

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** Normandy Park / 49

**Previous Physical Inspection:** 2001

### Improved Sales:

Number of Sales: 638

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

| Sales – Improved Valuation Change Summary |           |           |           |            |        |        |
|-------------------------------------------|-----------|-----------|-----------|------------|--------|--------|
|                                           | Land      | Imps      | Total     | Sale Price | Ratio  | COV*   |
| 2007 Value                                | \$154,400 | \$318,700 | \$473,100 | \$551,600  | 85.8%  | 18.02% |
| 2008 Value                                | \$161,600 | \$370,200 | \$531,800 | \$551,600  | 96.4%  | 18.02% |
| Change                                    | +\$7,200  | +\$51,500 | +\$58,700 |            | +10.6% | 0.00%  |
| % Change                                  | +4.7%     | +16.2%    | +12.4%    |            | +12.4% | 0.00%  |

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

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

### Population - Improved Parcel Summary:

|                | Land      | Imps      | Total     |
|----------------|-----------|-----------|-----------|
| 2007 Value     | \$163,700 | \$328,600 | \$492,300 |
| 2008 Value     | \$171,300 | \$382,000 | \$553,300 |
| Percent Change | +4.6%     | +16.3%    | +12.4%    |

Number of one to three unit residences in the Population: 5300

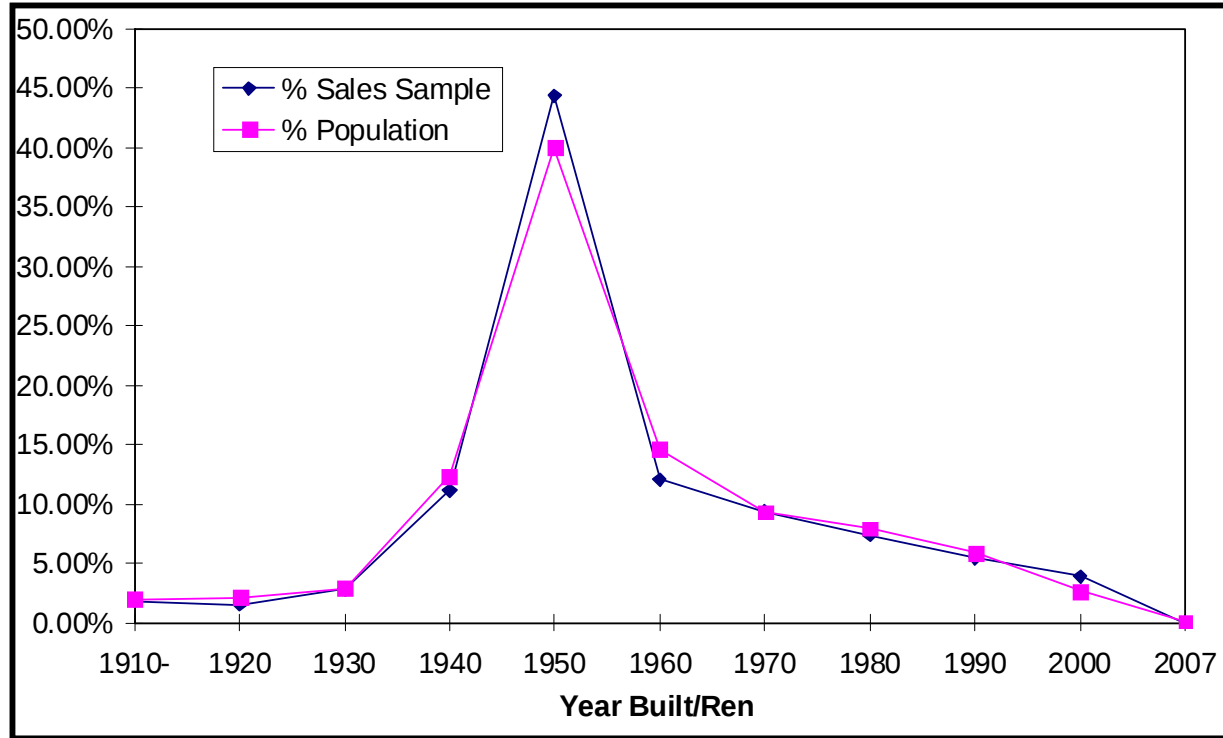
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

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

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

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910-               | 12        | 1.88%          |
| 1920                | 10        | 1.57%          |
| 1930                | 18        | 2.82%          |
| 1940                | 71        | 11.13%         |
| 1950                | 283       | 44.36%         |
| 1960                | 77        | 12.07%         |
| 1970                | 60        | 9.40%          |
| 1980                | 47        | 7.37%          |
| 1990                | 35        | 5.49%          |
| 2000                | 25        | 3.92%          |
| 2007                | 0         | 0.00%          |
|                     | 638       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910-             | 108       | 2.04%        |
| 1920              | 112       | 2.11%        |
| 1930              | 155       | 2.92%        |
| 1940              | 657       | 12.40%       |
| 1950              | 2120      | 40.00%       |
| 1960              | 775       | 14.62%       |
| 1970              | 495       | 9.34%        |
| 1980              | 422       | 7.96%        |
| 1990              | 312       | 5.89%        |
| 2000              | 141       | 2.66%        |
| 2007              | 3         | 0.06%        |
|                   | 5300      |              |

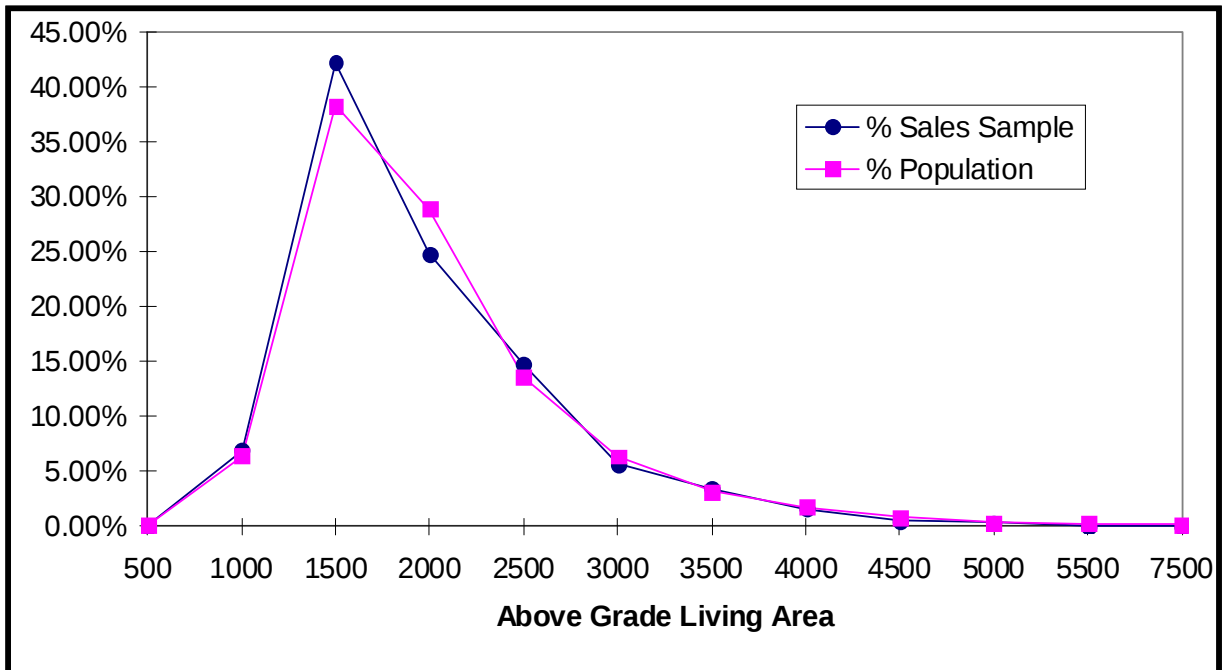


The sales sample frequency distribution follows the population distribution closely with regard to Year Built-Renovate Frequency. This distribution is good for both accurate analysis and appraisals.

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

| Sales Sample |           |                |
|--------------|-----------|----------------|
| AGLA         | Frequency | % Sales Sample |
| 500          | 0         | 0.00%          |
| 1000         | 44        | 6.90%          |
| 1500         | 269       | 42.16%         |
| 2000         | 158       | 24.76%         |
| 2500         | 94        | 14.73%         |
| 3000         | 36        | 5.64%          |
| 3500         | 22        | 3.45%          |
| 4000         | 10        | 1.57%          |
| 4500         | 3         | 0.47%          |
| 5000         | 2         | 0.31%          |
| 5500         | 0         | 0.00%          |
| 7500         | 0         | 0.00%          |
|              | 638       |                |

| Population |           |              |
|------------|-----------|--------------|
| AGLA       | Frequency | % Population |
| 500        | 6         | 0.11%        |
| 1000       | 339       | 6.40%        |
| 1500       | 2026      | 38.23%       |
| 2000       | 1532      | 28.91%       |
| 2500       | 718       | 13.55%       |
| 3000       | 337       | 6.36%        |
| 3500       | 169       | 3.19%        |
| 4000       | 92        | 1.74%        |
| 4500       | 43        | 0.81%        |
| 5000       | 17        | 0.32%        |
| 5500       | 13        | 0.25%        |
| 7500+      | 8         | 0.15%        |
|            | 5300      |              |

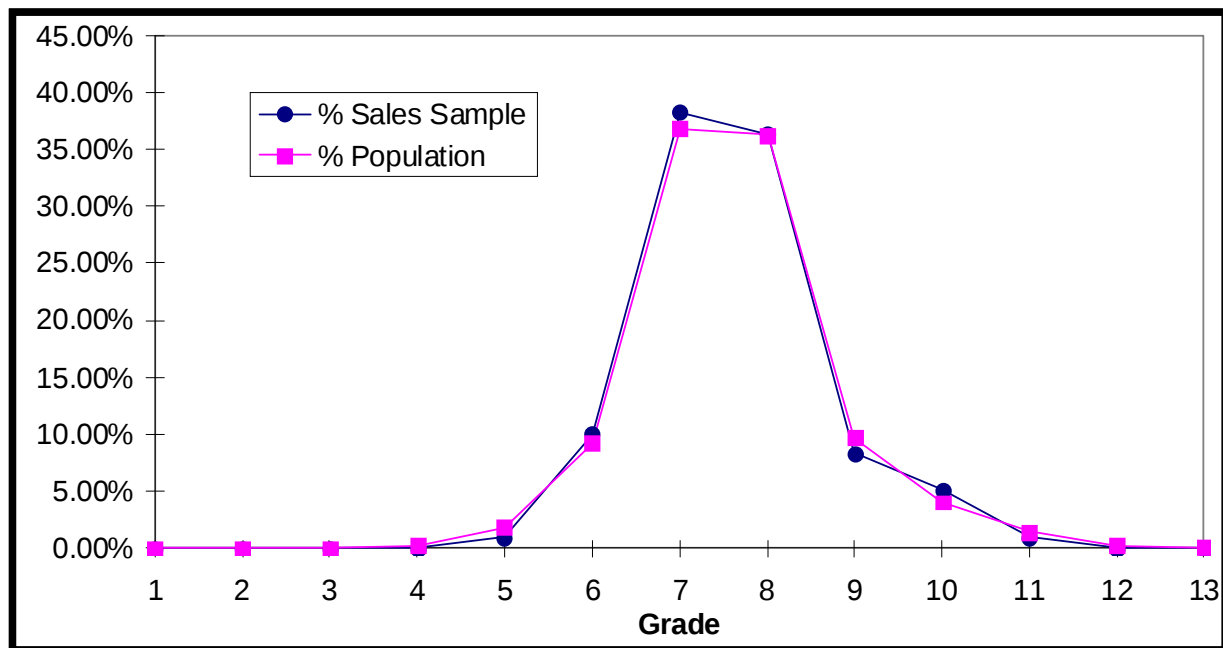


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

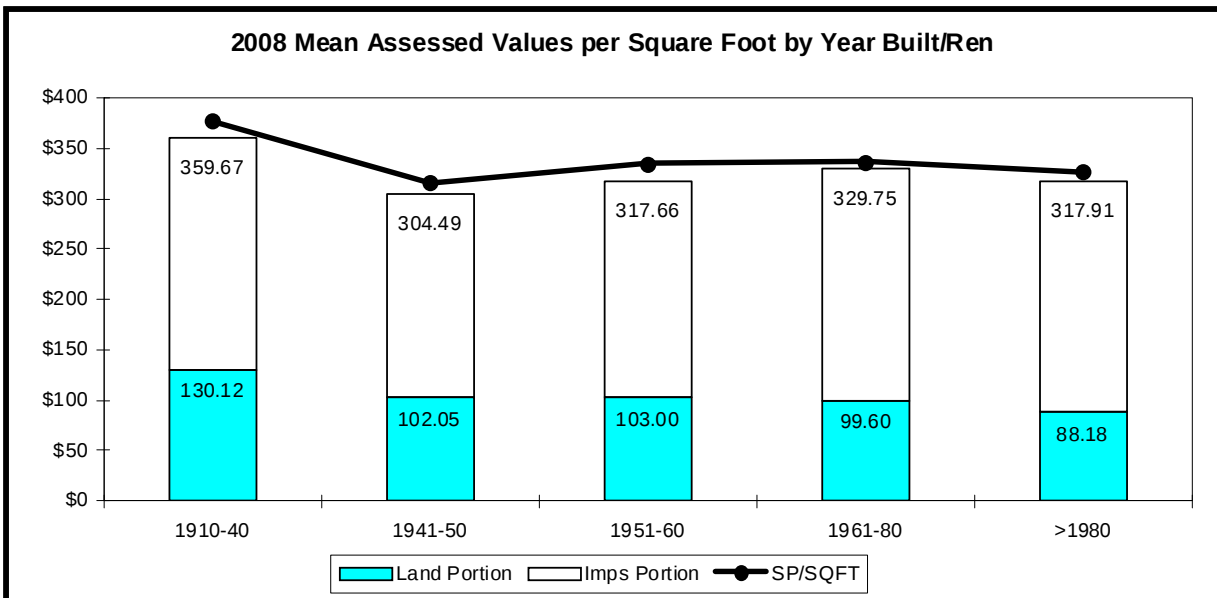
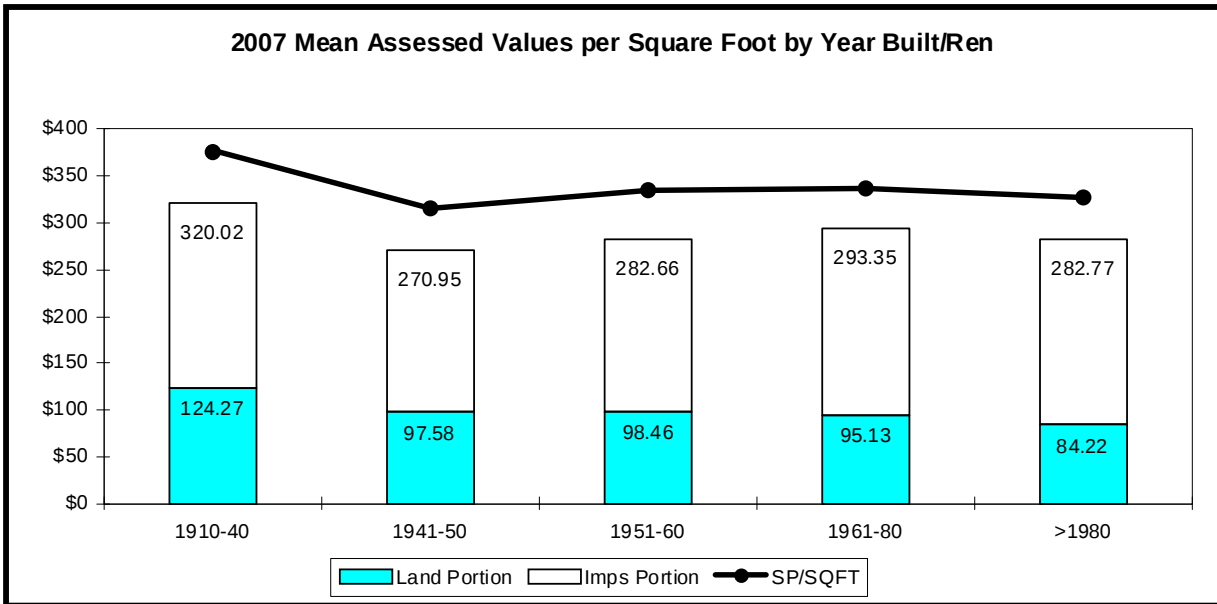
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 6         | 0.94%          |
| 6            | 64        | 10.03%         |
| 7            | 244       | 38.24%         |
| 8            | 232       | 36.36%         |
| 9            | 53        | 8.31%          |
| 10           | 33        | 5.17%          |
| 11           | 6         | 0.94%          |
| 12           | 0         | 0.00%          |
| 13           | 0         | 0.00%          |
| 638          |           |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 1         | 0.02%        |
| 4          | 14        | 0.26%        |
| 5          | 96        | 1.81%        |
| 6          | 489       | 9.23%        |
| 7          | 1953      | 36.85%       |
| 8          | 1923      | 36.28%       |
| 9          | 514       | 9.70%        |
| 10         | 214       | 4.04%        |
| 11         | 78        | 1.47%        |
| 12         | 13        | 0.25%        |
| 13         | 5         | 0.09%        |
| 5300       |           |              |



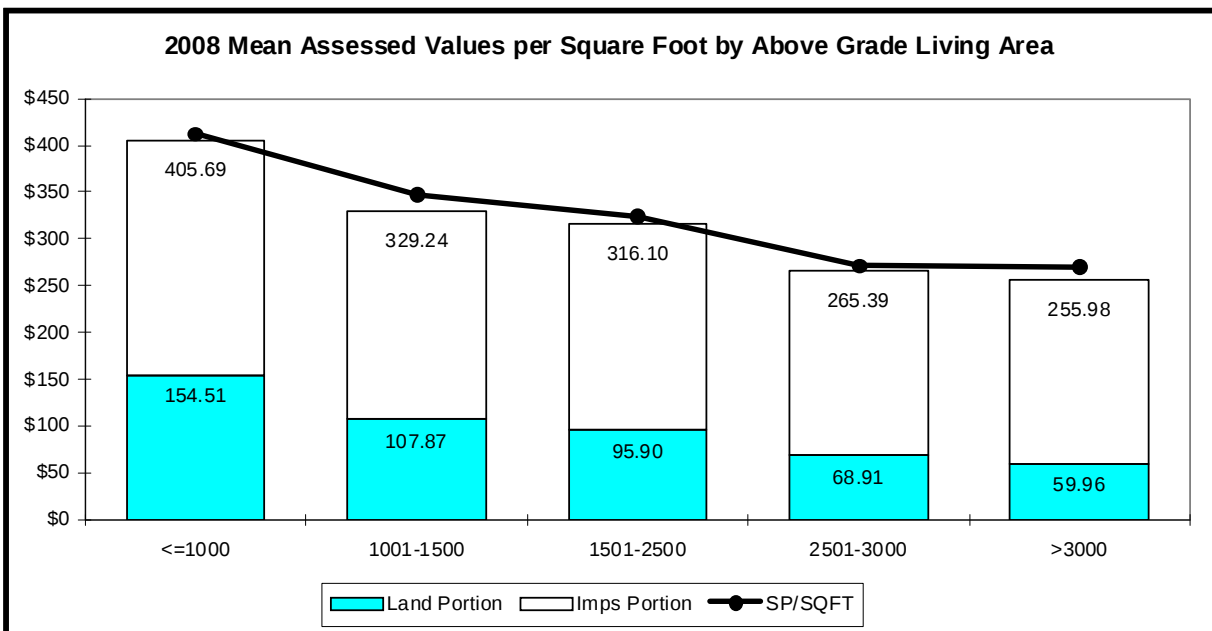
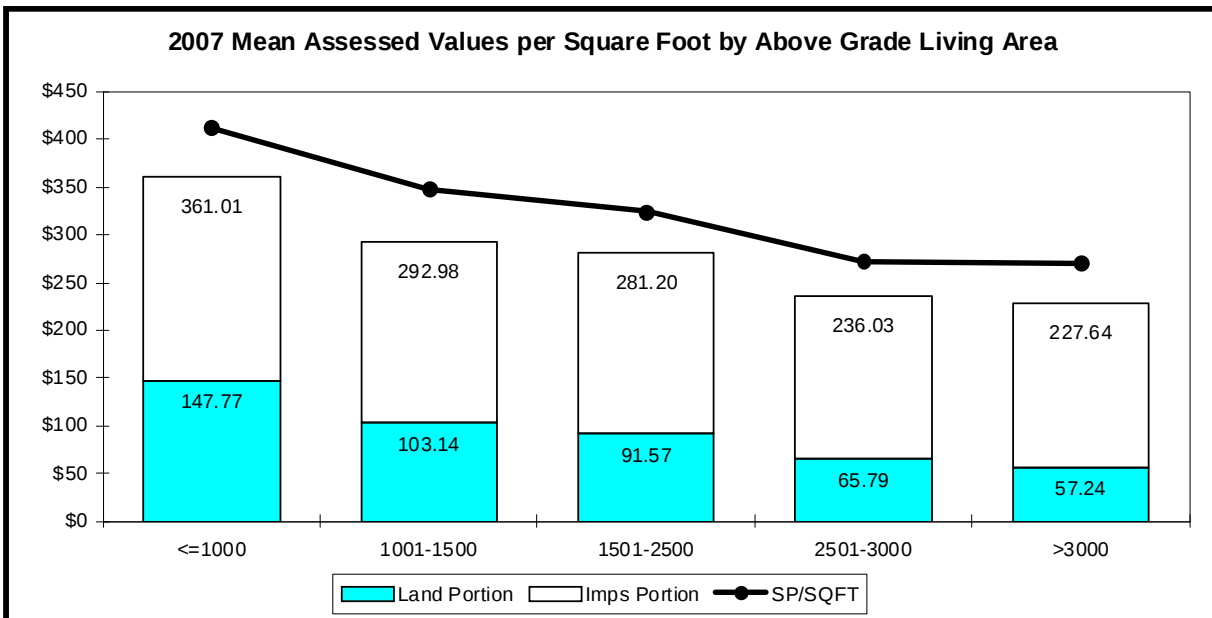
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

