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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: S. Renton/Kent/ 51

Previous Physical Inspection: 2005/2001

Sales - Improved Summary:

Number of Sales: 900

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

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$103,200	\$205,500	\$308,700	\$348,500	88.6%	13.27%
2008 Value	\$165,200	\$178,200	\$343,400	\$348,500	98.5%	11.93%
Change	+\$62,000	-\$27,300	+\$34,700		+9.9%	-1.34%
% Change	+60.1%	-13.3%	+11.2%		+11.2%	-10.10%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.34% and -10.10% actually represent an improvement.

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

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$109,700	\$205,400	\$315,100
2008 Value	\$170,300	\$188,700	\$359,000
Percent Change	+55.2%	-8.1%	+13.9%

Number of improved Parcels in the Population: 4847

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

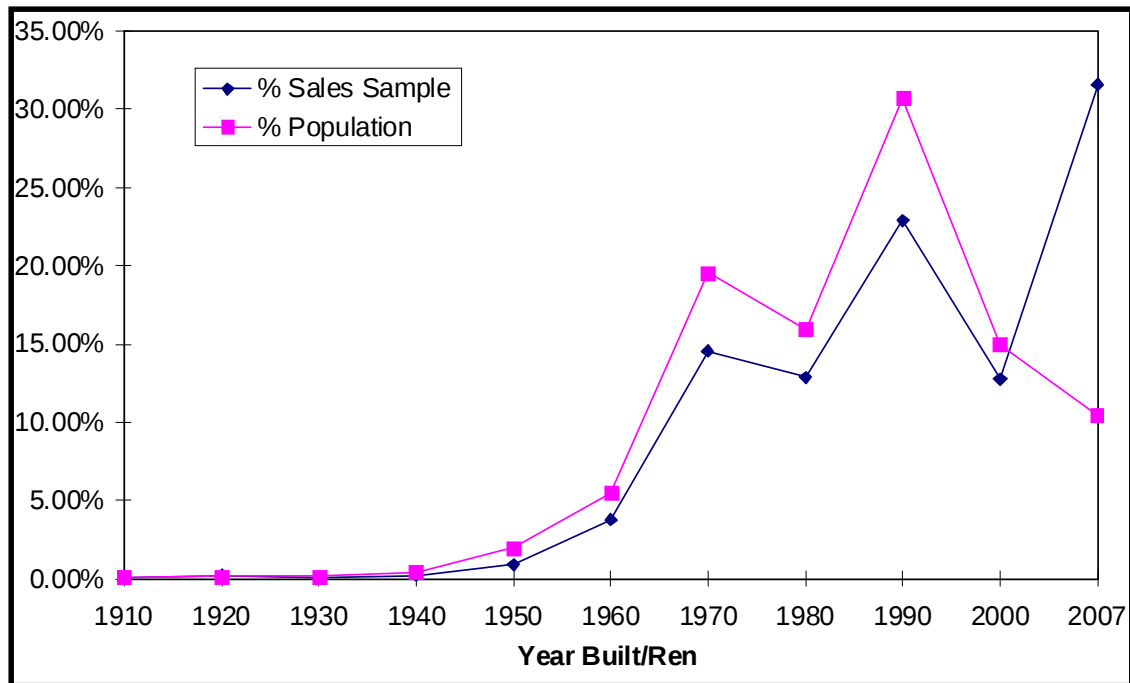
Conclusion and Recommendation:

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

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.11%
1920	2	0.22%
1930	1	0.11%
1940	2	0.22%
1950	8	0.89%
1960	34	3.78%
1970	131	14.56%
1980	116	12.89%
1990	206	22.89%
2000	115	12.78%
2007	284	31.56%
	900	

Population		
Year Built/Ren	Frequency	% Population
1910	6	0.12%
1920	8	0.17%
1930	8	0.17%
1940	20	0.41%
1950	96	1.98%
1960	265	5.47%
1970	948	19.56%
1980	773	15.95%
1990	1488	30.70%
2000	727	15.00%
2007	508	10.48%
	4847	

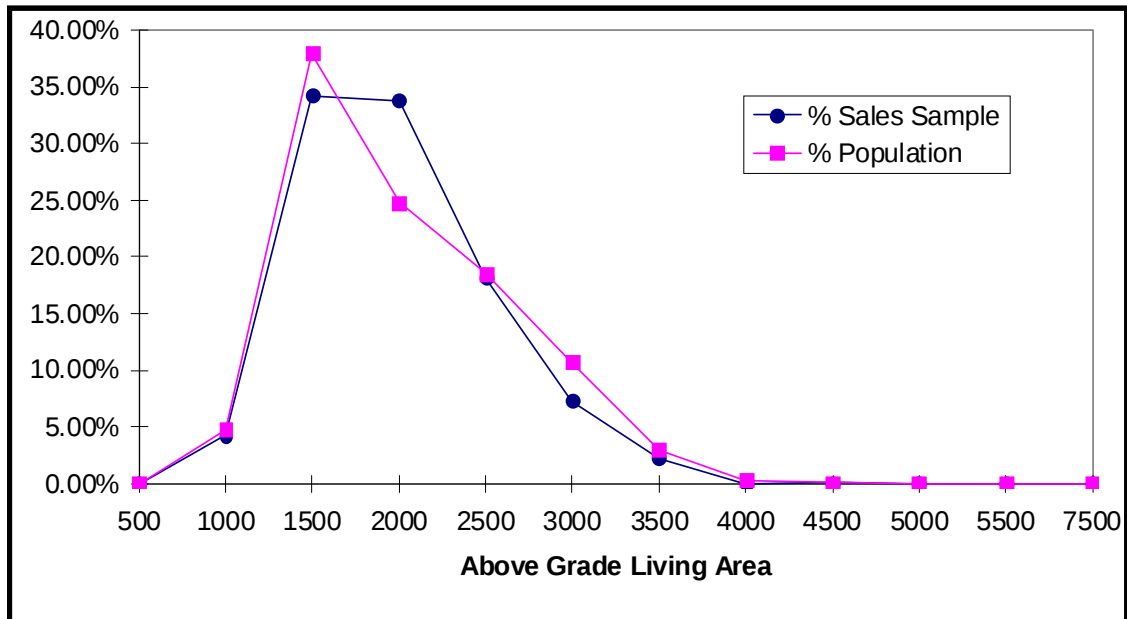


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	38	4.22%
1500	308	34.22%
2000	304	33.78%
2500	163	18.11%
3000	66	7.33%
3500	20	2.22%
4000	0	0.00%
4500	1	0.11%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	900	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	229	4.72%
1500	1839	37.94%
2000	1199	24.74%
2500	898	18.53%
3000	518	10.69%
3500	145	2.99%
4000	13	0.27%
4500	5	0.10%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	4847	

