750,000	2,040	1,100	8	1959	4	10,454	N	N	8211 SE 36TH ST
002	502190	0035	03/09/2005	\$694,900	2,160	0	8	1975	5	14,250	N	N	8451 SE 36TH ST
002	545230	0830	10/22/2007	\$910,000	2,180	1,710	8	1956	4	11,700	Y	N	2919 84TH AVE SE
002	778500	0240	11/26/2007	\$879,000	2,830	420	8	1965	4	15,300	N	N	3733 GREENBRIER LN
002	502190	0250	09/17/2007	\$1,320,000	3,560	1,200	8	1985	4	20,350	N	N	3906 86TH AVE SE
002	216241	0150	02/23/2007	\$630,000	1,500	200	9	1985	4	2,325	N	N	3650 93RD AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	216241	0010	11/15/2005	\$510,000	1,610	430	9	1989	3	3,776	N	N	3601 93RD AVE SE
002	640230	0060	08/06/2007	\$920,000	1,720	0	9	1977	5	8,900	N	N	8221 SE 33RD PL
002	640230	0060	04/26/2006	\$825,000	1,720	0	9	1977	5	8,900	N	N	8221 SE 33RD PL
002	666680	0230	10/08/2007	\$950,000	2,000	880	9	1973	5	10,070	N	N	8421 SE 33RD PL
002	347500	0070	11/22/2005	\$960,000	2,210	1,050	9	1998	3	10,642	Y	N	8225 SE 34TH ST
002	122404	9050	07/27/2006	\$965,500	2,390	1,500	9	1990	3	17,099	N	N	3277 84TH AVE SE
002	545190	0010	02/21/2005	\$720,000	2,440	0	9	1977	3	10,285	N	N	3219 84TH AVE SE
002	666680	0020	06/28/2007	\$887,550	2,440	360	9	1965	3	8,400	N	N	8405 SE 34TH PL
002	502190	0945	07/21/2006	\$910,000	2,470	0	9	2004	3	8,800	N	N	3914 88TH AVE SE
002	666690	0040	06/06/2006	\$1,011,500	2,500	0	9	1974	5	14,280	N	N	8430 SE 35TH ST
002	640230	0010	06/30/2005	\$668,000	2,650	0	9	1975	3	10,000	N	N	8240 SE 33RD PL
002	545230	0850	11/28/2007	\$1,457,000	2,940	0	9	2003	3	14,883	N	N	8224 SE 30TH ST
002	122404	9003	07/12/2005	\$1,198,000	3,080	690	9	1997	3	11,157	N	N	8320 SE 30TH PL
002	545600	0030	11/14/2007	\$1,350,000	3,110	0	9	2006	3	7,700	N	N	4043 97TH AVE SE
002	545600	0460	08/09/2006	\$1,632,000	3,370	0	9	2003	3	8,460	Y	N	4248 MERCERWOOD DR
002	122404	9004	06/25/2005	\$1,425,000	3,680	0	9	1997	3	11,304	N	N	8241 SE 30TH ST
002	265550	0132	11/14/2006	\$820,000	1,860	0	10	1986	4	8,262	N	N	3975 99TH AVE SE
002	546090	0170	03/16/2005	\$899,000	2,490	1,500	10	1990	3	11,873	N	N	3920 96TH AVE SE
002	122404	9122	06/09/2006	\$935,000	2,680	0	10	1995	3	11,322	N	N	8245 SE 30TH PL
002	664815	0130	01/10/2007	\$866,500	2,720	0	10	1988	3	8,402	N	N	3630 92ND AVE SE
002	206355	0030	07/19/2006	\$1,595,000	2,810	1,860	10	2002	3	11,052	Y	N	8219 SE 28TH ST
002	502190	0671	10/18/2007	\$1,340,000	3,020	0	10	2004	3	8,360	N	N	3727 86TH AVE SE
002	206355	0070	03/25/2005	\$1,300,000	3,180	1,210	10	2002	3	19,536	Y	N	8212 SE 29TH ST
002	545600	0025	04/24/2006	\$1,372,000	3,420	0	10	2006	3	8,000	N	N	4037 97TH AVE SE
002	545230	0810	04/13/2005	\$1,168,000	3,430	0	10	1990	3	9,601	Y	N	8234 SE 30TH ST
002	545930	0020	05/23/2006	\$1,328,000	3,520	0	10	2006	3	8,000	N	N	4128 96TH AVE SE
002	502190	0105	02/12/2007	\$1,650,000	3,600	1,170	10	2000	3	13,200	N	N	3630 84TH AVE SE
002	545230	0840	08/11/2005	\$1,047,000	3,640	0	10	1990	3	11,624	Y	N	8230 SE 30TH ST
002	502190	0440	01/23/2006	\$1,450,000	4,030	0	10	2005	3	11,400	N	N	8826 SE 37TH ST
002	502190	0585	12/01/2005	\$1,399,000	4,360	0	10	2005	3	11,400	N	N	8822 SE 39TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	502190	0640	07/26/2006	\$1,481,000	3,670	0	11	2006	3	9,773	N	N	8447 SE 37TH ST
002	502190	0645	03/22/2006	\$1,425,000	3,840	0	11	2005	3	11,517	N	N	8449 SE 37TH ST
002	664815	0060	01/05/2007	\$1,450,000	4,640	510	12	1989	3	9,436	Y	N	9265 SE 36TH PL
003	673590	0040	05/14/2007	\$749,995	1,200	580	7	1955	4	10,401	N	N	4057 90TH AVE SE
003	019110	0475	09/14/2006	\$651,000	1,220	930	7	1952	4	10,125	N	N	4510 86TH AVE SE
003	445730	0500	06/28/2007	\$650,000	1,440	0	7	1958	4	9,525	N	N	4327 91ST AVE SE
003	019110	0666	10/25/2005	\$595,000	1,460	0	7	1956	4	9,525	N	N	4641 89TH AVE SE
003	019110	0460	10/23/2007	\$580,000	1,480	0	7	1951	3	10,449	N	N	4532 86TH AVE SE
003	545030	0060	12/31/2007	\$560,000	1,520	0	7	1954	4	9,202	N	N	4012 ISLAND CREST WAY
003	445730	0005	09/21/2006	\$658,000	1,660	0	7	1955	3	11,007	N	N	4201 92ND AVE SE
003	759810	0165	04/29/2005	\$630,000	1,670	0	7	1948	4	15,600	N	N	4442 88TH AVE SE
003	545030	0010	04/23/2007	\$637,500	1,680	0	7	1951	4	13,751	N	N	4134 ISLAND CREST WAY
003	545030	0055	03/07/2005	\$435,000	1,700	0	7	1954	4	9,194	N	N	4018 ISLAND CREST WAY
003	445730	0540	07/31/2007	\$795,000	1,740	0	7	1960	5	9,525	N	N	4334 90TH AVE SE
003	445730	0420	04/20/2005	\$659,950	1,810	0	7	1960	5	10,125	N	N	4321 90TH AVE SE
003	019110	0720	11/03/2006	\$710,000	1,910	0	7	1990	3	9,525	N	N	4604 88TH AVE SE
003	545030	0085	11/16/2006	\$799,000	1,950	0	7	1950	5	10,125	N	N	4041 85TH AVE SE
003	019110	0770	08/14/2007	\$850,000	2,010	0	7	1958	4	10,780	N	N	4648 89TH AVE SE
003	759810	0731	07/23/2007	\$895,018	2,140	1,240	7	1976	4	9,900	Y	N	8541 SE 44TH PL
003	545030	0007	05/19/2005	\$575,000	2,160	0	7	1954	4	10,998	N	N	8406 SE 42ND ST
003	545030	0075	10/06/2006	\$801,500	2,200	0	7	1950	5	10,125	N	N	4023 85TH AVE SE
003	545030	0075	06/15/2005	\$691,000	2,200	0	7	1950	5	10,125	N	N	4023 85TH AVE SE
003	192405	9139	12/20/2005	\$835,000	1,290	1,290	8	1999	3	16,988	N	N	8833 SE 61ST ST
003	019110	0090	04/13/2006	\$870,000	1,300	1,300	8	1970	4	9,525	N	N	4505 91ST AVE SE
003	004610	0013	08/23/2005	\$999,950	1,310	1,310	8	1969	5	20,400	Y	N	9505 SE 43RD ST
003	019110	0595	08/26/2005	\$540,500	1,370	750	8	1964	3	10,125	N	N	4663 88TH AVE SE
003	019110	1168	08/17/2007	\$820,000	1,370	650	8	1964	4	11,475	N	N	4752 89TH AVE SE
003	792410	0030	04/10/2007	\$753,000	1,370	1,390	8	1955	4	6,750	N	N	4040 89TH AVE SE
003	182405	9097	03/10/2005	\$491,000	1,410	1,350	8	1955	4	8,600	N	N	4005 84TH AVE SE
003	445730	0480	06/05/2006	\$763,800	1,430	430	8	1976	4	10,125	N	N	4300 89TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	545600	0405	04/17/2006	\$1,150,000	1,440	1,440	8	1956	4	11,305	Y	N	4266 SHORECLUB DR
003	003120	0030	06/30/2005	\$675,000	1,460	1,220	8	1955	4	9,010	N	N	4143 94TH AVE SE
003	003100	0225	06/28/2007	\$735,000	1,480	0	8	1955	5	7,980	N	N	4112 93RD AVE SE
003	019110	0620	06/05/2007	\$687,950	1,480	0	8	1977	4	10,482	N	N	4640 ISLAND CREST WAY
003	258190	0250	11/20/2006	\$825,000	1,480	1,260	8	1977	5	8,938	N	N	6820 93RD AVE SE
003	003100	0081	07/26/2007	\$700,000	1,490	0	8	1955	4	8,100	N	N	9214 SE 42ND ST
003	003100	0131	10/24/2007	\$705,000	1,500	0	8	1954	4	8,670	N	N	4119 93RD AVE SE
003	258190	0245	01/24/2006	\$625,000	1,500	1,500	8	1962	4	8,550	N	N	7072 93RD AVE SE
003	003100	0040	05/25/2007	\$638,000	1,510	0	8	1955	4	7,140	N	N	4044 92ND AVE SE
003	019110	1110	05/15/2007	\$770,000	1,510	1,510	8	1959	4	9,525	N	N	4716 90TH AVE SE
003	003100	0270	10/05/2006	\$830,000	1,530	1,530	8	1956	5	8,736	N	N	4230 93RD AVE SE
003	003100	0165	05/21/2007	\$699,500	1,550	880	8	1958	4	8,510	Y	N	4028 93RD AVE SE
003	673570	0005	11/02/2006	\$612,500	1,550	0	8	1954	3	9,826	N	N	4003 92ND AVE SE
003	003120	0025	02/09/2006	\$700,000	1,570	1,350	8	1956	4	9,010	N	N	4205 94TH AVE SE
003	003100	0120	07/26/2006	\$650,000	1,610	0	8	1954	4	8,670	N	N	4105 93RD AVE SE
003	019110	0135	03/21/2006	\$824,000	1,610	680	8	1966	4	10,160	N	N	4530 90TH AVE SE
003	228730	0280	06/02/2005	\$615,000	1,610	0	8	1959	4	10,080	N	N	8812 SE 59TH ST
003	445730	0465	11/28/2006	\$850,000	1,610	1,540	8	1963	5	10,125	N	N	4324 89TH AVE SE
003	228730	0130	11/08/2007	\$800,000	1,670	0	8	1960	5	15,600	N	N	9049 SE 59TH ST
003	003100	0020	07/11/2006	\$625,000	1,690	0	8	1955	3	7,140	N	N	4016 92ND AVE SE
003	258190	0284	04/12/2005	\$707,500	1,690	1,070	8	1967	4	8,476	N	N	6950 93RD AVE SE
003	865050	0040	10/26/2006	\$1,025,000	1,690	1,690	8	1955	4	20,680	N	N	8822 SE 62ND ST
003	545030	0095	04/25/2006	\$820,000	1,700	1,700	8	1950	5	13,500	N	N	4059 85TH AVE SE
003	258190	0290	08/26/2005	\$760,000	1,710	900	8	1977	3	8,370	N	N	6960 93RD AVE SE
003	003100	0015	11/16/2007	\$735,000	1,740	0	8	1955	4	7,500	N	N	9215 SE 40TH ST
003	792410	0040	06/14/2006	\$715,000	1,750	1,750	8	1957	4	6,750	N	N	4056 89TH AVE SE
003	228730	0120	11/26/2007	\$810,000	1,770	0	8	1960	4	10,200	N	N	9039 SE 59TH ST
003	345600	0290	06/14/2005	\$625,000	1,770	0	8	1964	4	9,938	N	N	7223 91ST AVE SE
003	003100	0210	02/18/2006	\$715,000	1,790	0	8	1955	5	7,875	N	N	4102 93RD AVE SE
003	003100	0210	09/19/2005	\$600,000	1,790	0	8	1955	5	7,875	N	N	4102 93RD AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	019110	0245	01/11/2007	\$655,000	1,790	130	8	1961	3	9,525	N	N	4503 89TH AVE SE
003	258130	0061	09/06/2007	\$1,045,000	1,800	1,200	8	1955	4	32,500	Y	N	7239 E MERCER WAY
003	445730	0505	03/14/2005	\$570,000	1,800	0	8	1958	3	9,525	N	N	4335 91ST AVE SE
003	546110	0070	07/15/2005	\$625,000	1,830	720	8	1966	4	14,022	N	N	9530 SE 43RD ST
003	865050	0015	02/14/2006	\$1,075,000	1,830	1,830	8	1955	5	54,885	N	N	6250 89TH AVE SE
003	019110	0300	06/27/2006	\$705,000	1,840	0	8	1963	4	9,525	N	N	4536 88TH AVE SE
003	019110	0300	01/26/2005	\$635,000	1,840	0	8	1963	4	9,525	N	N	4536 88TH AVE SE
003	258190	0186	06/20/2007	\$975,550	1,850	950	8	1968	4	10,006	Y	N	7080 94TH AVE SE
003	192300	0090	04/02/2007	\$789,000	1,870	430	8	1982	3	12,650	N	N	9445 SE 47TH ST
003	182405	9156	08/30/2007	\$950,000	1,920	900	8	1983	4	16,935	N	N	4252 85TH AVE SE
003	258190	0020	12/13/2005	\$710,000	1,940	1,190	8	1961	4	11,160	N	N	6909 93RD AVE SE
003	228700	0160	10/16/2006	\$850,000	1,960	1,960	8	1960	4	10,509	N	N	5704 91ST AVE SE
003	003100	0320	12/05/2005	\$763,000	2,000	940	8	1968	4	7,686	N	N	4250 92ND AVE SE
003	019110	1120	02/11/2005	\$550,000	2,010	0	8	1959	3	11,430	N	N	9001 SE 47TH ST
003	228700	0140	01/13/2006	\$868,000	2,010	0	8	1961	5	11,815	N	N	5720 91ST AVE SE
003	759810	0140	12/15/2005	\$1,200,000	2,010	0	8	1954	3	30,000	N	N	8904 SE 45TH ST
003	228730	0110	12/07/2005	\$700,000	2,070	0	8	1960	5	10,200	N	N	9031 SE 59TH ST
003	545030	0205	05/04/2007	\$832,000	2,110	0	8	1951	4	13,500	N	N	4113 86TH AVE SE
003	019110	0585	04/20/2006	\$855,000	2,180	1,290	8	2004	3	10,125	N	N	4629 88TH AVE SE
003	258190	0110	06/11/2007	\$1,200,000	2,210	0	8	1953	3	21,011	N	N	7229 93RD AVE SE
003	019110	0140	05/23/2006	\$877,000	2,250	0	8	1967	4	10,160	N	N	4524 90TH AVE SE
003	019110	1115	03/06/2007	\$854,950	2,250	0	8	1966	4	9,525	N	N	4712 90TH AVE SE
003	445730	0225	12/12/2005	\$825,000	2,260	0	8	1963	5	10,125	N	N	4224 89TH AVE SE
003	192300	0380	02/07/2006	\$900,200	2,340	0	8	1992	3	26,910	N	N	9212 SE 46TH ST
003	228700	0410	03/06/2007	\$1,050,000	2,610	0	8	1959	5	14,670	N	N	5605 89TH AVE SE
003	258190	0114	03/12/2007	\$875,000	2,680	0	8	1946	4	15,240	Y	N	7015 E MERCER WAY
003	019110	0590	02/14/2006	\$682,000	2,700	350	8	1966	4	10,125	N	N	4645 88TH AVE SE
003	019110	0235	03/21/2007	\$870,000	2,790	0	8	1985	3	10,125	N	N	4510 89TH AVE SE
003	019110	0290	05/10/2007	\$858,450	2,910	0	8	1965	4	9,525	N	N	4540 88TH AVE SE
003	362250	0055	07/13/2007	\$1,100,000	3,080	0	8	2002	3	17,952	N	N	4358 86TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	759810	0108	08/02/2006	\$870,000	3,140	0	8	1984	3	10,400	N	N	8935 SE 44TH ST
003	445730	0430	06/06/2007	\$905,000	3,290	0	8	1966	5	10,125	N	N	4345 90TH AVE SE
003	216200	0190	06/17/2005	\$692,000	1,420	700	9	1973	4	14,850	Y	N	5009 E MERCER WAY
003	192300	0450	05/23/2005	\$920,000	1,450	1,010	9	2002	3	13,910	Y	N	9340 SE 46TH ST
003	546110	0080	05/30/2007	\$969,000	1,510	1,450	9	1966	5	12,996	Y	N	9550 SE 43RD ST
003	228800	0040	02/06/2007	\$850,000	1,640	0	9	1966	5	15,342	Y	N	9242 SE 59TH ST
003	345600	0230	08/10/2006	\$943,000	1,640	1,520	9	1966	5	9,947	N	N	7234 91ST AVE SE
003	258190	0180	06/24/2005	\$705,000	1,650	560	9	1977	4	9,886	Y	N	7040 94TH AVE SE
003	856610	0070	07/19/2006	\$819,950	1,680	1,680	9	1966	5	9,354	N	N	7425 91ST AVE SE
003	258130	0046	12/13/2007	\$920,000	1,700	1,060	9	2002	3	14,685	Y	N	7229 E MERCER WAY
003	546110	0030	05/31/2006	\$795,000	1,770	1,070	9	1964	4	28,600	Y	N	9531 SE 43RD ST
003	546110	0030	03/24/2005	\$750,000	1,770	1,070	9	1964	4	28,600	Y	N	9531 SE 43RD ST
003	865120	0120	04/18/2006	\$928,000	1,780	1,480	9	1968	4	15,048	Y	N	6140 93RD AVE SE
003	182405	9158	05/03/2005	\$640,000	1,830	800	9	1968	4	9,653	N	N	4301 86TH AVE SE
003	865110	0100	07/07/2005	\$935,000	1,860	1,860	9	1961	4	21,167	Y	N	9220 SE 61ST ST
003	865120	0270	08/31/2007	\$810,000	1,870	1,160	9	1973	4	16,968	Y	N	6140 94TH AVE SE
003	228800	0120	11/09/2006	\$1,125,000	1,970	1,200	9	1968	4	15,044	Y	N	9239 SE 59TH ST
003	545090	0140	01/07/2005	\$599,000	1,970	1,070	9	1968	4	10,545	N	N	5221 90TH AVE SE
003	019110	1125	01/10/2005	\$707,500	2,010	640	9	2003	4	10,125	N	N	8921 SE 47TH ST
003	257950	0027	06/20/2007	\$998,000	2,020	1,260	9	1973	5	10,450	Y	N	9441 SE 70TH PL
003	257950	0027	01/13/2005	\$700,000	2,020	1,260	9	1973	5	10,450	Y	N	9441 SE 70TH PL
003	865100	0060	04/12/2007	\$885,000	2,020	0	9	1962	4	18,500	N	N	6147 92ND AVE SE
003	192405	9193	06/12/2006	\$1,495,000	2,030	1,790	9	1960	4	39,555	Y	N	9112 SE 50TH ST
003	545180	0026	10/25/2006	\$1,125,000	2,060	1,300	9	1958	5	15,402	Y	N	8411 MAPLE LN
003	184550	0020	03/30/2005	\$645,000	2,070	0	9	1967	4	10,320	Y	N	9440 70TH PL SE
003	258190	0091	07/09/2007	\$900,000	2,090	0	9	1977	5	11,400	N	N	7205 93RD AVE SE
003	258190	0091	08/15/2005	\$739,000	2,090	0	9	1977	5	11,400	N	N	7205 93RD AVE SE
003	545090	0130	08/22/2006	\$787,500	2,120	0	9	1973	4	9,600	N	N	5231 90TH AVE SE
003	546110	0040	07/06/2006	\$699,000	2,130	0	9	1967	4	11,775	Y	N	9511 SE 43RD ST