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



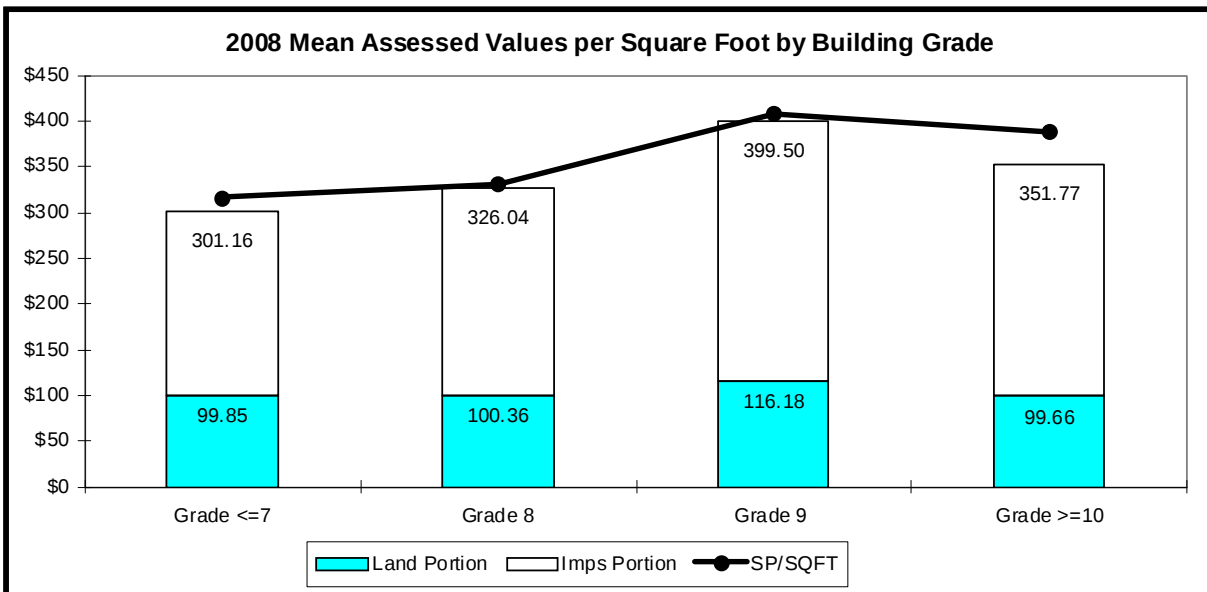
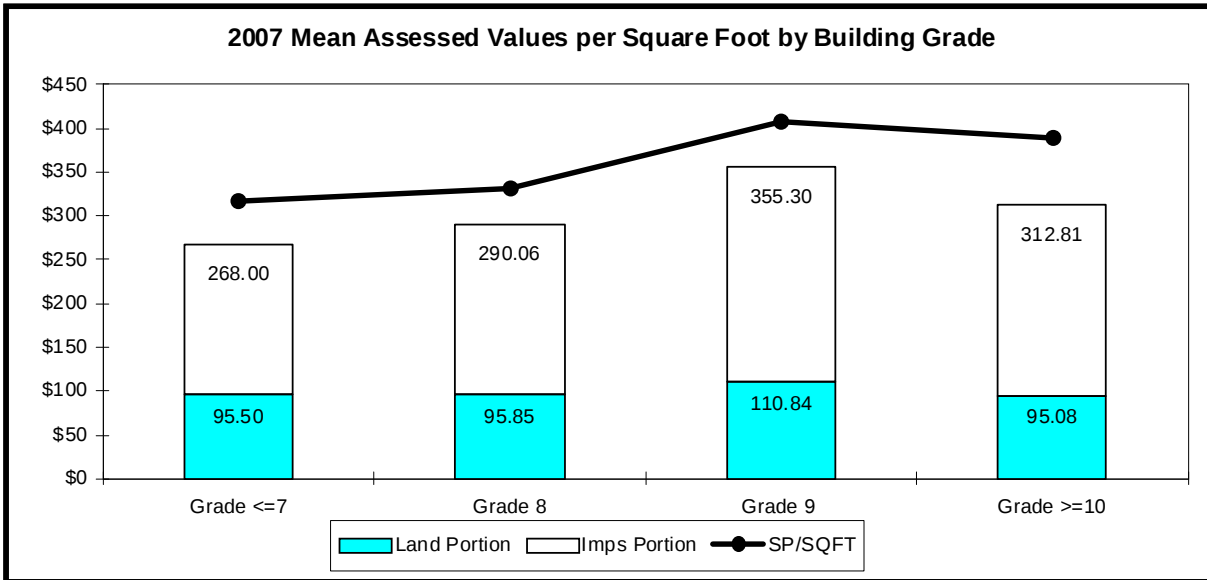
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

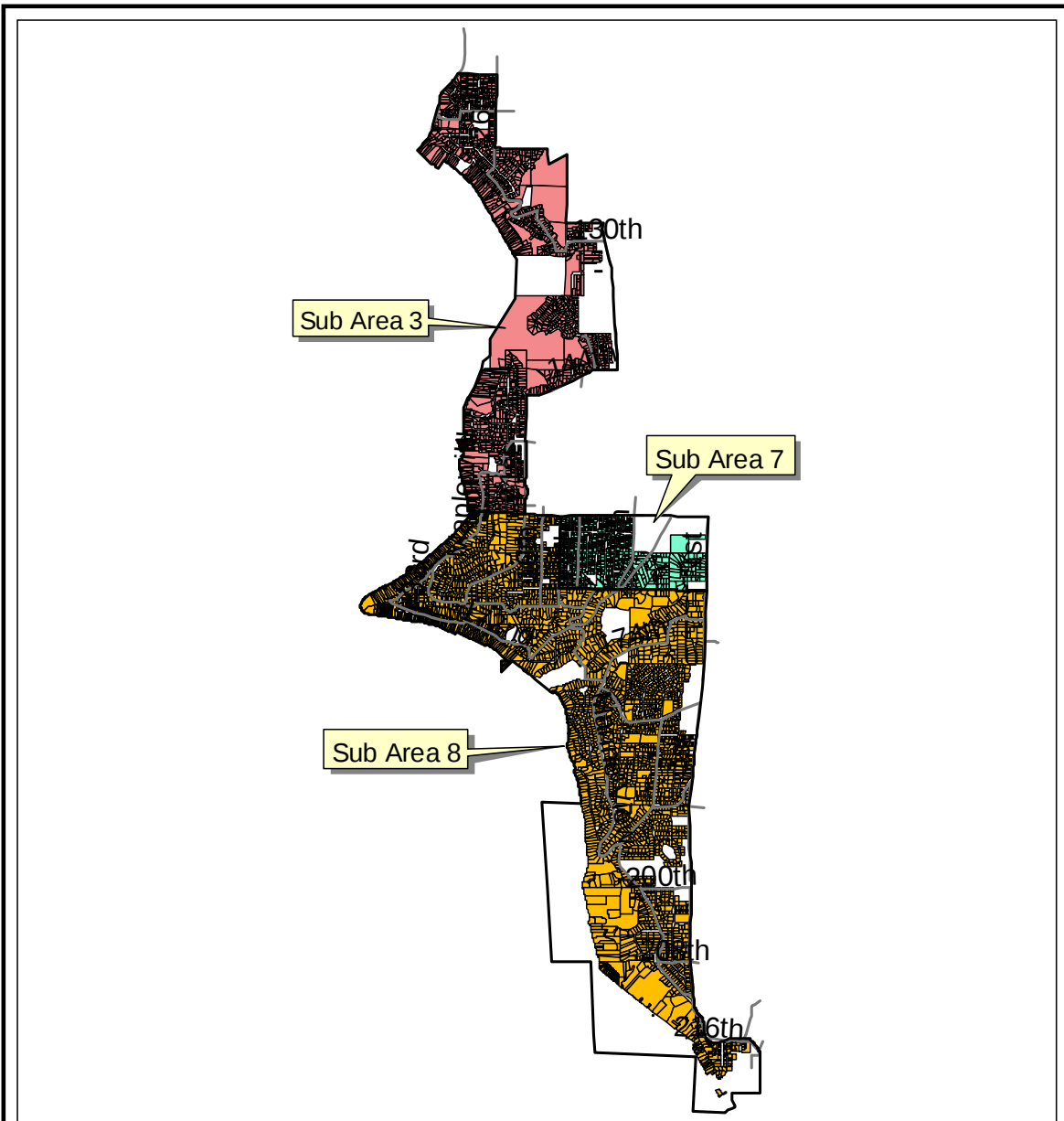


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



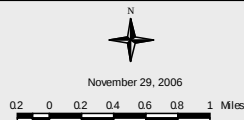
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# Area 49

## Normandy Park

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### Legend

- Area 49 outline.shp
- Area 49 streets.shp
- New area 49 subs.shp
  - 003
  - 007
  - 008

## **Annual Update Process**

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

***Date of Appraisal Report: June 30, 2008***

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

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

### ***Data Utilized***

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

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

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

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

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

### ***Land Update***

Based on the 18 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.05, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 638 useable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value \* 1.125

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

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

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value \* 1.162)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Any properties excluded from the annual up-date process are noted in RealProperty.

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

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value \* 1.162, with results rounded down to the next \$1,000

### ***Model Validation***

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

## Area 49 Annual Update Model Adjustments

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

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

**Overall (if no other adjustments apply)**

12.50%

### Comments

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

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

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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

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

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

| Bldg Grade                   | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <=7                          | 314   | 0.849              | 0.955              | 12.4%          | 0.935               | 0.974               |
| 8                            | 232   | 0.876              | 0.985              | 12.4%          | 0.961               | 1.009               |
| 9                            | 53    | 0.877              | 0.987              | 12.4%          | 0.934               | 1.039               |
| >=10                         | 39    | 0.805              | 0.906              | 12.5%          | 0.844               | 0.967               |
| Year Built or Year Renovated | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1910-1940                    | 40    | 0.852              | 0.957              | 12.4%          | 0.891               | 1.024               |
| 1941-1950                    | 71    | 0.860              | 0.966              | 12.4%          | 0.927               | 1.006               |
| 1951-1960                    | 283   | 0.846              | 0.951              | 12.4%          | 0.932               | 0.971               |
| 1961-1980                    | 137   | 0.876              | 0.985              | 12.4%          | 0.958               | 1.012               |
| >1980                        | 107   | 0.860              | 0.966              | 12.4%          | 0.925               | 1.008               |
| Condition                    | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| <=Average                    | 413   | 0.855              | 0.961              | 12.4%          | 0.945               | 0.978               |
| Good                         | 184   | 0.859              | 0.965              | 12.4%          | 0.938               | 0.993               |
| Very Good                    | 41    | 0.878              | 0.987              | 12.4%          | 0.925               | 1.049               |
| Stories                      | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| 1                            | 476   | 0.854              | 0.960              | 12.4%          | 0.944               | 0.976               |
| 1.5                          | 43    | 0.852              | 0.958              | 12.4%          | 0.903               | 1.012               |
| >=2                          | 119   | 0.869              | 0.977              | 12.4%          | 0.942               | 1.012               |
| Above Grade Living Area      | Count | 2007 Weighted Mean | 2008 Weighted Mean | Percent Change | 2008 Lower 95% C.L. | 2008 Upper 95% C.L. |
| <=1000                       | 44    | 0.871              | 0.978              | 12.4%          | 0.928               | 1.029               |
| 1001-1500                    | 269   | 0.843              | 0.947              | 12.4%          | 0.927               | 0.967               |
| 1501-2500                    | 252   | 0.871              | 0.979              | 12.4%          | 0.956               | 1.001               |
| 2501-3000                    | 36    | 0.869              | 0.977              | 12.4%          | 0.903               | 1.051               |
| >3000                        | 37    | 0.836              | 0.940              | 12.5%          | 0.869               | 1.010               |

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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

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

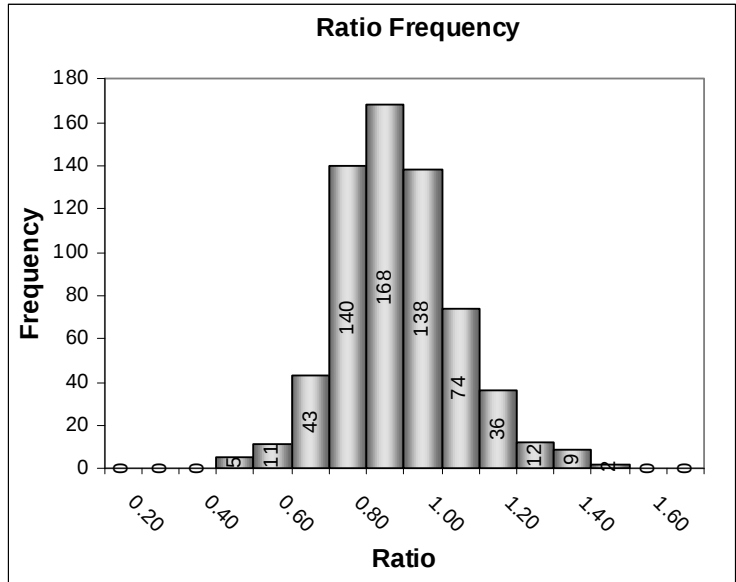
It is difficult to draw valid conclusions when the sales count is low.

| View Y/N    | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
|-------------|-------|--------------------------|--------------------------|-------------------|------------------------|------------------------|
| N           | 401   | 0.864                    | 0.972                    | 12.4%             | 0.954                  | 0.989                  |
| Y           | 237   | 0.851                    | 0.956                    | 12.4%             | 0.932                  | 0.980                  |
| Wft Y/N     | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
| N           | 595   | 0.863                    | 0.970                    | 12.4%             | 0.956                  | 0.984                  |
| Y           | 43    | 0.828                    | 0.931                    | 12.5%             | 0.866                  | 0.995                  |
| Sub         | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
| 3           | 181   | 0.851                    | 0.957                    | 12.4%             | 0.929                  | 0.984                  |
| 7           | 89    | 0.844                    | 0.948                    | 12.3%             | 0.911                  | 0.985                  |
| 8           | 368   | 0.863                    | 0.970                    | 12.4%             | 0.951                  | 0.988                  |
| Lot Size    | Count | 2007<br>Weighted<br>Mean | 2008<br>Weighted<br>Mean | Percent<br>Change | 2008 Lower<br>95% C.L. | 2008 Upper<br>95% C.L. |
| 5001-8000   | 107   | 0.861                    | 0.968                    | 12.4%             | 0.933                  | 1.003                  |
| 8001-12000  | 220   | 0.858                    | 0.964                    | 12.4%             | 0.943                  | 0.986                  |
| 12001-16000 | 150   | 0.869                    | 0.977                    | 12.4%             | 0.947                  | 1.006                  |
| 16001-20000 | 63    | 0.883                    | 0.993                    | 12.4%             | 0.944                  | 1.042                  |
| >20000      | 98    | 0.830                    | 0.933                    | 12.4%             | 0.892                  | 0.974                  |

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

|                                      |                                 |                                                 |                                         |
|--------------------------------------|---------------------------------|-------------------------------------------------|-----------------------------------------|
| <b>District/Team:</b><br>SW / Team-1 | <b>Lien Date:</b><br>01/01/2007 | <b>Date of Report:</b><br>06/30/2008            | <b>Sales Dates:</b><br>1/2005 - 12/2007 |
| <b>Area</b><br>Normandy Park         | <b>Appr ID:</b><br>Jwei         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>             |                                 |                                                 |                                         |
| Sample size (n)                      | 638                             |                                                 |                                         |
| Mean Assessed Value                  | 473,100                         |                                                 |                                         |
| Mean Sales Price                     | 551,600                         |                                                 |                                         |
| Standard Deviation AV                | 220,044                         |                                                 |                                         |
| Standard Deviation SP                | 296,368                         |                                                 |                                         |
| <b>ASSESSMENT LEVEL</b>              |                                 |                                                 |                                         |
| Arithmetic Mean Ratio                | 0.886                           |                                                 |                                         |
| Median Ratio                         | 0.875                           |                                                 |                                         |
| Weighted Mean Ratio                  | 0.858                           |                                                 |                                         |
| <b>UNIFORMITY</b>                    |                                 |                                                 |                                         |
| Lowest ratio                         | 0.403                           |                                                 |                                         |
| Highest ratio:                       | 1.493                           |                                                 |                                         |
| Coefficient of Dispersion            | 14.07%                          |                                                 |                                         |
| Standard Deviation                   | 0.160                           |                                                 |                                         |
| Coefficient of Variation             | 18.02%                          |                                                 |                                         |
| Price Related Differential (PRD)     | 1.033                           |                                                 |                                         |
| <b>RELIABILITY</b>                   |                                 |                                                 |                                         |
| 95% Confidence: Median               |                                 |                                                 |                                         |
| Lower limit                          | 0.858                           |                                                 |                                         |
| Upper limit                          | 0.885                           |                                                 |                                         |
| 95% Confidence: Mean                 |                                 |                                                 |                                         |
| Lower limit                          | 0.873                           |                                                 |                                         |
| Upper limit                          | 0.898                           |                                                 |                                         |
| <b>SAMPLE SIZE EVALUATION</b>        |                                 |                                                 |                                         |
| N (population size)                  | 5300                            |                                                 |                                         |
| B (acceptable error - in decimal)    | 0.05                            |                                                 |                                         |
| S (estimated from this sample)       | 0.160                           |                                                 |                                         |
| Recommended minimum:                 | 41                              |                                                 |                                         |
| Actual sample size:                  | 638                             |                                                 |                                         |
| Conclusion:                          | OK                              |                                                 |                                         |
| <b>NORMALITY</b>                     |                                 |                                                 |                                         |
| Binomial Test                        |                                 |                                                 |                                         |
| # ratios below mean:                 | 346                             |                                                 |                                         |
| # ratios above mean:                 | 292                             |                                                 |                                         |
| z:                                   | 2.138                           |                                                 |                                         |
| Conclusion:                          | Non-normal                      |                                                 |                                         |

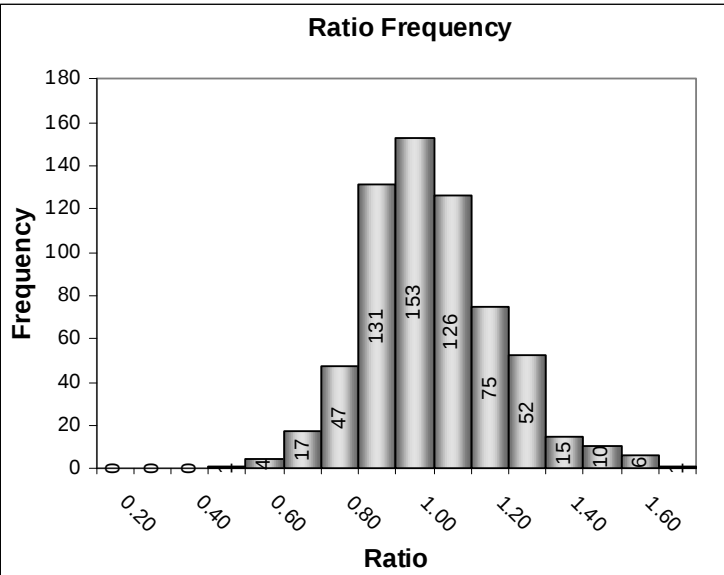


### COMMENTS:

1 to 3 Unit Residences throughout area 49.

# Annual Update Ratio Study Report (After)

## 2008 Assessments

| District/Team:<br>SW / Team-1     | Lien Date:<br>01/01/2008 | Date of Report:<br>06/30/2008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Sales Dates:<br>1/2005 - 12/2007 |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
|-----------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------|-----------|-----------|---|-----------|----|-----------|----|-----------|-----|-----------|-----|-----------|-----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|---|
| Area<br>Normandy Park             | Appr ID:<br>Jwei         | Property Type:<br>1 to 3 Unit Residences                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Adjusted for time?:<br>No        |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| SAMPLE STATISTICS                 |                          | <div>Ratio Frequency</div>  <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.55-0.60</td><td>4</td></tr><tr><td>0.60-0.65</td><td>17</td></tr><tr><td>0.65-0.70</td><td>47</td></tr><tr><td>0.70-0.75</td><td>131</td></tr><tr><td>0.75-0.80</td><td>153</td></tr><tr><td>0.80-0.85</td><td>126</td></tr><tr><td>0.85-0.90</td><td>75</td></tr><tr><td>0.90-0.95</td><td>52</td></tr><tr><td>0.95-1.00</td><td>15</td></tr><tr><td>1.00-1.05</td><td>10</td></tr><tr><td>1.05-1.10</td><td>6</td></tr></tbody></table> |                                  | Ratio | Frequency | 0.55-0.60 | 4 | 0.60-0.65 | 17 | 0.65-0.70 | 47 | 0.70-0.75 | 131 | 0.75-0.80 | 153 | 0.80-0.85 | 126 | 0.85-0.90 | 75 | 0.90-0.95 | 52 | 0.95-1.00 | 15 | 1.00-1.05 | 10 | 1.05-1.10 | 6 |
| Ratio                             | Frequency                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.55-0.60                         | 4                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.60-0.65                         | 17                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.65-0.70                         | 47                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.70-0.75                         | 131                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.75-0.80                         | 153                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.80-0.85                         | 126                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.85-0.90                         | 75                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.90-0.95                         | 52                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 0.95-1.00                         | 15                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 1.00-1.05                         | 10                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 1.05-1.10                         | 6                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Sample size (n)                   | 638                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Mean Assessed Value               | 531,800                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Mean Sales Price                  | 551,600                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Standard Deviation AV             | 247,556                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Standard Deviation SP             | 296,368                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| ASSESSMENT LEVEL                  |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Arithmetic Mean Ratio             | 0.996                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Median Ratio                      | 0.982                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Weighted Mean Ratio               | 0.964                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| UNIFORMITY                        |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Lowest ratio                      | 0.452                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Highest ratio:                    | 1.680                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Coefficient of Dispersion         | 14.09%                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Standard Deviation                | 0.179                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Coefficient of Variation          | 18.02%                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Price Related Differential (PRD)  | 1.033                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| RELIABILITY                       |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 95% Confidence: Median            |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Lower limit                       | 0.965                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Upper limit                       | 0.995                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| 95% Confidence: Mean              |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Lower limit                       | 0.982                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Upper limit                       | 1.009                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| SAMPLE SIZE EVALUATION            |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| N (population size)               | 5300                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| B (acceptable error - in decimal) | 0.05                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| S (estimated from this sample)    | 0.179                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Recommended minimum:              | 51                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Actual sample size:               | 638                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Conclusion:                       | OK                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| NORMALITY                         |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Binomial Test                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| # ratios below mean:              | 346                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| # ratios above mean:              | 292                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| z:                                | 2.138                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |
| Conclusion:                       | Non-normal               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |       |           |           |   |           |    |           |    |           |     |           |     |           |     |           |    |           |    |           |    |           |    |           |   |

**COMMENTS:**  
  
1 to 3 Unit Residences throughout area 49  
  
The assessment level has been improved by application of the recommended values.