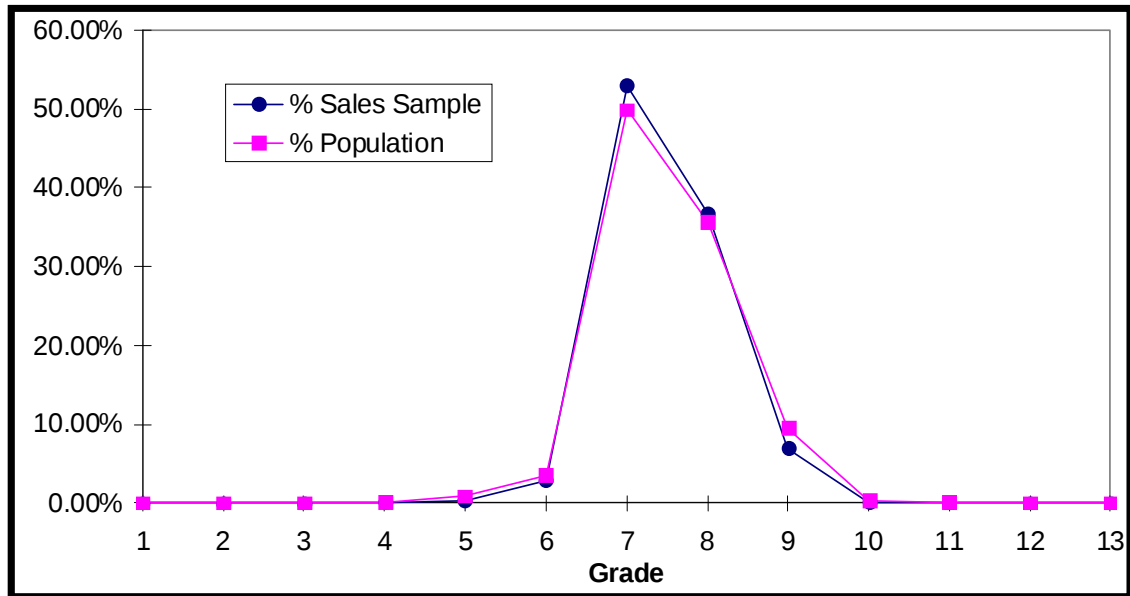


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

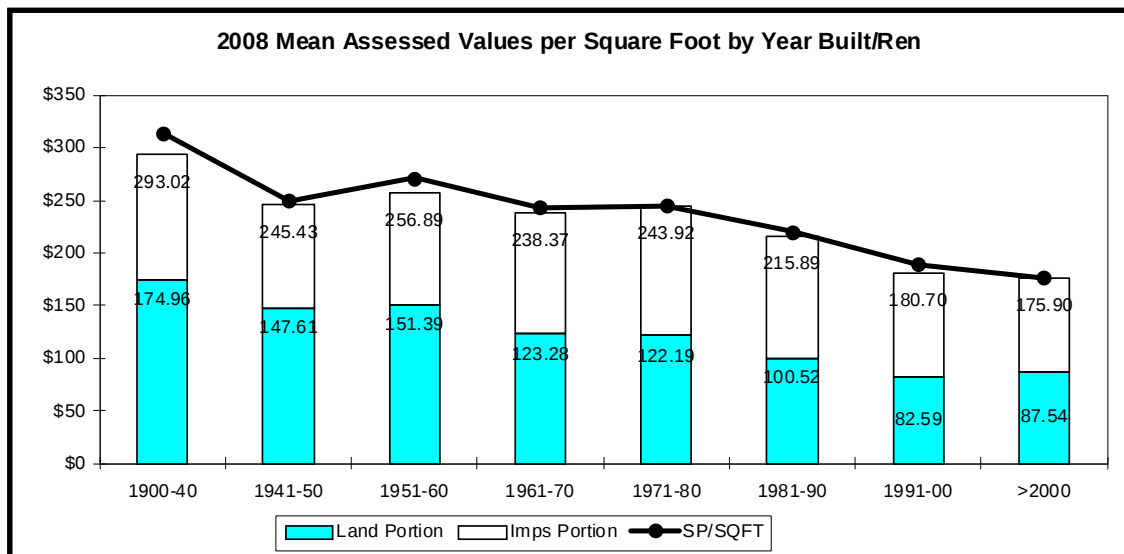
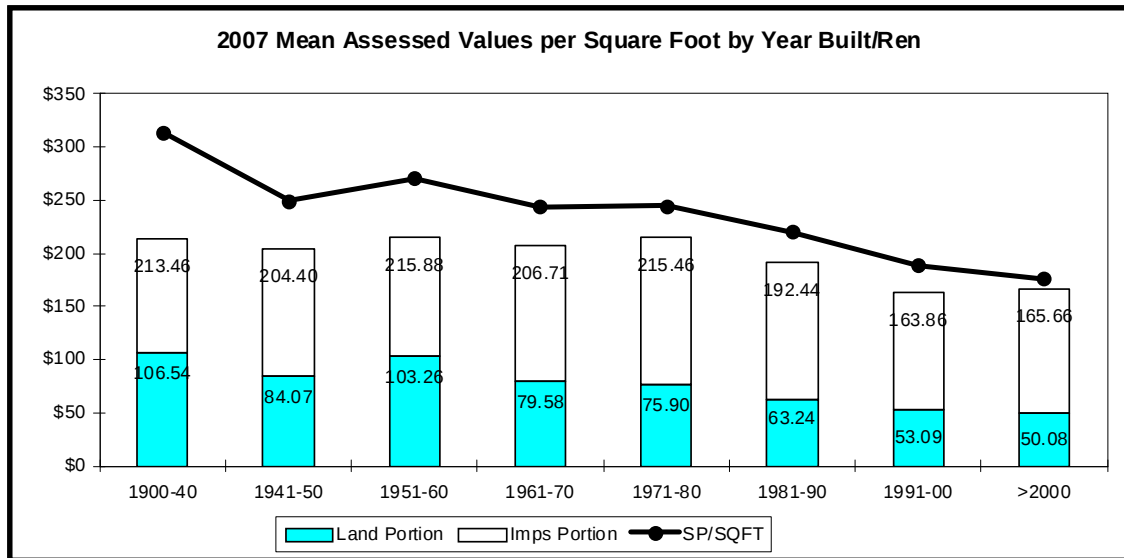
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.11%
5	3	0.33%
6	26	2.89%
7	476	52.89%
8	330	36.67%
9	63	7.00%
10	1	0.11%
11	0	0.00%
12	0	0.00%
13	0	0.00%
900		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.06%
5	44	0.91%
6	172	3.55%
7	2418	49.89%
8	1726	35.61%
9	464	9.57%
10	17	0.35%
11	3	0.06%
12	0	0.00%
13	0	0.00%
4847		