003	184550	0070	03/07/2005	\$625,000	2,160	810	9	1968	4	6,693	N	N	6911 94TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	759810	0071	02/28/2005	\$650,000	2,160	0	9	1977	4	15,000	N	N	9020 SE 45TH ST
003	184550	0080	12/14/2005	\$826,550	2,210	0	9	1968	4	7,520	N	N	6921 94TH AVE SE
003	545600	0415	02/28/2006	\$1,100,000	2,220	2,220	9	1956	4	16,150	Y	N	4276 SHORECLUB DR
003	856610	0280	07/20/2005	\$875,000	2,230	1,670	9	1969	4	10,200	Y	N	7428 91ST AVE SE
003	257950	0146	09/09/2005	\$770,800	2,240	0	9	1982	3	15,000	Y	N	7255 E MERCER WAY
003	545050	0150	12/02/2005	\$1,250,000	2,250	2,100	9	1967	4	16,898	Y	N	5704 93RD AVE SE
003	856610	0190	06/28/2006	\$920,000	2,300	1,070	9	1968	4	14,850	N	N	7402 92ND PL SE
003	184550	0030	03/08/2005	\$695,000	2,310	1,420	9	1969	4	7,885	N	N	6930 94TH AVE SE
003	435130	0977	02/09/2006	\$765,000	2,310	0	9	1977	3	15,225	N	N	5050 90TH AVE SE
003	192300	0160	09/15/2006	\$885,000	2,340	630	9	1997	3	14,486	Y	N	9380 SE 47TH ST
003	228800	0060	09/06/2007	\$1,100,950	2,340	760	9	1975	4	15,313	Y	N	9252 SE 59TH ST
003	545030	0066	06/23/2005	\$920,702	2,430	0	9	2002	3	10,125	N	N	4011 85TH AVE SE
003	192300	0130	02/20/2007	\$880,000	2,590	1,050	9	1969	4	6,400	N	N	9333 SE 47TH ST
003	192300	0130	04/01/2006	\$749,000	2,590	1,050	9	1969	4	6,400	N	N	9333 SE 47TH ST
003	192300	0070	07/03/2006	\$850,000	2,650	360	9	1994	3	18,375	Y	N	9490 SE 47TH ST
003	003100	0085	07/24/2006	\$858,500	2,690	0	9	1976	4	10,625	N	N	4011 93RD AVE SE
003	545050	0120	03/14/2006	\$980,000	2,690	0	9	1969	4	14,315	N	N	9209 SE 57TH ST
003	667290	0410	05/05/2005	\$949,000	2,710	0	9	1963	4	11,300	N	N	8905 SE 56TH ST
003	445730	0185	12/01/2006	\$785,000	2,830	0	9	1964	4	10,125	N	N	4237 90TH AVE SE
003	003100	0300	10/01/2007	\$1,390,000	2,840	0	9	2002	3	7,140	N	N	4222 92ND AVE SE
003	019110	0200	11/01/2005	\$1,360,000	2,920	0	9	2005	3	10,125	N	N	4545 90TH AVE SE
003	667290	0300	02/28/2005	\$1,025,000	2,960	0	9	2003	3	13,230	N	N	8945 SE 54TH ST
003	019110	1021	05/05/2005	\$851,500	3,100	0	9	1966	4	12,150	N	N	4730 91ST AVE SE
003	257950	0186	09/13/2006	\$1,335,000	3,450	0	9	2000	3	15,891	N	N	7272 92ND AVE SE
003	546110	0010	01/31/2007	\$1,135,000	3,550	0	9	1966	4	18,230	Y	N	9571 SE 43RD ST
003	856610	0220	01/10/2007	\$905,000	3,650	510	9	1967	4	12,540	Y	N	7405 92ND PL SE
003	545030	0090	05/16/2005	\$1,150,000	3,670	0	9	2004	3	10,125	N	N	4047 85TH AVE SE
003	362780	0190	02/07/2006	\$757,500	1,410	1,040	10	1972	3	11,155	N	N	8802 SE 78TH ST
003	216200	0040	04/06/2006	\$770,000	1,720	920	10	1977	3	14,300	N	N	4817 E MERCER WAY
003	362780	0110	07/12/2007	\$1,189,000	1,740	1,500	10	1973	4	9,975	Y	N	7809 89TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	192300	0060	05/16/2006	\$860,000	1,880	1,110	10	1976	3	10,200	Y	N	9341 SE 46TH ST
003	545600	0395	08/14/2006	\$1,100,000	1,970	1,800	10	1968	4	17,940	Y	N	4250 SHORECLUB DR
003	545950	0015	09/01/2006	\$950,000	1,990	1,670	10	1966	4	13,800	Y	N	9355 MERCERWOOD DR
003	546060	0190	07/23/2007	\$1,250,000	2,080	660	10	1993	3	5,024	Y	N	4128 94TH PL SE
003	546050	0040	11/02/2006	\$1,029,995	2,220	2,220	10	1968	5	9,270	N	N	4230 95TH AVE SE
003	192300	0150	03/22/2006	\$720,000	2,230	790	10	1978	3	6,400	N	N	9350 SE 47TH ST
003	362780	0280	06/21/2005	\$891,000	2,260	1,400	10	1967	4	12,000	N	N	7707 89TH PL SE
003	546060	0130	08/23/2005	\$1,159,000	2,260	1,560	10	1969	4	7,875	Y	N	4220 CRESTWOOD PL
003	667290	0070	07/17/2007	\$950,000	2,280	0	10	1964	4	15,603	N	N	8930 SE 54TH ST
003	751100	0020	05/11/2006	\$850,000	2,310	520	10	1964	3	12,500	N	N	6102 90TH AVE SE
003	545950	0025	06/19/2006	\$985,000	2,360	1,670	10	1962	4	13,750	Y	N	9335 MERCERWOOD DR
003	182405	9053	09/27/2006	\$1,043,000	2,380	1,270	10	1986	3	15,000	N	N	8460 SE 44TH ST
003	182405	9053	06/28/2006	\$1,027,000	2,380	1,270	10	1986	3	15,000	N	N	8460 SE 44TH ST
003	667290	0380	08/29/2007	\$1,195,000	2,380	1,060	10	1969	4	12,500	N	N	8920 SE 56TH ST
003	216200	0120	03/30/2007	\$875,000	2,400	200	10	1975	3	22,000	Y	N	5023 E MERCER WAY
003	192300	0050	06/16/2005	\$862,400	2,540	1,390	10	1974	3	9,000	Y	N	9376 SE 46TH ST
003	216200	0060	02/09/2006	\$863,000	2,620	1,100	10	1975	3	19,700	N	N	4819 E MERCER WAY
003	257950	0187	07/11/2006	\$1,349,000	2,650	740	10	1997	3	14,570	Y	N	7507 92ND AVE SE
003	546060	0100	05/16/2005	\$1,060,000	2,710	1,880	10	1968	5	8,500	Y	N	4244 CRESTWOOD PL
003	362780	0200	06/07/2006	\$920,500	2,780	0	10	1976	4	9,600	N	N	8800 SE 78TH ST
003	445730	0605	01/13/2006	\$822,000	2,790	0	10	1997	3	8,989	N	N	9100 SE 44TH ST
003	216200	0050	10/02/2006	\$1,020,000	2,930	0	10	1975	5	20,000	N	N	4815 E MERCER WAY
003	673590	0005	12/20/2007	\$1,185,000	2,930	0	10	2007	3	7,784	N	N	4005 90TH AVE SE
003	667290	0100	01/10/2007	\$1,280,000	2,950	660	10	1960	5	15,270	N	N	9100 SE 54TH ST
003	257950	0140	02/23/2007	\$1,160,000	3,120	1,330	10	1990	4	10,373	Y	N	7219 E MERCER WAY
003	019110	0672	03/07/2006	\$1,127,555	3,160	0	10	1997	3	9,525	N	N	4649 89TH AVE SE
003	545090	0050	04/25/2005	\$1,199,000	3,180	0	10	1967	4	14,685	N	N	5300 90TH AVE SE
003	258190	0211	08/09/2005	\$1,468,000	3,200	910	10	1997	3	15,600	Y	N	7206 93RD AVE SE
003	302405	9182	11/01/2005	\$1,150,000	3,280	0	10	1982	3	12,632	N	N	7378 ISLAND CREST WAY
003	258130	0010	06/07/2007	\$1,320,000	3,300	0	10	1985	3	15,907	N	N	9213 SE 68TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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	362780	0150	05/17/2005	\$890,000	3,350	0	10	1975	4	9,900	Y	N	7801 89TH PL SE
003	421430	0060	04/19/2006	\$1,440,000	3,380	0	10	2005	3	10,185	N	N	8718 SE 44TH PL
003	302405	9211	06/15/2006	\$1,425,000	3,420	1,150	10	2005	3	16,741	N	N	9179 SE 64TH ST
003	421430	0030	05/11/2006	\$1,525,000	3,450	0	10	2005	3	10,964	N	N	8705 SE 44TH PL
003	546060	0120	12/13/2006	\$1,100,000	3,460	0	10	1968	3	6,240	Y	N	4230 CRESTWOOD PL
003	421430	0050	10/13/2005	\$1,450,000	3,480	0	10	2005	3	10,911	N	N	8712 SE 44TH PL
003	421430	0020	08/10/2005	\$1,440,000	3,660	0	10	2005	3	10,916	N	N	8711 SE 44TH PL
003	258190	0225	06/13/2006	\$1,635,000	3,700	0	10	1998	3	14,947	Y	N	7228 93RD AVE SE
003	421430	0040	02/21/2006	\$1,530,000	3,730	0	10	2005	3	11,190	N	N	8706 SE 44TH PL
003	421430	0010	08/12/2005	\$1,425,000	3,770	0	10	2005	3	10,581	N	N	8717 SE 44TH PL
003	546060	0140	11/01/2006	\$1,310,000	3,960	800	10	1974	4	4,650	Y	N	4206 CRESTWOOD PL
003	192300	0300	04/11/2005	\$1,090,000	5,480	0	10	1982	3	13,072	Y	N	9211 SE 46TH ST
003	258130	0035	07/27/2007	\$1,415,000	2,500	1,660	11	1990	3	9,778	Y	N	7129 E MERCER WAY
003	667290	0170	01/17/2005	\$830,000	3,290	0	11	1964	4	16,660	N	N	8815 SE 54TH ST
003	856640	0270	01/03/2007	\$1,200,000	3,420	0	11	1987	3	13,031	N	N	8852 SE 74TH PL
003	856640	0270	12/20/2005	\$1,100,000	3,420	0	11	1987	3	13,031	N	N	8852 SE 74TH PL
003	545600	0370	08/14/2006	\$1,950,000	3,450	700	11	2006	3	8,550	Y	N	4227 SHORECLUB DR
003	759810	0750	05/08/2006	\$1,790,000	3,520	840	11	2005	3	13,650	Y	N	4449 86TH AVE SE
003	258190	0165	06/30/2005	\$980,000	3,580	720	11	1987	3	8,406	Y	N	9413 SE 70TH PL
003	019110	0835	02/05/2007	\$1,525,000	3,660	0	11	2006	3	9,525	N	N	4667 91ST AVE SE
003	258190	0300	07/19/2005	\$1,048,000	3,750	0	11	2000	3	13,834	N	N	7010 93RD AVE SE
003	362780	0300	07/27/2006	\$1,235,000	4,280	0	11	1972	3	9,975	Y	N	7703 89TH PL SE
003	865120	0010	10/13/2005	\$2,050,000	4,700	1,100	11	2005	3	15,993	Y	N	6115 93RD AVE SE
003	856640	0310	10/24/2007	\$2,065,000	4,770	0	11	1985	5	15,552	N	N	8836 SE 74TH PL
003	257950	0185	12/21/2007	\$1,475,000	4,060	0	12	2006	3	9,650	N	N	7248 92ND AVE SE
003	865110	0010	04/24/2007	\$2,150,000	4,640	0	12	2006	3	15,232	N	N	9201 SE 61ST ST
004	302405	9164	05/25/2006	\$1,100,000	790	600	7	1951	5	12,540	Y	Y	7924 E MERCER WAY
004	312405	9020	03/22/2007	\$2,150,000	1,290	660	7	1952	4	9,728	Y	Y	8030 AVALON PL
004	413190	0015	07/23/2007	\$1,390,000	1,480	1,480	8	1954	5	11,815	Y	N	4018 E MERCER WAY
004	192405	9121	10/11/2006	\$1,065,000	1,510	1,290	8	2004	3	14,374	Y	N	4840 E MERCER WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	082405	9237	05/07/2007	\$1,100,000	1,610	1,480	8	1958	4	13,000	Y	N	3828 100TH AVE SE
004	302405	9096	07/28/2005	\$1,400,000	1,630	0	8	1938	5	14,364	Y	Y	7920 E MERCER WAY
004	192405	9178	04/01/2005	\$731,899	1,700	0	8	1955	4	11,325	Y	N	5906 E MERCER WAY
004	192405	9246	09/13/2005	\$925,000	1,780	1,770	8	1965	3	26,226	Y	N	4920 E MERCER WAY
004	302405	9122	05/15/2007	\$729,900	1,860	410	8	1954	4	15,155	N	N	7022 E MERCER WAY
004	192405	9159	11/09/2006	\$1,190,000	1,920	1,160	8	1957	5	20,473	Y	N	4850 E MERCER WAY
004	003300	0010	05/16/2005	\$890,000	1,930	1,430	8	1966	3	15,500	N	Y	4448 FERNCROFT RD
004	258070	0035	05/16/2007	\$900,000	2,040	320	8	1953	5	12,096	Y	N	6801 96TH AVE SE
004	082405	9224	03/31/2006	\$790,000	2,180	0	8	1958	3	13,000	N	N	3842 E MERCER WAY
004	302405	9171	12/06/2007	\$798,000	2,220	0	8	1975	5	24,225	N	N	6419 E MERCER WAY
004	258070	0045	06/16/2005	\$719,000	2,530	0	8	1959	5	12,096	Y	N	6817 96TH AVE SE
004	073610	0065	04/24/2006	\$950,000	2,820	480	8	1984	3	15,375	Y	N	8550 BENOTHO PL
004	182405	9109	12/17/2007	\$1,322,300	2,830	0	8	1988	4	27,007	Y	N	4300 E MERCER WAY
004	210700	0080	11/21/2005	\$1,600,000	3,070	0	8	1985	3	14,736	Y	Y	3702 E MERCER WAY
004	192200	0170	12/04/2007	\$869,000	1,570	1,040	9	1975	3	12,200	Y	N	9447 SE 52ND ST
004	156180	0040	06/22/2006	\$727,000	1,600	740	9	1980	3	13,000	N	N	4419 E MERCER WAY
004	192200	0160	12/21/2007	\$1,090,000	1,670	1,650	9	1974	5	12,120	Y	N	9437 SE 52ND ST
004	413190	0037	06/23/2006	\$1,125,000	1,720	1,210	9	1971	5	16,270	Y	N	4044 E MERCER WAY
004	192200	0060	10/11/2006	\$1,275,000	1,750	1,370	9	1976	3	12,000	Y	N	9430 SE 52ND ST
004	192200	0030	05/02/2005	\$1,600,000	1,780	1,500	9	1975	5	12,915	Y	N	9444 SE 52ND ST
004	215450	0040	06/21/2005	\$965,000	1,780	1,500	9	1970	4	16,000	Y	N	6216 E MERCER WAY
004	252400	0150	03/04/2005	\$765,000	1,860	1,230	9	1994	4	15,784	N	N	4761 FERNRIDGE LN
004	192200	0200	04/26/2007	\$1,150,500	1,980	1,710	9	1972	4	13,500	Y	N	9424 SE 52ND ST
004	192200	0150	08/01/2006	\$950,000	2,050	1,840	9	1974	4	11,800	Y	N	9435 SE 52ND ST
004	192200	0210	04/23/2007	\$1,225,000	2,130	2,040	9	1972	4	13,080	Y	N	9427 SE 52ND ST
004	032110	0180	05/11/2007	\$889,000	2,200	0	9	1977	4	16,237	Y	N	8327 E MERCER WAY
004	192405	9328	05/05/2005	\$912,500	2,320	0	9	1990	3	14,810	N	N	5220 BUTTERWORTH RD
004	185600	0060	08/24/2005	\$1,025,000	2,450	1,730	9	1976	5	28,000	Y	N	9705 SE 43RD ST
004	182405	9082	09/07/2005	\$1,850,000	2,520	1,360	9	1988	4	14,003	Y	Y	4550 E MERCER WAY
004	073610	0025	08/01/2007	\$1,407,000	2,780	970	9	1972	5	19,000	Y	N	8559 85TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	252400	0110	11/16/2005	\$885,000	2,840	0	9	1996	3	13,110	N	N	4763 FERNRIDGE LN
004	755870	0035	11/02/2005	\$900,000	2,960	270	9	1977	4	30,520	Y	N	4600 E MERCER WAY
004	258010	0045	04/06/2006	\$1,110,000	3,050	1,020	9	1980	3	15,248	Y	N	9555 SE 71ST ST
004	004610	0508	03/08/2007	\$1,476,000	3,430	0	9	1998	3	14,450	Y	Y	4466 FERNCROFT RD
004	192200	0180	02/22/2007	\$950,000	3,560	0	9	1972	4	13,493	N	N	9438 SE 52ND ST
004	426000	0080	03/06/2005	\$875,000	1,500	1,530	10	1968	4	17,717	Y	N	9520 SE 61ST PL
004	292600	0020	10/10/2006	\$928,000	1,880	1,400	10	1980	4	9,674	Y	N	6462 E MERCER WAY
004	192405	9254	09/22/2005	\$1,059,000	1,940	1,550	10	1968	4	15,246	Y	N	6130 E MERCER WAY
004	755870	0031	07/18/2007	\$1,473,000	2,160	2,160	10	1983	5	16,552	Y	N	4614 E MERCER WAY
004	302405	9079	12/05/2007	\$5,500,000	2,180	1,530	10	1946	4	96,703	Y	Y	6410 E MERCER WAY
004	192405	9302	06/06/2007	\$1,615,000	2,360	1,520	10	1976	4	17,424	Y	Y	5458 E MERCER WAY
004	192405	9302	08/23/2005	\$1,495,000	2,360	1,520	10	1976	4	17,424	Y	Y	5458 E MERCER WAY
004	143870	0130	11/15/2006	\$1,550,000	2,440	1,770	10	1963	5	16,302	Y	N	9425 SE 54TH ST
004	032110	0200	09/27/2006	\$998,000	2,630	680	10	1977	4	18,116	Y	N	8225 E MERCER WAY
004	073610	0175	04/26/2005	\$2,805,000	2,700	1,970	10	1998	3	7,048	Y	Y	8429 85TH AVE S
004	755870	0045	05/09/2007	\$2,500,000	2,850	300	10	1990	4	34,041	Y	Y	4602 E MERCER WAY
004	302405	9155	03/24/2006	\$2,800,000	3,270	2,070	10	1973	5	14,600	Y	Y	9625 SE 71ST ST
004	032110	0125	03/10/2006	\$973,000	3,320	0	10	1984	4	23,380	N	N	8403 E MERCER WAY
004	192405	9117	12/12/2006	\$2,100,000	3,670	1,600	10	1989	5	21,325	Y	N	5650 E MERCER WAY
004	192405	9117	09/22/2005	\$2,000,000	3,670	1,600	10	1989	5	21,325	Y	N	5650 E MERCER WAY
004	869930	0010	08/05/2005	\$945,000	3,705	640	10	1999	3	13,452	N	N	4702 E MERCER WAY
004	192405	9298	09/13/2006	\$1,555,125	3,790	1,200	10	2006	3	15,246	Y	N	6228 E MERCER WAY
004	302405	9201	06/27/2005	\$1,449,000	3,920	0	10	1991	3	12,650	Y	N	7938 E MERCER WAY
004	755870	0036	05/16/2005	\$1,650,000	1,790	1,440	11	1968	3	18,310	Y	Y	4610 E MERCER WAY
004	192405	9034	07/25/2005	\$1,850,000	2,200	920	11	1973	3	17,860	Y	Y	6160 E MERCER WAY
004	192405	9340	08/27/2007	\$1,999,500	2,550	1,240	11	2006	3	9,218	Y	N	9452 SE 52ND ST
004	302405	9220	11/07/2006	\$1,320,000	2,550	1,700	11	1989	4	9,600	Y	N	6928 96TH AVE SE
004	807920	0010	06/20/2007	\$1,408,888	2,690	670	11	1988	4	10,746	Y	N	9060 SE 79TH ST
004	413190	0010	02/22/2006	\$4,800,000	2,790	1,750	11	2001	3	12,800	Y	Y	4014 E MERCER WAY
004	302405	9197	07/02/2007	\$1,675,000	2,870	510	11	2006	3	9,800	Y	N	7904 E MERCER WAY