## **Glossary for Improved Sales**

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

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

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

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

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 447700 | 0135  | 5/17/06   | \$346,000  | 880                | 170           | 5         | 1920            | 3    | 15100    | Y    | N           | 15705 23RD AVE SW      |
| 003      | 783580 | 0190  | 4/19/07   | \$300,500  | 1290               | 0             | 5         | 1998            | 3    | 9895     | N    | N           | 13049 12TH AVE SW      |
| 003      | 810300 | 0075  | 8/22/06   | \$305,000  | 820                | 320           | 6         | 1949            | 3    | 10267    | N    | N           | 11303 27TH AVE SW      |
| 003      | 447580 | 0066  | 5/15/07   | \$395,000  | 900                | 240           | 6         | 1940            | 4    | 5200     | Y    | N           | 15410 MAPLEWILD AVE SW |
| 003      | 233880 | 0161  | 7/20/05   | \$225,000  | 910                | 480           | 6         | 1946            | 2    | 7788     | N    | N           | 15409 21ST AVE SW      |
| 003      | 273160 | 0060  | 4/10/07   | \$391,000  | 960                | 220           | 6         | 1920            | 3    | 6905     | N    | N           | 2220 SW 152ND ST       |
| 003      | 433140 | 0270  | 3/15/07   | \$259,828  | 1010               | 150           | 6         | 1949            | 3    | 8750     | N    | N           | 1110 SW 142ND ST       |
| 003      | 184200 | 0030  | 8/22/06   | \$333,000  | 1040               | 0             | 6         | 1952            | 3    | 7427     | N    | N           | 2602 SW 116TH ST       |
| 003      | 778400 | 0305  | 5/8/06    | \$694,000  | 1050               | 0             | 6         | 1987            | 3    | 16800    | Y    | Y           | 12221 SHOREWOOD DR SW  |
| 003      | 447580 | 0046  | 11/26/05  | \$305,000  | 1100               | 0             | 6         | 1955            | 3    | 6783     | N    | N           | 2216 SW 154TH ST       |
| 003      | 447580 | 0046  | 7/7/06    | \$392,000  | 1100               | 0             | 6         | 1955            | 3    | 6783     | N    | N           | 2216 SW 154TH ST       |
| 003      | 433140 | 0085  | 4/21/06   | \$297,950  | 1400               | 0             | 6         | 1952            | 3    | 8960     | N    | N           | 14234 11TH AVE SW      |
| 003      | 810360 | 0007  | 12/14/05  | \$520,000  | 1460               | 0             | 6         | 1954            | 4    | 10010    | N    | N           | 11203 28TH AVE SW      |
| 003      | 810360 | 0007  | 6/2/06    | \$599,500  | 1460               | 0             | 6         | 1954            | 4    | 10010    | N    | N           | 11203 28TH AVE SW      |
| 003      | 763240 | 0125  | 7/17/06   | \$693,550  | 720                | 980           | 7         | 1940            | 5    | 8000     | Y    | Y           | 15801 MAPLEWILD AVE SW |
| 003      | 763580 | 1422  | 7/24/07   | \$465,000  | 810                | 0             | 7         | 1938            | 4    | 5704     | N    | N           | 2445 SW 150TH ST       |
| 003      | 296680 | 0020  | 12/12/06  | \$350,000  | 910                | 600           | 7         | 1951            | 3    | 7580     | N    | N           | 15224 MAPLEWILD AVE SW |
| 003      | 777920 | 0490  | 10/23/06  | \$386,750  | 950                | 270           | 7         | 1955            | 3    | 18486    | N    | N           | 1612 SW 131ST ST       |
| 003      | 810360 | 0065  | 3/8/05    | \$255,000  | 980                | 0             | 7         | 1954            | 3    | 10800    | N    | N           | 11264 29TH AVE SW      |
| 003      | 632600 | 0050  | 3/10/05   | \$245,000  | 990                | 0             | 7         | 1955            | 3    | 7200     | N    | N           | 11519 29TH AVE SW      |
| 003      | 763240 | 0235  | 10/24/05  | \$680,000  | 1010               | 850           | 7         | 1961            | 4    | 10000    | Y    | N           | 15917 MAPLEWILD AVE SW |
| 003      | 810300 | 0120  | 5/17/06   | \$362,100  | 1010               | 140           | 7         | 1953            | 4    | 7612     | N    | N           | 2627 SW 114TH ST       |
| 003      | 777420 | 0186  | 10/1/05   | \$330,000  | 1020               | 420           | 7         | 1963            | 3    | 8300     | N    | N           | 12205 21ST AVE SW      |
| 003      | 184200 | 0160  | 8/9/05    | \$340,000  | 1030               | 0             | 7         | 1954            | 3    | 7843     | Y    | N           | 11534 28TH AVE SW      |
| 003      | 777920 | 0400  | 9/25/06   | \$775,000  | 1040               | 470           | 7         | 1957            | 4    | 9900     | Y    | N           | 12703 SHOREWOOD PL SW  |
| 003      | 242303 | 9078  | 11/9/06   | \$350,000  | 1040               | 0             | 7         | 1925            | 4    | 12627    | N    | N           | 1604 SW 146TH ST       |
| 003      | 354160 | 0175  | 1/18/07   | \$405,800  | 1050               | 1050          | 7         | 1969            | 3    | 11200    | N    | N           | 13630 17TH AVE SW      |
| 003      | 810360 | 0165  | 5/10/07   | \$423,500  | 1060               | 0             | 7         | 1954            | 4    | 10800    | N    | N           | 11273 29TH AVE SW      |
| 003      | 632700 | 0160  | 2/16/05   | \$329,000  | 1080               | 730           | 7         | 1955            | 4    | 6094     | N    | N           | 11524 30TH PL SW       |
| 003      | 810360 | 0015  | 1/19/06   | \$330,000  | 1080               | 0             | 7         | 1955            | 3    | 13370    | N    | N           | 11219 28TH AVE SW      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 003      | 632600 | 0195  | 9/22/05   | \$415,000  | 1090               | 500           | 7         | 1957            | 3    | 10400    | N    | N           | 11801 28TH AVE SW       |
| 003      | 763680 | 0342  | 12/22/06  | \$725,000  | 1110               | 1110          | 7         | 1995            | 3    | 9500     | Y    | Y           | 14913 28TH AVE SW       |
| 003      | 296680 | 0030  | 12/12/05  | \$370,000  | 1130               | 700           | 7         | 1946            | 3    | 10096    | Y    | N           | 15236 MAPLEWILD AVE SW  |
| 003      | 433140 | 0255  | 5/21/07   | \$200,000  | 1140               | 0             | 7         | 1953            | 3    | 15300    | N    | N           | 14103 11TH AVE SW       |
| 003      | 810360 | 0155  | 5/22/07   | \$370,000  | 1150               | 360           | 7         | 1954            | 3    | 12600    | N    | N           | 11259 29TH AVE SW       |
| 003      | 632700 | 0185  | 8/28/06   | \$399,950  | 1160               | 360           | 7         | 1954            | 3    | 6209     | N    | N           | 3015 SW 115TH ST        |
| 003      | 632700 | 0015  | 9/20/05   | \$429,000  | 1160               | 0             | 7         | 1954            | 4    | 11280    | N    | N           | 11569 30TH PL SW        |
| 003      | 433140 | 0170  | 7/15/05   | \$230,000  | 1180               | 0             | 7         | 1952            | 3    | 11050    | N    | N           | 14316 12TH AVE SW       |
| 003      | 632700 | 0225  | 9/11/06   | \$415,000  | 1190               | 800           | 7         | 1955            | 3    | 7781     | N    | N           | 11432 30TH PL SW        |
| 003      | 632700 | 0125  | 5/4/06    | \$410,000  | 1190               | 280           | 7         | 1955            | 4    | 9100     | N    | N           | 11564 30TH PL SW        |
| 003      | 354160 | 0365  | 1/23/06   | \$435,000  | 1200               | 1150          | 7         | 1972            | 4    | 15200    | Y    | N           | 13719 16TH AVE SW       |
| 003      | 433140 | 0350  | 3/30/06   | \$389,950  | 1200               | 0             | 7         | 1949            | 3    | 11860    | Y    | N           | 14239 12TH AVE SW       |
| 003      | 632600 | 0045  | 7/18/05   | \$210,000  | 1210               | 0             | 7         | 1954            | 4    | 7200     | N    | N           | 11515 29TH AVE SW       |
| 003      | 632600 | 0045  | 3/1/06    | \$340,000  | 1210               | 0             | 7         | 1954            | 4    | 7200     | N    | N           | 11515 29TH AVE SW       |
| 003      | 763580 | 1024  | 9/12/07   | \$410,000  | 1220               | 0             | 7         | 1955            | 4    | 7500     | N    | N           | 14415 22ND AVE SW       |
| 003      | 777920 | 0075  | 10/13/06  | \$675,000  | 1220               | 1110          | 7         | 1953            | 4    | 10143    | Y    | N           | 12698 SHOREWOOD DR SW   |
| 003      | 783580 | 0018  | 4/21/05   | \$429,500  | 1240               | 650           | 7         | 1972            | 4    | 10695    | N    | N           | 12804 14TH AVE SW       |
| 003      | 810300 | 0145  | 3/22/06   | \$398,500  | 1240               | 0             | 7         | 1954            | 4    | 7635     | N    | N           | 11414 28TH AVE SW       |
| 003      | 184200 | 0050  | 8/29/05   | \$280,000  | 1240               | 0             | 7         | 1953            | 3    | 7500     | N    | N           | 11516 27TH AVE SW       |
| 003      | 433140 | 0250  | 10/20/06  | \$265,500  | 1240               | 0             | 7         | 1953            | 4    | 12000    | N    | N           | 14104 11TH AVE SW       |
| 003      | 184200 | 0331  | 8/15/06   | \$400,000  | 1260               | 920           | 7         | 1953            | 3    | 12000    | N    | N           | 11621 26TH AVE SW       |
| 003      | 632600 | 0175  | 1/26/05   | \$305,000  | 1270               | 1270          | 7         | 1957            | 4    | 7200     | N    | N           | 11609 28TH AVE SW       |
| 003      | 447700 | 0195  | 10/31/07  | \$570,000  | 1270               | 390           | 7         | 1940            | 4    | 15891    | Y    | N           | 15927 23RD AVE SW       |
| 003      | 632600 | 0200  | 6/24/05   | \$520,000  | 1290               | 650           | 7         | 1957            | 3    | 7200     | N    | N           | 11803 28TH AVE SW       |
| 003      | 810300 | 0081  | 9/24/07   | \$440,000  | 1310               | 760           | 7         | 1959            | 3    | 8733     | N    | N           | 11229 27TH AVE SW       |
| 003      | 777380 | 0060  | 8/10/06   | \$465,000  | 1310               | 0             | 7         | 1951            | 3    | 8307     | Y    | N           | 12134 MARINE VIEW DR SW |
| 003      | 885900 | 0050  | 1/21/05   | \$460,000  | 1350               | 510           | 7         | 1955            | 4    | 9600     | Y    | N           | 11837 26TH AVE SW       |
| 003      | 433140 | 0301  | 9/28/05   | \$345,000  | 1370               | 860           | 7         | 1963            | 3    | 9600     | N    | N           | 14105 12TH AVE SW       |
| 003      | 632600 | 0105  | 5/17/07   | \$398,000  | 1370               | 450           | 7         | 1955            | 3    | 7200     | N    | N           | 11615 29TH AVE SW       |
| 003      | 632600 | 0015  | 5/25/05   | \$289,950  | 1390               | 0             | 7         | 1954            | 4    | 7200     | N    | N           | 11514 29TH AVE SW       |
| 003      | 783580 | 0194  | 6/28/06   | \$439,990  | 1400               | 890           | 7         | 2001            | 3    | 53319    | N    | N           | 13045 12TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 003      | 763740 | 0090  | 3/14/06   | \$399,000  | 1400               | 1260          | 7         | 1957            | 3    | 13560    | N    | N           | 2116 SW 146TH ST        |
| 003      | 763740 | 0150  | 3/16/07   | \$560,000  | 1400               | 700           | 7         | 1957            | 5    | 24482    | N    | N           | 2002 SW 146TH ST        |
| 003      | 632600 | 0240  | 3/1/06    | \$495,000  | 1450               | 480           | 7         | 1961            | 3    | 7200     | N    | N           | 2918 SW 119TH ST        |
| 003      | 242303 | 9104  | 5/24/07   | \$450,000  | 1470               | 0             | 7         | 1915            | 4    | 18332    | N    | N           | 15107 24TH AVE SW       |
| 003      | 763580 | 1061  | 9/5/07    | \$315,000  | 1500               | 100           | 7         | 1946            | 4    | 9014     | N    | N           | 14601 22ND AVE SW       |
| 003      | 778400 | 0215  | 10/4/07   | \$439,000  | 1520               | 0             | 7         | 1952            | 4    | 9750     | Y    | N           | 12141 MARINE VIEW DR SW |
| 003      | 433220 | 0119  | 7/17/06   | \$370,000  | 1550               | 0             | 7         | 1969            | 3    | 10500    | N    | N           | 1305 SW 140TH ST        |
| 003      | 632600 | 0160  | 10/10/06  | \$390,000  | 1550               | 0             | 7         | 1955            | 3    | 7200     | N    | N           | 2923 SW 116TH ST        |
| 003      | 783580 | 0133  | 5/26/06   | \$345,000  | 1600               | 0             | 7         | 1958            | 3    | 12750    | N    | N           | 13017 13TH AVE SW       |
| 003      | 273160 | 0140  | 11/18/05  | \$375,000  | 1600               | 0             | 7         | 1920            | 4    | 9200     | N    | N           | 14928 22ND AVE SW       |
| 003      | 778400 | 0095  | 8/1/05    | \$490,000  | 1610               | 0             | 7         | 1954            | 4    | 11400    | Y    | N           | 12046 STANDRING CT SW   |
| 003      | 763580 | 1411  | 10/9/06   | \$389,950  | 1620               | 380           | 7         | 1940            | 4    | 12000    | N    | N           | 2412 SW 150TH ST        |
| 003      | 810300 | 0059  | 10/6/06   | \$369,950  | 1630               | 0             | 7         | 1955            | 4    | 7612     | N    | N           | 2710 SW 114TH ST        |
| 003      | 777920 | 0390  | 3/15/05   | \$419,950  | 1660               | 550           | 7         | 1951            | 3    | 10500    | Y    | N           | 12841 SHOREWOOD DR SW   |
| 003      | 354160 | 0100  | 11/3/05   | \$390,000  | 1680               | 0             | 7         | 1967            | 4    | 10150    | N    | N           | 13816 16TH AVE SW       |
| 003      | 433220 | 0040  | 10/27/05  | \$285,000  | 1760               | 380           | 7         | 1954            | 2    | 11780    | N    | N           | 14303 13TH AVE SW       |
| 003      | 778400 | 0355  | 5/2/06    | \$716,900  | 1790               | 450           | 7         | 1940            | 4    | 9750     | Y    | N           | 12209 MARINE VIEW DR SW |
| 003      | 763580 | 1120  | 7/21/06   | \$520,000  | 1800               | 0             | 7         | 1948            | 4    | 15317    | N    | N           | 14649 24TH AVE SW       |
| 003      | 763680 | 0080  | 4/5/06    | \$970,000  | 1860               | 480           | 7         | 1918            | 4    | 56800    | Y    | Y           | 14413 25TH AVE SW       |
| 003      | 778400 | 0125  | 6/27/06   | \$989,000  | 1920               | 390           | 7         | 1941            | 5    | 13772    | Y    | N           | 12043 STANDRING CT SW   |
| 003      | 433140 | 0285  | 12/17/07  | \$369,950  | 1930               | 0             | 7         | 1957            | 3    | 10300    | N    | N           | 13918 12TH AVE SW       |
| 003      | 433140 | 0325  | 9/22/06   | \$569,950  | 1960               | 250           | 7         | 1995            | 3    | 10500    | Y    | N           | 14203 12TH AVE SW       |
| 003      | 763580 | 1390  | 7/12/06   | \$600,000  | 2000               | 0             | 7         | 1918            | 4    | 23355    | N    | N           | 2440 SW 150TH ST        |
| 003      | 777420 | 0181  | 4/11/07   | \$525,000  | 2080               | 0             | 7         | 1950            | 4    | 19005    | N    | N           | 2129 SW 122ND PL        |
| 003      | 810360 | 0125  | 7/8/05    | \$390,000  | 2120               | 0             | 7         | 1955            | 3    | 12600    | N    | N           | 11217 29TH AVE SW       |
| 003      | 783580 | 0134  | 1/26/06   | \$460,000  | 2170               | 500           | 7         | 1958            | 3    | 8400     | N    | N           | 1311 SW 130TH ST        |
| 003      | 810300 | 0050  | 1/31/05   | \$370,000  | 2700               | 0             | 7         | 1992            | 3    | 8400     | N    | N           | 11257 26TH AVE SW       |
| 003      | 810300 | 0050  | 5/25/06   | \$499,950  | 2700               | 0             | 7         | 1992            | 3    | 8400     | N    | N           | 11257 26TH AVE SW       |
| 003      | 242303 | 9173  | 6/2/06    | \$400,000  | 2770               | 0             | 7         | 1951            | 3    | 30056    | N    | N           | 1616 SW 146TH ST        |
| 003      | 777420 | 0187  | 7/26/07   | \$692,500  | 4100               | 0             | 7         | 1987            | 3    | 13250    | N    | N           | 2115 SW 122ND PL        |
| 003      | 354160 | 0320  | 2/18/05   | \$326,000  | 610                | 900           | 8         | 1978            | 4    | 14400    | Y    | N           | 13773 16TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 003      | 354170 | 0130  | 3/1/05    | \$468,000  | 940                | 520           | 8         | 1977            | 3    | 21000    | Y    | N           | 13824 18TH AVE SW       |
| 003      | 777420 | 0050  | 5/23/05   | \$505,000  | 1090               | 0             | 8         | 1942            | 3    | 13050    | Y    | N           | 12230 MARINE VIEW DR SW |
| 003      | 778440 | 0070  | 3/10/05   | \$520,000  | 1150               | 590           | 8         | 1958            | 4    | 9500     | Y    | N           | 12258 SHOREWOOD DR SW   |
| 003      | 447700 | 0260  | 1/4/05    | \$600,000  | 1160               | 1010          | 8         | 1963            | 4    | 19490    | Y    | N           | 15733 25TH AVE SW       |
| 003      | 763580 | 1344  | 4/14/05   | \$360,000  | 1250               | 0             | 8         | 1968            | 3    | 12073    | N    | N           | 14926 24TH AVE SW       |
| 003      | 354160 | 0470  | 4/23/07   | \$420,000  | 1270               | 880           | 8         | 1960            | 3    | 12300    | N    | N           | 13639 17TH AVE SW       |
| 003      | 354160 | 0025  | 6/5/06    | \$475,000  | 1270               | 1270          | 8         | 1959            | 3    | 10000    | Y    | N           | 1441 SW 137TH ST        |
| 003      | 354160 | 0350  | 9/22/05   | \$493,000  | 1280               | 1200          | 8         | 1966            | 4    | 10100    | Y    | N           | 13735 16TH AVE SW       |
| 003      | 778400 | 0090  | 6/15/05   | \$645,000  | 1310               | 540           | 8         | 1953            | 3    | 9906     | Y    | N           | 12040 STANDRING CT SW   |
| 003      | 763580 | 1119  | 9/9/05    | \$465,000  | 1320               | 500           | 8         | 1964            | 3    | 9500     | N    | N           | 2414 SW 149TH ST        |
| 003      | 778440 | 0115  | 1/10/07   | \$590,000  | 1320               | 220           | 8         | 1957            | 3    | 8700     | Y    | N           | 12255 MARINE VIEW DR SW |
| 003      | 777920 | 0190  | 9/26/06   | \$820,000  | 1330               | 1200          | 8         | 1956            | 4    | 9750     | Y    | N           | 1810 SHOREVIEW LN SW    |
| 003      | 354160 | 0225  | 3/23/05   | \$356,950  | 1340               | 460           | 8         | 1965            | 3    | 10325    | N    | N           | 13828 17TH AVE SW       |
| 003      | 447700 | 0250  | 6/13/07   | \$635,000  | 1340               | 1340          | 8         | 1957            | 3    | 25650    | Y    | N           | 15717 25TH AVE SW       |
| 003      | 433220 | 0007  | 9/25/06   | \$390,000  | 1370               | 650           | 8         | 1971            | 3    | 9775     | N    | N           | 14020 13TH AVE SW       |
| 003      | 763740 | 0040  | 11/9/07   | \$565,000  | 1370               | 900           | 8         | 1952            | 3    | 25500    | N    | N           | 14430 22ND AVE SW       |
| 003      | 250900 | 0040  | 4/13/06   | \$423,000  | 1400               | 940           | 8         | 1963            | 3    | 7200     | N    | N           | 3020 SW 116TH PL        |
| 003      | 354160 | 0055  | 8/14/07   | \$390,000  | 1410               | 310           | 8         | 1966            | 3    | 9600     | Y    | N           | 13736 16TH AVE SW       |
| 003      | 179500 | 0020  | 1/18/05   | \$487,500  | 1420               | 620           | 8         | 1975            | 3    | 9000     | Y    | N           | 1909 SW COVE POINT RD   |
| 003      | 122303 | 9266  | 1/30/06   | \$817,085  | 1440               | 0             | 8         | 1956            | 3    | 88862    | Y    | N           | 11637 30TH AVE SW       |
| 003      | 354160 | 0415  | 3/21/06   | \$439,000  | 1470               | 690           | 8         | 1975            | 3    | 14500    | Y    | N           | 13678 18TH AVE SW       |
| 003      | 632700 | 0050  | 1/26/06   | \$449,500  | 1510               | 860           | 8         | 1955            | 5    | 29300    | N    | N           | 11523 30TH PL SW        |
| 003      | 777920 | 0365  | 1/12/06   | \$650,000  | 1520               | 1030          | 8         | 1961            | 3    | 7475     | Y    | N           | 12822 SHORE CREST DR SW |
| 003      | 810300 | 0140  | 6/14/06   | \$499,950  | 1520               | 250           | 8         | 1954            | 4    | 11690    | Y    | N           | 11410 28TH AVE SW       |
| 003      | 763580 | 1510  | 9/28/06   | \$439,900  | 1540               | 0             | 8         | 1964            | 3    | 14000    | N    | N           | 14627 21ST AVE SW       |
| 003      | 763580 | 0991  | 9/26/06   | \$408,000  | 1540               | 0             | 8         | 1953            | 3    | 13000    | N    | N           | 2115 SW 149TH ST        |
| 003      | 763580 | 0991  | 1/18/07   | \$550,000  | 1540               | 0             | 8         | 1953            | 3    | 13000    | N    | N           | 2115 SW 149TH ST        |
| 003      | 638560 | 0085  | 12/7/06   | \$383,500  | 1560               | 0             | 8         | 1958            | 3    | 13193    | N    | N           | 1409 SW 130TH ST        |
| 003      | 778440 | 0060  | 2/7/05    | \$515,000  | 1570               | 800           | 8         | 1952            | 4    | 9000     | Y    | N           | 12248 SHOREWOOD DR SW   |
| 003      | 354160 | 0230  | 7/3/06    | \$419,950  | 1600               | 650           | 8         | 1969            | 3    | 10920    | N    | N           | 13832 17TH AVE SW       |
| 003      | 711000 | 0007  | 6/20/05   | \$400,000  | 1600               | 820           | 8         | 1955            | 4    | 11070    | Y    | N           | 11905 30TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 003      | 778400 | 0065  | 5/26/06   | \$680,000   | 1620               | 1450          | 8         | 1977            | 3    | 9375     | Y    | N           | 12005 MARINE VIEW DR SW |
| 003      | 778400 | 0325  | 9/18/07   | \$525,000   | 1650               | 0             | 8         | 1953            | 4    | 11229    | Y    | N           | 12204 SHOREWOOD DR SW   |
| 003      | 242303 | 9132  | 9/7/05    | \$450,000   | 1660               | 0             | 8         | 2005            | 3    | 52300    | N    | N           | 1602 SW 146TH ST        |
| 003      | 763580 | 1240  | 5/15/07   | \$640,000   | 1710               | 150           | 8         | 1954            | 3    | 16745    | Y    | N           | 2483 SW 150TH ST        |
| 003      | 763240 | 0080  | 4/25/05   | \$895,000   | 1760               | 0             | 8         | 1953            | 3    | 38285    | Y    | Y           | 15631 MAPLEWILD AVE SW  |
| 003      | 763240 | 0080  | 6/27/07   | \$1,034,800 | 1760               | 0             | 8         | 1953            | 3    | 38285    | Y    | Y           | 15631 MAPLEWILD AVE SW  |
| 003      | 777420 | 0230  | 10/31/06  | \$555,000   | 1780               | 700           | 8         | 1946            | 4    | 13500    | Y    | N           | 12004 21ST AVE SW       |
| 003      | 632600 | 0285  | 4/6/05    | \$481,100   | 1800               | 400           | 8         | 1953            | 4    | 6900     | Y    | N           | 11970 MARINE VIEW DR SW |
| 003      | 327640 | 0010  | 4/20/07   | \$775,000   | 1840               | 1010          | 8         | 1960            | 3    | 12600    | Y    | N           | 11828 MARINE VIEW DR SW |
| 003      | 778400 | 0382  | 6/9/05    | \$486,750   | 1850               | 0             | 8         | 1951            | 4    | 12500    | Y    | N           | 11926 MARINE VIEW DR SW |
| 003      | 777380 | 0075  | 9/2/05    | \$779,000   | 1970               | 290           | 8         | 1960            | 4    | 8307     | Y    | N           | 12156 MARINE VIEW DR SW |
| 003      | 777380 | 0075  | 12/8/06   | \$870,500   | 1970               | 290           | 8         | 1960            | 4    | 8307     | Y    | N           | 12156 MARINE VIEW DR SW |
| 003      | 778400 | 0085  | 6/21/06   | \$665,188   | 2040               | 1170          | 8         | 1987            | 3    | 12329    | Y    | N           | 12027 MARINE VIEW DR SW |
| 003      | 354160 | 0465  | 9/10/07   | \$420,000   | 2040               | 0             | 8         | 1960            | 3    | 11300    | N    | N           | 13649 17TH AVE SW       |
| 003      | 447580 | 0020  | 6/1/05    | \$429,950   | 2060               | 0             | 8         | 1997            | 3    | 6464     | N    | N           | 2116 SW 154TH ST        |
| 003      | 447580 | 0020  | 10/26/06  | \$550,000   | 2060               | 0             | 8         | 1997            | 3    | 6464     | N    | N           | 2116 SW 154TH ST        |
| 003      | 360660 | 0060  | 8/27/07   | \$720,000   | 2120               | 1000          | 8         | 1948            | 3    | 9900     | Y    | N           | 14331 22ND AVE SW       |
| 003      | 777420 | 0080  | 12/6/05   | \$525,000   | 2160               | 1980          | 8         | 1950            | 4    | 13950    | Y    | N           | 12141 25TH AVE SW       |
| 003      | 778440 | 0195  | 9/25/06   | \$670,000   | 2160               | 500           | 8         | 1947            | 4    | 10120    | Y    | N           | 12515 MARINE VIEW DR SW |
| 003      | 778400 | 0140  | 4/5/05    | \$550,000   | 2190               | 0             | 8         | 1955            | 5    | 9000     | N    | N           | 12104 SHOREWOOD DR SW   |
| 003      | 778400 | 0380  | 5/4/06    | \$515,000   | 2200               | 0             | 8         | 1950            | 5    | 13800    | Y    | N           | 11920 MARINE VIEW DR SW |
| 003      | 233880 | 0155  | 9/9/05    | \$419,000   | 2220               | 0             | 8         | 1980            | 3    | 7847     | N    | N           | 15456 22ND AVE SW       |
| 003      | 273160 | 0110  | 1/24/06   | \$342,950   | 2240               | 1010          | 8         | 2006            | 3    | 12100    | N    | N           | 14933 22ND AVE SW       |
| 003      | 777380 | 0070  | 12/2/05   | \$490,000   | 2240               | 0             | 8         | 1954            | 4    | 9137     | Y    | N           | 12144 MARINE VIEW DR SW |
| 003      | 777380 | 0070  | 4/16/07   | \$650,000   | 2240               | 0             | 8         | 1954            | 4    | 9137     | Y    | N           | 12144 MARINE VIEW DR SW |
| 003      | 447700 | 0032  | 1/19/05   | \$385,000   | 2280               | 0             | 8         | 1959            | 4    | 10000    | N    | N           | 15916 22ND AVE SW       |
| 003      | 777920 | 0260  | 12/5/05   | \$830,000   | 2300               | 1530          | 8         | 1956            | 3    | 12500    | Y    | N           | 12843 SHORE CREST DR SW |
| 003      | 632600 | 0115  | 9/12/07   | \$492,000   | 2460               | 0             | 8         | 1996            | 3    | 7187     | N    | N           | 11635 29TH AVE SW       |
| 003      | 778160 | 0005  | 8/30/07   | \$1,350,000 | 2500               | 0             | 8         | 1963            | 3    | 13400    | Y    | Y           | 12701 STANDRING LN SW   |
| 003      | 763580 | 1105  | 4/18/05   | \$510,000   | 2690               | 0             | 8         | 2004            | 3    | 13050    | N    | N           | 14671 22ND AVE SW       |
| 003      | 763580 | 1220  | 8/9/05    | \$705,501   | 2880               | 0             | 8         | 1959            | 4    | 14900    | Y    | N           | 15012 28TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003      | 354160 | 0260  | 8/5/05    | \$599,000   | 2979               | 837           | 8         | 2004            | 3    | 10947    | N    | N           | 1616 SW 140TH ST       |
| 003      | 763680 | 0042  | 3/24/05   | \$585,000   | 3010               | 1510          | 8         | 1930            | 4    | 12489    | N    | Y           | 2406 SW 144TH ST       |
| 003      | 783580 | 0046  | 8/25/06   | \$771,000   | 3210               | 0             | 8         | 1986            | 4    | 7866     | Y    | N           | 12811 14TH AVE SW      |
| 003      | 917560 | 0100  | 8/3/06    | \$699,500   | 3280               | 220           | 8         | 1956            | 3    | 38092    | Y    | N           | 2611 SW 156TH ST       |
| 003      | 917560 | 0095  | 7/12/06   | \$539,000   | 1210               | 1150          | 9         | 1979            | 4    | 23900    | Y    | N           | 2515 SW 156TH ST       |
| 003      | 354160 | 0145  | 11/10/06  | \$520,000   | 1460               | 1030          | 9         | 1987            | 3    | 14180    | N    | N           | 13937 15TH PL SW       |
| 003      | 778440 | 0035  | 7/20/05   | \$657,000   | 1760               | 350           | 9         | 1960            | 4    | 8700     | Y    | N           | 12273 SHOREWOOD DR SW  |
| 003      | 179500 | 0050  | 4/4/07    | \$819,900   | 1800               | 1330          | 9         | 1965            | 3    | 17200    | Y    | N           | 1921 SW COVE POINT RD  |
| 003      | 778160 | 0100  | 4/13/05   | \$1,400,000 | 1940               | 790           | 9         | 2001            | 3    | 24947    | Y    | Y           | 13025 STANDRING LN SW  |
| 003      | 778160 | 0100  | 11/14/05  | \$1,600,000 | 1940               | 790           | 9         | 2001            | 3    | 24947    | Y    | Y           | 13025 STANDRING LN SW  |
| 003      | 778160 | 0100  | 4/25/07   | \$2,035,000 | 1940               | 790           | 9         | 2001            | 3    | 24947    | Y    | Y           | 13025 STANDRING LN SW  |
| 003      | 777920 | 0105  | 6/28/06   | \$878,000   | 2000               | 420           | 9         | 1967            | 3    | 9000     | Y    | N           | 12623 SHOREWOOD DR SW  |
| 003      | 122303 | 9085  | 9/26/07   | \$1,465,000 | 2010               | 0             | 9         | 1955            | 3    | 6075     | Y    | Y           | 12007 30TH AVE SW      |
| 003      | 354160 | 0005  | 5/21/07   | \$682,500   | 2180               | 640           | 9         | 1979            | 3    | 13750    | Y    | N           | 1410 SW 137TH ST       |
| 003      | 296680 | 0035  | 8/23/06   | \$652,000   | 2190               | 1120          | 9         | 1992            | 3    | 9943     | Y    | N           | 15240 MAPLEWILD AVE SW |
| 003      | 778400 | 0307  | 10/12/07  | \$995,000   | 2200               | 570           | 9         | 1969            | 3    | 12500    | Y    | N           | 12223 SHOREWOOD DR SW  |
| 003      | 447700 | 0045  | 6/12/06   | \$530,000   | 2460               | 500           | 9         | 1966            | 3    | 15586    | Y    | N           | 15914 23RD AVE SW      |
| 003      | 433220 | 0017  | 3/25/05   | \$520,000   | 2900               | 0             | 9         | 1998            | 3    | 12985    | N    | N           | 14003 13TH AVE SW      |
| 003      | 777420 | 0195  | 11/8/05   | \$545,000   | 3340               | 0             | 9         | 1986            | 3    | 15000    | N    | N           | 2123 SW 120TH ST       |
| 003      | 777420 | 0190  | 8/9/05    | \$875,000   | 3670               | 0             | 9         | 1997            | 3    | 14921    | N    | N           | 2221 SW 120TH ST       |
| 003      | 763800 | 0110  | 5/22/07   | \$849,500   | 1530               | 1350          | 10        | 1968            | 4    | 14500    | Y    | N           | 2665 SW 151ST PL       |
| 003      | 777420 | 0210  | 2/27/06   | \$780,000   | 2100               | 1190          | 10        | 1991            | 3    | 16888    | Y    | N           | 12117 24TH PL SW       |
| 003      | 778440 | 0006  | 3/15/05   | \$1,410,000 | 2500               | 1480          | 10        | 2004            | 3    | 16620    | Y    | Y           | 12249 SHOREWOOD LN SW  |
| 003      | 233880 | 0045  | 6/30/06   | \$849,671   | 3138               | 460           | 10        | 2005            | 3    | 22815    | Y    | N           | 2240 SW 156TH ST       |