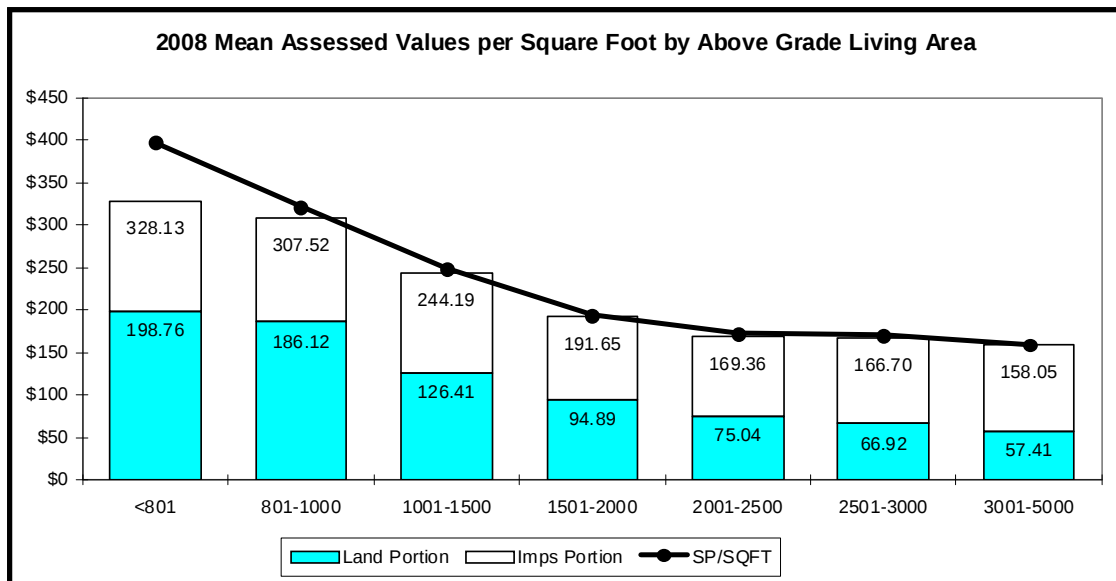
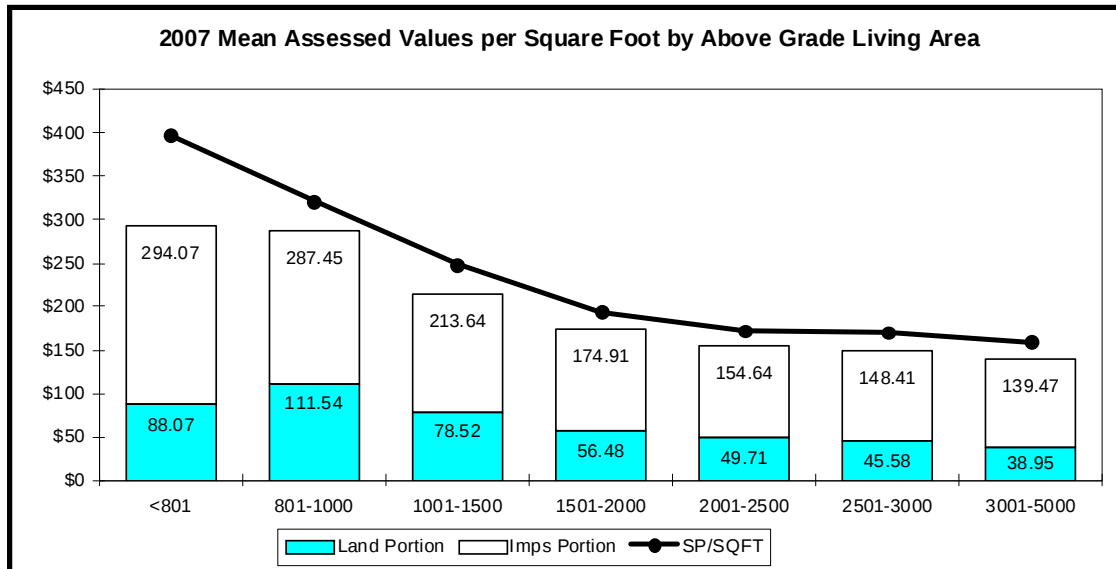
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



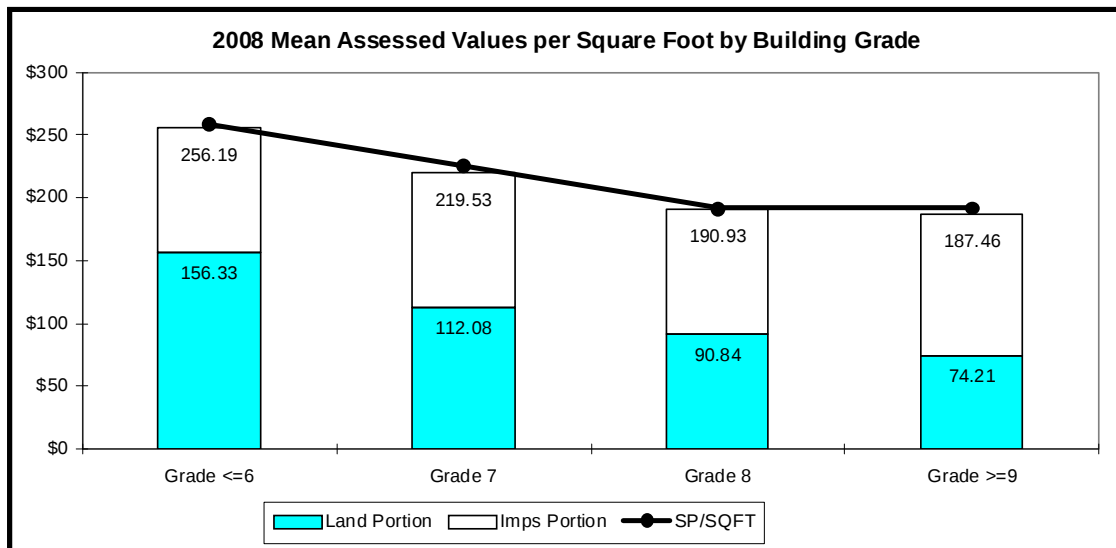
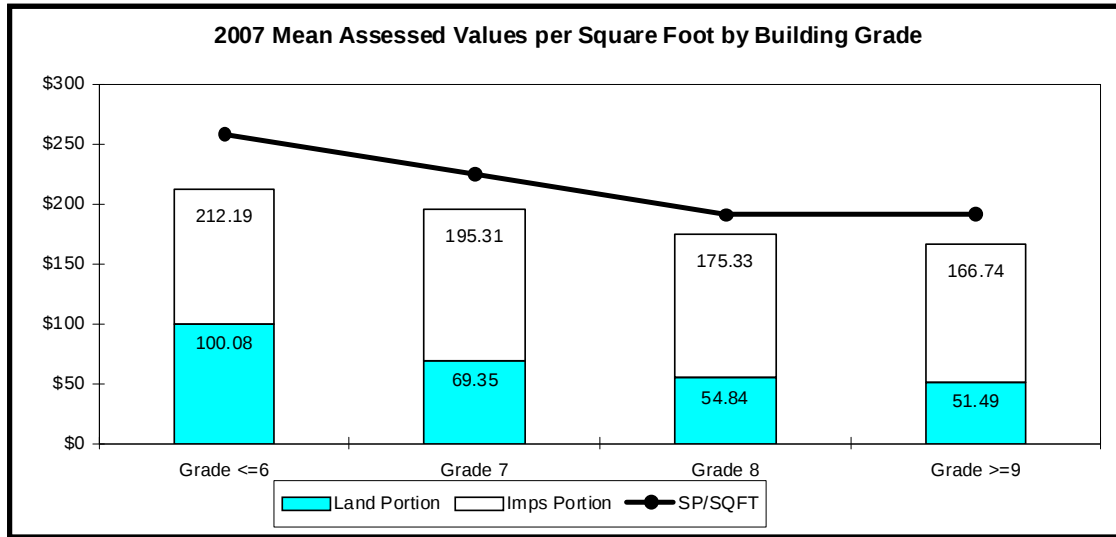
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