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	302405	9197	07/06/2006	\$1,603,293	2,870	510	11	2006	3	9,800	Y	N	7904 E MERCER WAY
004	143870	0170	06/20/2007	\$1,260,000	2,910	1,670	11	1977	4	26,124	Y	N	5404 E MERCER WAY
004	302405	9075	11/13/2006	\$2,480,000	3,250	3,090	11	2000	3	24,308	Y	N	7922 E MERCER WAY
004	156180	0050	02/22/2007	\$1,425,000	3,310	0	11	1991	5	9,000	N	N	4415 E MERCER WAY
004	426000	0020	09/28/2005	\$1,084,500	3,320	530	11	1985	4	18,760	Y	N	9565 SE 61ST PL
004	807920	0060	05/23/2006	\$1,350,000	3,380	960	11	1988	4	11,413	Y	N	9055 SE 79TH ST
004	312405	9037	04/28/2007	\$5,150,000	3,660	1,590	11	2006	3	18,490	Y	Y	8260 AVALON DR
004	807920	0020	05/16/2006	\$1,300,000	3,810	90	11	1989	3	10,325	Y	N	9040 SE 79TH ST
004	984550	0010	09/28/2007	\$1,580,000	3,810	910	11	2000	3	23,914	Y	N	4507 E MERCER WAY
004	807920	0030	05/11/2007	\$1,425,000	3,880	0	11	1990	4	13,831	Y	N	9020 SE 79TH ST
004	302405	9086	02/22/2007	\$2,630,000	3,900	1,180	11	2006	3	15,400	Y	N	7900 E MERCER WAY
004	413190	0060	07/01/2005	\$2,850,000	4,000	0	11	1989	4	11,792	Y	Y	4126 100TH AVE SE
004	302405	9223	10/29/2007	\$2,525,000	4,710	0	11	2006	3	15,641	Y	N	9623 SE 71ST ST
004	302405	9192	08/22/2005	\$1,915,000	4,720	0	11	1998	3	22,551	N	N	6631 E MERCER WAY
004	192405	9077	01/03/2007	\$1,800,000	4,840	1,240	11	1989	3	20,037	Y	N	5660 E MERCER WAY
004	312405	9069	10/12/2006	\$1,775,000	4,930	0	11	1989	3	9,400	Y	Y	8005 AVALON PL
004	215450	0020	09/11/2007	\$5,300,000	5,370	0	11	2007	3	14,850	Y	Y	6220 E MERCER WAY
004	312405	9014	04/12/2006	\$3,300,000	4,760	1,210	12	1989	3	19,100	Y	Y	8006 AVALON PL
004	312405	9001	10/27/2006	\$4,000,000	4,790	1,830	12	2000	3	13,144	Y	Y	8020 AVALON PL
004	192405	9343	08/26/2005	\$2,610,000	6,710	260	12	2001	3	88,862	Y	N	5632 E MERCER WAY
005	330770	0390	06/14/2006	\$675,000	1,180	0	6	1947	4	6,968	N	N	2247 72ND AVE SE
005	531510	0744	09/29/2005	\$685,000	1,380	0	6	1976	4	12,160	N	N	2956 72ND AVE SE
005	531510	0744	07/13/2005	\$660,000	1,380	0	6	1976	4	12,160	N	N	2956 72ND AVE SE
005	409950	1241	06/12/2006	\$575,000	990	0	7	2001	3	3,200	N	N	2413 70TH AVE SE
005	545900	0175	12/14/2006	\$670,000	1,030	530	7	1961	5	8,475	N	N	3736 78TH AVE SE
005	217450	1405	08/26/2005	\$655,000	1,100	920	7	1948	5	6,000	Y	N	2925 71ST AVE SE
005	217450	1600	05/30/2007	\$875,000	1,170	250	7	1951	4	9,000	N	N	2934 71ST AVE SE
005	545900	0185	07/30/2007	\$615,000	1,200	1,170	7	1961	4	8,400	N	N	3720 78TH AVE SE
005	509330	0110	01/04/2007	\$750,000	1,220	1,220	7	1952	4	13,800	N	N	2522 65TH PL SE
005	509330	0110	06/21/2006	\$676,000	1,220	1,220	7	1952	4	13,800	N	N	2522 65TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	509330	1120	07/06/2007	\$778,000	1,240	650	7	1961	4	6,000	Y	N	2838 67TH AVE SE
005	531510	0747	02/26/2007	\$625,000	1,250	0	7	1952	5	9,590	N	N	2954 72ND AVE SE
005	545880	0065	07/25/2005	\$595,000	1,360	610	7	1977	4	12,665	N	N	7611 SE 34TH ST
005	130030	1225	02/28/2006	\$825,000	1,370	560	7	1953	4	9,090	Y	N	3324 72ND AVE SE
005	531510	0776	07/14/2006	\$842,300	1,380	0	7	1950	5	14,600	N	N	7244 SE 32ND ST
005	217450	4085	11/11/2005	\$779,000	1,490	100	7	1984	4	9,000	N	N	2445 72ND AVE SE
005	283770	0035	07/06/2007	\$832,500	1,510	1,000	7	1966	3	12,398	N	N	3648 73RD AVE SE
005	130030	1360	06/12/2007	\$899,990	1,520	800	7	1959	4	7,500	Y	N	3413 72ND PL SE
005	509330	1135	06/02/2006	\$803,000	1,630	970	7	1957	4	7,500	Y	N	2818 67TH AVE SE
005	531510	0675	07/25/2005	\$659,000	1,650	0	7	1955	4	10,220	N	N	2772 72ND AVE SE
005	531510	0875	06/10/2005	\$1,125,000	1,690	740	7	1956	4	25,500	N	N	2956 74TH AVE SE
005	217450	0725	06/25/2007	\$899,000	1,700	180	7	1947	3	15,360	Y	N	3034 W MERCER WAY
005	217450	1955	06/14/2006	\$699,000	1,710	0	7	1951	3	12,000	N	N	2703 72ND AVE SE
005	531510	0719	03/08/2007	\$708,000	1,920	0	7	1952	5	6,120	N	N	2910 72ND AVE SE
005	130030	1291	05/15/2007	\$725,000	2,020	0	7	1952	4	7,062	N	N	3214 72ND AVE SE
005	531510	0765	02/13/2006	\$725,000	2,030	0	7	1945	3	18,000	N	N	7210 SE 32ND ST
005	217450	2130	03/16/2006	\$824,000	2,100	0	7	2000	3	9,450	N	N	2748 70TH AVE SE
005	217450	1060	06/29/2007	\$899,000	2,160	0	7	1955	5	7,800	N	N	3010 67TH AVE SE
005	545900	0305	11/27/2007	\$723,000	1,070	990	8	1964	5	10,200	N	N	3720 79TH AVE SE
005	545900	0400	05/20/2006	\$625,000	1,070	400	8	1962	4	7,540	N	N	3436 79TH AVE SE
005	545880	0195	11/30/2006	\$642,000	1,120	1,120	8	1959	4	8,400	N	N	3448 76TH PL SE
005	545880	0150	07/24/2007	\$680,000	1,170	580	8	1958	3	9,600	N	N	7632 SE 37TH PL
005	545900	0085	02/15/2006	\$614,000	1,190	670	8	1964	4	8,480	N	N	3731 79TH AVE SE
005	545880	0500	02/21/2007	\$730,000	1,220	600	8	1962	5	9,760	N	N	3745 77TH AVE SE
005	545900	0275	06/20/2007	\$879,000	1,270	600	8	1963	5	9,600	N	N	3764 79TH AVE SE
005	217510	0395	04/27/2007	\$1,475,000	1,320	950	8	2006	3	6,000	Y	N	3055 70TH AVE SE
005	217510	0285	12/13/2007	\$1,149,000	1,330	1,330	8	1961	5	6,000	Y	N	3036 69TH AVE SE
005	545880	0320	06/21/2007	\$640,000	1,330	0	8	1960	3	7,350	N	N	3424 77TH AVE SE
005	545900	0040	12/11/2007	\$640,000	1,350	480	8	1962	3	8,540	N	N	3457 79TH AVE SE
005	545880	0090	02/21/2007	\$746,000	1,370	650	8	1964	4	16,848	N	N	3459 76TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	545880	0495	02/12/2007	\$825,000	1,370	420	8	1958	4	9,840	N	N	3737 77TH AVE SE
005	545880	0635	01/26/2006	\$625,000	1,370	760	8	1959	4	8,400	N	N	3712 77TH AVE SE
005	445830	0250	09/20/2005	\$872,000	1,380	1,380	8	2004	3	9,711	Y	N	8004 SE 36TH ST
005	545880	0085	08/13/2007	\$705,000	1,380	550	8	1964	3	9,405	N	N	3449 76TH PL SE
005	509330	0630	07/19/2007	\$978,222	1,410	910	8	1957	4	8,000	Y	N	2750 68TH AVE SE
005	545880	0350	06/10/2005	\$595,000	1,420	0	8	1985	5	7,300	N	N	3418 77TH PL SE
005	545880	0470	09/19/2006	\$680,000	1,420	860	8	1959	3	13,750	N	N	7603 SE 37TH PL
005	545880	0485	10/20/2005	\$650,000	1,420	860	8	1960	4	10,260	N	N	7627 SE 37TH PL
005	545880	0540	07/18/2006	\$785,000	1,420	860	8	1959	5	8,755	N	N	7719 SE 39TH ST
005	545900	0110	07/25/2007	\$780,000	1,440	1,440	8	1960	3	9,600	N	N	3777 79TH AVE SE
005	130030	2051	04/10/2006	\$872,500	1,490	530	8	1958	5	8,400	N	N	3422 74TH AVE SE
005	445770	0020	04/15/2006	\$859,920	1,500	1,500	8	1958	5	9,100	Y	N	8104 SE 37TH ST
005	545880	0665	01/16/2007	\$650,000	1,530	0	8	1962	5	8,400	N	N	3736 77TH PL SE
005	426070	0040	01/04/2006	\$828,450	1,560	880	8	1998	3	6,050	N	N	2749 73RD AVE SE
005	445790	0045	02/01/2006	\$687,355	1,560	1,560	8	1958	4	11,097	N	N	3867 83RD AVE SE
005	545880	0445	03/18/2005	\$659,000	1,570	660	8	1958	4	9,600	N	N	3836 76TH AVE SE
005	935910	0125	07/19/2005	\$900,000	1,570	980	8	1961	3	16,315	Y	N	6900 SE 33RD ST
005	445770	0120	04/17/2007	\$800,000	1,620	1,620	8	1962	4	9,775	Y	N	3621 81ST AVE SE
005	445770	0120	01/13/2005	\$633,500	1,620	1,620	8	1962	4	9,775	Y	N	3621 81ST AVE SE
005	283770	0115	09/19/2006	\$850,500	1,640	760	8	1959	4	8,800	N	N	3633 73RD AVE SE
005	445840	0030	12/20/2006	\$810,000	1,650	980	8	1972	5	10,350	N	N	3719 81ST AVE SE
005	935090	0551	08/17/2007	\$887,500	1,710	1,310	8	1967	3	8,400	Y	N	7010 SE MAKER ST
005	130030	1105	04/10/2007	\$839,000	1,730	1,290	8	1959	5	7,000	N	N	7219 SE 32ND ST
005	426070	0045	06/13/2006	\$710,000	1,750	0	8	1954	4	9,375	N	N	2755 73RD AVE SE
005	445830	0330	07/26/2007	\$900,000	1,760	670	8	2002	3	12,765	N	N	8030 SE 37TH PL
005	122404	9101	05/23/2006	\$757,000	1,770	0	8	1962	5	10,500	N	N	3838 83RD AVE SE
005	545880	0040	04/06/2005	\$520,000	1,770	0	8	1959	3	7,210	N	N	7636 SE 34TH ST
005	545880	0400	12/28/2006	\$790,000	1,770	0	8	1962	5	10,200	N	N	7652 SE 40TH ST
005	130030	1345	06/15/2005	\$925,000	1,800	890	8	1962	5	8,200	Y	N	3405 72ND PL SE
005	545880	0390	08/22/2006	\$765,000	1,800	0	8	1958	5	8,100	N	N	3476 77TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	509330	0920	08/25/2005	\$895,000	1,810	450	8	1990	3	3,946	Y	N	7008 SE 29TH ST
005	445790	0025	09/20/2005	\$587,500	1,870	0	8	1959	4	11,097	N	N	3842 82ND AVE SE
005	445810	0070	09/29/2005	\$567,500	1,920	0	8	1963	3	15,340	N	N	3810 81ST AVE SE
005	545880	0420	06/05/2007	\$899,000	1,930	0	8	1958	5	9,840	N	N	7616 SE 40TH ST
005	130030	0896	07/19/2005	\$549,000	2,070	0	8	1961	4	7,200	N	N	3210 73RD AVE SE
005	545880	0295	10/03/2007	\$825,000	2,100	0	8	1958	5	7,350	N	N	3460 77TH PL SE
005	362350	0045	10/12/2005	\$805,000	2,300	0	8	1963	5	15,750	N	N	3870 W MERCER WAY
005	217450	2150	10/11/2005	\$800,000	2,330	0	8	1950	5	9,450	N	N	2734 70TH AVE SE
005	545900	0215	04/06/2005	\$795,000	2,360	780	8	1961	4	9,600	N	N	3727 80TH AVE SE
005	545880	0410	10/25/2007	\$790,000	2,390	0	8	1962	4	9,840	N	N	7630 SE 40TH ST
005	445810	0085	04/27/2006	\$818,200	2,420	0	8	1963	4	11,645	N	N	3836 81ST AVE SE
005	531510	0715	03/01/2006	\$760,000	2,500	0	8	1953	5	8,220	N	N	7211 SE 29TH ST
005	545880	0080	08/17/2006	\$671,000	2,600	0	8	1964	3	9,120	N	N	3430 76TH AVE SE
005	545900	0130	05/15/2006	\$819,900	2,640	0	8	1961	5	9,500	N	N	7816 SE 40TH ST
005	531510	0422	05/10/2005	\$710,000	2,820	0	8	1962	4	15,698	Y	N	2414 73RD AVE SE
005	283770	0145	02/07/2005	\$994,000	1,540	1,410	9	1976	5	14,300	Y	N	3634 72ND PL SE
005	509330	0495	04/24/2006	\$1,425,000	1,540	1,810	9	1997	3	12,000	Y	N	2725 68TH AVE SE
005	935910	0855	01/18/2007	\$1,215,000	1,850	1,050	9	1975	4	15,000	Y	N	6925 SE 34TH ST
005	445840	0010	05/16/2005	\$795,000	1,860	0	9	1973	5	10,350	Y	N	3703 81ST AVE SE
005	362350	0105	08/12/2005	\$841,950	1,960	480	9	1990	3	13,595	N	N	3844 W MERCER WAY
005	130030	1842	05/08/2007	\$1,165,000	2,000	320	9	1961	5	11,200	N	N	3437 74TH AVE SE
005	217450	1390	07/10/2006	\$1,870,000	2,050	1,870	9	2002	3	9,000	Y	N	2919 71ST AVE SE
005	531510	0346	02/08/2005	\$799,995	2,515	0	9	2000	3	6,700	N	N	2410 72ND AVE SE
005	217450	4215	09/20/2007	\$1,200,000	2,620	500	9	1997	3	5,600	Y	N	2459 65TH PL SE
005	217450	4215	11/21/2005	\$925,000	2,620	500	9	1997	3	5,600	Y	N	2459 65TH PL SE
005	362350	0225	04/18/2006	\$693,550	2,885	0	9	1974	4	8,400	N	N	7406 SE 36TH ST
005	122404	9029	04/25/2006	\$776,000	2,940	0	9	1979	4	9,583	N	N	3880 83RD AVE SE
005	217510	0075	03/07/2007	\$1,630,000	3,450	0	9	2006	3	10,800	Y	N	3030 68TH AVE SE
005	283770	0125	05/17/2005	\$1,500,000	3,470	2,320	9	1992	3	16,500	Y	N	3655 73RD AVE SE
005	509330	0770	02/26/2007	\$2,201,410	3,500	0	9	1912	4	12,551	Y	N	2741 70TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	509330	1000	05/26/2005	\$1,410,000	1,680	1,150	10	1958	5	15,000	Y	N	2816 68TH AVE SE
005	130030	2288	06/15/2006	\$1,205,000	2,060	1,400	10	1996	3	16,720	N	N	3206 74TH PL SE
005	531510	0827	09/23/2005	\$1,320,000	2,450	550	10	2005	3	6,570	N	N	2911 74TH AVE SE
005	445830	0270	06/13/2007	\$2,440,000	2,660	2,380	10	2007	3	9,711	N	N	8020 SE 36TH ST
005	217450	1721	03/21/2006	\$1,160,000	2,700	0	10	2005	3	7,500	N	N	2931 72ND AVE SE
005	330770	0205	07/16/2007	\$1,575,000	2,700	0	10	1999	3	7,262	N	N	2250 70TH AVE SE
005	935090	0400	07/18/2005	\$1,502,000	2,750	1,400	10	1993	3	7,500	Y	N	3507 72ND AVE SE
005	935090	0400	03/27/2005	\$1,388,400	2,750	1,400	10	1993	3	7,500	Y	N	3507 72ND AVE SE
005	330770	0260	11/28/2005	\$1,461,525	2,920	845	10	2005	3	7,235	N	N	2237 71ST AVE SE
005	130030	2332	02/01/2007	\$1,425,000	3,060	0	10	2000	3	7,800	N	N	3232 72ND PL SE
005	509330	0410	06/07/2006	\$1,350,000	3,190	800	10	1986	3	14,800	Y	N	2515 68TH AVE SE
005	509330	0410	10/31/2005	\$1,137,500	3,190	800	10	1986	3	14,800	Y	N	2515 68TH AVE SE
005	545880	0285	12/20/2006	\$1,400,000	3,270	0	10	2006	3	8,400	N	N	3486 77TH AVE SE
005	531510	0277	04/27/2005	\$1,249,000	3,310	0	10	2001	3	7,924	N	N	2278 72ND AVE SE
005	217510	0140	06/29/2006	\$2,450,000	3,520	1,960	10	2003	3	11,160	Y	N	3037 69TH AVE SE
005	362350	0106	08/23/2005	\$1,500,000	3,640	0	10	1990	3	15,000	Y	N	3842 W MERCER WAY
005	122404	9074	01/21/2005	\$1,495,000	4,010	0	10	2004	3	11,325	N	N	3702 81ST AVE SE
005	935910	0285	03/21/2007	\$1,450,000	4,300	1,200	10	1996	3	10,000	Y	N	6819 SE 32ND ST
005	935910	0285	08/03/2006	\$1,200,000	4,300	1,200	10	1996	3	10,000	Y	N	6819 SE 32ND ST
005	935910	0385	05/01/2006	\$925,000	2,557	0	11	1985	4	9,750	Y	N	3230 W MERCER WAY
005	214126	0010	12/10/2007	\$1,225,000	2,820	0	11	1995	3	11,387	Y	N	3215 74TH PL SE
005	330770	0210	05/10/2006	\$1,620,000	3,020	730	11	2005	3	7,253	N	N	2244 70TH AVE SE
005	935910	0330	02/07/2007	\$1,200,000	3,250	1,560	11	1985	3	8,471	Y	N	3240 W MERCER WAY
005	509330	1330	12/13/2006	\$2,875,000	3,400	1,550	11	2006	3	10,500	Y	N	3005 70TH AVE SE
005	130030	1255	12/06/2005	\$1,698,000	3,410	1,070	11	2005	3	9,000	Y	N	3318 72ND AVE SE
005	531510	0432	09/19/2007	\$1,730,000	3,470	1,100	11	2003	3	10,960	N	N	7235 SE 24TH ST
005	531510	0432	08/25/2005	\$1,455,000	3,470	1,100	11	2003	3	10,960	N	N	7235 SE 24TH ST
005	531510	0407	11/17/2005	\$1,650,000	4,160	0	11	2005	3	12,596	N	N	2435 74TH AVE SE
005	409950	1035	06/20/2005	\$1,740,000	4,500	0	11	2004	3	12,000	Y	N	2402 66TH AVE SE
005	362350	0030	06/22/2005	\$1,530,000	5,095	685	11	1999	3	10,696	N	N	3698 72ND PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	217510	0155	09/27/2006	\$2,875,000	5,130	480	11	2006	3	11,812	Y	N	3045 69TH AVE SE
005	531510	0251	02/15/2006	\$2,196,000	3,260	1,080	12	2004	3	9,801	Y	N	2226 72ND AVE SE
005	130030	2080	08/30/2007	\$2,850,000	5,910	0	12	2007	3	15,240	N	N	3406 74TH AVE SE
006	192405	9205	09/27/2006	\$825,000	1,610	990	8	1959	4	15,681	N	N	5006 84TH AVE SE
006	192280	0470	08/02/2007	\$930,000	1,830	1,130	8	1973	4	23,272	N	N	6011 W MERCER WAY
006	926980	0060	08/17/2005	\$757,000	1,870	1,220	8	1963	3	17,606	N	N	5212 W MERCER PL
006	192405	9150	09/04/2007	\$950,000	1,990	1,700	8	1952	5	15,923	N	N	5041 W MERCER WAY
006	548270	0115	12/08/2006	\$1,050,000	2,060	1,500	8	1977	4	15,450	Y	N	4455 W MERCER WAY
006	936570	0341	09/28/2005	\$800,000	2,120	400	8	1979	4	15,259	Y	N	4320 FOREST AVE SE
006	407600	0040	08/29/2005	\$949,000	2,130	680	8	1982	4	20,300	N	N	5047 84TH AVE SE
006	279800	0050	11/26/2007	\$695,500	2,160	0	8	1973	3	19,377	N	N	5045 W MERCER WAY
006	141030	0095	06/01/2006	\$782,000	2,290	0	8	1964	3	9,100	Y	N	5245 W MERCER WAY
006	294890	0027	05/25/2007	\$1,800,000	2,620	0	8	2005	3	21,300	Y	N	5327 W MERCER WAY
006	926980	0040	05/11/2005	\$871,500	1,650	1,220	9	1973	4	22,476	N	N	5200 W MERCER PL
006	252404	9153	01/05/2007	\$2,850,000	2,080	1,650	9	1957	4	33,000	Y	Y	7255 W RIDGE RD
006	113700	0100	03/10/2005	\$1,745,000	2,110	1,300	9	2001	3	17,725	Y	N	10 BROOK BAY RD
006	113700	0130	07/09/2007	\$1,550,000	2,110	2,030	9	1972	3	16,339	Y	N	13 BROOK BAY RD
006	252404	9189	02/02/2006	\$1,325,000	2,120	1,360	9	1960	5	15,550	Y	N	7435 W MERCER WAY
006	257730	0011	03/27/2007	\$1,549,000	2,160	1,120	9	1976	4	14,763	Y	N	8207 SE 48TH ST
006	113700	0120	05/17/2007	\$1,760,000	2,230	1,730	9	1971	4	15,659	Y	N	12 BROOK BAY RD
006	252404	9085	03/03/2006	\$1,100,000	2,320	1,500	9	1972	4	15,900	N	N	7245 W MERCER WAY
006	252404	9257	03/20/2005	\$1,245,000	2,380	1,800	9	1974	4	16,940	Y	N	6415 W MERCER WAY
006	252404	9105	12/09/2005	\$1,025,000	2,760	1,110	9	1976	5	16,427	N	N	7260 HOLLY HILL DR
006	141030	0080	08/29/2006	\$820,000	2,970	0	9	1974	4	14,934	N	N	5227 W MERCER WAY
006	414720	0160	10/01/2007	\$986,931	3,040	0	9	1974	4	10,687	N	N	6185 W MERCER WAY
006	536800	0220	05/14/2007	\$1,390,000	1,550	1,300	10	1977	3	14,390	Y	N	7432 SE 71ST ST
006	113700	0010	05/11/2007	\$1,595,000	1,580	1,580	10	1973	4	15,650	Y	N	1 BROOK BAY RD
006	536800	0010	07/13/2007	\$1,275,000	1,700	1,500	10	1968	4	15,350	Y	N	7434 SE 71ST ST
006	409480	0130	04/23/2007	\$1,585,000	1,810	1,500	10	1970	4	14,577	Y	N	7845 SE 62ND ST
006	257490	0080	06/18/2007	\$1,265,000	2,000	1,370	10	1982	4	17,458	Y	N	4884 FOREST AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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
006	404500	0080	07/13/2005	\$2,120,000	2,170	1,380	10	1977	3	15,927	Y	Y	4649 FOREST AVE SE
006	615600	0060	09/20/2005	\$1,175,000	2,270	1,190	10	1973	4	12,069	Y	N	7955 NORTHBROOK LN
006	409480	0140	06/20/2006	\$1,800,000	2,350	1,690	10	1967	4	19,418	Y	N	7835 SE 62ND ST
006	409710	0076	07/03/2006	\$1,800,000	2,640	1,400	10	1975	3	18,900	Y	N	6027 77TH AVE SE
006	252404	9215	05/29/2007	\$1,670,000	2,820	910	10	1986	4	17,000	Y	N	7431 W MERCER WAY
006	257490	0195	06/22/2005	\$2,925,000	2,830	0	10	1948	4	22,629	Y	Y	4827 FOREST AVE SE
006	545130	0045	07/10/2006	\$2,025,000	2,830	2,060	10	1984	4	17,637	Y	Y	7709 W MERCER WAY
006	113700	0180	05/24/2006	\$2,250,000	3,100	1,200	10	1977	5	18,262	Y	N	18 BROOK BAY RD
006	401690	0040	07/23/2007	\$1,700,000	3,130	990	10	1966	4	15,456	Y	N	7223 W MERCER WAY
006	894422	0020	05/05/2005	\$1,580,000	3,145	1,290	10	1986	4	12,801	Y	N	7361 W MERCER WAY
006	409480	0190	04/23/2007	\$1,370,000	3,160	0	10	1965	5	13,194	N	N	6135 79TH AVE SE
006	409480	0260	08/04/2005	\$1,497,500	3,160	1,200	10	1965	4	20,668	Y	N	6065 78TH AVE SE
006	805700	0025	11/13/2007	\$1,550,000	3,250	300	10	1974	4	23,608	Y	N	15 EVERGREEN LN
006	294890	0085	08/14/2006	\$1,025,000	3,380	0	10	1992	3	15,225	N	N	5619 W MERCER WAY
006	225100	0040	07/24/2006	\$1,625,000	3,510	1,560	10	1979	5	19,071	Y	N	4 EDEN LN W
006	252404	9124	08/02/2006	\$1,000,000	3,580	0	10	1976	4	16,572	N	N	7266 HOLLY HILL DR
006	252404	9194	03/12/2007	\$1,700,000	3,640	140	10	1973	5	35,719	Y	N	6845 W MERCER WAY
006	113700	0170	07/29/2005	\$2,230,000	3,660	1,560	10	1954	5	15,132	Y	N	17 BROOK BAY RD
006	536800	0200	06/13/2007	\$2,239,000	3,780	2,240	10	1971	5	14,733	Y	N	7424 SE 71ST ST
006	776700	0080	12/06/2006	\$3,852,000	4,080	0	10	1977	4	32,214	Y	Y	3825 W MERCER WAY
006	279800	0040	06/02/2006	\$1,747,000	4,180	0	10	2005	3	16,089	N	N	5055 W MERCER WAY
006	805700	0011	03/04/2005	\$1,497,500	4,910	0	10	1985	4	19,851	N	N	8150 EVERGREEN LN
006	615600	0040	05/17/2005	\$998,000	1,880	900	11	1969	4	28,118	Y	N	7900 NORTHBROOK LN
006	894422	0040	08/15/2007	\$1,741,000	2,760	1,660	11	1986	4	11,311	Y	N	7331 W MERCER WAY
006	225100	0070	06/13/2005	\$2,825,000	3,080	1,620	11	2000	3	17,916	Y	Y	7 EDEN LN W
006	252404	9058	08/17/2007	\$5,850,000	3,080	2,600	11	2001	3	58,370	Y	Y	6839 W MERCER WAY
006	933270	0020	03/06/2005	\$1,487,500	3,290	920	11	1996	3	12,428	N	N	8392 SE 50TH PL
006	933270	0070	11/27/2006	\$1,816,000	3,640	1,270	11	1982	5	15,421	Y	N	4889 FOREST AVE SE
006	409470	0305	09/11/2006	\$2,205,000	3,650	1,520	11	1981	5	13,414	Y	N	6336 77TH AVE SE
006	132404	9020	04/04/2006	\$2,450,000	4,040	2,040	11	1999	4	18,430	Y	N	4612 FOREST AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