| 003      | 778400 | 0308  | 9/24/07   | \$2,550,000 | 3516               | 0             | 10        | 2005            | 3    | 17057    | Y    | Y           | 12227 SHOREWOOD DR SW  |
| 003      | 711000 | 0053  | 9/27/05   | \$1,300,000 | 4725               | 0             | 10        | 2006            | 3    | 18902    | Y    | Y           | 3323 SW SEOLA LN       |
| 003      | 447700 | 0280  | 1/18/05   | \$1,250,000 | 2040               | 1010          | 11        | 2002            | 3    | 11800    | Y    | N           | 15889 25TH AVE SW      |
| 007      | 296880 | 0455  | 9/17/07   | \$275,000   | 1020               | 0             | 5         | 1947            | 4    | 8890     | N    | N           | 16019 12TH AVE SW      |
| 007      | 296880 | 0075  | 5/5/05    | \$228,950   | 1120               | 0             | 5         | 1947            | 4    | 6840     | N    | N           | 16027 8TH AVE SW       |
| 007      | 296880 | 0692  | 1/19/06   | \$280,000   | 1120               | 0             | 5         | 1937            | 4    | 7103     | N    | N           | 16003 15TH AVE SW      |
| 007      | 296880 | 0485  | 12/12/05  | \$219,950   | 1350               | 0             | 5         | 1947            | 4    | 6350     | N    | N           | 1317 SW 160TH ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 007      | 296880 | 1600  | 8/18/05   | \$230,000  | 720                | 720           | 6         | 1955            | 5    | 6720     | N    | N           | 16221 8TH AVE SW  |
| 007      | 296880 | 1615  | 6/6/06    | \$195,000  | 720                | 0             | 6         | 1955            | 4    | 6720     | N    | N           | 16239 8TH AVE SW  |
| 007      | 121400 | 0085  | 6/14/07   | \$279,950  | 830                | 0             | 6         | 1951            | 3    | 8532     | N    | N           | 16004 6TH AVE SW  |
| 007      | 024300 | 0059  | 2/2/05    | \$246,000  | 840                | 620           | 6         | 1949            | 4    | 8775     | N    | N           | 16421 12TH AVE SW |
| 007      | 296880 | 1575  | 12/21/07  | \$385,000  | 840                | 820           | 6         | 1946            | 5    | 8100     | Y    | N           | 16252 9TH AVE SW  |
| 007      | 296880 | 1135  | 9/27/07   | \$210,000  | 920                | 0             | 6         | 1918            | 2    | 8854     | N    | N           | 16262 13TH AVE SW |
| 007      | 419740 | 0021  | 7/26/06   | \$289,950  | 930                | 850           | 6         | 1948            | 3    | 12650    | N    | N           | 16436 8TH AVE SW  |
| 007      | 419740 | 0021  | 3/13/07   | \$312,900  | 930                | 850           | 6         | 1948            | 3    | 12650    | N    | N           | 16436 8TH AVE SW  |
| 007      | 419740 | 0021  | 6/28/07   | \$350,000  | 930                | 850           | 6         | 1948            | 3    | 12650    | N    | N           | 16436 8TH AVE SW  |
| 007      | 296880 | 1070  | 1/11/07   | \$330,000  | 960                | 590           | 6         | 1952            | 3    | 7620     | N    | N           | 16253 13TH AVE SW |
| 007      | 296880 | 0775  | 7/5/06    | \$305,500  | 970                | 0             | 6         | 1950            | 5    | 6450     | N    | N           | 16250 16TH AVE SW |
| 007      | 024300 | 0210  | 7/22/05   | \$318,500  | 980                | 400           | 6         | 1962            | 4    | 8100     | N    | N           | 16436 15TH AVE SW |
| 007      | 296880 | 0650  | 2/25/05   | \$291,000  | 980                | 650           | 6         | 1925            | 5    | 8040     | N    | N           | 1410 SW 162ND ST  |
| 007      | 024300 | 0155  | 10/5/05   | \$270,000  | 990                | 0             | 6         | 1953            | 4    | 8100     | N    | N           | 16421 13TH AVE SW |
| 007      | 296880 | 1350  | 4/27/07   | \$225,000  | 1010               | 0             | 6         | 1947            | 4    | 7620     | N    | N           | 16242 11TH AVE SW |
| 007      | 296880 | 1035  | 9/24/07   | \$255,000  | 1060               | 0             | 6         | 1949            | 4    | 7620     | N    | N           | 16209 13TH AVE SW |
| 007      | 296880 | 0505  | 3/30/07   | \$340,000  | 1080               | 0             | 6         | 1949            | 5    | 7620     | N    | N           | 16022 14TH AVE SW |
| 007      | 296880 | 1520  | 12/10/07  | \$200,000  | 1120               | 0             | 6         | 1925            | 4    | 8760     | N    | N           | 16251 9TH AVE SW  |
| 007      | 296880 | 1060  | 6/7/06    | \$370,000  | 1180               | 710           | 6         | 1951            | 4    | 7620     | N    | N           | 16241 13TH AVE SW |
| 007      | 296880 | 0340  | 7/7/05    | \$261,500  | 1200               | 400           | 6         | 1955            | 4    | 9144     | N    | N           | 16001 11TH AVE SW |
| 007      | 121700 | 0355  | 5/26/07   | \$303,000  | 1200               | 0             | 6         | 1954            | 3    | 8100     | N    | N           | 16450 12TH AVE SW |
| 007      | 296880 | 0875  | 6/29/05   | \$250,000  | 1230               | 0             | 6         | 1926            | 4    | 7921     | N    | N           | 16230 15TH AVE SW |
| 007      | 296880 | 0875  | 5/11/06   | \$271,800  | 1230               | 0             | 6         | 1926            | 4    | 7921     | N    | N           | 16230 15TH AVE SW |
| 007      | 296880 | 1515  | 5/23/07   | \$439,900  | 1270               | 500           | 6         | 1942            | 5    | 7620     | N    | N           | 16239 9TH AVE SW  |
| 007      | 296880 | 0245  | 6/3/05    | \$285,000  | 1310               | 0             | 6         | 1946            | 4    | 7620     | N    | N           | 16050 11TH AVE SW |
| 007      | 296880 | 1055  | 7/11/06   | \$360,000  | 1340               | 0             | 6         | 1951            | 5    | 7620     | N    | N           | 16235 13TH AVE SW |
| 007      | 296880 | 0915  | 9/12/06   | \$299,000  | 1500               | 0             | 6         | 1949            | 4    | 7560     | N    | N           | 1405 SW 162ND ST  |
| 007      | 024300 | 0335  | 9/11/06   | \$320,000  | 1560               | 0             | 6         | 1954            | 3    | 8450     | N    | N           | 16427 15TH AVE SW |
| 007      | 419740 | 0150  | 7/6/07    | \$471,900  | 1570               | 0             | 6         | 1934            | 5    | 24801    | N    | N           | 16635 6TH AVE SW  |
| 007      | 296880 | 1410  | 8/22/07   | \$420,000  | 1740               | 0             | 6         | 1937            | 5    | 7620     | N    | N           | 16239 10TH AVE SW |
| 007      | 024300 | 0090  | 6/30/06   | \$290,500  | 830                | 0             | 7         | 1950            | 4    | 8775     | N    | N           | 16457 12TH AVE SW |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 007      | 296880 | 0584  | 9/13/07   | \$372,000  | 900                | 430           | 7         | 1971            | 3    | 7620     | N    | N           | 16014 15TH AVE SW |
| 007      | 121700 | 0340  | 8/17/06   | \$335,000  | 920                | 920           | 7         | 1953            | 3    | 8100     | N    | N           | 16434 12TH AVE SW |
| 007      | 024300 | 0385  | 11/10/06  | \$382,500  | 960                | 0             | 7         | 1955            | 4    | 7740     | N    | N           | 16626 16TH AVE SW |
| 007      | 302304 | 9292  | 5/11/06   | \$301,700  | 1040               | 0             | 7         | 1962            | 3    | 11250    | N    | N           | 525 SW 160TH ST   |
| 007      | 302304 | 9292  | 12/19/06  | \$370,000  | 1040               | 0             | 7         | 1962            | 3    | 11250    | N    | N           | 525 SW 160TH ST   |
| 007      | 024300 | 0185  | 4/26/07   | \$410,000  | 1080               | 680           | 7         | 1958            | 3    | 9406     | N    | N           | 1425 SW 164TH ST  |
| 007      | 296880 | 0815  | 11/23/05  | \$277,000  | 1110               | 0             | 7         | 1953            | 4    | 7620     | N    | N           | 16227 15TH AVE SW |
| 007      | 279920 | 0045  | 10/22/07  | \$330,000  | 1120               | 470           | 7         | 1954            | 4    | 8362     | N    | N           | 1218 SW 167TH ST  |
| 007      | 121400 | 0095  | 11/15/05  | \$335,000  | 1130               | 400           | 7         | 1955            | 3    | 7575     | N    | N           | 16020 6TH AVE SW  |
| 007      | 024300 | 0205  | 9/30/05   | \$247,500  | 1130               | 0             | 7         | 1953            | 4    | 8100     | N    | N           | 16428 15TH AVE SW |
| 007      | 121400 | 0075  | 9/18/07   | \$310,000  | 1150               | 600           | 7         | 1956            | 4    | 7500     | N    | N           | 16011 6TH AVE SW  |
| 007      | 121400 | 0075  | 12/28/07  | \$440,000  | 1150               | 600           | 7         | 1956            | 4    | 7500     | N    | N           | 16011 6TH AVE SW  |
| 007      | 121400 | 0080  | 7/13/05   | \$299,950  | 1150               | 600           | 7         | 1956            | 4    | 7800     | N    | N           | 16005 6TH AVE SW  |
| 007      | 121700 | 0230  | 10/21/05  | \$235,000  | 1150               | 0             | 7         | 1950            | 4    | 8100     | N    | N           | 16420 11TH AVE SW |
| 007      | 121700 | 0230  | 4/28/06   | \$299,950  | 1150               | 0             | 7         | 1950            | 4    | 8100     | N    | N           | 16420 11TH AVE SW |
| 007      | 024300 | 0050  | 10/9/07   | \$325,000  | 1160               | 0             | 7         | 1949            | 4    | 8775     | N    | N           | 16415 12TH AVE SW |
| 007      | 024300 | 0390  | 2/16/07   | \$409,950  | 1180               | 1180          | 7         | 1952            | 5    | 7680     | N    | N           | 16632 16TH AVE SW |
| 007      | 296880 | 0745  | 8/15/05   | \$260,000  | 1200               | 0             | 7         | 1954            | 4    | 8100     | N    | N           | 16214 16TH AVE SW |
| 007      | 296880 | 1295  | 6/6/05    | \$234,900  | 1240               | 0             | 7         | 1970            | 4    | 7620     | N    | N           | 16251 11TH AVE SW |
| 007      | 024300 | 0305  | 6/27/05   | \$320,000  | 1250               | 0             | 7         | 1954            | 5    | 7920     | N    | N           | 16442 16TH AVE SW |
| 007      | 296880 | 1400  | 8/4/06    | \$400,000  | 1300               | 300           | 7         | 1965            | 3    | 7620     | N    | N           | 16231 10TH AVE SW |
| 007      | 502890 | 0020  | 7/27/05   | \$400,000  | 1310               | 1090          | 7         | 1964            | 4    | 8997     | N    | N           | 16446 9TH AVE SW  |
| 007      | 296880 | 0386  | 5/9/05    | \$205,000  | 1340               | 0             | 7         | 1962            | 3    | 6528     | N    | N           | 1225 SW 160TH ST  |
| 007      | 024300 | 0120  | 8/15/07   | \$311,600  | 1340               | 0             | 7         | 1954            | 3    | 8100     | N    | N           | 16436 14TH AVE SW |
| 007      | 296880 | 0319  | 2/1/06    | \$350,500  | 1420               | 0             | 7         | 1995            | 3    | 6594     | N    | N           | 16032 12TH AVE SW |
| 007      | 121700 | 0404  | 6/9/06    | \$380,000  | 1420               | 1100          | 7         | 1952            | 5    | 8040     | N    | N           | 1104 SW 166TH ST  |
| 007      | 093600 | 0166  | 8/24/05   | \$451,000  | 1430               | 930           | 7         | 1936            | 4    | 18522    | N    | N           | 132 SW 166TH ST   |
| 007      | 093600 | 0166  | 5/1/06    | \$510,000  | 1430               | 930           | 7         | 1936            | 4    | 18522    | N    | N           | 132 SW 166TH ST   |
| 007      | 502900 | 0161  | 12/6/06   | \$495,000  | 1460               | 960           | 7         | 1969            | 4    | 10880    | N    | N           | 16445 9TH AVE SW  |
| 007      | 024300 | 0006  | 9/23/05   | \$374,000  | 1480               | 470           | 7         | 1967            | 3    | 7695     | N    | N           | 16414 13TH AVE SW |
| 007      | 296880 | 0705  | 12/12/06  | \$344,200  | 1490               | 0             | 7         | 1967            | 3    | 7620     | N    | N           | 16015 15TH AVE SW |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 007      | 024300 | 0415  | 11/16/06  | \$300,000  | 1510               | 0             | 7         | 1954            | 4    | 8125     | N    | N           | 16605 15TH AVE SW      |
| 007      | 121700 | 0240  | 9/6/07    | \$429,000  | 1520               | 0             | 7         | 1947            | 3    | 8866     | N    | N           | 16436 11TH AVE SW      |
| 007      | 296880 | 1475  | 6/13/06   | \$415,000  | 1540               | 980           | 7         | 1949            | 3    | 12345    | N    | N           | 16252 10TH AVE SW      |
| 007      | 121400 | 0065  | 6/22/05   | \$250,000  | 1590               | 0             | 7         | 1957            | 4    | 7425     | N    | N           | 16027 6TH AVE SW       |
| 007      | 296880 | 0206  | 4/14/05   | \$270,000  | 1610               | 0             | 7         | 1988            | 4    | 8255     | N    | N           | 16010 11TH AVE SW      |
| 007      | 296880 | 0545  | 7/17/07   | \$324,950  | 1610               | 0             | 7         | 1958            | 4    | 7620     | N    | N           | 16019 13TH AVE SW      |
| 007      | 296880 | 0531  | 9/12/05   | \$307,000  | 1650               | 0             | 7         | 1986            | 3    | 6016     | N    | N           | 1301 SW 160TH ST       |
| 007      | 024300 | 0180  | 3/31/06   | \$379,950  | 1710               | 800           | 7         | 1953            | 4    | 8775     | N    | N           | 16457 13TH AVE SW      |
| 007      | 024300 | 0350  | 5/19/06   | \$355,000  | 1720               | 0             | 7         | 1954            | 3    | 7800     | N    | N           | 16441 15TH AVE SW      |
| 007      | 296880 | 1115  | 9/19/06   | \$410,000  | 1760               | 0             | 7         | 1997            | 3    | 7045     | N    | N           | 16236 13TH AVE SW      |
| 007      | 121700 | 0250  | 3/16/07   | \$329,000  | 1920               | 0             | 7         | 1949            | 3    | 7455     | Y    | N           | 16446 11TH AVE SW      |
| 007      | 121700 | 0250  | 8/21/07   | \$409,000  | 1920               | 0             | 7         | 1949            | 3    | 7455     | Y    | N           | 16446 11TH AVE SW      |
| 007      | 121700 | 0216  | 2/26/07   | \$565,000  | 1950               | 0             | 7         | 1995            | 3    | 7980     | Y    | N           | 1021 SW 164TH ST       |
| 007      | 121700 | 0461  | 7/23/07   | \$565,000  | 2190               | 380           | 7         | 1997            | 3    | 18006    | Y    | N           | 16711 10TH AVE SW      |
| 007      | 296880 | 1145  | 6/14/07   | \$395,000  | 2280               | 0             | 7         | 1962            | 5    | 15240    | N    | N           | 16207 12TH AVE SW      |
| 007      | 121700 | 0170  | 11/2/06   | \$544,500  | 2790               | 0             | 7         | 1979            | 4    | 9754     | Y    | N           | 16428 10TH AVE SW      |
| 007      | 093600 | 0105  | 8/3/06    | \$570,000  | 1370               | 1370          | 8         | 1961            | 4    | 36261    | N    | N           | 16437 3RD AVE SW       |
| 007      | 024300 | 0555  | 12/22/05  | \$409,000  | 2340               | 0             | 8         | 1990            | 3    | 8100     | N    | N           | 16649 14TH AVE SW      |
| 007      | 093600 | 0164  | 10/26/05  | \$535,000  | 2450               | 0             | 8         | 2005            | 3    | 9702     | N    | N           | 148 SW 166TH PL        |
| 007      | 419740 | 0067  | 10/23/07  | \$724,290  | 2710               | 0             | 8         | 2006            | 3    | 8531     | N    | N           | 16446 6TH LN SW        |
| 007      | 419740 | 0063  | 1/13/05   | \$325,000  | 2790               | 0             | 8         | 2006            | 3    | 7273     | N    | N           | 16440 6TH LN SW        |
| 007      | 419740 | 0063  | 6/27/07   | \$599,950  | 2790               | 0             | 8         | 2006            | 3    | 7273     | N    | N           | 16440 6TH LN SW        |
| 007      | 302304 | 9074  | 10/16/07  | \$710,000  | 2570               | 0             | 10        | 1990            | 3    | 14195    | N    | N           | 16624 2ND PL SW        |
| 008      | 443840 | 0015  | 5/8/06    | \$255,000  | 690                | 0             | 6         | 1953            | 3    | 10540    | N    | N           | 118 SW 185TH ST        |
| 008      | 611750 | 1825  | 8/24/07   | \$410,000  | 790                | 0             | 6         | 1942            | 4    | 11093    | N    | N           | 17949 RIVIERA PL SW    |
| 008      | 061700 | 0089  | 5/31/05   | \$289,000  | 820                | 0             | 6         | 1954            | 3    | 6200     | N    | N           | 405 SW 207TH PL        |
| 008      | 061600 | 0070  | 11/29/05  | \$220,000  | 850                | 0             | 6         | 1961            | 3    | 14400    | N    | N           | 21011 1ST AVE S        |
| 008      | 061600 | 0070  | 11/29/06  | \$262,000  | 850                | 0             | 6         | 1961            | 3    | 14400    | N    | N           | 21011 1ST AVE S        |
| 008      | 763120 | 0300  | 6/22/07   | \$813,500  | 870                | 300           | 6         | 1941            | 3    | 6983     | Y    | Y           | 3516 SW 172ND ST       |
| 008      | 443840 | 0060  | 6/14/05   | \$237,500  | 960                | 0             | 6         | 1953            | 3    | 9486     | N    | N           | 111 SW 185TH ST        |
| 008      | 252303 | 9016  | 5/3/05    | \$725,000  | 960                | 420           | 6         | 1939            | 2    | 8965     | Y    | Y           | 16405 MAPLEWILD AVE SW |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 008      | 611140 | 0050  | 5/30/07   | \$240,000  | 990                | 0             | 6         | 1954            | 3    | 8800     | N    | N           | 419 SW 200TH ST         |
| 008      | 182720 | 0020  | 5/16/07   | \$399,900  | 1020               | 0             | 6         | 1950            | 4    | 16500    | N    | N           | 2456 SW 172ND ST        |
| 008      | 443840 | 0040  | 3/27/07   | \$308,000  | 1030               | 0             | 6         | 1953            | 3    | 10540    | N    | N           | 148 SW 185TH ST         |
| 008      | 252303 | 9229  | 7/13/05   | \$275,750  | 1110               | 0             | 6         | 1926            | 3    | 11172    | N    | N           | 16214 21ST AVE SW       |
| 008      | 292860 | 0235  | 5/21/07   | \$417,000  | 1110               | 490           | 6         | 1920            | 4    | 12484    | N    | N           | 2636 SW 172ND ST        |
| 008      | 443840 | 0035  | 7/24/07   | \$273,000  | 1130               | 0             | 6         | 1953            | 3    | 10540    | N    | N           | 142 SW 185TH ST         |
| 008      | 252303 | 9146  | 3/22/05   | \$220,000  | 1220               | 0             | 6         | 1947            | 4    | 6000     | N    | N           | 16029 19TH AVE SW       |
| 008      | 300180 | 0100  | 7/18/05   | \$324,000  | 1240               | 0             | 6         | 1951            | 4    | 10440    | N    | N           | 16635 16TH AVE SW       |
| 008      | 252303 | 9296  | 5/24/05   | \$272,400  | 1260               | 0             | 6         | 1953            | 3    | 12210    | N    | N           | 1909 SW 162ND ST        |
| 008      | 612020 | 0025  | 8/15/05   | \$416,950  | 1320               | 0             | 6         | 2000            | 3    | 12068    | N    | N           | 810 NORMANDY TER SW     |
| 008      | 809600 | 0225  | 11/2/07   | \$940,000  | 1330               | 0             | 6         | 1928            | 4    | 6440     | Y    | Y           | 2809 SW 172ND ST        |
| 008      | 262303 | 9017  | 1/13/06   | \$525,000  | 1350               | 0             | 6         | 1918            | 3    | 8000     | N    | N           | 17120 MAPLEWILD AVE SW  |
| 008      | 611750 | 1810  | 6/22/06   | \$410,000  | 1830               | 400           | 6         | 1952            | 3    | 11093    | N    | N           | 17923 RIVIERA PL SW     |
| 008      | 611140 | 0065  | 10/25/05  | \$499,950  | 1920               | 0             | 6         | 1957            | 3    | 14400    | N    | N           | 20015 4TH AVE SW        |
| 008      | 809600 | 0105  | 8/3/06    | \$750,000  | 840                | 420           | 7         | 1982            | 3    | 5120     | Y    | Y           | 3130 SW 172ND ST        |
| 008      | 768040 | 0150  | 7/11/06   | \$349,500  | 940                | 0             | 7         | 1952            | 3    | 16087    | N    | N           | 16617 MARINE VIEW DR SW |
| 008      | 302304 | 9079  | 7/11/06   | \$439,950  | 980                | 390           | 7         | 1947            | 4    | 23240    | N    | N           | 16867 2ND AVE SW        |
| 008      | 305580 | 0010  | 2/23/06   | \$398,000  | 1030               | 0             | 7         | 1955            | 3    | 7150     | N    | N           | 16520 21ST AVE SW       |
| 008      | 305580 | 0030  | 5/7/07    | \$370,000  | 1030               | 600           | 7         | 1955            | 3    | 7920     | N    | N           | 1926 SW 166TH ST        |
| 008      | 305560 | 0005  | 3/21/05   | \$345,000  | 1030               | 1030          | 7         | 1954            | 4    | 7555     | N    | N           | 16610 21ST AVE SW       |
| 008      | 440680 | 0030  | 12/12/05  | \$385,000  | 1040               | 410           | 7         | 1958            | 3    | 7932     | N    | N           | 220 SW 184TH ST         |
| 008      | 312304 | 9169  | 10/11/05  | \$390,000  | 1050               | 760           | 7         | 1957            | 3    | 10800    | Y    | N           | 18654 4TH AVE SW        |
| 008      | 312304 | 9146  | 12/28/06  | \$400,000  | 1080               | 310           | 7         | 1955            | 3    | 13000    | Y    | N           | 18424 4TH AVE SW        |
| 008      | 305560 | 0030  | 6/25/07   | \$399,950  | 1090               | 570           | 7         | 1955            | 3    | 7920     | N    | N           | 1927 SW 166TH ST        |
| 008      | 292760 | 0125  | 7/5/07    | \$340,000  | 1090               | 690           | 7         | 1941            | 4    | 11250    | N    | N           | 16901 27TH AVE SW       |
| 008      | 763480 | 0090  | 11/10/05  | \$455,000  | 1100               | 620           | 7         | 1954            | 3    | 15800    | Y    | N           | 16211 25TH AVE SW       |
| 008      | 763480 | 0090  | 6/7/07    | \$609,000  | 1100               | 620           | 7         | 1954            | 3    | 15800    | Y    | N           | 16211 25TH AVE SW       |
| 008      | 433500 | 0176  | 6/26/06   | \$475,000  | 1110               | 880           | 7         | 1953            | 3    | 22561    | N    | N           | 2148 SW 167TH ST        |
| 008      | 300180 | 0120  | 4/13/07   | \$405,000  | 1110               | 0             | 7         | 1953            | 3    | 23904    | N    | N           | 16615 16TH AVE SW       |
| 008      | 611860 | 0005  | 12/21/06  | \$339,500  | 1120               | 760           | 7         | 1953            | 3    | 11455    | N    | N           | 450 SW NORMANDY RD      |
| 008      | 611860 | 0070  | 8/29/06   | \$389,000  | 1150               | 530           | 7         | 1959            | 3    | 12000    | Y    | N           | 538 SW 182ND ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 008      | 611200 | 0010  | 6/2/05    | \$437,500  | 1150               | 1100          | 7         | 1959            | 5    | 14994    | N    | N           | 20013 3RD AVE SW          |
| 008      | 293480 | 0005  | 3/22/06   | \$380,500  | 1150               | 550           | 7         | 1956            | 3    | 7704     | N    | N           | 16517 16TH AVE SW         |
| 008      | 433500 | 0075  | 9/8/06    | \$479,000  | 1150               | 0             | 7         | 1953            | 4    | 14493    | N    | N           | 2516 SW 169TH PL          |
| 008      | 611920 | 0065  | 4/25/07   | \$459,000  | 1180               | 840           | 7         | 1956            | 3    | 9500     | Y    | N           | 522 SW 181ST ST           |
| 008      | 611750 | 2385  | 3/13/06   | \$538,000  | 1180               | 600           | 7         | 1953            | 3    | 9800     | N    | N           | 19121 2ND AVE SW          |
| 008      | 061800 | 0095  | 4/9/07    | \$445,000  | 1200               | 280           | 7         | 1957            | 3    | 17200    | N    | N           | 20625 4TH AVE SW          |
| 008      | 302304 | 9240  | 5/10/07   | \$369,000  | 1200               | 0             | 7         | 1953            | 4    | 20473    | N    | N           | 16806 6TH AVE SW          |
| 008      | 293160 | 0020  | 10/10/06  | \$399,900  | 1200               | 0             | 7         | 1952            | 3    | 12095    | N    | N           | 16931 22ND AVE SW         |
| 008      | 305560 | 0040  | 3/24/05   | \$286,500  | 1210               | 810           | 7         | 1955            | 4    | 7920     | N    | N           | 1915 SW 166TH ST          |
| 008      | 440680 | 0070  | 8/29/05   | \$479,000  | 1220               | 520           | 7         | 1959            | 4    | 7910     | N    | N           | 219 SW 184TH ST           |
| 008      | 312304 | 9127  | 4/20/06   | \$324,950  | 1220               | 0             | 7         | 1959            | 3    | 7930     | N    | N           | 122 SW 186TH ST           |
| 008      | 763480 | 0070  | 9/11/06   | \$525,329  | 1220               | 600           | 7         | 1955            | 3    | 16300    | Y    | N           | 16053 25TH AVE SW         |
| 008      | 763480 | 0070  | 6/11/07   | \$585,000  | 1220               | 600           | 7         | 1955            | 3    | 16300    | Y    | N           | 16053 25TH AVE SW         |
| 008      | 292760 | 0016  | 8/30/06   | \$398,000  | 1220               | 0             | 7         | 1940            | 4    | 12750    | N    | N           | 16910 27TH AVE SW         |
| 008      | 611750 | 0905  | 2/23/06   | \$465,000  | 1230               | 920           | 7         | 1958            | 3    | 12407    | N    | N           | 18913 8TH AVE SW          |
| 008      | 433500 | 0170  | 7/7/06    | \$499,950  | 1240               | 640           | 7         | 1960            | 3    | 27978    | N    | N           | 2136 SW 167TH ST          |
| 008      | 302304 | 9256  | 7/27/06   | \$375,000  | 1240               | 0             | 7         | 1952            | 3    | 9548     | N    | N           | 1338 SW 175TH ST          |
| 008      | 302304 | 9264  | 11/1/05   | \$369,950  | 1240               | 0             | 7         | 1952            | 4    | 9796     | N    | N           | 1332 SW 175TH ST          |
| 008      | 302304 | 9264  | 6/15/07   | \$454,000  | 1240               | 0             | 7         | 1952            | 4    | 9796     | N    | N           | 1332 SW 175TH ST          |
| 008      | 611750 | 2705  | 4/18/05   | \$438,450  | 1260               | 770           | 7         | 1956            | 3    | 15100    | N    | N           | 19052 NORMANDY PARK DR SW |
| 008      | 611750 | 2705  | 4/26/06   | \$470,000  | 1260               | 770           | 7         | 1956            | 3    | 15100    | N    | N           | 19052 NORMANDY PARK DR SW |
| 008      | 512240 | 0020  | 11/8/06   | \$525,000  | 1260               | 200           | 7         | 1951            | 3    | 17738    | Y    | N           | 2714 SW 164TH PL          |
| 008      | 312304 | 9123  | 9/18/06   | \$283,950  | 1270               | 0             | 7         | 1954            | 3    | 10200    | N    | N           | 18623 1ST AVE S           |
| 008      | 312304 | 9017  | 8/29/05   | \$366,000  | 1290               | 470           | 7         | 1959            | 3    | 8094     | Y    | N           | 242 SW 186TH ST           |
| 008      | 305600 | 0005  | 12/3/07   | \$440,000  | 1290               | 620           | 7         | 1957            | 3    | 6784     | N    | N           | 16616 21ST AVE SW         |
| 008      | 305600 | 0020  | 6/23/05   | \$365,000  | 1290               | 620           | 7         | 1957            | 4    | 8316     | N    | N           | 1938 SW 167TH ST          |
| 008      | 292760 | 0385  | 9/21/05   | \$430,000  | 1290               | 460           | 7         | 1946            | 5    | 11250    | N    | N           | 16745 31ST AVE SW         |
| 008      | 857640 | 0081  | 9/12/07   | \$459,000  | 1300               | 630           | 7         | 1960            | 3    | 9700     | Y    | N           | 217 SW 183RD ST           |
| 008      | 611750 | 2325  | 3/24/06   | \$454,500  | 1300               | 1300          | 7         | 1959            | 3    | 14414    | N    | N           | 1130 NORMANDY TER SW      |
| 008      | 611750 | 1035  | 7/19/06   | \$392,070  | 1300               | 200           | 7         | 1958            | 3    | 11550    | N    | N           | 18998 MARINE VIEW CIR     |
| 008      | 611860 | 0015  | 9/12/06   | \$439,950  | 1300               | 0             | 7         | 1954            | 3    | 10000    | N    | N           | 438 SW NORMANDY RD        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 008      | 061600 | 0140  | 11/17/05  | \$400,000   | 1300               | 600           | 7         | 1954            | 3    | 14400    | N    | N           | 20853 2ND PL SW         |
| 008      | 252303 | 9209  | 7/6/06    | \$218,400   | 1300               | 0             | 7         | 1948            | 3    | 17680    | N    | N           | 16025 19TH AVE SW       |
| 008      | 302304 | 9113  | 6/25/07   | \$500,000   | 1310               | 0             | 7         | 1960            | 3    | 30056    | Y    | N           | 17433 2ND AVE SW        |
| 008      | 302304 | 9303  | 7/10/07   | \$539,000   | 1320               | 980           | 7         | 1959            | 4    | 22651    | N    | N           | 17140 2ND AVE SW        |
| 008      | 300180 | 0115  | 5/25/05   | \$270,000   | 1340               | 0             | 7         | 1984            | 5    | 14400    | N    | N           | 16625 16TH AVE SW       |
| 008      | 789380 | 2445  | 12/6/06   | \$1,050,000 | 1340               | 640           | 7         | 1960            | 4    | 24890    | Y    | N           | 110 S 214TH ST          |
| 008      | 763240 | 0351  | 6/12/06   | \$500,000   | 1350               | 0             | 7         | 1959            | 3    | 7202     | N    | N           | 16022 MAPLEWILD AVE SW  |
| 008      | 611650 | 0500  | 6/1/05    | \$500,000   | 1350               | 1000          | 7         | 1948            | 4    | 13400    | Y    | N           | 17056 SYLVESTER RD SW   |
| 008      | 772610 | 0065  | 7/18/06   | \$470,000   | 1360               | 0             | 7         | 1953            | 4    | 9044     | N    | N           | 143 SW 202ND ST         |
| 008      | 312304 | 9164  | 8/25/05   | \$379,275   | 1370               | 380           | 7         | 1956            | 3    | 13000    | Y    | N           | 18416 4TH AVE SW        |
| 008      | 433460 | 0035  | 7/14/06   | \$390,000   | 1370               | 400           | 7         | 1952            | 3    | 13500    | N    | N           | 16472 MARINE VIEW DR SW |
| 008      | 611650 | 0160  | 3/16/06   | \$410,000   | 1380               | 0             | 7         | 1950            | 3    | 12000    | N    | N           | 1650 SW 170TH ST        |
| 008      | 182720 | 0163  | 11/20/07  | \$400,000   | 1390               | 0             | 7         | 1984            | 3    | 9119     | Y    | N           | 1808 SW 175TH ST        |
| 008      | 611540 | 0203  | 5/5/06    | \$440,000   | 1400               | 1000          | 7         | 1965            | 3    | 17040    | N    | N           | 20119 1ST AVE S         |
| 008      | 611650 | 0017  | 4/23/07   | \$430,000   | 1400               | 1210          | 7         | 1962            | 3    | 18360    | N    | N           | 1923 SW 168TH ST        |
| 008      | 061600 | 0195  | 5/2/06    | \$402,000   | 1410               | 0             | 7         | 1979            | 4    | 10430    | N    | N           | 20800 MARINE VIEW DR SW |
| 008      | 200900 | 0440  | 6/14/07   | \$518,000   | 1420               | 540           | 7         | 1991            | 3    | 9539     | N    | N           | 21609 6TH AVE S         |
| 008      | 292960 | 0100  | 10/26/05  | \$600,000   | 1420               | 920           | 7         | 1955            | 3    | 33385    | N    | N           | 1903 SW HILLCREST RD    |
| 008      | 611340 | 0126  | 1/10/07   | \$417,000   | 1440               | 740           | 7         | 1959            | 3    | 15050    | N    | N           | 19908 MARINE VIEW DR SW |