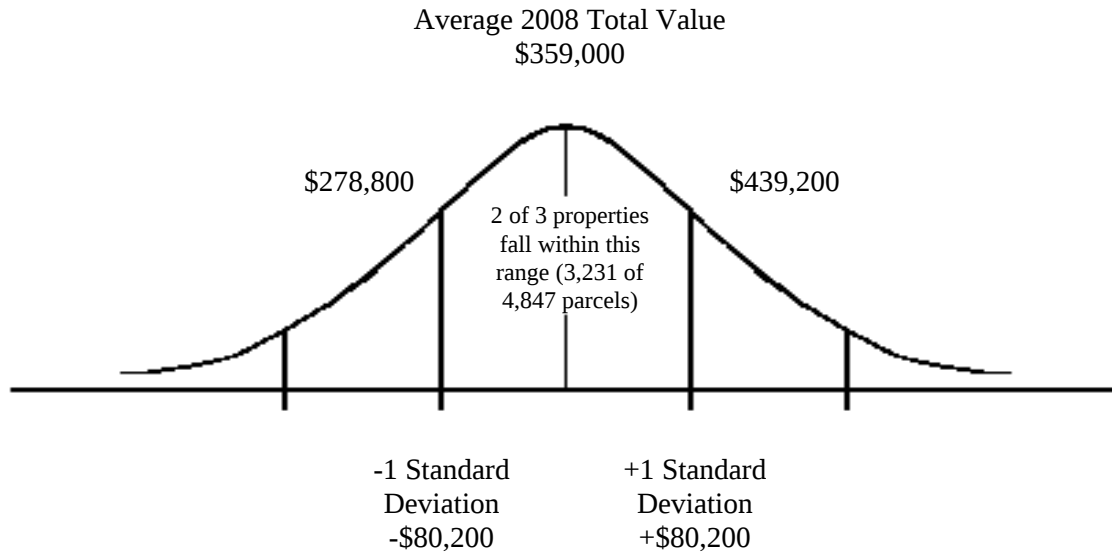
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



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

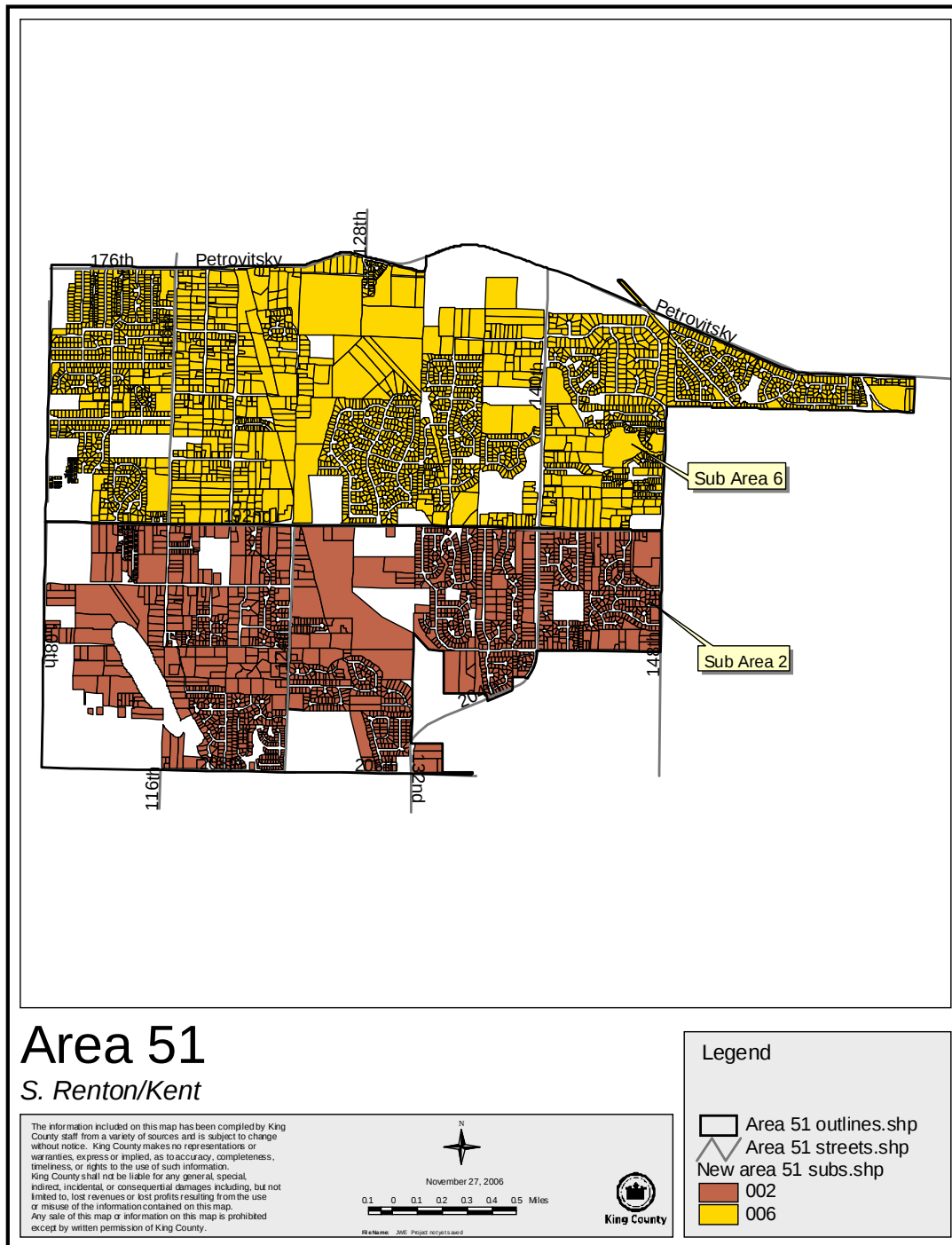
Population Summary



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

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

Area 51 Map



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 15, 2008

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

Highest and Best Use Analysis

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

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

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

Identification of the Area

Name or Designation:

Area Name: S. Renton/Kent

Boundaries:

Area 51 is bounded on the north by SE Petrovitsky Road (SE 176th Street), on the south by SE 208th Street, on the west by 108th Avenue SE, and on the east by 148th Avenue SE.

Maps:

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

Area Description:

Area 51 is located in SE Renton and Kent. The jurisdictions represented in this area are unincorporated King County, and the cities of Renton and Kent. This area is bounded by major arterials, highways, and in close proximity to Interstate 5 which provides good access to major employment centers, shopping and services. Some topography and traffic noise issues adversely affect this area. The majority of the improvements are single family dwellings in average condition.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.27% to 11.93%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. The majority of the vacant land sales were larger lot sales, vacant in-fill lots scattered throughout the area and some new plat sales. All land sales were verified by field review and additional buyer or seller contact when possible.

Improved Parcel Total Value Data:

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

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for

quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

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

Land Model

Model Development, Description and Conclusions

There are 5638 parcels in Area 51 of which 574 are vacant. There is a mixture of older plats, acreage and newer plats which have been developed at a rapid rate.