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
006	192405	9216	05/19/2006	\$2,290,000	4,040	1,760	11	2002	4	16,552	N	N	5016 84TH AVE SE
006	335850	0154	09/29/2005	\$3,378,000	4,220	1,160	11	2002	3	23,001	Y	Y	8055 W MERCER WAY
006	335850	0475	07/28/2006	\$2,500,000	4,480	1,000	11	2004	3	20,553	Y	N	8241 W MERCER WAY
006	335850	0475	02/02/2005	\$2,300,000	4,480	1,000	11	2004	3	20,553	Y	N	8241 W MERCER WAY
006	335850	0470	03/28/2006	\$6,200,000	7,500	1,660	11	2005	3	30,058	Y	Y	8245 W MERCER WAY
006	335850	0764	06/26/2007	\$5,600,000	3,140	2,010	12	1990	3	27,375	Y	Y	8493 W MERCER WAY
006	770010	0195	07/11/2006	\$2,000,000	3,160	940	12	1998	3	7,480	Y	N	4519 FOREST AVE SE
006	404500	0090	10/12/2006	\$4,700,000	4,700	2,390	12	1999	3	14,141	Y	Y	4639 FOREST AVE SE
006	409710	0055	06/12/2007	\$6,300,000	4,770	1,510	12	2002	3	18,650	Y	Y	6059 77TH AVE SE
006	936570	0340	09/26/2007	\$6,636,200	4,800	2,450	12	1992	5	19,125	Y	Y	4351 FOREST AVE SE
007	362350	0137	01/05/2007	\$625,000	770	720	6	1954	4	10,640	N	N	7625 SE 40TH ST
007	435130	0736	10/05/2006	\$689,000	1,140	440	7	1959	4	10,721	N	N	5050 88TH AVE SE
007	362350	0126	06/19/2006	\$675,000	1,280	640	7	1950	4	14,630	N	N	7655 SE 40TH ST
007	759810	0592	04/20/2005	\$664,400	1,530	710	7	1961	3	9,600	N	N	8403 SE 46TH ST
007	759810	0780	10/23/2006	\$725,000	1,860	1,300	7	1972	5	13,300	N	N	4400 84TH AVE SE
007	435130	0735	06/18/2006	\$686,950	1,900	0	7	1959	4	12,000	N	N	5060 88TH AVE SE
007	362650	0010	08/11/2005	\$598,000	2,080	0	7	1957	3	14,085	N	N	4113 ISLAND CREST WAY
007	362650	0050	04/18/2005	\$520,000	2,220	0	7	1955	3	13,964	N	N	4215 ISLAND CREST WAY
007	873230	0020	06/08/2005	\$700,000	1,210	630	8	1962	4	10,400	N	N	7105 82ND AVE SE
007	192280	0420	11/28/2005	\$626,000	1,310	770	8	1977	3	11,582	N	N	6108 W MERCER WAY
007	132404	9001	03/14/2005	\$625,000	1,350	580	8	1976	3	12,196	N	N	4005 80TH AVE SE
007	545280	0610	07/16/2007	\$820,000	1,430	490	8	1975	4	11,343	N	N	6520 W MERCER WAY
007	759810	0512	11/17/2005	\$665,000	1,450	650	8	1958	3	9,630	N	N	1 WEMBLEY LN
007	759810	0545	09/24/2007	\$735,000	1,450	810	8	1960	3	10,000	N	N	4657 86TH AVE SE
007	545120	0730	06/06/2005	\$765,000	1,460	890	8	1970	4	9,840	N	N	7495 85TH AVE SE
007	545120	0220	02/28/2005	\$691,000	1,540	690	8	1972	3	10,800	N	N	7634 85TH PL SE
007	545110	0110	06/08/2007	\$880,000	1,590	360	8	1966	5	10,800	N	N	7161 86TH AVE SE
007	545120	0690	05/17/2005	\$680,000	1,590	970	8	1972	3	10,800	N	N	7387 85TH AVE SE
007	546360	0080	08/21/2006	\$949,000	1,590	1,500	8	1963	5	15,716	N	N	4859 86TH AVE SE
007	545121	0230	05/12/2005	\$760,000	1,600	800	8	1972	4	10,710	N	N	7500 86TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	873230	0460	02/03/2006	\$889,000	1,600	1,320	8	1962	4	9,383	Y	N	7844 SE 71ST ST
007	321090	0050	09/15/2005	\$903,500	1,610	1,610	8	1967	4	15,394	N	N	8303 WOODBROOK LN
007	545120	0150	11/07/2005	\$805,000	1,610	1,300	8	1968	4	10,920	N	N	7721 85TH AVE SE
007	545280	0620	02/24/2005	\$691,000	1,610	800	8	1975	3	13,112	N	N	6540 W MERCER WAY
007	545280	0695	09/19/2006	\$899,450	1,610	900	8	1974	4	13,995	N	N	6542 80TH AVE SE
007	545280	0715	09/01/2006	\$850,000	1,610	1,200	8	1974	3	13,556	N	N	6720 80TH AVE SE
007	873230	0120	10/26/2006	\$1,040,000	1,610	1,460	8	1962	5	13,125	N	N	7058 82ND AVE SE
007	545110	0500	08/16/2007	\$864,500	1,620	690	8	1967	4	9,900	N	N	7230 87TH AVE SE
007	545120	0470	06/24/2005	\$727,000	1,640	500	8	1968	4	7,350	N	N	8650 SE 75TH PL
007	545280	0535	03/01/2006	\$829,000	1,640	830	8	1977	3	15,300	N	N	6570 81ST AVE SE
007	192405	9171	09/16/2005	\$700,000	1,650	0	8	1966	4	12,632	N	N	8427 SE 62ND ST
007	873220	0060	12/03/2007	\$699,000	1,660	0	8	1963	3	11,750	N	N	7109 84TH AVE SE
007	545280	0540	11/21/2007	\$880,000	1,670	890	8	1977	4	15,300	N	N	6560 81ST AVE SE
007	283600	0020	05/10/2006	\$700,000	1,680	330	8	1974	3	9,760	N	N	7811 SE 71ST ST
007	362350	0197	04/15/2005	\$599,500	1,680	0	8	1966	3	10,000	N	N	4105 80TH AVE SE
007	545280	0510	11/27/2007	\$890,000	1,690	1,010	8	1976	4	15,300	N	N	6730 81ST AVE SE
007	545400	0130	05/18/2007	\$905,000	1,690	1,540	8	1963	4	10,542	N	N	7630 SE 72ND PL
007	545280	0525	02/07/2006	\$740,000	1,700	830	8	1977	3	15,300	N	N	6700 81ST AVE SE
007	283710	0020	12/01/2005	\$1,267,500	1,720	1,720	8	2004	3	8,800	Y	N	7633 SE 41ST ST
007	545121	0260	09/19/2007	\$950,000	1,720	1,290	8	1972	4	7,747	N	N	7410 87TH PL SE
007	545120	0490	07/17/2007	\$1,060,000	1,730	1,250	8	1968	5	10,560	N	N	8636 SE 75TH PL
007	545121	0180	12/06/2006	\$760,000	1,730	970	8	1972	4	9,180	N	N	7550 86TH AVE SE
007	800210	0005	04/03/2006	\$700,000	1,740	1,300	8	1962	4	11,847	N	N	4110 78TH AVE SE
007	545121	0240	08/23/2005	\$795,000	1,760	1,030	8	1973	4	12,420	N	N	7430 87TH PL SE
007	545120	0020	07/13/2007	\$1,005,000	1,780	1,070	8	1974	5	12,000	N	N	7353 85TH PL SE
007	545110	0090	12/07/2005	\$745,000	1,810	0	8	1966	4	13,328	N	N	7141 86TH AVE SE
007	545280	0070	10/11/2005	\$1,276,750	1,920	1,300	8	2002	3	10,340	Y	N	6735 84TH AVE SE
007	545120	0550	07/18/2006	\$812,500	1,950	0	8	1970	5	10,800	N	N	7410 85TH AVE SE
007	362920	0320	05/10/2005	\$735,000	1,960	0	8	1972	4	11,400	N	N	7802 85TH PL SE
007	545280	0785	03/20/2006	\$790,000	1,960	0	8	1974	4	13,200	N	N	6731 81ST AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	545120	0640	07/23/2007	\$895,000	1,970	340	8	1969	5	10,200	N	N	8570 SE 73RD ST
007	321090	0060	05/08/2006	\$940,000	2,000	1,200	8	1967	4	11,440	N	N	8333 WOODBROOK LN
007	545121	0120	05/18/2005	\$716,500	2,030	0	8	1972	4	12,446	N	N	7535 86TH AVE SE
007	545120	0530	08/10/2005	\$775,000	2,110	0	8	1972	3	16,500	N	N	7490 85TH AVE SE
007	252404	9258	05/23/2005	\$795,500	2,120	0	8	1973	3	17,124	N	N	7719 RIDGECREST LN
007	545120	0820	11/20/2006	\$759,000	2,180	0	8	1972	4	10,800	N	N	7360 85TH PL SE
007	188900	0050	04/25/2005	\$727,500	2,260	0	8	1965	5	10,200	N	N	8460 SE 47TH ST
007	545121	0350	12/11/2007	\$990,000	2,260	0	8	1972	4	9,900	N	N	7250 87TH AVE SE
007	545121	0340	05/18/2005	\$675,000	2,280	0	8	1972	3	9,900	N	N	7240 87TH AVE SE
007	873220	0130	09/13/2006	\$830,000	2,320	0	8	1961	5	12,090	N	N	7115 82ND AVE SE
007	545121	0150	07/12/2005	\$780,000	2,510	0	8	1972	3	6,231	N	N	7580 86TH AVE SE
007	545110	0430	04/14/2005	\$791,000	2,570	0	8	1967	4	13,216	N	N	7150 86TH AVE SE
007	936570	0039	10/24/2006	\$865,000	2,590	0	8	1975	5	10,332	N	N	4040 82ND AVE SE
007	545280	0640	07/25/2007	\$858,000	2,630	0	8	1973	3	14,400	N	N	6571 80TH AVE SE
007	545280	0650	06/15/2006	\$835,000	2,670	0	8	1973	4	13,600	N	N	6541 80TH AVE SE
007	545110	0290	03/23/2007	\$875,000	2,810	0	8	1968	4	7,500	N	N	8510 SE 72ND ST
007	252404	9081	01/19/2007	\$1,125,000	2,910	0	8	1974	4	20,388	N	N	7646 RIDGECREST LN
007	545110	0060	07/13/2006	\$900,000	2,960	0	8	1966	5	11,115	N	N	8501 SE 71ST ST
007	545110	0350	02/25/2005	\$794,000	3,350	0	8	1967	4	12,840	N	N	8515 SE 72ND ST
007	915970	0060	02/05/2007	\$850,000	3,780	0	8	1963	3	14,015	N	N	8020 SE 72ND ST
007	915970	0060	06/20/2005	\$792,000	3,780	0	8	1963	3	14,015	N	N	8020 SE 72ND ST
007	362350	0195	04/14/2005	\$824,500	1,460	1,440	9	1967	4	10,000	N	N	7843 SE 40TH ST
007	873230	0370	08/19/2005	\$892,000	1,500	1,060	9	1963	4	11,280	N	N	7056 80TH AVE SE
007	132404	9036	10/13/2005	\$760,000	1,570	740	9	1965	4	11,250	N	N	7831 SE 40TH ST
007	865160	0140	07/01/2007	\$899,000	1,590	850	9	1972	4	9,592	N	N	6110 86TH AVE SE
007	056550	0119	08/18/2006	\$883,000	1,600	1,330	9	1962	4	13,316	N	N	7005 80TH AVE SE
007	873230	0430	05/29/2007	\$858,000	1,610	450	9	1975	4	10,530	N	N	7031 81ST AVE SE
007	056550	0120	04/24/2007	\$1,115,500	1,620	1,500	9	1963	4	15,555	N	N	7015 80TH AVE SE
007	283600	0080	10/02/2006	\$900,000	1,630	1,160	9	1977	4	9,800	N	N	8001 SE 71ST ST
007	545360	0150	06/01/2007	\$1,180,000	1,740	1,740	9	1963	5	12,395	N	N	7444 MERCER TERRACE DR