| 008      | 433500 | 0060  | 5/29/07   | \$525,000   | 1440               | 0             | 7         | 1956            | 4    | 21030    | N    | N           | 2525 SW 169TH PL        |
| 008      | 611750 | 1455  | 4/4/07    | \$450,000   | 1460               | 0             | 7         | 1958            | 4    | 17200    | N    | N           | 18971 MARINE VIEW CIR   |
| 008      | 182720 | 0300  | 5/2/06    | \$994,500   | 1460               | 0             | 7         | 1955            | 4    | 14700    | Y    | Y           | 2631 SW 172ND ST        |
| 008      | 763240 | 0391  | 8/18/05   | \$679,000   | 1470               | 1230          | 7         | 1970            | 4    | 13838    | Y    | Y           | 16051 MAPLEWILD AVE SW  |
| 008      | 427640 | 0035  | 3/17/05   | \$325,000   | 1480               | 0             | 7         | 1952            | 3    | 13500    | N    | N           | 16905 22ND AVE SW       |
| 008      | 300180 | 0147  | 5/26/06   | \$380,000   | 1480               | 900           | 7         | 1935            | 4    | 7200     | N    | N           | 1620 SW 165TH ST        |
| 008      | 293160 | 0010  | 7/8/05    | \$386,000   | 1490               | 0             | 7         | 1953            | 3    | 14169    | N    | N           | 16915 22ND AVE SW       |
| 008      | 611200 | 0085  | 4/8/06    | \$422,500   | 1500               | 0             | 7         | 1959            | 4    | 15480    | N    | N           | 20041 3RD PL SW         |
| 008      | 312304 | 9128  | 1/7/05    | \$375,000   | 1500               | 650           | 7         | 1954            | 3    | 10500    | Y    | N           | 18823 4TH AVE SW        |
| 008      | 312304 | 9020  | 10/20/05  | \$359,000   | 1500               | 0             | 7         | 1953            | 3    | 16117    | Y    | N           | 418 SW 186TH ST         |
| 008      | 611540 | 0320  | 6/13/07   | \$472,000   | 1500               | 290           | 7         | 1942            | 5    | 17400    | N    | N           | 140 SW 208TH ST         |
| 008      | 252303 | 9322  | 8/28/07   | \$449,500   | 1510               | 790           | 7         | 1968            | 3    | 8880     | N    | N           | 1927 SW 163RD PL        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 008      | 611800 | 0040  | 8/13/07   | \$360,000   | 1510               | 760           | 7         | 1960            | 3    | 10582    | N    | N           | 20026 1ST PL SW           |
| 008      | 374160 | 0050  | 2/10/06   | \$335,000   | 1520               | 0             | 7         | 1950            | 3    | 11075    | N    | N           | 16714 27TH AVE SW         |
| 008      | 292760 | 0015  | 6/4/07    | \$486,000   | 1570               | 0             | 7         | 1952            | 4    | 9750     | N    | N           | 16913 26TH AVE SW         |
| 008      | 292860 | 0225  | 11/8/06   | \$363,000   | 1600               | 0             | 7         | 1959            | 3    | 8394     | N    | N           | 2650 SW 172ND ST          |
| 008      | 362303 | 9006  | 4/4/06    | \$1,500,000 | 1600               | 0             | 7         | 1956            | 4    | 117176   | Y    | Y           | 1661 SW 176TH ST          |
| 008      | 611650 | 0453  | 2/22/07   | \$419,950   | 1610               | 0             | 7         | 1952            | 4    | 10050    | N    | N           | 16814 12TH PL SW          |
| 008      | 611750 | 2605  | 3/17/05   | \$312,500   | 1630               | 400           | 7         | 1957            | 3    | 16850    | N    | N           | 19008 NORMANDY PARK DR SW |
| 008      | 262303 | 9069  | 9/21/07   | \$1,160,000 | 1670               | 0             | 7         | 2000            | 3    | 8613     | Y    | Y           | 3765 SW 171ST ST          |
| 008      | 611200 | 0075  | 8/3/06    | \$484,750   | 1740               | 0             | 7         | 1957            | 3    | 14480    | N    | N           | 20053 3RD PL SW           |
| 008      | 611750 | 1495  | 9/9/05    | \$455,000   | 1740               | 0             | 7         | 1954            | 4    | 19463    | N    | N           | 827 MARINE VIEW DR SW     |
| 008      | 312304 | 9101  | 9/7/05    | \$300,000   | 1750               | 0             | 7         | 1951            | 3    | 16552    | N    | N           | 203 SW NORMANDY RD        |
| 008      | 611800 | 0030  | 7/17/06   | \$350,000   | 1760               | 0             | 7         | 1960            | 3    | 9956     | N    | N           | 20018 1ST PL SW           |
| 008      | 312304 | 9175  | 2/22/07   | \$605,000   | 1780               | 600           | 7         | 1955            | 3    | 9924     | Y    | N           | 18817 4TH AVE SW          |
| 008      | 061600 | 0080  | 8/11/05   | \$355,000   | 1790               | 0             | 7         | 1954            | 4    | 7070     | N    | N           | 153 S 208TH ST            |
| 008      | 763180 | 0075  | 3/23/07   | \$590,000   | 1800               | 0             | 7         | 1971            | 3    | 10800    | Y    | Y           | 16519 MAPLEWILD AVE SW    |
| 008      | 611750 | 2370  | 6/8/07    | \$719,950   | 1850               | 0             | 7         | 1953            | 4    | 11754    | N    | N           | 1002 NORMANDY TER SW      |
| 008      | 611750 | 2465  | 4/11/05   | \$478,000   | 1860               | 1060          | 7         | 1958            | 3    | 14600    | Y    | N           | 19107 2ND AVE SW          |
| 008      | 611540 | 0081  | 7/3/05    | \$430,000   | 1920               | 670           | 7         | 1953            | 5    | 13872    | N    | N           | 107 SW 194TH PL           |
| 008      | 252303 | 9341  | 5/22/07   | \$440,000   | 1950               | 0             | 7         | 1998            | 3    | 7952     | N    | N           | 16267 16TH AVE SW         |
| 008      | 809600 | 0220  | 9/26/07   | \$750,000   | 1960               | 0             | 7         | 1974            | 3    | 6040     | Y    | Y           | 2813 SW 172ND ST          |
| 008      | 611650 | 0370  | 9/11/06   | \$591,500   | 1970               | 0             | 7         | 1951            | 4    | 20000    | Y    | N           | 17007 12TH PL SW          |
| 008      | 252303 | 9048  | 12/14/05  | \$285,000   | 1980               | 0             | 7         | 1966            | 3    | 8276     | N    | N           | 2001 SW 162ND CT          |
| 008      | 611140 | 0020  | 2/10/05   | \$354,500   | 2010               | 0             | 7         | 2003            | 3    | 9474     | N    | N           | 426 SW 200TH ST           |
| 008      | 302304 | 9320  | 3/1/07    | \$489,000   | 2030               | 0             | 7         | 1960            | 4    | 30056    | N    | N           | 17443 2ND AVE SW          |
| 008      | 611650 | 0098  | 4/22/05   | \$517,000   | 2060               | 0             | 7         | 1940            | 3    | 17160    | N    | N           | 1605 SW 168TH ST          |
| 008      | 611750 | 2400  | 6/15/05   | \$519,950   | 2090               | 0             | 7         | 1952            | 5    | 10150    | N    | N           | 216 SW 192ND ST           |
| 008      | 062204 | 9105  | 6/18/07   | \$630,000   | 2120               | 400           | 7         | 2000            | 3    | 15162    | N    | N           | 20517 MARINE VIEW DR SW   |
| 008      | 293160 | 0025  | 6/3/05    | \$405,000   | 2120               | 0             | 7         | 1953            | 5    | 10923    | N    | N           | 16939 22ND AVE SW         |
| 008      | 611750 | 1460  | 10/23/06  | \$564,950   | 2190               | 0             | 7         | 1994            | 3    | 17300    | N    | N           | 18977 MARINE VIEW CIR     |
| 008      | 433500 | 0095  | 5/2/07    | \$582,000   | 2230               | 0             | 7         | 1951            | 4    | 25142    | N    | N           | 2507 SW 169TH PL          |
| 008      | 302304 | 9236  | 4/9/07    | \$495,000   | 2360               | 710           | 7         | 1986            | 3    | 5280     | Y    | N           | 1324 SW 172ND ST          |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 008      | 611750 | 1615  | 5/21/07   | \$550,000   | 2370               | 770           | 7         | 1978            | 3    | 51400    | N    | N           | 18800 EDGECLIFF DR SW   |
| 008      | 776570 | 0030  | 7/27/05   | \$484,800   | 2430               | 0             | 7         | 1952            | 5    | 51400    | N    | N           | 824 SW 174TH ST         |
| 008      | 776570 | 0030  | 5/7/07    | \$599,950   | 2430               | 0             | 7         | 1952            | 5    | 51400    | N    | N           | 824 SW 174TH ST         |
| 008      | 292760 | 0235  | 10/20/05  | \$575,000   | 2560               | 0             | 7         | 1950            | 4    | 11250    | Y    | N           | 2850 SW 170TH ST        |
| 008      | 182720 | 0060  | 7/30/07   | \$616,000   | 2690               | 0             | 7         | 1941            | 3    | 12625    | Y    | N           | 2303 SW 172ND ST        |
| 008      | 763120 | 0310  | 12/27/06  | \$1,000,000 | 2720               | 0             | 7         | 1990            | 3    | 11939    | Y    | Y           | 3510 SW 172ND ST        |
| 008      | 302304 | 9065  | 4/9/07    | \$650,000   | 2780               | 0             | 7         | 1947            | 3    | 36718    | N    | N           | 1521 SW 175TH ST        |
| 008      | 312304 | 9028  | 9/21/06   | \$709,500   | 2830               | 0             | 7         | 1991            | 3    | 18942    | Y    | N           | 18900 8TH AVE SW        |
| 008      | 061900 | 0105  | 11/1/05   | \$620,000   | 3980               | 0             | 7         | 1979            | 4    | 15030    | N    | N           | 20601 2ND AVE SW        |
| 008      | 512240 | 0190  | 4/18/05   | \$675,000   | 960                | 1690          | 8         | 1955            | 3    | 19090    | Y    | N           | 2612 SW 167TH ST        |
| 008      | 611750 | 0240  | 9/25/06   | \$599,000   | 1010               | 1010          | 8         | 1955            | 3    | 13500    | Y    | N           | 18183 MARINE VIEW DR SW |
| 008      | 292860 | 0395  | 3/23/05   | \$465,000   | 1040               | 700           | 8         | 1984            | 3    | 17219    | Y    | N           | 2801 SW 171ST ST        |
| 008      | 061600 | 0035  | 5/20/05   | \$351,500   | 1120               | 600           | 8         | 1978            | 3    | 12800    | N    | N           | 20881 2ND PL SW         |
| 008      | 507210 | 0125  | 5/25/06   | \$430,000   | 1150               | 600           | 8         | 1958            | 3    | 10195    | Y    | N           | 17842 5TH AVE SW        |
| 008      | 252303 | 9087  | 7/20/05   | \$379,900   | 1160               | 360           | 8         | 1957            | 3    | 8512     | N    | N           | 16011 19TH AVE SW       |
| 008      | 000120 | 0019  | 1/29/07   | \$745,000   | 1160               | 900           | 8         | 1947            | 3    | 26036    | N    | N           | 17622 12TH AVE SW       |
| 008      | 767840 | 0035  | 3/9/05    | \$619,000   | 1170               | 340           | 8         | 1951            | 3    | 9967     | Y    | N           | 2806 SW 167TH PL        |
| 008      | 767840 | 0035  | 2/17/06   | \$725,000   | 1170               | 340           | 8         | 1951            | 3    | 9967     | Y    | N           | 2806 SW 167TH PL        |
| 008      | 061600 | 0015  | 12/19/06  | \$400,000   | 1180               | 320           | 8         | 1978            | 3    | 12800    | N    | N           | 20859 2ND PL SW         |
| 008      | 061600 | 0105  | 3/1/06    | \$420,000   | 1180               | 500           | 8         | 1978            | 3    | 13500    | N    | N           | 20856 2ND PL SW         |
| 008      | 061600 | 0105  | 4/17/07   | \$534,950   | 1180               | 500           | 8         | 1978            | 3    | 13500    | N    | N           | 20856 2ND PL SW         |
| 008      | 507210 | 0050  | 7/25/07   | \$410,000   | 1200               | 450           | 8         | 1958            | 3    | 11090    | N    | N           | 17816 6TH AVE SW        |
| 008      | 611750 | 0960  | 6/27/07   | \$451,000   | 1200               | 600           | 8         | 1955            | 3    | 12311    | N    | N           | 18968 MARINE VIEW DR SW |
| 008      | 611650 | 0440  | 6/6/05    | \$390,000   | 1200               | 0             | 8         | 1949            | 3    | 10217    | N    | N           | 16801 10TH AVE SW       |
| 008      | 324000 | 0080  | 4/20/06   | \$451,000   | 1250               | 620           | 8         | 1975            | 3    | 10900    | N    | N           | 457 SW 191ST ST         |
| 008      | 611650 | 0181  | 4/25/06   | \$490,000   | 1250               | 1250          | 8         | 1961            | 3    | 11305    | Y    | N           | 17011 16TH AVE SW       |
| 008      | 507210 | 0120  | 10/27/05  | \$410,000   | 1270               | 830           | 8         | 1958            | 3    | 10384    | Y    | N           | 17832 5TH AVE SW        |
| 008      | 507210 | 0085  | 9/21/06   | \$415,000   | 1280               | 0             | 8         | 1958            | 3    | 11136    | Y    | N           | 17835 5TH AVE SW        |
| 008      | 433460 | 0020  | 3/15/05   | \$375,000   | 1280               | 590           | 8         | 1951            | 4    | 16258    | N    | N           | 16444 MARINE VIEW DR SW |
| 008      | 252303 | 9303  | 9/30/05   | \$380,000   | 1290               | 630           | 8         | 1962            | 4    | 7200     | N    | N           | 1958 SW 164TH ST        |
| 008      | 200900 | 0555  | 6/23/06   | \$400,000   | 1300               | 0             | 8         | 1982            | 3    | 13000    | N    | N           | 21618 5TH AVE S         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 008      | 857640 | 0100  | 6/15/07   | \$528,000  | 1300               | 620           | 8         | 1962            | 3    | 12800    | N    | N           | 221 SW 183RD ST         |
| 008      | 507220 | 0015  | 5/22/07   | \$539,950  | 1300               | 360           | 8         | 1958            | 3    | 10830    | Y    | N           | 360 SW 178TH ST         |
| 008      | 507230 | 0170  | 4/26/05   | \$425,000  | 1300               | 1070          | 8         | 1958            | 3    | 13500    | N    | N           | 222 SW 177TH ST         |
| 008      | 292860 | 0140  | 2/14/05   | \$500,000  | 1310               | 1310          | 8         | 1957            | 4    | 41720    | Y    | N           | 2703 SW 170TH ST        |
| 008      | 789380 | 0005  | 9/7/06    | \$485,000  | 1320               | 1320          | 8         | 1981            | 3    | 15936    | Y    | N           | 115 S 214TH ST          |
| 008      | 440680 | 0010  | 3/1/06    | \$415,950  | 1320               | 220           | 8         | 1958            | 3    | 8504     | N    | N           | 248 SW 184TH ST         |
| 008      | 440680 | 0010  | 4/20/07   | \$427,000  | 1320               | 220           | 8         | 1958            | 3    | 8504     | N    | N           | 248 SW 184TH ST         |
| 008      | 857640 | 0130  | 7/20/05   | \$470,000  | 1340               | 1240          | 8         | 1992            | 3    | 15390    | Y    | N           | 251 SW 183RD ST         |
| 008      | 310200 | 0120  | 2/22/06   | \$531,000  | 1340               | 540           | 8         | 1987            | 4    | 8100     | N    | N           | 18134 6TH PL SW         |
| 008      | 507210 | 0051  | 8/3/06    | \$487,500  | 1350               | 120           | 8         | 1958            | 3    | 9900     | N    | N           | 17814 6TH AVE SW        |
| 008      | 061600 | 0270  | 7/8/05    | \$495,000  | 1380               | 440           | 8         | 1937            | 3    | 7440     | N    | N           | 21020 MARINE VIEW DR SW |
| 008      | 507230 | 0160  | 4/5/06    | \$455,000  | 1390               | 800           | 8         | 1958            | 3    | 9900     | N    | N           | 240 SW 177TH ST         |
| 008      | 507230 | 0160  | 7/2/07    | \$540,000  | 1390               | 800           | 8         | 1958            | 3    | 9900     | N    | N           | 240 SW 177TH ST         |
| 008      | 611750 | 1840  | 6/6/07    | \$575,000  | 1400               | 870           | 8         | 1966            | 3    | 10715    | N    | N           | 1000 SHOREMONT AVE      |
| 008      | 507240 | 0130  | 6/28/06   | \$537,000  | 1400               | 810           | 8         | 1960            | 3    | 9900     | Y    | N           | 467 SW 175TH PL         |
| 008      | 061800 | 0165  | 5/17/07   | \$500,000  | 1400               | 660           | 8         | 1950            | 3    | 21200    | N    | N           | 20615 MARINE VIEW DR    |
| 008      | 507210 | 0010  | 5/10/05   | \$404,000  | 1410               | 0             | 8         | 1963            | 3    | 11000    | N    | N           | 17859 6TH PL SW         |
| 008      | 507240 | 0080  | 1/25/07   | \$374,600  | 1420               | 900           | 8         | 1959            | 4    | 9700     | Y    | N           | 17532 6TH PL SW         |
| 008      | 611650 | 0456  | 6/8/05    | \$440,000  | 1430               | 1430          | 8         | 1978            | 3    | 22900    | N    | N           | 16840 12TH AVE SW       |
| 008      | 151600 | 0030  | 6/12/06   | \$678,500  | 1430               | 1080          | 8         | 1958            | 3    | 18600    | Y    | N           | 234 SW 189TH PL         |
| 008      | 768040 | 0020  | 2/23/07   | \$400,000  | 1440               | 0             | 8         | 1949            | 3    | 11809    | N    | N           | 16415 MARINE VIEW DR SW |
| 008      | 611750 | 1975  | 5/16/07   | \$685,000  | 1440               | 570           | 8         | 1928            | 4    | 10169    | Y    | N           | 17970 BRITTANY DR SW    |
| 008      | 302304 | 9198  | 8/25/05   | \$749,950  | 1450               | 810           | 8         | 1992            | 3    | 20068    | Y    | N           | 1358 SW 174TH ST        |
| 008      | 310200 | 0140  | 4/10/06   | \$443,000  | 1450               | 1100          | 8         | 1975            | 3    | 8666     | N    | N           | 18209 6TH AVE SW        |
| 008      | 768040 | 0151  | 6/28/05   | \$435,000  | 1450               | 950           | 8         | 1949            | 4    | 34963    | Y    | N           | 16627 MARINE VIEW DR SW |
| 008      | 507241 | 0010  | 1/9/06    | \$510,000  | 1460               | 1340          | 8         | 1973            | 3    | 11000    | N    | N           | 17815 7TH PL SW         |
| 008      | 857640 | 0120  | 7/27/07   | \$372,000  | 1460               | 480           | 8         | 1961            | 3    | 14450    | Y    | N           | 241 SW 183RD ST         |
| 008      | 200900 | 0915  | 3/18/05   | \$412,500  | 1470               | 800           | 8         | 1964            | 3    | 17534    | N    | N           | 21626 3RD AVE S         |
| 008      | 507220 | 0045  | 3/10/06   | \$475,000  | 1470               | 640           | 8         | 1958            | 3    | 10000    | N    | N           | 17820 4TH AVE SW        |
| 008      | 292760 | 0690  | 9/1/05    | \$850,000  | 1470               | 1050          | 8         | 1948            | 3    | 13803    | Y    | N           | 16740 MAPLEWILD AVE SW  |
| 008      | 611750 | 1000  | 6/19/06   | \$565,000  | 1480               | 0             | 8         | 1952            | 5    | 9700     | Y    | N           | 819 SW CRESCENT RD      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 008      | 611750 | 2540  | 7/12/07   | \$547,500   | 1480               | 1000          | 8         | 1952            | 4    | 10245    | N    | N           | 19015 1ST PL SW         |
| 008      | 000120 | 0022  | 11/1/07   | \$550,000   | 1490               | 0             | 8         | 1953            | 2    | 43000    | N    | N           | 1012 SW 178TH ST        |
| 008      | 611440 | 0051  | 8/7/07    | \$1,030,000 | 1500               | 590           | 8         | 1954            | 4    | 41195    | Y    | N           | 17455 6TH AVE SW        |
| 008      | 188850 | 0030  | 8/18/05   | \$439,500   | 1510               | 590           | 8         | 1976            | 4    | 15000    | N    | N           | 106 SW 194TH ST         |
| 008      | 151600 | 0025  | 10/13/05  | \$534,950   | 1510               | 800           | 8         | 1961            | 3    | 16300    | Y    | N           | 242 SW 189TH PL         |
| 008      | 507240 | 0270  | 2/1/06    | \$559,950   | 1520               | 810           | 8         | 1961            | 3    | 9900     | Y    | N           | 466 SW 175TH PL         |
| 008      | 611750 | 0405  | 6/22/06   | \$585,000   | 1520               | 800           | 8         | 1959            | 3    | 13600    | Y    | N           | 18184 NORMANDY TER SW   |
| 008      | 061600 | 0230  | 9/7/06    | \$530,000   | 1530               | 0             | 8         | 1960            | 3    | 14400    | N    | N           | 20914 MARINE VIEW DR SW |
| 008      | 061600 | 0230  | 9/12/07   | \$670,000   | 1530               | 0             | 8         | 1960            | 3    | 14400    | N    | N           | 20914 MARINE VIEW DR SW |
| 008      | 188850 | 0050  | 1/21/05   | \$408,000   | 1550               | 1000          | 8         | 1965            | 4    | 15600    | Y    | N           | 120 SW 194TH ST         |
| 008      | 292760 | 0440  | 3/4/05    | \$450,000   | 1550               | 0             | 8         | 1948            | 4    | 11250    | N    | N           | 16746 32ND AVE SW       |
| 008      | 507242 | 0010  | 3/26/07   | \$537,000   | 1560               | 770           | 8         | 1973            | 3    | 8290     | N    | N           | 614 SW 179TH PL         |
| 008      | 611750 | 0875  | 11/14/05  | \$589,950   | 1560               | 1000          | 8         | 1955            | 4    | 15400    | Y    | N           | 18655 8TH AVE SW        |
| 008      | 611750 | 0785  | 11/7/05   | \$505,000   | 1580               | 720           | 8         | 1960            | 3    | 12600    | Y    | N           | 18641 BEVERLY RD SW     |
| 008      | 312304 | 9238  | 12/1/06   | \$570,000   | 1590               | 910           | 8         | 1961            | 3    | 10800    | Y    | N           | 19005 4TH AVE SW        |
| 008      | 507210 | 0035  | 5/21/07   | \$655,000   | 1590               | 1230          | 8         | 1957            | 3    | 9900     | Y    | N           | 17805 6TH AVE SW        |
| 008      | 768040 | 0060  | 9/11/07   | \$475,000   | 1600               | 900           | 8         | 1949            | 3    | 21700    | Y    | N           | 16431 MARINE VIEW DR SW |
| 008      | 292760 | 0330  | 2/2/07    | \$565,000   | 1610               | 1250          | 8         | 1951            | 3    | 11250    | Y    | N           | 3105 SW 169TH ST        |
| 008      | 519410 | 0071  | 4/11/07   | \$659,500   | 1620               | 1500          | 8         | 1956            | 4    | 16520    | N    | N           | 19919 MARINE VIEW DR SW |
| 008      | 302304 | 9127  | 2/14/07   | \$580,000   | 1620               | 490           | 8         | 1947            | 3    | 41817    | N    | N           | 16820 2ND AVE SW        |
| 008      | 312304 | 9269  | 7/3/06    | \$675,000   | 1630               | 1370          | 8         | 1965            | 3    | 11103    | N    | N           | 618 SW 189TH ST         |
| 008      | 507240 | 0380  | 9/27/05   | \$465,000   | 1640               | 770           | 8         | 1966            | 3    | 11000    | Y    | N           | 449 SW 175TH ST         |
| 008      | 062204 | 9086  | 3/26/07   | \$639,500   | 1640               | 1440          | 8         | 1960            | 4    | 24822    | N    | N           | 611 SW 201ST ST         |
| 008      | 427400 | 0015  | 6/8/07    | \$447,900   | 1650               | 0             | 8         | 1952            | 4    | 12406    | N    | N           | 2119 SW 170TH ST        |
| 008      | 519410 | 0075  | 4/13/05   | \$495,000   | 1680               | 850           | 8         | 1958            | 4    | 16320    | N    | N           | 19929 MARINE VIEW DR SW |
| 008      | 512240 | 0040  | 9/17/07   | \$770,000   | 1680               | 1190          | 8         | 1955            | 4    | 11195    | Y    | N           | 16420 MAPLEWILD AVE SW  |
| 008      | 182720 | 0162  | 1/25/05   | \$580,000   | 1690               | 480           | 8         | 1985            | 3    | 10485    | Y    | N           | 17600 SYLVESTER RD SW   |
| 008      | 611540 | 0011  | 9/11/06   | \$665,000   | 1690               | 420           | 8         | 1961            | 3    | 21692    | Y    | N           | 133 SW 192ND ST         |
| 008      | 611540 | 0004  | 8/12/05   | \$570,000   | 1700               | 1510          | 8         | 1956            | 3    | 22156    | Y    | N           | 163 SW 192ND ST         |
| 008      | 302304 | 9343  | 2/8/07    | \$415,000   | 1710               | 0             | 8         | 1963            | 3    | 20037    | N    | N           | 103 SW 171ST ST         |
| 008      | 182720 | 0325  | 8/5/05    | \$950,000   | 1720               | 0             | 8         | 1979            | 3    | 13860    | Y    | Y           | 2601 SW 172ND ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 008      | 509780 | 0140  | 6/22/07   | \$699,000  | 1720               | 830           | 8         | 1974            | 3    | 25268    | N    | N           | 17415 1ST PL SW         |
| 008      | 611750 | 1655  | 10/19/05  | \$940,000  | 1740               | 400           | 8         | 1958            | 3    | 28700    | Y    | Y           | 19253 EDGECLIFF DR SW   |
| 008      | 310200 | 0020  | 3/27/07   | \$555,000  | 1750               | 730           | 8         | 1992            | 3    | 8764     | N    | N           | 614 SW 181ST PL         |
| 008      | 000120 | 0008  | 11/20/07  | \$675,000  | 1750               | 1750          | 8         | 1964            | 4    | 24142    | Y    | N           | 17755 MARINE VIEW DR SW |
| 008      | 151600 | 0010  | 3/1/05    | \$535,000  | 1750               | 750           | 8         | 1960            | 3    | 16240    | Y    | N           | 18836 4TH AVE SW        |
| 008      | 151600 | 0010  | 7/12/07   | \$658,000  | 1750               | 750           | 8         | 1960            | 3    | 16240    | Y    | N           | 18836 4TH AVE SW        |
| 008      | 061600 | 0160  | 8/16/05   | \$400,000  | 1770               | 0             | 8         | 1959            | 3    | 14400    | N    | N           | 20837 2ND PL SW         |
| 008      | 611230 | 0100  | 7/17/07   | \$730,000  | 1780               | 1460          | 8         | 1975            | 4    | 15400    | Y    | N           | 401 SW 197TH ST         |
| 008      | 612090 | 0060  | 11/27/07  | \$480,000  | 1780               | 0             | 8         | 1974            | 3    | 8700     | N    | N           | 18217 3RD PL SW         |
| 008      | 509780 | 0050  | 7/26/07   | \$804,000  | 1790               | 330           | 8         | 1978            | 3    | 23546    | N    | N           | 17422 1ST PL SW         |
| 008      | 929080 | 0045  | 2/13/06   | \$547,000  | 1790               | 1240          | 8         | 1955            | 3    | 18900    | Y    | N           | 18853 1ST PL SW         |
| 008      | 512240 | 0120  | 3/2/05    | \$447,500  | 1790               | 0             | 8         | 1950            | 4    | 13809    | Y    | N           | 2609 SW 164TH PL        |
| 008      | 507241 | 0040  | 2/16/05   | \$430,000  | 1800               | 1110          | 8         | 1973            | 4    | 12325    | N    | N           | 17837 7TH PL SW         |
| 008      | 857640 | 0110  | 9/13/05   | \$425,000  | 1800               | 170           | 8         | 1964            | 3    | 13700    | N    | N           | 229 SW 183RD ST         |
| 008      | 292760 | 0230  | 6/5/07    | \$729,950  | 1820               | 0             | 8         | 1950            | 4    | 11250    | Y    | N           | 2856 SW 170TH ST        |
| 008      | 507230 | 0060  | 7/9/07    | \$565,000  | 1830               | 1170          | 8         | 1958            | 3    | 11100    | N    | N           | 231 SW 176TH PL         |
| 008      | 507240 | 0230  | 9/19/06   | \$520,000  | 1850               | 1120          | 8         | 1959            | 3    | 14600    | Y    | N           | 434 SW 175TH PL         |
| 008      | 611230 | 0130  | 8/28/06   | \$625,500  | 1860               | 650           | 8         | 1974            | 3    | 15002    | N    | N           | 404 SW 197TH ST         |
| 008      | 816370 | 0020  | 12/6/07   | \$660,000  | 1860               | 800           | 8         | 1968            | 3    | 12768    | N    | N           | 330 SW 203RD ST         |
| 008      | 062204 | 9119  | 3/7/06    | \$599,950  | 1870               | 1870          | 8         | 1962            | 3    | 20037    | Y    | N           | 708 SW 199TH PL         |
| 008      | 210520 | 0016  | 1/24/05   | \$475,000  | 1880               | 1330          | 8         | 1989            | 3    | 7225     | N    | N           | 18105 6TH AVE SW        |
| 008      | 507240 | 0360  | 5/24/05   | \$375,000  | 1880               | 800           | 8         | 1973            | 3    | 9900     | Y    | N           | 613 SW 175TH ST         |
| 008      | 611750 | 0025  | 9/28/05   | \$769,500  | 1880               | 1350          | 8         | 1965            | 3    | 13366    | Y    | N           | 18230 TERRACE CT        |
| 008      | 507240 | 0170  | 7/28/05   | \$615,000  | 1880               | 1560          | 8         | 1959            | 3    | 10000    | Y    | N           | 425 SW 175TH PL         |
| 008      | 507190 | 0025  | 11/21/05  | \$449,000  | 1880               | 0             | 8         | 1956            | 3    | 9350     | Y    | N           | 17819 3RD AVE SW        |
| 008      | 611440 | 0115  | 8/16/05   | \$425,000  | 1880               | 0             | 8         | 1951            | 4    | 28760    | N    | N           | 17442 4TH AVE SW        |
| 008      | 611440 | 0115  | 8/22/06   | \$558,000  | 1880               | 0             | 8         | 1951            | 4    | 28760    | N    | N           | 17442 4TH AVE SW        |
| 008      | 028265 | 0170  | 2/8/07    | \$565,000  | 1900               | 250           | 8         | 1975            | 4    | 15673    | N    | N           | 19720 1ST PL SW         |
| 008      | 433460 | 0065  | 3/8/07    | \$410,000  | 1910               | 0             | 8         | 1954            | 3    | 13500    | N    | N           | 16656 MARINE VIEW DR SW |
| 008      | 770155 | 0110  | 3/13/06   | \$750,000  | 1930               | 1490          | 8         | 1983            | 3    | 16923    | N    | N           | 18809 6TH AVE SW        |
| 008      | 611440 | 0101  | 5/23/06   | \$670,000  | 1930               | 900           | 8         | 1957            | 3    | 31850    | N    | N           | 17164 6TH PL SW         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 008      | 507190 | 0030  | 5/17/07   | \$685,000   | 1940               | 1470          | 8         | 1956            | 3    | 9900     | Y    | N           | 17803 3RD AVE SW          |
| 008      | 061600 | 0320  | 7/11/06   | \$531,950   | 1970               | 0             | 8         | 1950            | 3    | 16920    | N    | N           | 20915 MARINE VIEW DR SW   |
| 008      | 611750 | 1505  | 8/5/05    | \$425,000   | 2000               | 0             | 8         | 1953            | 4    | 16198    | N    | N           | 19303 MARINE VIEW DR SW   |
| 008      | 300180 | 0075  | 2/25/05   | \$389,950   | 2040               | 0             | 8         | 1960            | 4    | 7200     | N    | N           | 1955 SW 167TH ST          |
| 008      | 061600 | 0200  | 6/9/05    | \$415,000   | 2040               | 0             | 8         | 1959            | 5    | 13860    | N    | N           | 20818 MARINE VIEW DR SW   |
| 008      | 611750 | 0280  | 3/19/07   | \$675,000   | 2040               | 0             | 8         | 1947            | 4    | 11475    | Y    | N           | 18144 BRITTANY DR SW      |
| 008      | 302304 | 9092  | 8/16/07   | \$481,000   | 2040               | 0             | 8         | 1942            | 3    | 27878    | N    | N           | 131 SW 171ST ST           |
| 008      | 611750 | 1970  | 3/28/06   | \$625,000   | 2040               | 0             | 8         | 1939            | 4    | 11543    | Y    | N           | 17980 BRITTANY DR SW      |
| 008      | 611750 | 1960  | 7/21/05   | \$470,000   | 2050               | 0             | 8         | 1951            | 4    | 13130    | Y    | N           | 1106 SHOREMONT AVE        |
| 008      | 292760 | 0530  | 3/17/05   | \$1,194,000 | 2110               | 0             | 8         | 1929            | 5    | 29425    | Y    | N           | 16741 32ND AVE SW         |
| 008      | 028250 | 0050  | 7/12/06   | \$560,000   | 2120               | 1240          | 8         | 1962            | 3    | 15001    | Y    | N           | 19640 4TH AVE SW          |