There were sufficient vacant lot sales to use as the basis for land valuation. The market indicated a value range of \$150,000 to \$185,000 for a typical lot in a subdivision. Tax lot parcels were valued at a different rate because they typically did not have the amenities that are found in subdivisions (i.e. sidewalks, sewers, curbs, gutters, underground utilities). There are two manufactured home parks in area 51 in which the land is owned by individual homeowners. The plats with the manufactured homes are valued at \$116,000 per site. The sales comparison approach was further supplemented with land allocation. For land allocation we estimated the starting land-to-total value allocation at 35%. We used the starting allocation percentage in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the number of vacant sales.

External influences and nuisances such as traffic noise, topography, restricted access, some power line influences and environmental issues were coded and recognized, and downward adjustments were made. Overall the market does not indicate that there are any views that warrant market adjustments.

Panther Lake is a small "lake" located in area 51-2 in unincorporated King County. It is a small lake of 33 surface acres with a maximum depth of about seven feet. There is public access and a boat launch on the lake, however, there are no parks. The lake is shallow and most of the lake surface is covered by water lilies which limits actual and potential beneficial uses. The market does not indicate a positive or negative reaction to the lake frontage. No adjustments were made for Panther Lake water frontage.

Area 51 is in close proximity to the major cities of Seattle and Bellevue. The location of area 51 provides good access to employment centers, transportation hubs, regional shopping and medical facilities. Because of the lack of developable land in King County in close proximity to city centers, larger sites and acreage are changing from one building site to multiple sites. Potential for sub-dividing as highest and best use was considered only where a definite trend or indication could be ascertained in the foreseeable future. Most of the larger available acreage tracts are affected by topography, wetlands and sensitive areas. The majority of the vacant land sales have either been purchased by builders or developers. Developers have started the short platting process which will segregate the original parcel into several smaller building sites.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Major	Plat name	New Base Land Value
019250	Alpine Manor Add	\$150,000
030550	Auria Woods	\$170,000
051170	Bankers 1st Add	\$150,000
071200	Bel Terra #10	\$150,000
064691	Belgrove at Renton Div #2	\$150,000
073900	Benson Heights	\$155,000
073940	Benson Hill	\$155,000
074050	Benson Terrace Div #1	\$150,000
074070	Benson Terrace Div #2	\$150,000
074090	Benson Terrace Div #3	\$150,000
074110	Benson Terrace Div #4	\$150,000
074300	Benson Woods	\$155,000
081820	Birchwood Estates	\$185,000
090800	Bollman	\$155,000
098400	Boulevard Lane Div #1	\$155,000
098410	Boulevard Lane Div #2	\$155,000
098420	Boulevard Lane Div #3	\$155,000
098421	Boulevard Lane Div #4&5	\$155,000
098422	Boulevard Lane Div #6	\$155,000
098423	Boulevard Lane Div #7	\$155,000
111610	Bristow add	\$150,000
140200	Carriage Lane #1	*
140210	Carriage Lane #2	*
140220	Carriage Lane #3	*
140260	Carriage Wood #1	\$170,000
140261	Carriage Wood #2	\$170,000
140262	Carriage Wood #3	\$170,000
140263	Carriage Wood #4	\$170,000
140264	Carriage Wood #5	\$170,000
140265	Carriage Wood #6	\$170,000
140266	Carriage Wood #7	\$170,000
140267	Carriage Wood #8	\$170,000
140270	Carriage Wood Park	\$170,000
144286	Cedar Estates #2	\$170,000
147312	CedarWood Estates	\$185,000
156595	Chinquapin Ridge	\$170,000
178725	Country Gate at Lk Youngs	\$170,000
216330	East Panther #1	\$155,000
222100	Echo Glen	\$150,000
232983	Emerald Forest	\$155,000
232985	Emerald Glen	\$155,000
233323	Emerald Vista	\$155,000
245950	Fairfield Glen	\$155,000

*Land Valuation Schedule for unplatted parcels was used

Land Value Model Calibration

Major	Plat name	New Base Land Value
245995	Fairhaven #1	\$155,000
245996	Fairhaven #2	\$155,000
245997	Fairhaven #3	\$155,000
247292	Fairwood Firs	\$185,000
247293	Fairwood Firs #2	\$185,000
247295	Fairwood Glen	\$155,000
247380	Fairwood Pond Estates	\$185,000
250880	Fenton Ridge	\$170,000
253841	Fieldstone Div #2	\$155,000
259180	Forest Estates Div 1	\$170,000
259181	Forest Estates Div 2	\$170,000
259182	Forest Estates Div 3	\$170,000
259183	Forest Estates Div 4	\$170,000
259184	Forest Estates Div 5	\$185,000
259185	Forest Estates Div 6	\$170,000
259186	Forest Estates Div 7	\$170,000
259230	Forest Glen South	\$155,000
259768	Forest Trails Div #1	\$170,000
259767	Forest Trails Div #2	\$170,000
259769	Forest Trails Div #3	\$170,000
259771	Forest Trails Div #4	\$170,000
259772	Forest Trails Div #5	\$170,000
261940	Fox Estates	\$170,000
269820	Garden View Estates	\$155,000
281780	Golden Hills	\$155,000
287300	Green Acres East	\$150,000
293700	Greystone	\$180,000
321690	Hedlund Meadows	\$170,000
327485	Hidden Cedars Div #2	\$170,000
327620	Higgin Botham add	\$150,000
327690	High Chaparral Estates	\$150,000
370960	Jessie Glen	\$170,000
382040	Kennedy LJ Addition	\$150,000
383070	Kent Ridge Place	\$185,000
430100	L Heureux Add	*
412795	Lake Youngs	\$170,000
412800	Lake Youngs Place	\$170,000
419310	Larson Parke	\$165,000
432420	Linda Crest Div #1	\$150,000
432421	Linda Crest Div #2	\$155,000
432455	Linda Highland Div#1	\$150,000
440600	Lori Lane	\$150,000
447500	Lynden Place	\$165,000
508970	Maple Glen Add	\$170,000

* Land Valuation Schedule for unplatted parcels was used

Land Value Model Calibration

Major	Plat name	New Base Land Value
516470	Marmak	*
519800	Mason's Place	*
543800	Melridge add	\$150,000
563520	Morford Park	\$170,000
564860	Morning Glen	\$150,000
619660	Northwestern Garden Div #1	*
619720	Northwestern Garden Div #2	*
619780	Northwestern Garden Div #3	*
619840	Northwestern Garden Div #4	*
619900	Northwestern Garden Div #5	*
619960	Northwestern Garden Div #6	*
640271	Orchard Park #2	\$155,000
662300	Panther Lake Estates(MH Park)	\$116,000
662400	Panther Lake Terrace Div #1	\$150,000
662401	Panther Lake Terrace Div #2	\$150,000
662402	Panther Lake Terrace Div #3	\$150,000
662403	Panther Lake Terrace Div #4	\$160,000
675230	Pheasant Meadow	\$155,000
730000	Ridge @ Panther Lake Div #1	\$170,000
681775	Ridge @ Panther Lake Div #2	\$170,000
738340	Rock Creek	\$185,000
746140	Ruddells 1st addition	\$165,000
746142	Ruddell's 3rd Add	\$155,000
769730	Serentity Ridge	\$170,000
774870	Sherlyn Park	\$150,000
786130	Soos Creek Meadow	\$155,000
793200	Springbrook Five Acre Tracts	*
793260	Spring Brook Ranch Add	*
793390	Spring Hill	\$185,000
793680	Spring Hill West	\$170,000
795508	Stafford Hansel #11	\$155,000
815590	Swanson Court(MH Park)	\$116,000
890620	View Gardens #2	\$150,000
890610	View Gardens Add	\$150,000
894360	Villa Real	\$170,000
896020	Vista View Heights #2	\$150,000
896030	Vista View Heights #3	\$150,000
911710	Walhaven Add #2	\$150,000
911700	Walhaven Plat of	\$150,000
926650	West Glen	\$155,000
937840	Whitney Glen	\$155,000
951040	Woodberry Lane	\$170,000

* Land Valuation Schedule for unplatted parcels was used.