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	865160	0120	06/14/2005	\$863,000	1,750	500	9	1970	4	9,592	N	N	6040 86TH AVE SE
007	192280	0410	10/10/2006	\$892,000	1,790	1,550	9	1973	4	14,256	N	N	6112 W MERCER WAY
007	362650	0095	04/06/2005	\$887,000	1,790	880	9	1997	3	17,584	N	N	4226 W MERCER WAY
007	252404	9217	04/14/2006	\$900,000	1,840	1,700	9	1964	4	15,001	Y	N	7002 78TH AVE SE
007	545360	0280	06/06/2007	\$1,200,000	1,840	1,740	9	1965	5	15,118	N	N	7409 MERCER TERRACE DR
007	252404	9051	06/08/2006	\$1,250,000	1,860	1,750	9	1955	4	22,927	Y	N	7036 W MERCER WAY
007	545420	0190	07/21/2006	\$860,000	1,860	1,250	9	1961	4	14,222	N	N	6228 83RD PL SE
007	759810	0584	02/28/2007	\$1,000,000	1,860	1,000	9	1970	3	22,500	N	N	8421 SE 46TH ST
007	927080	0070	08/20/2007	\$1,050,000	1,870	690	9	1976	4	9,567	N	N	7835 SE 73RD PL
007	252404	9173	11/29/2005	\$1,105,000	1,900	1,900	9	1960	5	17,378	N	N	7264 W MERCER WAY
007	545360	0130	05/30/2007	\$867,500	1,940	380	9	1964	3	12,416	N	N	7452 MERCER TERRACE DR
007	545370	0070	09/06/2006	\$821,500	1,940	450	9	1966	3	10,244	N	N	7842 SE 75TH PL
007	362550	0110	06/21/2006	\$1,063,000	1,950	1,030	9	1972	4	11,900	N	N	8570 SE 82ND ST
007	545420	0300	03/27/2007	\$860,000	2,050	400	9	1962	4	10,810	N	N	8204 SE 62ND ST
007	331750	0070	04/24/2006	\$1,060,000	2,110	1,070	9	1963	4	10,004	Y	N	4739 86TH AVE SE
007	545122	0140	10/05/2006	\$778,000	2,120	0	9	1973	3	9,800	N	N	8620 SE 78TH ST
007	545122	0140	04/15/2005	\$709,000	2,120	0	9	1973	3	9,800	N	N	8620 SE 78TH ST
007	545360	0260	09/18/2006	\$1,031,637	2,160	2,160	9	1968	4	15,530	N	N	7373 MERCER TERRACE DR
007	545122	0060	05/30/2007	\$892,250	2,170	1,080	9	1973	3	9,600	N	N	8535 SE 78TH ST
007	192280	0340	09/12/2006	\$837,000	2,180	0	9	1969	4	9,805	N	N	6121 84TH AVE SE
007	545420	0270	10/25/2006	\$979,000	2,180	0	9	1963	5	9,660	N	N	8304 SE 62ND ST
007	666920	0050	04/03/2006	\$884,500	2,210	0	9	1968	4	10,713	N	N	8240 SE 65TH ST
007	666920	0050	03/23/2005	\$781,000	2,210	0	9	1968	4	10,713	N	N	8240 SE 65TH ST
007	056550	0080	05/12/2005	\$875,000	2,220	0	9	1958	3	20,179	N	N	6743 80TH AVE SE
007	873230	0470	06/05/2006	\$1,160,000	2,240	2,090	9	1965	5	9,369	Y	N	7836 SE 71ST ST
007	915970	0006	05/03/2005	\$940,000	2,250	1,130	9	1972	4	14,962	N	N	7060 W MERCER WAY
007	192405	9316	07/27/2007	\$1,150,000	2,260	1,820	9	1978	4	38,720	N	N	5022 W MERCER WAY
007	192405	9316	05/01/2005	\$850,000	2,260	1,820	9	1978	4	38,720	N	N	5022 W MERCER WAY
007	362650	0086	02/09/2005	\$1,450,000	2,260	1,650	9	2004	3	15,015	Y	N	4131 83RD AVE SE
007	545430	0110	05/03/2005	\$874,000	2,290	0	9	1965	4	12,320	N	N	8631 SE 63RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	545280	0805	08/24/2007	\$925,000	2,300	0	9	1974	4	14,250	N	N	6551 81ST AVE SE
007	545280	0805	03/20/2005	\$791,500	2,300	0	9	1974	4	14,250	N	N	6551 81ST AVE SE
007	545420	0330	10/03/2007	\$1,725,000	2,300	1,610	9	1962	5	14,998	Y	N	6207 82ND AVE SE
007	926640	0110	08/14/2007	\$1,420,000	2,300	1,240	9	1978	5	15,660	Y	N	7442 W MERCER WAY
007	926640	0110	03/15/2005	\$1,010,000	2,300	1,240	9	1978	5	15,660	Y	N	7442 W MERCER WAY
007	545360	0030	07/02/2007	\$1,250,000	2,320	1,270	9	1967	5	12,371	N	N	7405 78TH AVE SE
007	362650	0088	06/15/2005	\$1,495,000	2,330	1,520	9	2005	3	15,512	N	N	4121 83RD AVE SE
007	192280	0260	08/08/2006	\$880,000	2,340	0	9	1972	4	13,062	N	N	8301 SE 61ST ST
007	302405	9134	08/25/2005	\$875,000	2,340	0	9	1966	4	10,600	N	N	8408 SE 80TH ST
007	252404	9235	06/15/2007	\$1,275,000	2,370	0	9	1965	4	16,789	N	N	7340 W MERCER WAY
007	252404	9235	06/08/2005	\$950,000	2,370	0	9	1965	4	16,789	N	N	7340 W MERCER WAY
007	545122	0160	05/04/2006	\$835,900	2,400	0	9	1973	5	9,800	N	N	8602 SE 78TH ST
007	666920	0510	06/05/2007	\$1,800,000	2,450	1,050	9	1968	4	16,975	Y	N	6511 82ND AVE SE
007	545430	0040	03/15/2006	\$817,000	2,530	0	9	1966	4	11,352	N	N	8632 SE 63RD ST
007	545400	0020	06/14/2005	\$795,000	2,590	900	9	1966	3	9,477	N	N	7209 76TH AVE SE
007	759810	0490	11/27/2007	\$1,449,500	2,600	1,070	9	1964	5	15,424	Y	N	8415 SE 47TH ST
007	759810	0490	01/23/2006	\$1,234,365	2,600	1,070	9	1964	5	15,424	Y	N	8415 SE 47TH ST
007	362290	0200	06/07/2007	\$1,310,000	2,750	800	9	1969	5	13,297	N	N	5912 83RD PL SE
007	362920	0180	08/02/2007	\$906,000	2,810	0	9	1978	4	10,437	N	N	8539 SE 79TH PL
007	545370	0170	09/24/2007	\$1,005,000	2,810	0	9	1968	4	9,625	N	N	7938 SE 76TH ST
007	192280	0060	10/05/2005	\$935,000	2,890	0	9	1971	4	10,135	N	N	8330 SE 61ST ST
007	546370	0010	08/15/2007	\$750,000	2,920	0	9	1967	4	10,165	N	N	8705 SE 50TH ST
007	362560	0150	02/02/2007	\$1,355,000	2,930	600	9	1966	5	10,000	N	N	8410 SE 82ND ST
007	362560	0150	04/13/2006	\$1,298,000	2,930	600	9	1966	5	10,000	N	N	8410 SE 82ND ST
007	545122	0090	03/16/2005	\$805,000	2,940	0	9	1973	4	10,200	N	N	8609 SE 78TH ST
007	445880	0050	05/08/2006	\$974,000	2,950	0	9	1973	4	11,865	N	N	5 LEWIS LN
007	252404	9071	08/30/2005	\$750,000	2,960	700	9	1975	3	13,282	N	N	7810 SE 76TH ST
007	362291	0010	09/09/2005	\$876,000	2,970	0	9	1973	3	13,849	N	N	5605 84TH AVE SE
007	192405	9275	04/18/2005	\$986,000	2,990	0	9	1967	4	17,300	N	N	6229 PARKSIDE LN
007	545360	0110	03/19/2007	\$1,000,000	3,000	0	9	1965	4	12,827	N	N	7510 MERCER TERRACE DR