| 008      | 312304 | 9220  | 9/9/05    | \$499,000   | 2130               | 0             | 8         | 1979            | 3    | 10341    | Y    | N           | 418 SW 189TH ST           |
| 008      | 279180 | 0030  | 9/27/05   | \$368,550   | 2130               | 0             | 8         | 1956            | 3    | 7990     | N    | N           | 618 SW 183RD ST           |
| 008      | 611750 | 2575  | 3/15/05   | \$434,000   | 2160               | 0             | 8         | 1978            | 3    | 14990    | N    | N           | 18990 NORMANDY PARK DR SW |
| 008      | 763120 | 0085  | 10/4/05   | \$800,000   | 2180               | 800           | 8         | 1917            | 5    | 25900    | Y    | Y           | 16935 MAPLEWILD AVE SW    |
| 008      | 302304 | 9114  | 9/20/06   | \$680,000   | 2200               | 890           | 8         | 1951            | 3    | 16170    | Y    | N           | 1368 SW 174TH ST          |
| 008      | 061600 | 0135  | 11/28/05  | \$545,000   | 2220               | 0             | 8         | 1997            | 3    | 11200    | N    | N           | 20855 2ND PL SW           |
| 008      | 612020 | 0005  | 4/24/06   | \$581,000   | 2250               | 0             | 8         | 1954            | 5    | 20034    | N    | N           | 866 NORMANDY TER SW       |
| 008      | 885775 | 0030  | 2/11/05   | \$376,000   | 2260               | 0             | 8         | 1973            | 3    | 16200    | N    | N           | 830 SW 168TH PL           |
| 008      | 312304 | 9231  | 4/27/05   | \$632,500   | 2270               | 2050          | 8         | 1978            | 3    | 15731    | Y    | N           | 18631 2ND AVE SW          |
| 008      | 611650 | 0186  | 7/11/06   | \$690,000   | 2280               | 1420          | 8         | 1959            | 3    | 15273    | Y    | N           | 1605 SW 170TH ST          |
| 008      | 611650 | 0280  | 5/20/05   | \$550,000   | 2280               | 0             | 8         | 1949            | 3    | 20193    | Y    | N           | 1636 SW HILLCREST RD      |
| 008      | 302304 | 9284  | 4/22/05   | \$622,500   | 2290               | 760           | 8         | 1955            | 4    | 53143    | N    | N           | 404 SW 171ST PL           |
| 008      | 770155 | 0010  | 6/9/05    | \$459,500   | 2310               | 0             | 8         | 1982            | 3    | 15201    | N    | N           | 625 SW 189TH ST           |
| 008      | 302304 | 9277  | 5/20/05   | \$555,000   | 2380               | 0             | 8         | 1954            | 4    | 23086    | N    | N           | 225 SW 171ST ST           |
| 008      | 292760 | 0665  | 12/30/05  | \$516,550   | 2400               | 0             | 8         | 1960            | 3    | 11600    | Y    | N           | 16911 33RD AVE SW         |
| 008      | 611440 | 0028  | 7/29/05   | \$396,000   | 2410               | 1190          | 8         | 1968            | 3    | 17300    | N    | N           | 17402 6TH AVE SW          |
| 008      | 929080 | 0070  | 5/1/06    | \$649,995   | 2410               | 0             | 8         | 1913            | 5    | 23118    | Y    | N           | 18818 1ST PL SW           |
| 008      | 302304 | 9207  | 6/21/07   | \$1,175,000 | 2500               | 910           | 8         | 1949            | 3    | 50530    | N    | N           | 126 SW 171ST ST           |
| 008      | 507241 | 0070  | 10/2/06   | \$699,950   | 2519               | 0             | 8         | 1973            | 5    | 8690     | N    | N           | 17836 7TH PL SW           |
| 008      | 763240 | 0400  | 11/4/05   | \$895,000   | 2630               | 560           | 8         | 1941            | 4    | 29982    | Y    | N           | 16067 MAPLEWILD AVE SW    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 008      | 252303 | 9082  | 10/26/06  | \$540,000   | 2700               | 0             | 8         | 1987            | 3    | 10890    | N    | N           | 2119 SW 162ND CT          |
| 008      | 612020 | 0027  | 5/17/05   | \$525,000   | 2730               | 0             | 8         | 1986            | 3    | 12300    | N    | N           | 804 NORMANDY TER SW       |
| 008      | 433460 | 0030  | 3/13/07   | \$900,000   | 2780               | 1880          | 8         | 1951            | 5    | 13500    | N    | N           | 16468 MARINE VIEW DR SW   |
| 008      | 611750 | 0320  | 5/9/06    | \$560,000   | 2790               | 0             | 8         | 2006            | 3    | 13791    | Y    | N           | 18125 BRITTANY DR SW      |
| 008      | 182720 | 0290  | 3/15/06   | \$1,300,000 | 2800               | 470           | 8         | 1985            | 3    | 14110    | Y    | Y           | 2643 SW 172ND ST          |
| 008      | 332800 | 0010  | 6/25/07   | \$855,000   | 2880               | 0             | 8         | 1966            | 4    | 14917    | Y    | N           | 1976 SW HILLCREST RD      |
| 008      | 252303 | 9044  | 12/5/05   | \$586,000   | 2890               | 0             | 8         | 1999            | 3    | 12104    | N    | N           | 2025 SW 163RD CT          |
| 008      | 062204 | 9115  | 12/13/05  | \$520,000   | 2930               | 0             | 8         | 1967            | 3    | 15246    | N    | N           | 20129 MARINE VIEW DR SW   |
| 008      | 210520 | 0041  | 11/3/06   | \$575,000   | 3050               | 0             | 8         | 1973            | 3    | 8800     | N    | N           | 620 SW NORMANDY RD        |
| 008      | 816370 | 0010  | 3/7/06    | \$629,150   | 3050               | 1200          | 8         | 1969            | 3    | 18408    | N    | N           | 325 SW 203RD ST           |
| 008      | 611140 | 0030  | 6/29/06   | \$799,000   | 3052               | 0             | 8         | 2005            | 3    | 10164    | N    | N           | 410 SW 200TH ST           |
| 008      | 302304 | 9351  | 8/14/06   | \$785,000   | 3080               | 0             | 8         | 1966            | 5    | 20037    | N    | N           | 222 SW 171ST ST           |
| 008      | 611140 | 0035  | 1/23/06   | \$795,500   | 3613               | 0             | 8         | 2005            | 3    | 9804     | N    | N           | 404 SW 200TH ST           |
| 008      | 302304 | 9076  | 3/29/05   | \$479,100   | 1110               | 1200          | 9         | 1981            | 3    | 24460    | N    | N           | 1213 SW 174TH ST          |
| 008      | 763120 | 0016  | 6/21/07   | \$710,000   | 1140               | 1270          | 9         | 1977            | 3    | 9513     | Y    | N           | 16741 MAPLEWILD AVE SW    |
| 008      | 395670 | 0030  | 9/5/06    | \$1,200,233 | 1220               | 1010          | 9         | 1973            | 3    | 56628    | Y    | N           | 721 SW 199TH PL           |
| 008      | 292960 | 0127  | 6/28/06   | \$532,000   | 1410               | 1290          | 9         | 1971            | 3    | 18235    | Y    | N           | 17226 HILLCREST TER SW    |
| 008      | 611920 | 0070  | 11/7/05   | \$525,000   | 1470               | 0             | 9         | 1974            | 3    | 9500     | Y    | N           | 532 SW 181ST ST           |
| 008      | 292760 | 0250  | 4/24/07   | \$665,000   | 1540               | 1350          | 9         | 1964            | 3    | 11400    | Y    | N           | 2826 SW 170TH ST          |
| 008      | 611750 | 0830  | 6/4/07    | \$905,000   | 1610               | 390           | 9         | 1952            | 3    | 46173    | Y    | N           | 18536 MARINE VIEW DR SW   |
| 008      | 061600 | 0245  | 4/21/05   | \$479,000   | 1680               | 1000          | 9         | 1978            | 3    | 14400    | N    | N           | 20934 MARINE VIEW DR SW   |
| 008      | 611750 | 0745  | 7/19/07   | \$708,000   | 1740               | 1200          | 9         | 1964            | 3    | 78408    | Y    | N           | 18595 MARINE VIEW DR SW   |
| 008      | 028265 | 0200  | 3/15/07   | \$895,000   | 1870               | 1380          | 9         | 1981            | 4    | 17324    | Y    | Y           | 19701 1ST PL SW           |
| 008      | 776470 | 0005  | 8/9/06    | \$718,000   | 1900               | 450           | 9         | 1980            | 3    | 15000    | Y    | N           | 17260 SYLVESTER RD SW     |
| 008      | 611750 | 1190  | 11/14/06  | \$625,000   | 2030               | 990           | 9         | 1965            | 4    | 27318    | Y    | N           | 19479 NORMANDY PARK DR SW |
| 008      | 611650 | 0198  | 10/25/07  | \$850,000   | 2060               | 1210          | 9         | 1954            | 3    | 37270    | Y    | N           | 1831 SW 170TH ST          |
| 008      | 611750 | 2763  | 7/6/06    | \$1,300,000 | 2120               | 2120          | 9         | 1987            | 3    | 21323    | Y    | N           | 18425 8TH AVE SW          |
| 008      | 324000 | 0140  | 10/27/06  | \$500,000   | 2120               | 1020          | 9         | 1976            | 4    | 9944     | N    | N           | 415 SW 191ST ST           |
| 008      | 324000 | 0140  | 8/13/07   | \$719,950   | 2120               | 1020          | 9         | 1976            | 4    | 9944     | N    | N           | 415 SW 191ST ST           |
| 008      | 611750 | 2795  | 10/13/05  | \$725,000   | 2130               | 1370          | 9         | 1977            | 3    | 20200    | Y    | N           | 18507 NORMANDY TER SW     |
| 008      | 061600 | 0367  | 8/11/05   | \$600,000   | 2140               | 820           | 9         | 1977            | 3    | 15400    | N    | N           | 20801 MARINE VIEW DR SW   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 008      | 292860 | 0385  | 9/29/06   | \$700,000   | 2160               | 0             | 9         | 1988            | 3    | 18318    | Y    | N           | 2805 SW 171ST ST          |
| 008      | 312304 | 9249  | 7/3/05    | \$522,950   | 2280               | 0             | 9         | 1987            | 3    | 23764    | N    | N           | 445 SW 189TH ST           |
| 008      | 312304 | 9249  | 6/13/06   | \$540,000   | 2280               | 0             | 9         | 1987            | 3    | 23764    | N    | N           | 445 SW 189TH ST           |
| 008      | 611750 | 1660  | 11/27/06  | \$1,380,000 | 2280               | 1220          | 9         | 1956            | 3    | 29400    | Y    | Y           | 19263 EDGECLIFF DR SW     |
| 008      | 611750 | 1660  | 8/28/07   | \$1,417,000 | 2280               | 1220          | 9         | 1956            | 3    | 29400    | Y    | Y           | 19263 EDGECLIFF DR SW     |
| 008      | 292960 | 0055  | 1/10/05   | \$640,000   | 2300               | 900           | 9         | 1967            | 4    | 19950    | Y    | N           | 17425 SYLVESTER RD SW     |
| 008      | 000120 | 0013  | 6/16/06   | \$1,000,000 | 2312               | 1452          | 9         | 2005            | 3    | 20156    | N    | N           | 1148 SW SHOREBROOK DR     |
| 008      | 611750 | 0466  | 4/28/06   | \$1,600,000 | 2320               | 1690          | 9         | 1937            | 4    | 17802    | Y    | Y           | 18107 NORMANDY TER SW     |
| 008      | 611650 | 0240  | 6/23/05   | \$600,000   | 2323               | 840           | 9         | 1948            | 3    | 57063    | Y    | N           | 2147 SW 170TH ST          |
| 008      | 763120 | 0005  | 6/16/06   | \$1,265,000 | 2340               | 1630          | 9         | 1957            | 3    | 9982     | Y    | Y           | 16733 MAPLEWILD AVE SW    |
| 008      | 611230 | 0140  | 4/20/07   | \$715,500   | 2450               | 0             | 9         | 1974            | 5    | 15002    | N    | N           | 406 SW 197TH ST           |
| 008      | 302304 | 9247  | 11/13/06  | \$865,000   | 2680               | 890           | 9         | 1951            | 4    | 17034    | N    | N           | 1335 SW 174TH ST          |
| 008      | 611540 | 0267  | 7/27/07   | \$885,000   | 2957               | 0             | 9         | 2004            | 3    | 18000    | N    | N           | 20402 2ND AVE SW          |
| 008      | 028250 | 0080  | 6/14/05   | \$615,000   | 3010               | 1620          | 9         | 1987            | 3    | 17576    | Y    | N           | 19432 4TH AVE SW          |
| 008      | 062204 | 9045  | 6/8/05    | \$487,500   | 3010               | 0             | 9         | 1983            | 3    | 17424    | N    | N           | 20311 MARINE VIEW DR SW   |
| 008      | 611750 | 2080  | 2/14/07   | \$750,000   | 3300               | 1500          | 9         | 1990            | 3    | 14018    | Y    | N           | 17973 BRITTANY DR SW      |
| 008      | 688090 | 0060  | 11/8/05   | \$815,000   | 3480               | 0             | 9         | 1992            | 3    | 34145    | N    | N           | 703 SW 174TH PL           |
| 008      | 611790 | 0500  | 6/27/05   | \$707,000   | 3560               | 0             | 9         | 2003            | 3    | 15074    | N    | N           | 19244 NORMANDY PARK DR SW |
| 008      | 252303 | 9033  | 6/2/05    | \$1,800,000 | 4900               | 0             | 9         | 1918            | 5    | 51400    | Y    | N           | 16220 MAPLEWILD AVE SW    |
| 008      | 611340 | 0066  | 7/21/06   | \$675,000   | 1910               | 1840          | 10        | 1987            | 3    | 15463    | Y    | N           | 19650 MARINE VIEW DR SW   |
| 008      | 262303 | 9024  | 7/5/05    | \$1,899,000 | 2170               | 1300          | 10        | 1998            | 3    | 6964     | Y    | Y           | 16767 MAPLEWILD AVE SW    |
| 008      | 028265 | 0090  | 12/27/05  | \$735,000   | 2360               | 1290          | 10        | 1978            | 3    | 17200    | Y    | Y           | 19630 4TH AVE SW          |
| 008      | 062204 | 9008  | 10/18/06  | \$1,075,000 | 2400               | 1890          | 10        | 1983            | 3    | 61997    | Y    | N           | 20434 10TH PL SW          |
| 008      | 611970 | 0010  | 9/12/05   | \$590,000   | 2430               | 0             | 10        | 1986            | 3    | 13200    | N    | N           | 18615 5TH AVE SW          |
| 008      | 611970 | 0010  | 5/9/07    | \$744,000   | 2430               | 0             | 10        | 1986            | 3    | 13200    | N    | N           | 18615 5TH AVE SW          |
| 008      | 061600 | 0215  | 5/8/06    | \$595,000   | 2500               | 0             | 10        | 1978            | 3    | 14400    | N    | N           | 20844 MARINE VIEW DR SW   |
| 008      | 292760 | 0630  | 7/12/06   | \$935,000   | 2530               | 250           | 10        | 1978            | 3    | 9550     | Y    | N           | 3235 SW 166TH ST          |
| 008      | 611970 | 0100  | 2/27/07   | \$700,000   | 2540               | 0             | 10        | 1988            | 3    | 15600    | Y    | N           | 18706 5TH PL SW           |
| 008      | 611750 | 0615  | 3/22/07   | \$1,400,000 | 2590               | 1000          | 10        | 1966            | 3    | 27115    | Y    | Y           | 18831 EDGECLIFF DR SW     |
| 008      | 763240 | 0300  | 10/6/06   | \$980,000   | 2720               | 600           | 10        | 1981            | 3    | 15370    | Y    | Y           | 15939 MAPLEWILD AVE SW    |
| 008      | 611750 | 0610  | 10/18/06  | \$1,520,000 | 2920               | 2000          | 10        | 1968            | 3    | 26390    | Y    | Y           | 18815 EDGECLIFF DR SW     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------------|
| 008      | 519410 | 0080  | 10/5/07   | \$1,125,000 | 2990               | 750           | 10        | 1966            | 3    | 41509    | Y    | N           | 653 SW 199TH PL           |
| 008      | 611970 | 0140  | 4/6/05    | \$748,000   | 3040               | 1190          | 10        | 1994            | 5    | 16500    | Y    | N           | 18624 5TH PL SW           |
| 008      | 182720 | 0105  | 2/9/06    | \$1,164,000 | 3130               | 360           | 10        | 1993            | 3    | 15120    | Y    | N           | 17326 21ST AVE SW         |
| 008      | 312304 | 9271  | 10/20/05  | \$700,000   | 3180               | 0             | 10        | 1966            | 3    | 47110    | N    | N           | 444 SW 192ND ST           |
| 008      | 611970 | 0070  | 7/11/07   | \$782,500   | 3210               | 0             | 10        | 1987            | 3    | 13100    | Y    | N           | 18721 5TH PL SW           |
| 008      | 611750 | 2770  | 8/30/07   | \$2,925,000 | 3450               | 0             | 10        | 1958            | 5    | 36000    | Y    | Y           | 18151 NORMANDY TER SW     |
| 008      | 252303 | 9080  | 8/2/05    | \$995,000   | 3470               | 0             | 10        | 1988            | 3    | 55756    | Y    | N           | 2419 SW 170TH ST          |
| 008      | 611790 | 0380  | 10/31/07  | \$865,000   | 3500               | 0             | 10        | 1990            | 3    | 15027    | N    | N           | 217 SW 193RD PL           |
| 008      | 062204 | 9139  | 5/8/06    | \$915,000   | 3580               | 0             | 10        | 1998            | 3    | 19037    | N    | N           | 19208 NORMANDY PARK DR SW |
| 008      | 611440 | 0142  | 6/16/05   | \$590,000   | 3600               | 0             | 10        | 1976            | 3    | 20001    | N    | N           | 17200 4TH AVE SW          |
| 008      | 611440 | 0142  | 6/11/07   | \$699,999   | 3600               | 0             | 10        | 1976            | 3    | 20001    | N    | N           | 17200 4TH AVE SW          |
| 008      | 062204 | 9076  | 7/17/06   | \$870,000   | 3880               | 0             | 10        | 1987            | 3    | 15041    | N    | N           | 20203 MARINE VIEW DR SW   |
| 008      | 262303 | 9042  | 6/20/07   | \$2,490,000 | 3920               | 0             | 10        | 2004            | 3    | 12475    | Y    | Y           | 9 SW THREE TREE POINT LN  |
| 008      | 302304 | 9128  | 6/29/06   | \$805,000   | 4330               | 0             | 10        | 1978            | 3    | 30056    | N    | N           | 17429 2ND AVE SW          |
| 008      | 611750 | 0546  | 11/4/05   | \$2,100,000 | 1930               | 1200          | 11        | 1969            | 3    | 29600    | Y    | Y           | 18535 NORMANDY TER SW     |
| 008      | 292860 | 0085  | 9/7/06    | \$1,000,000 | 2630               | 750           | 11        | 1996            | 3    | 14797    | Y    | N           | 2844 SW SW 171ST ST       |
| 008      | 611790 | 0130  | 7/20/06   | \$854,950   | 3220               | 0             | 11        | 1988            | 3    | 15005    | N    | N           | 19337 4TH AVE SW          |
| 008      | 611790 | 0300  | 2/24/05   | \$689,000   | 3250               | 0             | 11        | 1991            | 3    | 15018    | N    | N           | 252 SW 194TH PL           |
| 008      | 611790 | 0450  | 6/16/06   | \$935,000   | 4040               | 0             | 11        | 1990            | 3    | 15073    | N    | N           | 250 SW 193RD PL           |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                      |
|----------|--------|-------|-----------|-------------|-----------------------------------------------|
| 003      | 122303 | 9015  | 6/29/05   | \$147,500   | PREVIMP<=25K                                  |
| 003      | 122303 | 9016  | 1/30/06   | \$65,000    | DOR RATIO;PREVIMP<=25K                        |
| 003      | 122303 | 9067  | 7/20/05   | \$800,000   | IMP COUNT                                     |
| 003      | 122303 | 9071  | 6/21/06   | \$1,025,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 122303 | 9081  | 6/5/07    | \$1,050,000 | UNFIN AREA                                    |
| 003      | 143080 | 0330  | 4/25/07   | \$346,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 184200 | 0330  | 8/5/05    | \$251,000   | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 003      | 184200 | 0360  | 6/14/07   | \$295,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 233880 | 0080  | 1/5/06    | \$320,000   | IMP COUNT                                     |
| 003      | 242303 | 9149  | 10/23/07  | \$550,000   | QUIT CLAIM DEED                               |
| 003      | 273160 | 0040  | 7/15/05   | \$825,000   | UNFIN AREA                                    |
| 003      | 273160 | 0040  | 8/1/06    | \$895,000   | UNFIN AREA                                    |
| 003      | 296680 | 0005  | 7/25/05   | \$177,550   | DOR RATIO;QUIT CLAIM DEED                     |
| 003      | 354160 | 0145  | 5/11/06   | \$460,000   | NON-REPRESENTATIVE SALE                       |
| 003      | 354160 | 0205  | 3/20/07   | \$295,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 354170 | 0130  | 2/25/05   | \$468,000   | RELOCATION - SALE TO SERVICE                  |
| 003      | 360660 | 0020  | 11/20/06  | \$555,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 433140 | 0085  | 10/28/05  | \$226,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 447700 | 0195  | 8/16/06   | \$370,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 447700 | 0200  | 2/13/07   | \$418,000   | MULTI-PARCEL SALE                             |
| 003      | 447700 | 0300  | 2/10/05   | \$469,500   | OBSOL                                         |
| 003      | 632600 | 0045  | 5/3/05    | \$150,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 632600 | 0115  | 9/5/07    | \$492,000   | RELOCATION - SALE TO SERVICE                  |
| 003      | 632600 | 0285  | 4/4/05    | \$481,100   | RELOCATION - SALE TO SERVICE                  |
| 003      | 632700 | 0185  | 7/28/06   | \$399,950   | RELOCATION - SALE TO SERVICE                  |
| 003      | 763580 | 0991  | 6/7/05    | \$315,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 763580 | 1081  | 6/23/06   | \$449,950   | OBSOL                                         |
| 003      | 763580 | 1349  | 1/24/07   | \$190,000   | PREVIMP<=25K                                  |
| 003      | 763580 | 1413  | 8/22/05   | \$365,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 763740 | 0150  | 2/28/06   | \$334,950   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 763800 | 0150  | 7/9/07    | \$138,000   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 003      | 777420 | 0010  | 12/5/05   | \$578,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 777920 | 0060  | 5/27/05   | \$530,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 777920 | 0255  | 8/9/07    | \$1,015,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 777920 | 0320  | 7/26/05   | \$385,000   | UNFIN AREA                                    |
| 003      | 777920 | 0480  | 4/6/07    | \$375,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 778400 | 0085  | 6/21/06   | \$665,188   | RELOCATION - SALE TO SERVICE                  |
| 003      | 778400 | 0100  | 1/20/06   | \$123,500   | DOR RATIO;QUIT CLAIM DEED                     |
| 003      | 778440 | 0030  | 7/17/07   | \$640,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 783580 | 0046  | 12/4/07   | \$549,000   | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 003      | 783580 | 0077  | 9/17/07   | \$370,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 783580 | 0343  | 8/12/05   | \$255,000   | IMP COUNT;%NETCOND                            |
| 003      | 783580 | 0343  | 1/10/07   | \$398,000   | IMP COUNT;%NETCOND                            |
| 003      | 783580 | 0343  | 12/27/07  | \$420,000   | IMP COUNT;%NETCOND                            |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                      |
|----------|--------|-------|-----------|-------------|-----------------------------------------------|
| 003      | 810360 | 0007  | 4/21/05   | \$440,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 810360 | 0090  | 3/6/07    | \$454,000   | OBSOL                                         |
| 007      | 024300 | 0080  | 6/12/06   | \$86,399    | DOR RATIO;STATEMENT TO DOR                    |
| 007      | 093600 | 0025  | 5/25/06   | \$100,000   | PREVIMP<=25K                                  |
| 007      | 093600 | 0025  | 12/11/06  | \$175,000   | PREVIMP<=25K                                  |
| 007      | 093600 | 0080  | 5/10/07   | \$204,150   | Diagnostic Outlier-Box Plot                   |
| 007      | 296880 | 0096  | 10/28/05  | \$200,000   | DOR RATIO                                     |
| 007      | 296880 | 0415  | 1/5/06    | \$299,950   | IMP COUNT                                     |
| 007      | 296880 | 0626  | 5/24/07   | \$380,000   | UNFIN AREA                                    |
| 007      | 296880 | 0685  | 9/1/05    | \$191,000   | UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 007      | 296880 | 0692  | 2/22/05   | \$100,000   | DOR RATIO                                     |
| 007      | 296880 | 0835  | 12/14/06  | \$78,530    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 007      | 296880 | 0876  | 6/13/05   | \$175,000   | DOR RATIO                                     |
| 007      | 296880 | 1000  | 12/28/07  | \$124,192   | DOR RATIO;QUIT CLAIM DEED;                    |
| 007      | 296880 | 1045  | 8/31/05   | \$185,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 007      | 296880 | 1485  | 8/6/07    | \$175,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 007      | 502890 | 0040  | 7/24/06   | \$499,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 008      | 061600 | 0160  | 8/17/05   | \$400,000   | RELOCATION - SALE TO SERVICE                  |
| 008      | 061700 | 0015  | 6/25/07   | \$1,700,000 | OBSOL                                         |
| 008      | 061700 | 0085  | 4/21/05   | \$180,000   | DOR RATIO                                     |
| 008      | 061700 | 0085  | 8/30/05   | \$300,000   | DOR RATIO                                     |
| 008      | 061900 | 0105  | 2/8/07    | \$692,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 008      | 061900 | 0115  | 9/19/05   | \$310,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 008      | 062204 | 9007  | 4/20/05   | \$1,350,000 | IMP COUNT                                     |
| 008      | 062204 | 9073  | 7/7/05    | \$34,485    | DOR RATIO;MULTI-PARCEL SALE;                  |
| 008      | 062204 | 9073  | 7/7/05    | \$34,485    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 008      | 062204 | 9073  | 7/7/05    | \$34,485    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 008      | 062204 | 9073  | 7/7/05    | \$94,838    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 008      | 062204 | 9073  | 7/7/05    | \$241,396   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 008      | 062204 | 9073  | 7/29/05   | \$94,823    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 008      | 062204 | 9086  | 3/26/07   | \$639,500   | RELOCATION - SALE TO SERVICE                  |
| 008      | 062204 | 9111  | 11/17/05  | \$520,000   | UNFIN AREA                                    |
| 008      | 062204 | 9112  | 1/6/05    | \$355,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 008      | 062204 | 9138  | 3/23/05   | \$1,077,000 | OBSOL                                         |
| 008      | 151600 | 0010  | 3/8/05    | \$337,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 008      | 151600 | 0030  | 6/8/06    | \$678,500   | RELOCATION - SALE TO SERVICE                  |
| 008      | 182720 | 0010  | 6/12/07   | \$92,000    | DOR RATIO;QUIT CLAIM DEED;                    |
| 008      | 182720 | 0175  | 6/5/07    | \$1,050,000 | DOR RATIO;MULTI-PARCEL SALE                   |
| 008      | 182720 | 0270  | 5/31/06   | \$846,000   | IMP COUNT                                     |
| 008      | 182720 | 0395  | 7/6/07    | \$988,000   | IMP COUNT                                     |
| 008      | 200900 | 0475  | 11/14/05  | \$618,100   | Lack of Representation-YearBlt                |
| 008      | 200900 | 1424  | 3/9/05    | \$1,500,000 | DOR RATIO;PREVIMP<=25K                        |
| 008      | 252303 | 9037  | 12/18/07  | \$1,080,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL          |
| 008      | 252303 | 9077  | 11/22/05  | \$1,075,000 | OBSOL                                         |
| 008      | 252303 | 9087  | 3/21/05   | \$222,650   | NON-REPRESENTATIVE SALE                       |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                             |
|----------|--------|-------|-----------|-------------|------------------------------------------------------|
| 008      | 252303 | 9148  | 3/16/05   | \$387,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 252303 | 9289  | 1/4/05    | \$100,000   | DOR RATIO;QUIT CLAIM DEED;                           |
| 008      | 252303 | 9306  | 6/21/06   | \$385,000   | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 008      | 262303 | 9030  | 5/12/05   | \$1,420,000 | IMP COUNT                                            |
| 008      | 286170 | 0050  | 6/21/06   | \$425,000   | OBSOL                                                |
| 008      | 292860 | 0126  | 11/12/07  | \$1,844,500 | %COMPL                                               |
| 008      | 292860 | 0131  | 12/27/07  | \$1,500,000 | %COMPL                                               |
| 008      | 292960 | 0045  | 5/16/06   | \$182,000   | DOR RATIO;PREVIMP<=25K                               |
| 008      | 300180 | 0025  | 5/23/07   | \$405,000   | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 008      | 300180 | 0161  | 4/19/05   | \$251,100   | Diagnostic Outlier-Box Plot                          |
| 008      | 302304 | 9309  | 6/28/07   | \$510,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 312304 | 9150  | 9/15/05   | \$234,400   | RELATED PARTY, FRIEND, OR NEIGHBOR;                  |
| 008      | 312304 | 9237  | 11/20/06  | \$350,000   | Diagnostic Outlier-Box Plot                          |
| 008      | 433460 | 0030  | 5/18/06   | \$485,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE              |
| 008      | 433500 | 0176  | 12/29/05  | \$200,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;         |
| 008      | 440680 | 0065  | 5/26/05   | \$180,000   | Diagnostic Outlier-Box Plot                          |
| 008      | 509780 | 0050  | 9/12/06   | \$450,000   | Sale Price doesn't appear to reflect characteristics |
| 008      | 512240 | 0040  | 9/17/07   | \$770,000   | RELOCATION - SALE TO SERVICE                         |
| 008      | 611140 | 0050  | 10/31/06  | \$300,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611340 | 0091  | 10/21/05  | \$749,950   | OBSOL                                                |
| 008      | 611440 | 0020  | 12/11/07  | \$165,000   | DOR RATIO                                            |
| 008      | 611440 | 0070  | 2/5/07    | \$541,150   | OBSOL                                                |
| 008      | 611440 | 0070  | 7/5/05    | \$685,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611440 | 0106  | 4/4/06    | \$77,500    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;        |
| 008      | 611540 | 0320  | 6/12/07   | \$497,500   | RELOCATION - SALE TO SERVICE                         |
| 008      | 611650 | 0121  | 4/7/06    | \$225,000   | STATEMENT TO DOR;                                    |
| 008      | 611750 | 0460  | 9/21/07   | \$1,850,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611750 | 0830  | 7/10/06   | \$480,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611750 | 1630  | 5/10/06   | \$840,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611750 | 1725  | 12/18/07  | \$2,750,000 | Lack of Representation-Grade12                       |
| 008      | 611750 | 1785  | 7/19/07   | \$525,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611750 | 2185  | 11/9/05   | \$1,275,000 | QUESTIONABLE PER SALES IDENTIFICATION                |
| 008      | 611750 | 2200  | 10/30/07  | \$1,200,000 | ACTIVE PERMIT BEFORE SALE>25K                        |
| 008      | 611750 | 2794  | 6/22/06   | \$1,950,000 | OBSOL                                                |
| 008      | 611790 | 0250  | 7/22/05   | \$720,000   | TRADE                                                |
| 008      | 611920 | 0055  | 11/29/05  | \$322,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 611920 | 0070  | 11/7/05   | \$525,000   | RELOCATION - SALE TO SERVICE                         |
| 008      | 611970 | 0150  | 3/23/07   | \$760,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 612070 | 0005  | 7/15/07   | \$530,000   | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 008      | 763120 | 0101  | 5/24/05   | \$430,000   | Lack of Representation-YearBlt                       |
| 008      | 763120 | 0170  | 8/1/05    | \$369,000   | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 008      | 763120 | 0200  | 6/19/06   | \$673,500   | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 008      | 763120 | 0226  | 7/17/07   | \$550,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 008      | 763120 | 0251  | 10/2/06   | \$585,000   | OBSOL                                                |
| 008      | 763180 | 0095  | 10/20/06  | \$290,000   | %NETCOND;PREVIMP<=25K                                |