Unplatted Tax Lots	
Size	Value
<5000 Sq Ft	\$125,000
5001-10,000	\$145,000
10,001-15,000	\$165,000
15001-20,000	\$185,000
20,001-30,000	\$205,000
30,001-43,559	\$225,000
1 Ac-1.25 Ac	\$245,000
1.26 Ac-1.50 Ac	\$265,000
1.51 Ac-1.75 Ac	\$285,000
1.76 Ac-2.00 Ac	\$305,000
2.01 Ac-2.25 Ac	\$325,000
2.26 Ac-2.50 Ac	\$345,000
2.51 Ac-2.75 Ac	\$365,000
2.76 Ac-3.00 Ac	\$385,000
3.01 Ac-3.25 Ac	\$405,000
3.26 Ac-3.50 Ac	\$425,000
3.51 Ac-3.75 Ac	\$445,000
3.76 Ac-4.00 Ac	\$465,000
4.01 Ac-4.25 Ac	\$485,000
4.26 Ac-4.50 Ac	\$505,000
4.51 Ac-4.75 Ac	\$525,000
4.76 Ac-5.00 Ac	\$545,000
>5.00 Ac	\$545,000 + \$30,000 for each additional acre

ADJUSTMENTS TO LAND VALUES

Traffic	
Moderate	-\$5,000 or -\$10,000
High	-\$15,000 or -\$20,000
If the site is East of 140 th Ave SE on Petrovitsky Rd the traffic adjustment is -\$5,000. If a lot is a “flag lot” or not directly located on the arterial the adjustment is the smaller amount.	
Power Lines	-\$5,000
Sensitive Areas	
Restricted Access	-5% to -30%
Topography	-5% to -30%
Streams	-5% to -20%
Wetlands/Floodplain	-5% to -75%
Unbuildable Lots	
1 Acre or less	\$20,000 Total
Greater than 1 Acre	15% of Unplatted Lot Value
Schedule for Potential Lot Development	
\$50,000 per lot	

***Vacant Sales Used In This Physical Inspection Analysis
Area 51***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
2	032205	9186	04/03/2007	640000	66150	N	N
2	042205	9022	09/29/2005	150000	41184	N	Y
2	052205	9337	03/28/2007	560000	34400	N	N
2	793200	0014	11/14/2006	500000	57935	N	N
6	282305	9122	07/11/2005	36480	17387	N	N
6	322305	9354	11/03/2006	165000	6007	N	N
6	332305	9030	05/30/2007	230500	21395	N	N
6	332305	9034	07/24/2006	1500000	650786	N	N
6	332305	9089	09/27/2006	10000	17272	N	N
6	342305	9035	11/29/2007	1200000	435164	N	N
6	342305	9052	03/25/2005	360000	58806	N	N
6	619660	0520	02/27/2006	115000	75794	N	N
6	619780	0265	12/14/2005	110000	21741	N	N
6	619840	0180	05/10/2006	710000	5685	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 51***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032205	9088	06/30/2006	402625	PLOTTAGE;
2	032205	9093	06/28/2006	50000	PLOTTAGE;
2	032205	9142	06/01/2006	37500	PLOTTAGE;
2	032205	9186	07/28/2005	50000	QUESTIONABLE PER APPRAISAL;
2	042205	9001	08/07/2006	450000	NON-PROFIT ORGANIZATION;
2	042205	9125	03/07/2005	179000	TEAR DOWN; MOBILE HOME;
2	052205	9319	07/24/2007	11000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	793200	0005	03/10/2005	285000	SEGREGATION AND/OR MERGER;
6	233323	0400	10/09/2006	7500	BUILDER OR DEVELOPER SALES;
6	332305	9002	09/21/2007	70000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
6	619660	0100	11/09/2006	495000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	619720	0060	04/18/2007	168000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	619840	0162	06/05/2006	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	619900	0240	09/29/2005	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	619900	0260	04/24/2006	450000	NO MARKET EXPOSURE; STATEMENT TO DOR;
6	662340	0131	03/30/2006	150000	SEGREGATION AND/OR MERGER;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

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

The majority of the improvements in Area 51 were grade 7 and 8, single-family dwellings built from 1960 to 1990. The trend has been to develop the large and acreage tracts into short plats and new subdivisions. New construction activity has been brisk and throughout Area 51.

There were minimal sales of parcels with improvements in poor condition, buildings with a grade less than 4 and parcels with multiple improvements. The lack of sales made it impossible to develop a specification within the model for these strata. The parcels that have improvements in poor condition, or building grades less than 4 were valued using Replacement Cost New Less Depreciation (RCNLD) plus new land value. Parcels with multiple improvements used total EMV for the primary improvement, plus RCNLD for additional improvements. Buildings with unfinished above-grade living area were valued by EMV minus the market derived value of the unfinished area (see Exception Valuations page 26).

In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools.

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

Improved Parcel Total Value Model Calibration

NCSS Multiplicative Model Area 51

FORMULA:

<u>VARIABLE</u>	<u>COEFFICIENT</u>
Intercept	1.693966
In Plat Cedarwood Estates	*0.06077402
LN(EXP((((YrRen>0)*YrRen+(YrRen=0)*YrBuilt)-1900+1)/10))	*0.01746812
LN(EXP(Grade))	*0.05445079
LN(Cond)	*0.3428156
LN(((CovPkg-Carport-DetGar)/10)+1)	*0.03530828
LN(FstFlr/100)	*0.8200213
LN(((SndFlr+HlfFlr+UprFlr)/100)+1)	*0.2105343
LN(((TotBsmt+(((FinBGrade>5)*(FinBsmt)))-BsmtGar)/100)+1)	*0.1084402
	= Total

Then, EXP(Total) * 1000=EMV

Then, Truncate EMV value to the lower thousand

EMV	= TOTAL VALUE
LAND VALUE	= BASE LAND VALUE
IMPROVEMENT VALUE	= EMV-BASE LAND VALUE

EMV values were not generated for:

- Buildings with grade less than 4.
- Building two or greater. (EMV is generated for building one only.)
- Lot size less than 1001 square feet
- Improvements with percent obsolescence greater than 0
- Improvements with percent net condition greater than 0
- Improvements with percent complete greater than 0.
- Improvements with unfinished above grade living area
- Improvements with poor condition
- Accessory improvements only