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362550	0200	12/17/2007	\$1,082,500	3,100	0	9	1965	3	11,877	N	N	8510 SE 82ND ST
007	362550	0200	04/18/2005	\$902,000	3,100	0	9	1965	3	11,877	N	N	8510 SE 82ND ST
007	418840	0150	02/27/2007	\$900,000	3,130	0	9	1973	4	21,150	N	N	5325 LANSLOWNE LN
007	192405	9090	06/16/2005	\$916,000	3,200	0	9	1999	3	14,620	N	N	6211 ISLAND CREST WAY
007	889450	0010	10/04/2007	\$1,275,000	3,350	0	9	1972	4	22,578	N	N	8750 SE 52ND PL
007	252404	9233	10/25/2006	\$1,170,000	3,390	0	9	1965	5	16,789	N	N	7330 W MERCER WAY
007	545121	0310	02/06/2007	\$1,150,000	4,130	0	9	1973	5	13,950	N	N	7255 87TH AVE SE
007	192405	9054	07/13/2007	\$1,372,500	1,810	1,660	10	1954	5	17,005	Y	N	5051 88TH AVE SE
007	362570	0150	05/09/2005	\$1,050,000	1,940	1,490	10	1969	3	13,480	Y	N	8455 SE 83RD ST
007	548270	0020	07/19/2007	\$1,550,000	1,970	1,890	10	1959	4	21,422	Y	N	8227 MERRIMOUNT DR
007	192280	0440	05/26/2006	\$1,850,000	2,240	1,940	10	1997	4	20,043	Y	N	6020 W MERCER WAY
007	362310	0070	11/16/2005	\$999,018	2,280	1,320	10	1970	3	9,675	Y	N	8751 ISLAND CREST WAY
007	545401	0010	10/10/2006	\$950,000	2,350	0	10	2003	3	5,386	N	N	8401 SE 69TH PL
007	545401	0010	04/11/2005	\$870,000	2,350	0	10	2003	3	5,386	N	N	8401 SE 69TH PL
007	545401	0080	05/23/2005	\$850,000	2,350	0	10	2002	3	5,316	N	N	8449 SE 69TH PL
007	545401	0110	07/22/2005	\$853,000	2,350	0	10	2001	3	7,026	N	N	8467 SE 69TH PL
007	545401	0040	06/05/2006	\$938,000	2,390	0	10	2001	3	7,042	N	N	8419 SE 69TH PL
007	545401	0090	04/23/2007	\$1,000,000	2,400	0	10	2001	3	6,559	N	N	8455 SE 69TH PL
007	545401	0150	10/07/2005	\$884,950	2,400	0	10	2001	3	5,253	N	N	8470 SE 69TH PL
007	545280	0115	07/25/2007	\$1,525,000	2,470	1,550	10	2000	4	9,605	Y	N	6820 83RD AVE SE
007	362560	0050	08/01/2007	\$1,500,000	2,520	1,180	10	1972	5	12,955	Y	N	8323 SE 82ND ST
007	545130	0105	10/14/2005	\$1,000,000	2,560	910	10	1988	3	12,076	Y	N	7800 W MERCER WAY
007	770010	0031	10/02/2006	\$1,250,000	2,590	910	10	1967	3	25,415	N	N	4518 W MERCER WAY
007	252404	9259	04/03/2007	\$1,122,800	2,630	0	10	1974	4	10,850	N	N	7807 SE 75TH PL
007	188900	0020	12/07/2007	\$1,172,000	2,680	0	10	1964	4	10,395	N	N	8442 SE 47TH ST
007	192405	9007	03/16/2005	\$825,000	2,690	0	10	1962	3	24,750	N	N	4848 W MERCER WAY
007	545280	0625	07/06/2007	\$1,140,000	2,690	0	10	1994	3	13,002	N	N	6550 W MERCER WAY
007	414720	0090	08/01/2005	\$755,000	2,740	0	10	1985	3	14,106	N	N	6190 W MERCER WAY
007	889450	0060	12/20/2006	\$1,175,000	2,810	700	10	1972	4	18,975	N	N	8701 SE 52ND PL
007	666920	0430	11/18/2005	\$1,102,000	2,850	1,130	10	1972	4	16,975	Y	N	6729 82ND AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	283600	0050	09/13/2006	\$1,199,000	3,080	0	10	1988	3	9,760	Y	N	7841 SE 71ST ST
007	362571	0050	08/25/2005	\$1,015,000	3,180	0	10	1978	4	12,745	Y	N	8454 W MERCER WAY
007	252404	9150	01/23/2007	\$3,266,000	3,210	800	10	2006	3	37,548	N	N	7627 79TH AVE SE
007	936570	0268	05/09/2006	\$1,375,000	3,330	640	10	2003	3	13,933	N	N	8380 SE 43RD ST
007	283710	0015	09/05/2005	\$1,425,000	3,350	1,000	10	2000	3	8,800	Y	N	7641 SE 41ST ST
007	932010	0100	06/16/2006	\$1,212,500	3,400	0	10	1983	4	11,000	N	N	5350 84TH PL SE
007	362560	0100	03/10/2005	\$1,489,000	3,480	490	10	1966	4	13,500	Y	N	8425 SE 82ND ST
007	252404	9324	08/13/2007	\$1,688,000	3,560	0	10	2007	3	9,601	N	N	7218 78TH AVE SE
007	545400	0070	10/25/2005	\$1,213,000	3,620	0	10	1960	5	14,291	Y	N	7651 SE 72ND PL
007	192405	9305	04/02/2007	\$1,395,000	3,660	600	10	1975	5	20,473	Y	N	5218 W MERCER WAY
007	192405	9305	05/12/2005	\$1,250,000	3,660	600	10	1975	5	20,473	Y	N	5218 W MERCER WAY
007	936570	0385	02/13/2006	\$1,100,000	3,730	0	10	1990	3	17,500	N	N	4338 W MERCER WAY
007	335850	0966	10/20/2005	\$1,440,000	3,930	510	10	1988	3	17,586	Y	N	7947 LAKEVIEW LN
007	932010	0090	07/24/2007	\$1,925,000	4,010	1,260	10	2003	3	18,000	Y	N	5355 84TH PL SE
007	192405	9064	03/09/2006	\$1,270,000	4,330	0	10	1978	4	16,117	Y	N	5220 W MERCER WAY
007	252404	9134	06/15/2007	\$3,400,000	4,490	0	10	1996	5	43,913	N	N	7635 79TH AVE SE
007	362290	0070	09/13/2006	\$1,870,000	5,090	1,370	10	1997	4	18,084	Y	N	8240 SE 59TH ST
007	414100	0090	10/20/2005	\$1,045,000	2,170	670	11	1987	3	11,786	N	N	7435 80TH PL SE
007	414101	0270	02/15/2005	\$960,000	2,510	0	11	1987	3	12,522	N	N	8120 SE 77TH PL
007	414100	0240	04/25/2007	\$1,237,500	2,600	0	11	1986	3	11,765	N	N	8118 SE 74TH PL
007	335850	0964	06/02/2006	\$1,480,000	2,810	1,300	11	1988	3	15,765	Y	N	7939 LAKEVIEW LN
007	414100	0140	11/09/2005	\$1,049,000	2,830	0	11	1986	3	10,415	N	N	7535 80TH PL SE
007	414100	0140	03/03/2005	\$985,000	2,830	0	11	1986	3	10,415	N	N	7535 80TH PL SE
007	414101	0020	03/22/2007	\$1,255,000	2,990	0	11	1988	4	11,468	N	N	7575 80TH PL SE
007	252404	9039	06/15/2005	\$1,275,000	3,110	0	11	1988	3	16,878	N	N	7607 79TH AVE SE
007	414100	0040	07/24/2006	\$984,000	3,180	0	11	1987	3	12,747	N	N	7335 80TH PL SE
007	414100	0060	02/14/2006	\$975,000	3,180	0	11	1986	3	10,319	N	N	7375 80TH PL SE
007	414100	0450	12/11/2007	\$1,350,000	3,180	0	11	1986	3	10,592	N	N	7340 81ST PL SE
007	414101	0410	11/20/2006	\$1,275,000	3,180	0	11	1987	3	9,639	N	N	7810 80TH PL SE
007	414101	0110	07/19/2006	\$1,624,000	3,230	1,040	11	1988	4	15,335	Y	N	8109 SE 79TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	414101	0050	04/19/2005	\$969,000	3,240	0	11	1987	3	12,625	N	N	7835 80TH PL SE
007	414101	0450	12/01/2005	\$1,025,000	3,270	0	11	1988	4	10,362	N	N	7730 80TH PL SE
007	414101	0420	02/05/2007	\$1,390,000	3,300	0	11	1988	4	10,120	N	N	7790 80TH PL SE
007	414101	0420	07/12/2006	\$1,300,000	3,300	0	11	1988	4	10,120	N	N	7790 80TH PL SE
007	936570	0264	10/02/2006	\$1,141,000	3,410	620	11	2000	3	11,695	N	N	8389 SE 43RD ST
007	414100	0320	08/09/2007	\$1,537,500	3,560	0	11	1986	3	10,203	N	N	7485 81ST PL SE
007	414101	0460	07/30/2007	\$1,440,000	3,730	0	11	1988	3	10,411	N	N	7710 80TH PL SE
007	414167	0020	06/25/2007	\$2,400,000	3,790	1,170	11	1987	3	34,632	Y	N	8182 W MERCER WAY
007	936570	0270	03/04/2005	\$1,310,000	3,950	0	11	2001	3	16,641	N	N	8388 SE 43RD ST
007	414100	0290	06/14/2005	\$1,300,000	4,130	0	11	1987	3	12,022	N	N	7425 81ST PL SE
007	545400	0060	06/16/2006	\$1,700,000	4,160	650	11	1996	4	10,763	Y	N	7643 SE 72ND PL
007	252404	9318	06/14/2007	\$2,005,000	4,260	0	11	2000	3	18,000	Y	N	7438 W MERCER WAY
007	548270	0045	12/21/2005	\$2,395,000	4,410	2,290	11	2005	3	14,640	Y	N	4425 84TH AVE SE
007	414167	0080	10/11/2005	\$1,389,573	4,500	1,120	11	1991	3	15,766	Y	N	8158 W MERCER WAY
007	414167	0050	06/13/2006	\$2,200,000	3,530	1,210	12	1997	3	22,939	Y	N	8170 W MERCER WAY
007	192405	9310	07/06/2005	\$1,150,000	3,720	0	12	1989	3	15,006	N	N	5224 W MERCER WAY
007	414167	0190	12/13/2006	\$1,800,000	6,150	0	12	1987	3	23,080	N	N	8290 SE 82ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	064710	0191	05/26/2005	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	064710	0245	07/19/2005	\$1,300,000	MULTI-PARCEL SALE
001	072405	9012	09/27/2006	\$810,000	MULTI-PARCEL SALE
001	072405	9092	06/18/2007	\$700,000	MULTI-PARCEL SALE
001	072405	9092	09/27/2006	\$810,000	MULTI-PARCEL SALE
001	072405	9114	03/16/2007	\$1,400,000	RELOCATION - SALE TO SERVICE
001	122404	9052	03/21/2005	\$1,200,000	MULTI-PARCEL SALE
001	148330	0450	04/26/2006	\$463,250	NON-REPRESENTATIVE SALE
001	148330	0505	06/08/2007	\$679,000	2007 IMP VALUE <=\$25,000
001	148330	0525	05/20/2005	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	148330	0525	03/01/2005	\$453,000	EXEMPT FROM EXCISE TAX
001	217450	0150	12/22/2005	\$10,000	EASEMENT OR RIGHT-OF-WAY
001	217450	0305	12/22/2005	\$10,000	EASEMENT OR RIGHT-OF-WAY
001	217450	0385	01/10/2005	\$470,000	2007 IMP VALUE <=\$25,000
001	217450	2495	07/12/2007	\$825,000	MULTI-PARCEL SALE
001	370890	0021	07/25/2005	\$2,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	370890	0036	05/08/2007	\$2,865,000	MULTI-IMP SALE
001	370890	0040	02/24/2006	\$2,619,437	NO MARKET EXPOSURE; PLOTTAGE
001	409950	0470	07/06/2005	\$440,000	NO MARKET EXPOSURE
001	409950	0470	04/05/2006	\$570,000	2007 IMP VALUE <=\$25,000
001	409950	0590	12/26/2006	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	413930	0208	09/10/2007	\$2,275,000	%COMPLETE 2009
001	413930	0350	04/04/2005	\$2,716,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	531510	0105	09/05/2007	\$6,999,999	IMP CHARACTERISTICS CHANGED SINCE SALE
001	531510	0115	03/01/2005	\$425,000	NO MARKET EXPOSURE
001	531510	1687	03/14/2006	\$431,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	531510	1728	08/01/2006	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	531510	1775	10/16/2006	\$704,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	531510	1935	08/12/2005	\$5,000	EASEMENT OR RIGHT-OF-WAY
001	544230	0020	09/01/2005	\$84,175	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	544930	0020	08/09/2006	\$1,135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	544930	0020	06/23/2006	\$1,015,001	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	544930	0086	06/07/2006	\$899,250	NO MKT EXPOSURE; RELATED PARTY OR NEIGHBOR
001	544930	0087	12/06/2005	\$2,488,000	MULTI-IMP SALE
001	544930	0120	11/02/2006	\$1,695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	545230	1240	03/03/2006	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	545230	1860	07/11/2006	\$1,425,000	MULTI-PARCEL SALE
001	545230	1860	09/15/2005	\$1,300,000	MULTI-PARCEL SALE
001	545230	1871	07/11/2006	\$1,425,000	CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE
001	545230	1871	09/15/2005	\$1,300,000	CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE
001	545230	1970	06/08/2007	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	545230	2014	02/20/2007	\$598,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	545230	2046	03/08/2005	\$489,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	545230	2214	02/09/2006	\$1,689,000	RELOCATION - SALE TO SERVICE
001	545260	0020	11/27/2007	\$40,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	545260	0100	05/01/2007	\$945,000	ESTATE ADMIN;RELATED PARTY,FRIEND,NEIGHBOR
001	545260	0110	09/01/2006	\$890,000	IMP CHARACTERISTICS CHANGED SINCE SALE
001	720600	0010	07/22/2005	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	735570	0015	02/17/2006	\$1,346,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	810610	0161	03/31/2006	\$30,000	EASEMENT OR RIGHT-OF-WAY
001	810610	0161	03/24/2006	\$2,740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	122404	9044	09/08/2006	\$1,342,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	182405	9071	08/19/2005	\$697,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	182405	9080	11/14/2007	\$2,495,000	%COMPLETE 2007
002	183210	0005	11/18/2005	\$799,000	CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE
002	183210	0010	11/18/2005	\$799,000	MULTI-PARCEL SALE
002	183210	0030	10/12/2007	\$625,000	2007 IMP VALUE <=\$25,000
002	189750	0020	07/27/2005	\$579,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	347500	0040	07/17/2006	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	502190	0175	11/01/2005	\$489,000	2007 IMP VALUE <=\$25,000
002	502190	0290	09/21/2005	\$500,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	502190	0290	06/27/2006	\$599,000	2007 IMP VALUE <=\$25,000
002	502190	0310	02/09/2005	\$428,300	2007 IMP VALUE <=\$25,000
002	502190	0345	11/07/2007	\$710,000	RELOCATION - SALE TO SERVICE
002	502190	0385	02/03/2005	\$430,000	NON-REPRESENTATIVE SALE
002	502190	0585	03/01/2005	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	502190	0594	06/28/2006	\$580,000	NO MARKET EXPOSURE
002	502190	0657	01/03/2006	\$579,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	502190	0680	09/13/2006	\$200,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	502190	0680	01/03/2006	\$650,000	NO MARKET EXPOSURE
002	502190	0700	03/17/2005	\$420,000	2007 IMP VALUE <=\$25,000
002	545600	0060	01/11/2006	\$599,000	NON-REPRESENTATIVE SALE
002	545600	0060	01/24/2005	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	545600	0200	07/18/2005	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	545950	0035	10/09/2007	\$800,000	NON-REPRESENTATIVE SALE
002	545950	0090	07/23/2007	\$960,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	546090	0100	02/02/2006	\$726,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	664815	0010	06/17/2005	\$1,050,000	NO MKT EXPOSURE; RELATED PARTY OR NEIGHBOR
002	666680	0210	03/26/2007	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	778500	0070	03/02/2007	\$615,000	2007 IMP VALUE <=\$25,000
002	778500	0130	08/13/2007	\$740,000	NO MKT EXPOSURE; RELATED PARTY OR NEIGHBOR
003	003100	0005	07/19/2005	\$97,726	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
003	019110	0385	05/25/2006	\$300,000	NO MARKET EXPOSURE; NON-REP SALE
003	019110	0635	03/25/2005	\$450,000	NO MARKET EXPOSURE
003	019110	1125	01/10/2005	\$707,500	RELOCATION - SALE TO SERVICE
003	019110	1220	03/19/2007	\$950,000	MULTI-PARCEL SALE

**Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	019110	1260	03/19/2007	\$950,000	MULTI-PARCEL SALE
003	142500	0020	10/12/2005	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	182405	9031	12/21/2007	\$1,200,000	MULTI-IMP SALE
003	182405	9070	12/15/2005	\$561,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	182405	9156	06/14/2007	\$950,000	RELOCATION - SALE TO SERVICE
003	192300	0100	07/29/2005	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	192300	0450	05/18/2005	\$920,000	RELOCATION - SALE TO SERVICE
003	192405	9035	05/19/2006	\$790,000	NON-REPRESENTATIVE SALE
003	216200	0190	06/10/2005	\$692,000	RELOCATION - SALE TO SERVICE
003	228700	0310	03/02/2007	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	257950	0025	07/30/2007	\$642,500	NO MARKET EXPOSURE
003	257950	0027	01/26/2006	\$670,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	257950	0185	06/28/2005	\$192,500	NO MARKET EXPOSURE
003	258190	0165	04/09/2005	\$980,000	RELOCATION - SALE TO SERVICE
003	302405	9169	06/23/2006	\$1,350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	302405	9169	05/24/2006	\$1,350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	362250	0020	06/05/2007	\$616,000	NON-REPRESENTATIVE SALE
003	362250	0070	11/29/2006	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	435130	0246	09/16/2005	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	435130	0979	01/05/2007	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	435130	0979	01/20/2006	\$445,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	445730	0100	03/20/2006	\$627,000	2007 IMP VALUE <=\$25,000
003	445730	0430	06/01/2007	\$905,000	RELOCATION - SALE TO SERVICE
003	545050	0020	08/01/2005	\$1,226,000	RELOCATION - SALE TO SERVICE
003	545050	0020	08/01/2005	\$1,226,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	545050	0150	12/02/2005	\$1,250,000	RELOCATION - SALE TO SERVICE
003	545090	0060	08/18/2006	\$1,340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	545180	0010	04/06/2006	\$1,375,000	MULTI-PARCEL SALE
003	545180	0015	04/06/2006	\$1,375,000	MULTI-PARCEL SALE
003	545600	0340	10/26/2007	\$2,400,000	%COMPLETE 2008
003	545600	0355	11/20/2007	\$926,100	IMP CHAR CHANGED SINCE SALE; ESTATE ADMIN
003	545600	0515	04/06/2005	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	545600	0555	02/25/2005	\$535,000	NO MARKET EXPOSURE
003	545950	0025	06/14/2005	\$1,292,000	MULTI-PARCEL SALE
003	545950	0030	06/14/2005	\$1,292,000	MULTI-PARCEL SALE
003	546030	0045	07/28/2005	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	546040	0020	12/31/2006	\$330,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	546110	0030	04/12/2006	\$710,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	546110	0030	12/16/2005	\$632,274	BANKRUPTCY - RECEIVER OR TRUSTEE
003	667290	0140	04/24/2007	\$1,412,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	667290	0170	02/02/2005	\$830,000	RELOCATION - SALE TO SERVICE
003	667290	0380	08/18/2007	\$1,195,000	RELOCATION - SALE TO SERVICE
003	856610	0190	06/28/2006	\$920,000	RELOCATION - SALE TO SERVICE
003	856610	0220	10/30/2006	\$905,000	RELOCATION - SALE TO SERVICE
003	856610	0220	09/16/2005	\$735,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	856610	0250	04/20/2005	\$779,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865050	0045	04/01/2005	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865050	0075	01/05/2005	\$549,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865070	0080	01/06/2006	\$612,500	ESTATE ADMIN;IMP.CHAR CHANGED SINCE SALE
003	865120	0120	04/14/2006	\$928,000	RELOCATION - SALE TO SERVICE
004	003300	0020	04/12/2007	\$830,000	NO MARKET EXPOSURE
004	032110	0140	03/21/2005	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	032110	0245	05/22/2007	\$1,235,000	NO MARKET EXPOSURE
004	073610	0030	04/05/2005	\$2,725,000	MULTI-PARCEL SALE
004	073610	0035	04/05/2005	\$2,725,000	MULTI-PARCEL SALE
004	073610	0190	06/22/2006	\$2,950,000	MULTI-PARCEL SALE
004	082405	9031	04/13/2006	\$300,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
004	082405	9224	03/31/2006	\$780,000	RELOCATION - SALE TO SERVICE
004	143870	0080	10/24/2006	\$2,630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	182405	9132	11/15/2005	\$3,330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	182405	9169	05/03/2005	\$1,190,000	MULTI-PARCEL SALE
004	185600	0030	09/21/2005	\$1,500,000	IMP. CHAR CHANGED SINCE SALE; DIVORCE
004	185600	0060	08/24/2005	\$1,100,000	RELOCATION - SALE TO SERVICE
004	192200	0210	03/20/2007	\$1,225,000	RELOCATION - SALE TO SERVICE
004	192405	9025	04/19/2005	\$1,600,000	MULTI-IMP SALE
004	192405	9026	04/18/2005	\$2,060,000	NO MKT EXPOSURE; IMP CHAR CHGED SINCE SALE
004	192405	9039	12/20/2007	\$150,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
004	192405	9039	12/20/2007	\$150,000	MULTI-PARCEL SALE
004	192405	9039	12/19/2007	\$150,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
004	192405	9039	06/06/2006	\$100,000	MULTI-PARCEL SALE
004	192405	9087	12/20/2007	\$150,000	MULTI-PARCEL SALE
004	192405	9087	12/20/2007	\$150,000	MULTI-PARCEL SALE
004	192405	9087	12/19/2007	\$150,000	MULTI-PARCEL SALE
004	192405	9087	06/06/2006	\$100,000	PARTIAL INTEREST; MULTI-PARCEL SALE
004	192405	9126	03/17/2005	\$2,300,000	MULTI-IMP SALE
004	192405	9147	05/03/2005	\$1,190,000	MULTI-PARCEL SALE
004	192405	9200	02/03/2005	\$20,000	QUIT CLAIM DEED
004	192405	9301	04/11/2006	\$3,340,000	NON-REPRESENTATIVE SALE
004	192405	9315	05/02/2005	\$602,855	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	215450	0020	05/30/2006	\$2,000,000	ESTATE ADMIN;IMP.CHAR CHANGED SINCE SALE
004	302405	9061	06/22/2007	\$2,978,500	MULTI-PARCEL SALE
004	302405	9071	06/22/2007	\$2,978,500	MULTI-PARCEL SALE
004	302405	9118	09/26/2005	\$2,300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	302405	9126	07/12/2005	\$777,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	302405	9176	12/06/2005	\$691,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	302405	9183	01/18/2007	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	302405	9192	08/22/2005	\$1,915,000	RELOCATION - SALE TO SERVICE
004	302405	9197	02/22/2007	\$1,675,000	RELOCATION - SALE TO SERVICE
004	302405	9201	07/06/2005	\$1,449,000	RELOCATION - SALE TO SERVICE
004	302405	9222	09/20/2006	\$1,110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	413190	0026	08/01/2005	\$808,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	413190	0066	06/06/2006	\$3,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	553080	0030	04/20/2005	\$668,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	755870	0005	10/30/2006	\$1,512,600	RELATED PARTY, FRIEND, OR NEIGHBOR
004	777670	0035	04/20/2005	\$2,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	856640	0340	10/25/2006	\$798,900	RELATED PARTY, FRIEND, OR NEIGHBOR
004	869930	0030	10/07/2005	\$889,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	869930	0050	10/03/2005	\$2,001,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	122404	9097	07/22/2005	\$649,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	130030	0805	12/06/2006	\$802,000	2007 IMP VALUE <=\$25,000
005	130030	1801	03/27/2006	\$740,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	130030	2051	03/29/2006	\$872,500	RELOCATION - SALE TO SERVICE
005	130030	2340	03/16/2007	\$750,000	NON-REPRESENTATIVE SALE
005	130030	2350	01/20/2005	\$569,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	130030	2351	10/11/2005	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	217450	1155	03/17/2006	\$708,215	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	217450	1155	01/17/2006	\$487,500	NO MARKET EXPOSURE
005	217450	1665	02/08/2005	\$685,000	NON-REPRESENTATIVE SALE
005	217450	1730	07/13/2005	\$279,519	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; QCD
005	217450	1850	07/13/2005	\$650,000	MULTI-PARCEL SALE
005	217450	3995	06/18/2007	\$237,191	QCD; RELATED PARTY, FRIEND OR NEIGHBOR
005	217450	4005	01/11/2007	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	217450	4015	11/13/2007	\$534,500	ESTATE ADMIN, EXECUTOR; NON-REP SALE
005	217450	4085	03/28/2005	\$576,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	217450	4180	03/19/2007	\$675,000	2007 IMP VALUE <=\$25,000
005	217510	0075	08/08/2005	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	217510	0395	05/06/2005	\$751,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	283770	0010	08/15/2007	\$700,000	NO MKT EXPOSURE; RELATED PARTY OR NEIGHBOR
005	283770	0100	11/08/2005	\$500,000	NON-REPRESENTATIVE SALE
005	330770	0025	11/20/2006	\$1,275,000	NO MARKET EXPOSURE
005	330770	0320	07/24/2006	\$512,000	NO MARKET EXPOSURE
005	362350	0006	10/11/2007	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	362350	0012	05/01/2006	\$998,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	362350	0057	01/17/2007	\$1,340,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	362350	0057	05/12/2005	\$1,150,000	NO MARKET EXPOSURE
005	409950	0901	07/07/2005	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	409950	0955	08/01/2006	\$890,000	MULTI-IMP SALE
005	409950	1130	10/28/2005	\$750,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	409950	1265	01/21/2005	\$143,663	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
005	409950	1270	01/21/2005	\$143,663	QCD; RELATED PARTY OR NBR; MULTI-PARCEL SALE
005	426070	0025	01/04/2007	\$1,089,000	MULTI-PARCEL SALE
005	426070	0030	01/04/2007	\$1,089,000	MULTI-PARCEL SALE
005	445790	0030	01/31/2007	\$119,456	QUIT CLAIM DEED
005	445790	0035	12/13/2007	\$705,000	NO MARKET EXPOSURE
005	445820	0030	06/05/2006	\$715,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	445820	0160	06/09/2005	\$675,000	EXEMPT FROM EXCISE TAX
005	445830	0210	12/19/2006	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	445830	0230	10/26/2005	\$500,000	ESTATE ADMIN;RELATED PARTY,FRIEND,NEIGHBOR
005	445830	0330	07/20/2006	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	445840	0070	05/17/2005	\$1,080,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	509330	0410	06/07/2006	\$1,350,000	RELOCATION - SALE TO SERVICE
005	509330	0665	05/29/2007	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	509330	1055	08/23/2005	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	509330	1135	09/11/2006	\$797,000	NO MARKET EXPOSURE
005	531510	0345	10/05/2005	\$435,000	NO MARKET EXPOSURE
005	531510	0406	07/11/2007	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	531510	0420	04/26/2005	\$367,000	NO MARKET EXPOSURE
005	531510	0432	09/04/2007	\$1,730,000	RELOCATION - SALE TO SERVICE
005	531510	0624	02/08/2007	\$575,000	2007 IMP VALUE <=\$25,000
005	531510	0628	05/30/2007	\$900,000	2007 IMP VALUE <=\$25,000
005	531510	0716	01/25/2005	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	531510	0729	08/21/2007	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	531510	0744	06/15/2005	\$60,000	QUIT CLAIM DEED
005	531510	0776	03/03/2005	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	531510	0986	01/11/2006	\$1,100,000	2007 IMP VALUE <=\$25,000
005	531510	0995	01/10/2006	\$550,000	2007 IMP VALUE <=\$25,000
005	545880	0420	06/06/2005	\$698,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545880	0440	12/08/2005	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	545880	0540	11/23/2005	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545900	0055	05/11/2005	\$580,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545900	0195	05/18/2005	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545900	0215	01/04/2007	\$448,015	RELATED PARTY, FRIEND, OR NEIGHBOR
005	545900	0225	06/14/2006	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545900	0275	11/28/2005	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545900	0290	07/14/2006	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	545900	0350	10/27/2006	\$797,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	935910	0180	07/21/2006	\$1,070,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	935910	0210	02/26/2007	\$810,000	NON-REPRESENTATIVE SALE
005	935910	0225	03/23/2005	\$750,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	935910	0445	10/17/2006	\$659,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	935910	0750	02/03/2005	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	113700	0040	03/06/2006	\$2,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	141030	0008	01/10/2005	\$1,662,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	192405	9150	12/21/2005	\$645,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	252404	9092	03/22/2007	\$1,575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	252404	9098	10/04/2006	\$5,195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	252404	9099	10/31/2005	\$4,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	252404	9127	01/26/2007	\$2,400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	252404	9214	12/28/2007	\$850,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	252404	9214	11/08/2006	\$1,250,000	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	252404	9219	08/02/2007	\$1,960,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	252404	9247	10/23/2007	\$20,000	NON-REPRESENTATIVE SALE
006	252404	9255	06/07/2007	\$3,250,000	MULTI-IMP SALE
006	252404	9281	10/31/2005	\$4,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	252404	9282	10/31/2005	\$4,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	252404	9299	12/07/2006	\$1,830,000	MULTI-PARCEL SALE
006	252404	9313	12/07/2006	\$1,830,000	MULTI-PARCEL SALE
006	294890	0027	04/20/2005	\$1,395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	335850	0350	03/27/2006	\$1,107,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	362350	0175	02/15/2007	\$945,000	TENANT; RELATED PARTY, FRIEND, OR NEIGHBOR
006	362350	0201	07/28/2006	\$304,327	QCD; RELATED PARTY, FRIEND OR NEIGHBOR
006	362350	0205	06/21/2006	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	362350	0265	10/20/2005	\$360,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
006	362350	0390	11/18/2005	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	404500	0120	05/19/2006	\$925,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	404510	0180	07/29/2005	\$975,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	545130	0038	09/11/2006	\$1,698,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	548270	0115	12/08/2006	\$1,050,000	RELOCATION - SALE TO SERVICE
006	548270	0180	03/08/2007	\$2,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	548270	0240	08/28/2005	\$20,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
006	770010	0065	06/25/2005	\$775,000	2007 IMP VALUE <=\$25,000
006	776700	0090	09/26/2007	\$5,325,000	MULTI-PARCEL SALE; ESTATE ADMIN OR EXECUTOR
006	776700	0100	09/26/2007	\$5,325,000	MULTI-PARCEL SALE; ESTATE ADMIN OR EXECUTOR
006	805700	0012	12/26/2007	\$3,650,000	MULTI-PARCEL SALE
006	805700	0014	12/26/2007	\$3,650,000	MULTI-PARCEL SALE
006	936570	0140	12/26/2007	\$3,650,000	MULTI-PARCEL SALE
006	936570	0342	05/10/2005	\$3,450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	157470	0155	06/14/2005	\$1,400,000	MULTI-PARCEL SALE
007	157470	0160	06/14/2005	\$1,400,000	MULTI-PARCEL SALE
007	188900	0020	02/10/2005	\$701,000	NON-REPRESENTATIVE SALE
007	192280	0260	09/28/2005	\$720,000	NON-REPRESENTATIVE SALE
007	192405	9145	02/02/2005	\$2,425,000	MULTI-PARCEL SALE
007	192405	9182	03/13/2006	\$712,000	ESTATE ADMIN, EXECUTOR;NO MARKET EXPOSURE
007	192405	9317	08/22/2005	\$236,191	RELATED PARTY, FRIEND, OR NEIGHBOR
007	192405	9336	08/23/2005	\$547,000	NON-REPRESENTATIVE SALE
007	246900	0130	01/27/2006	\$745,000	NO MARKET EXPOSURE
007	252404	9039	04/01/2005	\$1,274,500	RELOCATION - SALE TO SERVICE
007	252404	9070	09/22/2007	\$2,100,000	%COMPLETE 2008
007	252404	9133	06/07/2006	\$1,610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	252404	9158	10/13/2006	\$548,459	NON-REPRESENTATIVE SALE
007	252404	9236	06/28/2007	\$1,380,000	NO MARKET EXPOSURE
007	294890	0050	10/20/2005	\$2,500,000	MULTI-PARCEL SALE
007	294890	0051	10/20/2005	\$2,500,000	CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE
007	331750	0120	11/20/2006	\$850,000	NO MARKET EXPOSURE
007	362290	0100	03/28/2007	\$1,480,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	362350	0117	11/21/2005	\$700,000	NO MARKET EXPOSURE
007	362350	0119	01/21/2005	\$600,000	NO MARKET EXPOSURE; NON-REP SALE
007	362550	0230	08/24/2005	\$905,000	NO MARKET EXPOSURE
007	362560	0150	01/30/2007	\$1,355,000	RELOCATION - SALE TO SERVICE
007	362710	0020	08/09/2005	\$550,000	NO MARKET EXPOSURE
007	414100	0140	11/09/2005	\$1,049,000	RELOCATION - SALE TO SERVICE
007	414100	0150	08/14/2006	\$1,322,000	NO MARKET EXPOSURE
007	414100	0400	10/04/2007	\$1,080,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	414101	0250	09/29/2006	\$1,425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	414167	0110	09/09/2005	\$933,500	NON-REPRESENTATIVE SALE
007	414167	0160	11/17/2006	\$1,925,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	414167	0170	04/03/2006	\$625,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	414720	0020	11/02/2005	\$727,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	418840	0290	07/25/2005	\$840,000	NO MARKET EXPOSURE
007	435130	0555	01/05/2007	\$1,335,000	MULTI-PARCEL SALE
007	435130	0675	05/20/2005	\$687,000	NON-REPRESENTATIVE SALE
007	545110	0010	12/06/2005	\$620,000	NON-REPRESENTATIVE SALE
007	545110	0160	10/03/2005	\$708,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	545110	0190	06/29/2005	\$960,000	NO MARKET EXPOSURE
007	545110	0230	10/04/2005	\$757,000	NO MARKET EXPOSURE
007	545120	0170	07/01/2006	\$869,000	NO MARKET EXPOSURE
007	545120	0530	03/28/2005	\$470,000	NO MARKET EXPOSURE
007	545120	0710	03/21/2007	\$783,000	NO MARKET EXPOSURE
007	545122	0180	02/07/2007	\$828,750	RELATED PARTY, FRIEND, OR NEIGHBOR
007	545280	0690	04/05/2005	\$639,000	NO MARKET EXPOSURE
007	545360	0190	11/10/2005	\$701,800	NON-REPRESENTATIVE SALE
007	545370	0100	08/08/2006	\$942,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	545420	0040	11/28/2007	\$710,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	545420	0170	09/08/2006	\$855,000	NO MARKET EXPOSURE
007	546350	0010	01/05/2007	\$1,335,000	MULTI-PARCEL SALE
007	546360	0140	10/11/2007	\$912,000	RELOCATION - SALE TO SERVICE
007	548270	0046	04/14/2005	\$839,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	664872	0080	07/26/2005	\$695,000	NON-REPRESENTATIVE SALE
007	666920	0220	01/20/2006	\$1,080,000	NO MARKET EXPOSURE
007	666920	0430	11/18/2005	\$1,102,000	RELOCATION - SALE TO SERVICE
007	666920	0470	06/01/2005	\$1,150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	759810	0490	12/06/2007	\$1,449,500	RELOCATION - SALE TO SERVICE
007	759810	0510	06/20/2007	\$875,000	NO MARKET EXPOSURE
007	759810	0617	06/29/2006	\$562,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	873230	0120	03/27/2006	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	873230	0170	11/09/2005	\$880,000	NO MARKET EXPOSURE
007	873230	0460	02/06/2006	\$889,000	RELOCATION - SALE TO SERVICE
007	915970	0010	02/15/2005	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	915970	0080	03/25/2005	\$660,000	NON-REPRESENTATIVE SALE
007	927080	0040	09/01/2005	\$1,019,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed From This Physical Inspection Analysis
Area 34***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	936570	0020	10/01/2006	\$760,000	NO MARKET EXPOSURE
007	936570	0384	03/05/2007	\$1,595,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