***Improved Sales Removed from this Annual Update Analysis  
Area 49  
(1 to 3 Unit Residences)***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 008             | 763180       | 0110         | 5/2/05           | \$475,001         | OBSOL;EXEMPT FROM EXCISE TAX                |
| 008             | 763180       | 0160         | 5/2/06           | \$340,000         | DOR RATIO                                   |
| 008             | 768040       | 0070         | 10/18/05         | \$529,500         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008             | 809600       | 0176         | 8/14/06          | \$550,000         | Lack of Representation-<5000 SF Lot         |

***Vacant Sales Used in this Annual Update Analysis  
Area 49***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 3               | 242303       | 9182         | 08/10/2006       | 140000            | 26136           | N           | N                  |
| 3               | 242303       | 9182         | 08/09/2005       | 55000             | 26136           | N           | N                  |
| 3               | 354160       | 0315         | 07/17/2006       | 81000             | 15200           | Y           | N                  |
| 3               | 763680       | 0060         | 06/12/2007       | 155000            | 23480           | Y           | Y                  |
| 7               | 296880       | 1549         | 08/01/2005       | 188000            | 7615            | Y           | N                  |
| 7               | 419740       | 0046         | 02/18/2005       | 80000             | 14950           | N           | N                  |
| 8               | 072204       | 9002         | 07/07/2005       | 208000            | 51836           | Y           | Y                  |
| 8               | 182720       | 0125         | 08/02/2005       | 130000            | 15680           | Y           | N                  |
| 8               | 182720       | 0130         | 09/05/2005       | 99950             | 13720           | Y           | N                  |
| 8               | 210520       | 0005         | 05/04/2005       | 265000            | 17000           | N           | N                  |
| 8               | 292860       | 0350         | 07/03/2006       | 169000            | 22200           | Y           | N                  |
| 8               | 312304       | 9087         | 12/14/2005       | 500000            | 53602           | Y           | N                  |
| 8               | 312304       | 9170         | 07/26/2005       | 426000            | 13990           | N           | N                  |
| 8               | 332800       | 0020         | 06/26/2007       | 298000            | 15467           | N           | N                  |
| 8               | 362303       | 9002         | 02/09/2006       | 286000            | 29185           | Y           | Y                  |
| 8               | 611440       | 0071         | 02/06/2007       | 350000            | 20799           | N           | N                  |
| 8               | 611750       | 0195         | 10/15/2007       | 355000            | 10377           | Y           | N                  |
| 8               | 611750       | 1635         | 07/14/2005       | 780000            | 28900           | Y           | Y                  |