Exception Valuations:

Multiple Buildings	EMV of Bldg #1 + RCNLD of Additional Buildings.
Accessory Improvement Only	Total RCNLD
Buildings in Poor Condition	Total RCNLD
Buildings with Percent Complete	Total RCNLD
Buildings with Obsolescence	EMV of Improvement - Percent Obsolescence + Base Land
Buildings with unfinished AGLA	EMV calculates from total AGLA. Calculate EMV for AGLA as if all finished. Deduct unfinished area from total AGLA, calculate EMV. Subtract unfinished AGLA total from finished AGLA total. Multiple the difference by .50. Subtract the difference from the improvement EMV that reflects the total AGLA calculation.
Building with Net Condition	Total RCNLD
Buildings with grade less than 4	Total RCNLD

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used In This Physical Inspection Analysis
Area 51

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
2	019250	0140	03/23/2007	316000	1610	0	7	1964	3	11475	N	N	19455 136TH PL SE
2	019250	0220	10/27/2005	319100	1720	0	7	1967	3	11338	N	N	19252 136TH PL SE
2	019250	0270	06/09/2005	245000	1200	0	7	1966	4	11346	N	N	19436 136TH PL SE
2	032205	9005	11/21/2006	390000	1000	0	7	1953	5	34840	N	N	13637 SE 192ND ST
2	032205	9152	08/15/2005	242000	960	0	7	1970	3	18000	N	N	14447 SE 192ND ST
2	032205	9153	07/28/2005	292000	1180	0	6	1948	3	31362	N	N	19837 140TH AVE SE
2	032205	9187	08/03/2005	214800	950	0	6	1964	4	9600	N	N	19662 140TH AVE SE
2	032205	9254	08/31/2007	349950	1590	0	7	1996	3	12308	N	N	19319 143RD PL SE
2	032205	9259	03/19/2007	350000	1640	0	7	1996	3	12310	N	N	19327 143RD PL SE
2	032205	9359	06/29/2006	350000	2005	0	7	2006	3	7013	N	N	19834 140TH AVE SE
2	042205	9096	10/25/2007	410000	1590	0	8	1968	3	43560	N	N	20204 117TH AVE SE
2	052205	9036	10/27/2005	450000	1650	450	8	1954	4	49222	N	N	20216 108TH AVE SE
2	052205	9120	09/27/2007	425000	1440	0	7	1956	3	46609	N	N	19657 116TH AVE SE
2	052205	9147	08/31/2006	457000	1630	0	7	1954	4	54885	N	N	19809 116TH AVE SE
2	052205	9257	07/19/2005	330000	1060	0	7	1968	3	18194	N	N	11023 SE 204TH ST
2	052205	9280	03/20/2006	410000	1620	100	7	1947	4	22000	N	N	11215 SE 192ND ST
2	052205	9343	09/13/2005	332500	2030	0	7	1990	3	7333	N	N	11010 SE 204TH ST
2	178725	0080	10/25/2006	364950	1790	0	8	2001	3	4675	N	N	19814 142ND PL SE
2	178725	0160	07/09/2007	448000	2390	0	8	2002	3	5220	N	N	19915 142ND PL SE
2	178725	0210	12/07/2007	395000	2410	0	8	2001	3	5225	N	N	14211 SE 198TH ST
2	216330	0040	09/12/2007	365000	1950	0	7	1990	3	6599	N	N	11920 SE 204TH ST
2	216330	0140	10/10/2005	320000	1460	440	7	1990	3	7416	N	N	11810 SE 204TH ST
2	222100	0130	04/28/2005	274950	1140	450	7	1975	3	10464	N	N	19331 140TH PL SE
2	245950	0010	03/07/2007	350500	1790	0	7	1985	3	10043	N	N	19212 135TH AVE SE
2	245950	0030	07/31/2007	299950	1250	0	7	1985	3	7351	N	N	19222 135TH AVE SE
2	245950	0060	04/18/2005	274000	1130	710	7	1985	3	9538	N	N	19312 135TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 51**

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
2	245950	0090	01/13/2005	259900	1200	330	7	1985	3	7622	N	N	19406 135TH AVE SE
2	245950	0110	03/15/2005	250000	1700	0	7	1985	3	7225	N	N	19422 135TH AVE SE
2	245950	0140	10/27/2005	275000	1170	420	7	1985	3	6375	N	N	19510 135TH AVE SE
2	245950	0170	06/13/2006	324950	1170	420	7	1985	3	10634	N	N	19532 135TH AVE SE
2	245950	0180	04/26/2006	345000	1780	0	7	1985	3	17518	N	N	13427 SE 196TH ST
2	245950	0210	10/25/2006	352500	1630	0	7	1985	3	12295	N	N	19501 135TH AVE SE
2	245950	0300	11/28/2005	305000	1150	380	7	1985	3	6723	N	N	19303 135TH AVE SE
2	247295	0020	01/19/2006	285000	1410	0	7	1983	3	8554	N	N	19240 146TH AVE SE
2	247295	0030	11/17/2005	280000	1190	0	7	1983	4	8888	N	N	19246 146TH AVE SE
2	247295	0080	08/10/2005	309950	1080	720	7	1984	4	8001	N	N	19424 146TH AVE SE
2	247295	0090	09/24/2006	358000	1080	520	7	1984	4	9225	N	N	19430 146TH AVE SE
2	247295	0130	11/27/2007	350000	1180	870	7	1983	4	7610	N	N	14617 SE 195TH PL
2	247295	0160	03/22/2005	268500	1410	0	7	1983	3	7466	N	N	14601 SE 195TH PL
2	247295	0270	10/24/2007	305000	1410	0	7	1983	3	8967	N	N	19331 144TH CT SE
2	247295	0310	11/02/2006	360000	1360	570	7	1983	3	8475	N	N	19334 144TH CT SE
2	247295	0320	02/28/2005	271000	1410	0	7	1984	3	9705	N	N	14422 SE 194TH ST
2	247295	0380	08/08/2007	343200	1390	0	7	1984	4	8207	N	N	19221 146TH AVE SE
2	247295	0410	12/08/2006	310000	1460	0	7	1984	3	6500	N	N	19411 146TH AVE SE
2	247295	0470	05/01/2006	349950	1400	730	7	1983	3	6660	N	N	19430 144TH PL SE
2	247295	0520	06/22/2005	254500	1170	0	7	1984	3	6711	N	N	14419 SE 194TH ST
2	250880	0090	02/12/2007	378500	1830	0	8	1994	3	7551	N	N	20436 121ST WAY SE
2	250880	0140	08/05/2005	430000	2590	0	8	1994	3	8031	N	N	20408 121ST WAY SE
2	250880	0190	06/26/2006	387950	1840	0	8	1994	3	6333	N	N	20417 121ST WAY SE
2	250880	0200	06/23/2005	345000	1830	0	8	1995	3	6176	N	N	20425 121ST WAY SE
2	250880	0210	01/08/2007	379950	1720	0	8	1995	3	5715	N	N	20431 121ST WAY SE
2	250880	0230	06/17/2005	344950	1970	0	8	1997	3	6411	N	N	20505 121ST WAY SE
2	250880	0270	09/29/2006	380000	1990	0	8	1995	3	6782	N	N	20533 121ST WAY SE
2	250880	0370	09/07/2005	328235	1700	0	8	1998	3	6050	N	N	20714 122ND PL SE
2	250880	0440	09/20/2005	326000	1970	0	8	1998	3	6056	N	N	20523 122ND PL SE
2	250880	0450	08/20/2007	340000	1140	750	8	1997	3	6150	N	N	20515 122ND PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 51**