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

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

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

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +12.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

Area 34 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 98.3.

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	5	0.799	0.992	24.1%	0.900	1.083
7	76	0.849	0.977	15.1%	0.948	1.006
8	250	0.858	0.976	13.8%	0.962	0.990
9	214	0.883	0.993	12.4%	0.975	1.012
10	184	0.877	0.982	12.0%	0.961	1.003
11	102	0.890	0.972	9.3%	0.945	1.000
12	20	0.909	0.992	9.2%	0.927	1.058
13	2	1.004	1.065	6.1%	0.994	1.137
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1949	14	0.754	0.996	32.2%	0.888	1.105
1950-1959	131	0.829	0.977	17.9%	0.955	0.999
1960-1969	207	0.886	0.989	11.7%	0.972	1.007
1970-1979	176	0.880	1.013	15.1%	0.995	1.031
1980-1989	91	0.883	1.007	14.0%	0.978	1.036
1990-1999	90	0.876	0.954	8.9%	0.926	0.982
2000-2007	144	0.901	0.963	6.9%	0.943	0.983
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	369	0.908	0.988	8.8%	0.975	1.001
Good	329	0.869	0.984	13.3%	0.970	0.999
Very Good	155	0.806	0.962	19.4%	0.943	0.981
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	441	0.853	0.985	15.5%	0.973	0.997
1.5	24	0.829	0.948	14.4%	0.887	1.009
2	380	0.900	0.982	9.1%	0.969	0.996
2.5	3	0.830	0.961	15.8%	0.722	1.201
3	5	0.902	1.005	11.5%	0.937	1.074

Area 34 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 98.3.

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1200	25	0.846	0.983	16.2%	0.926	1.040
1200-1599	113	0.833	0.979	17.5%	0.957	1.001
1600-1999	183	0.877	0.990	12.9%	0.972	1.008
2000-2499	173	0.871	1.001	14.9%	0.982	1.021
2500-2999	132	0.882	0.987	11.9%	0.961	1.012
3000-3499	100	0.869	0.971	11.8%	0.945	0.998
3500-3999	69	0.873	0.973	11.5%	0.940	1.006
4000-4999	47	0.911	0.962	5.6%	0.927	0.997
5000-11,500	11	0.988	0.991	0.3%	0.927	1.055
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	539	0.881	0.977	10.9%	0.967	0.988
Y	314	0.876	0.988	12.8%	0.972	1.003
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	801	0.874	0.978	12.0%	0.969	0.987
Y	52	0.903	1.005	11.4%	0.967	1.044
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
001	88	0.893	0.997	11.7%	0.974	1.021
002	61	0.874	0.979	12.1%	0.942	1.017
003	203	0.894	1.005	12.4%	0.985	1.024
004	84	0.878	0.992	13.0%	0.962	1.022
005	133	0.880	0.972	10.5%	0.949	0.995
006	67	0.855	0.978	14.4%	0.945	1.011
007	217	0.871	0.959	10.1%	0.944	0.974

Area 34 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 98.3.

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.

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<7000	45	0.878	0.974	11.0%	0.932	1.015
7000-8999	103	0.882	0.979	11.0%	0.955	1.003
9000-11999	305	0.885	0.983	11.0%	0.968	0.997
12000-14999	162	0.873	0.976	11.7%	0.956	0.995
15000-19999	158	0.890	0.988	11.0%	0.967	1.009
20000-29999	62	0.882	0.999	13.2%	0.960	1.037
30000-43559	13	0.853	0.987	15.8%	0.896	1.078
1AC - 2.5AC	5	0.687	0.928	35.1%	0.778	1.079

Physical Inspection Ratio Study Report (Before)

2007 Assessment

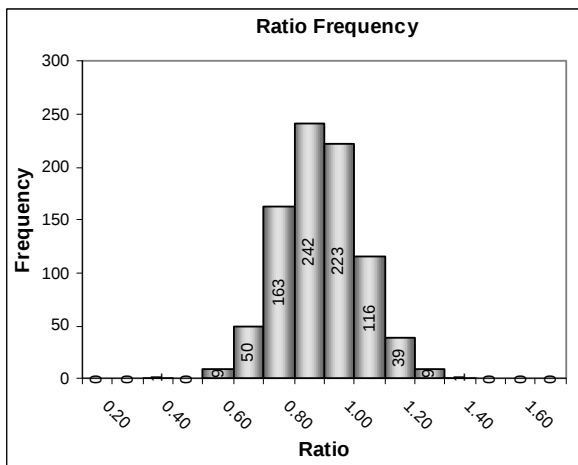
District/Team: S.E. / Team - 2	Lien Date: 01/01/2007	Date of Report: 07/08/2008	Sales Dates: 1/2005- 12/2007
Area 34 - Mercer Island	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	853		
Mean Assessed Value	1,070,600		
Mean Sales Price	1,218,600		
Standard Deviation AV	713,533		
Standard Deviation SP	807,564		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.889		
Median Ratio	0.887		
Weighted Mean Ratio	0.879		
UNIFORMITY			
Lowest ratio	0.386		
Highest ratio:	1.376		
Coefficient of Dispersion	12.10%		
Standard Deviation	0.134		
Coefficient of Variation	15.10%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.874		
Upper limit	0.897		
95% Confidence: Mean			
Lower limit	0.880		
Upper limit	0.898		
SAMPLE SIZE EVALUATION			
N (population size)	5894		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.134		
Recommended minimum:	29		
Actual sample size:	853		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	435		
# ratios above mean:	418		
z:	0.582		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio Bin	Frequency
0.50-0.60	50
0.60-0.70	163
0.70-0.80	242
0.80-0.90	223
0.90-1.00	116
1.00-1.10	39
1.10-1.20	9

COMMENTS:

1 to 3 Unit Residences throughout Area 34. This includes both the Uplands and the Waterfront.

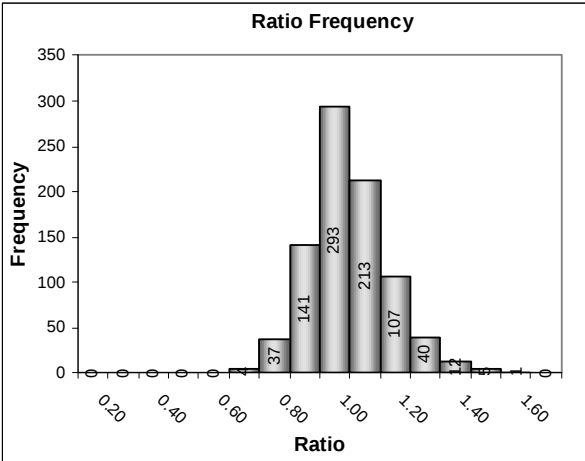


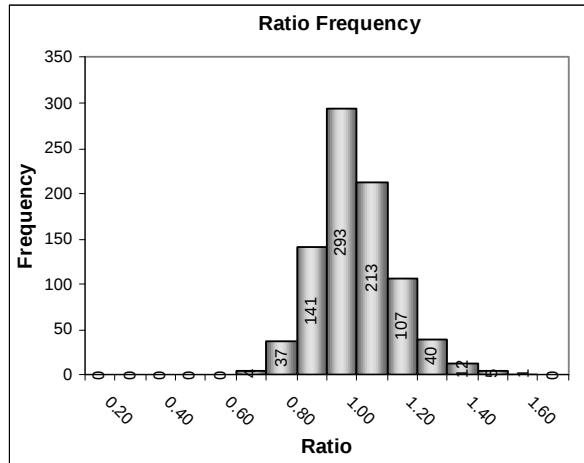
COMMENTS:

1 to 3 Unit Residences throughout Area 34. This includes both the Uplands and the Waterfront.

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: S.E. / Team - 2	Lien Date: 01/01/2008	Date of Report: 07/08/2008	Sales Dates: 1/2005 - 12/2007
Area 34 - Mercer Island	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	853		
Mean Assessed Value	1,197,500		
Mean Sales Price	1,218,600		
Standard Deviation AV	779,313		
Standard Deviation SP	807,564		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.984		
Weighted Mean Ratio	0.983		
UNIFORMITY			
Lowest ratio	0.633		
Highest ratio:	1.501		
Coefficient of Dispersion	10.04%		
Standard Deviation	0.130		
Coefficient of Variation	13.05%		
Price Related Differential (PRD)	1.016		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout Area 34. This includes both the Uplands and the Waterfront.	
Lower limit	0.978		
Upper limit	0.996		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.007	Both assessment level and uniformity have been improved by application of the recommended values.	
SAMPLE SIZE EVALUATION			
N (population size)	5894		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	853		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	467		
# ratios above mean:	386		
z:	2.773		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout Area 34. This includes both the Uplands and the Waterfront.

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

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: S.E. /Team - 2	Lien Date: 01/01/2007	Date of Report: 07/08/2008	Sales Dates: 1/2005- 12/2007
Area 34 Mercer Island Uplands	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	801		
Mean Assessed Value	941,600		
Mean Sales Price	1,077,800		
Standard Deviation AV	378,285		
Standard Deviation SP	443,614		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.887		
Median Ratio	0.883		
Weighted Mean Ratio	0.874		
UNIFORMITY			
Lowest ratio	0.386		
Highest ratio:	1.376		
Coefficient of Dispersion	12.04%		
Standard Deviation	0.134		
Coefficient of Variation	15.07%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.872		
Upper limit	0.894		
95% Confidence: Mean			
Lower limit	0.878		
Upper limit	0.896		
SAMPLE SIZE EVALUATION			
N (population size)	5329		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.134		
Recommended minimum:	29		
Actual sample size:	801		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	408		
# ratios above mean:	393		
z:	0.530		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

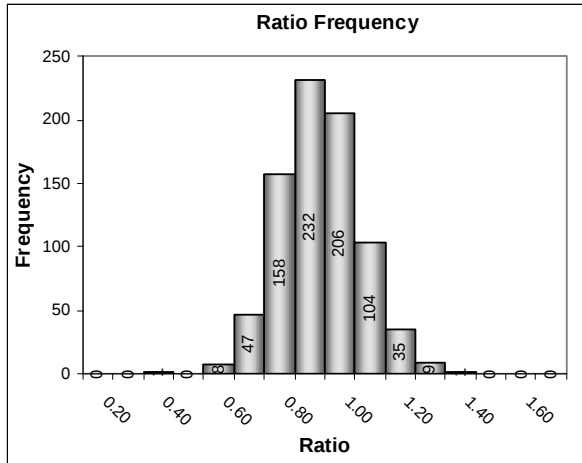
Ratio Bin	Frequency
0.50-0.60	1
0.60-0.70	47
0.70-0.80	158
0.80-0.90	232
0.90-1.00	206
1.00-1.10	104
1.10-1.20	35
1.20-1.30	9
1.30-1.40	0
1.40-1.50	0
1.50-1.60	0

Frequency

Ratio

COMMENTS:

1 to 3 Unit Residences throughout Area 34 Uplands



COMMENTS:

1 to 3 Unit Residences throughout Area 34 Uplands

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: S.E. /Team - 2	Lien Date: 01/01/2008	Date of Report: 07/08/2008	Sales Dates: 1/2005 - 12/2007
Area 34 Mercer Island Uplands	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	801		
Mean Assessed Value	1,054,200		
Mean Sales Price	1,077,800		
Standard Deviation AV	397,279		
Standard Deviation SP	443,614		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.983		
Weighted Mean Ratio	0.978		
UNIFORMITY			
Lowest ratio	0.633		
Highest ratio:	1.501		
Coefficient of Dispersion	10.06%		
Standard Deviation	0.130		
Coefficient of Variation	13.00%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.977		
Upper limit	0.994		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	5329		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	801		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	437		
# ratios above mean:	364		
z:	2.579		
Conclusion:	Non-normal		

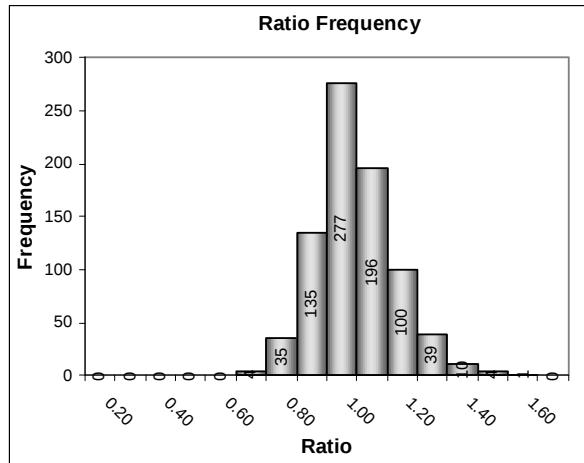
Ratio Frequency

Ratio	Frequency
0.70-0.80	35
0.80-0.90	135
0.90-1.00	277
1.00-1.10	196
1.10-1.20	100
1.20-1.30	39
1.30-1.40	10
1.40-1.50	5
1.50-1.60	2

COMMENTS:

1 to 3 Unit Residences throughout Area 34 Uplands

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



COMMENTS:

1 to 3 Unit Residences throughout Area 34 Uplands

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

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: S.E. / Team - 2	Lien Date: 01/01/2007	Date of Report: 07/08/2008	Sales Dates: 1/2005- 12/2007
Area 34 Mercer Island Wft	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	52		
Mean Assessed Value	3,057,400		
Mean Sales Price	3,387,100		
Standard Deviation AV	1,405,225		
Standard Deviation SP	1,643,817		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.928		
Median Ratio	0.956		
Weighted Mean Ratio	0.903		
UNIFORMITY			
Lowest ratio	0.539		
Highest ratio:	1.173		
Coefficient of Dispersion	11.52%		
Standard Deviation	0.140		
Coefficient of Variation	15.05%		
Price Related Differential (PRD)	1.028		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.896		
Upper limit	0.984		
95% Confidence: Mean			
Lower limit	0.890		
Upper limit	0.966		
SAMPLE SIZE EVALUATION			
N (population size)	565		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.140		
Recommended minimum:	31		
Actual sample size:	52		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	23		
# ratios above mean:	29		
z:	0.832		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

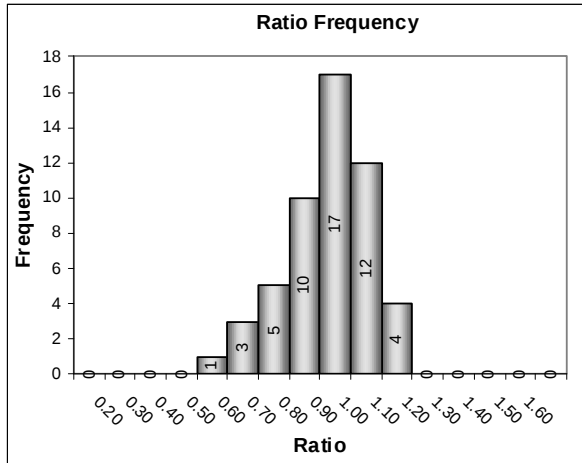
Ratio Frequency

Ratio	Frequency
0.50-0.60	1
0.60-0.70	3
0.70-0.80	5
0.80-0.90	10
0.90-1.00	17
1.00-1.10	12
1.10-1.20	4

Ratio

COMMENTS:

1 to 3 Unit Residences throughout Area 34 Waterfront.



COMMENTS:

1 to 3 Unit Residences throughout Area 34 Waterfront.

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: S.E. / Team - 2	Lien Date: 01/01/2008	Date of Report: 07/08/2008	Sales Dates: 1/2005 - 12/2007
Area 34 Mercer Island Wft	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	52		
Mean Assessed Value	3,405,500		
Mean Sales Price	3,387,100		
Standard Deviation AV	1,541,596		
Standard Deviation SP	1,643,817		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.025		
Median Ratio	1.007		
Weighted Mean Ratio	1.005		
UNIFORMITY			
Lowest ratio	0.738		
Highest ratio:	1.454		
Coefficient of Dispersion	9.65%		
Standard Deviation	0.139		
Coefficient of Variation	13.54%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.975		
Upper limit	1.069		
95% Confidence: Mean			
Lower limit	0.987		
Upper limit	1.063		
SAMPLE SIZE EVALUATION			
N (population size)	565		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.139		
Recommended minimum:	31		
Actual sample size:	52		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	30		
# ratios above mean:	22		
z:	1.109		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

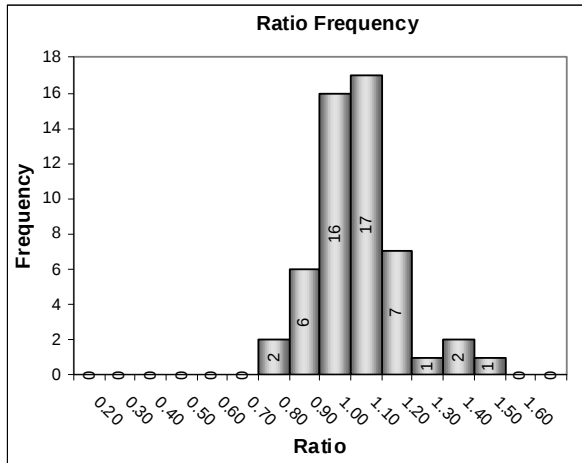
Ratio Bin	Frequency
0.70-0.80	2
0.80-0.90	6
0.90-1.00	16
1.00-1.10	17
1.10-1.20	7
1.20-1.30	1
1.30-1.40	2
1.40-1.50	1

Ratio

COMMENTS:

1 to 3 Unit Residences throughout Area 34 Waterfront.

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



COMMENTS:

1 to 3 Unit Residences throughout Area 34 Waterfront.

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

Client and Intended Use of the Appraisal:

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

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

Definition and Date of Value Estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property Rights Appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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