***Vacant Sales Removed from this Annual Update Analysis  
Area 49***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                              |
|-----------------|--------------|--------------|------------------|-------------------|----------------------------------------------|
| 3               | 711000       | 0052         | 10/13/2005       | 75000             | DORRatio                                     |
| 3               | 763740       | 0110         | 09/13/2007       | 750000            | GOVERNMENT AGENCY;                           |
| 7               | 093600       | 0190         | 01/17/2007       | 27500             | DORRatio                                     |
| 7               | 121700       | 0440         | 04/18/2005       | 18000             | STATEMENT TO DOR;                            |
| 8               | 292760       | 0460         | 09/14/2006       | 250000            | DORRatio                                     |
| 8               | 292760       | 0680         | 02/16/2005       | 89950             | DORRatio                                     |
| 8               | 386450       | 0080         | 02/15/2006       | 15000             | DORRatio                                     |
| 8               | 611750       | 0195         | 07/17/2007       | 300000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 8               | 611750       | 2355         | 07/29/2005       | 94823             | MULTI-PARCEL SALE;                           |
| 8               | 611750       | 2355         | 07/07/2005       | 94838             | MULTI-PARCEL SALE;                           |
| 8               | 611750       | 2355         | 07/07/2005       | 34485             | MULTI-PARCEL SALE;                           |
| 8               | 611750       | 2355         | 07/07/2005       | 241396            | MULTI-PARCEL SALE;                           |
| 8               | 611750       | 2355         | 07/07/2005       | 34485             | RELATED PARTY, FRIEND, OR NEIGHBOR;          |
| 8               | 611750       | 2355         | 07/07/2005       | 34485             | RELATED PARTY, FRIEND, OR NEIGHBOR;          |
| 8               | 664180       | 0060         | 02/26/2007       | 370000            | DORRatio                                     |
| 8               | 763180       | 0085         | 06/01/2006       | 170000            | DORRatio                                     |
| 8               | 763180       | 0096         | 11/14/2006       | 170000            | DORRatio                                     |

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

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

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

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

#### **Market Value**

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

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

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

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

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

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

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

### **Date of Value Estimate**

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

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

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

### **Property rights appraised:**

#### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

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



## King County

### Department of Assessments

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

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

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

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

**Scott Noble**  
*Assessor*

### MEMORANDUM

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

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

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

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

SN:swr