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
2	250880	0480	08/06/2007	378000	2190	0	8	1995	3	6001	N	N	20518 121ST WAY SE
2	259230	0280	12/19/2006	348500	1680	0	8	1986	3	8765	N	N	13741 SE 201ST ST
2	259230	0290	07/03/2006	386600	1320	290	8	1986	3	8713	N	N	13740 SE 201ST ST
2	259230	0340	07/31/2006	342500	1300	310	8	1986	3	7854	N	N	13708 SE 201ST ST
2	259230	0390	07/27/2006	379000	1480	530	8	1987	3	10395	N	N	13727 SE 200TH ST
2	259767	0140	11/07/2006	395000	1730	670	8	1989	3	7569	N	N	19826 134TH PL SE
2	259767	0170	05/15/2006	362000	2150	0	8	1987	3	7392	N	N	13404 SE 198TH ST
2	259767	0180	08/23/2005	342950	1420	670	8	1989	3	7435	N	N	19712 134TH PL SE
2	259767	0190	08/25/2006	385000	1570	600	8	1987	3	6629	N	N	13346 SE 197TH ST
2	259767	0220	08/21/2007	455000	2890	0	8	1989	3	7350	N	N	13324 SE 197TH ST
2	259767	0250	06/28/2006	374000	2150	0	8	1988	3	7000	N	N	13323 SE 197TH ST
2	259767	0280	12/11/2006	377000	2150	0	8	1987	3	6537	N	N	13349 SE 197TH ST
2	259767	0310	09/18/2007	409900	1770	0	8	1987	4	7554	N	N	19723 134TH PL SE
2	259767	0330	05/23/2007	370000	1770	0	8	1988	3	7001	N	N	19811 134TH PL SE
2	259767	0440	06/04/2007	371000	1310	520	8	1987	3	5967	N	N	13328 SE 198TH ST
2	259767	0450	11/09/2007	409950	2570	0	8	1988	3	6557	N	N	13322 SE 198TH ST
2	259768	0180	09/07/2006	371000	1760	0	8	1985	3	7000	N	N	19803 133RD AVE SE
2	259768	0250	08/24/2005	319500	1840	0	8	1985	3	6123	N	N	19819 132ND PL SE
2	259769	0040	04/23/2007	400000	1500	640	8	1986	3	11275	N	N	19614 133RD AVE SE
2	259769	0070	09/18/2006	353000	1760	0	8	1987	3	7915	N	N	13306 SE 196TH ST
2	259769	0190	08/08/2007	406000	2150	0	8	1986	3	6330	N	N	13336 SE 195TH ST
2	259769	0210	06/14/2005	345000	1500	640	8	1986	3	8373	N	N	13318 SE 195TH ST
2	259769	0260	09/20/2006	364500	1290	370	8	1986	3	7000	N	N	19414 133RD AVE SE
2	259769	0300	08/23/2006	374950	1390	370	8	1985	3	7000	N	N	19328 133RD AVE SE
2	259769	0400	07/02/2007	402500	1500	640	8	1985	3	9100	N	N	19317 133RD AVE SE
2	259769	0460	06/06/2006	388500	1840	0	8	1986	3	9100	N	N	19419 133RD AVE SE
2	259771	0080	10/25/2007	382000	1410	680	8	1987	3	8884	N	N	19338 133RD PL SE
2	259771	0190	02/09/2007	394900	2290	0	8	1989	3	6685	N	N	13335 SE 194TH CT
2	259771	0200	06/22/2005	343613	2290	0	8	1989	3	6065	N	N	19411 134TH AVE SE
2	259771	0300	12/29/2005	393800	2570	0	8	1990	3	8138	N	N	13332 SE 196TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 51**

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
2	259771	0330	07/05/2005	310000	1770	0	8	1989	3	7740	N	N	13317 SE 196TH ST
2	259771	0340	03/21/2006	337950	1770	0	8	1990	3	8244	N	N	13401 SE 196TH ST
2	259772	0030	04/11/2007	423200	1570	600	8	1987	3	13553	N	N	19636 134TH CT SE
2	259772	0030	01/26/2005	319000	1570	600	8	1987	3	13553	N	N	19636 134TH CT SE
2	259772	0040	08/13/2007	375000	1770	0	8	1988	3	8285	N	N	19632 134TH CT SE
2	281780	0150	08/11/2006	340000	1570	540	7	1979	4	7828	N	N	19226 121ST PL SE
2	287300	0100	11/19/2007	300000	1340	0	7	1975	4	7210	N	N	13012 SE 204TH PL
2	287300	0130	08/02/2005	215000	900	0	7	1970	3	9865	N	N	13000 SE 204TH PL
2	287300	0180	08/24/2006	279900	990	0	7	1969	4	7210	N	N	20419 130TH AVE SE
2	287300	0290	04/17/2007	273450	1060	0	7	1968	4	7462	N	N	20701 130TH AVE SE
2	287300	0350	10/16/2006	287500	1060	0	7	1968	4	10027	N	N	13028 SE 207TH PL
2	287300	0520	10/24/2006	352000	1130	1000	7	1975	4	7210	N	N	20432 131ST PL SE
2	287300	0550	09/26/2006	309000	1580	0	7	1974	3	7210	N	N	20412 131ST PL SE
2	287300	0580	02/22/2005	228950	1000	580	7	1974	4	7210	N	N	20459 132ND AVE SE
2	287300	0600	10/25/2006	325000	1000	580	7	1974	4	7210	N	N	20505 132ND AVE SE
2	287300	0640	03/16/2006	268500	1010	0	7	1968	4	7862	N	N	13003 SE 206TH ST
2	287300	0660	07/22/2005	245000	1340	0	7	1975	4	8574	N	N	13015 SE 206TH ST
2	287300	0690	05/19/2005	255000	1130	1000	7	1975	4	7649	N	N	20432 130TH PL SE
2	287300	0720	09/07/2006	265000	900	0	7	1970	3	7210	N	N	20412 130TH PL SE
2	287300	0730	02/23/2007	245000	900	0	7	1970	3	7639	N	N	20402 130TH PL SE
2	287300	0780	12/14/2005	258000	1340	0	7	1975	4	7210	N	N	20433 131ST PL SE
2	287300	0800	05/10/2005	230000	1230	0	7	1970	4	7210	N	N	20447 131ST PL SE
2	287300	0940	11/03/2005	260000	860	0	7	1969	4	7036	N	N	13027 SE 204TH PL
2	293700	0060	05/05/2006	484500	2520	0	8	1992	3	19270	N	N	20318 131ST PL SE
2	293700	0070	04/17/2006	446000	2180	0	8	1992	3	17241	N	N	20312 131ST PL SE
2	321690	0010	01/05/2005	355000	2340	0	8	1993	3	8070	N	N	11928 SE 203RD ST
2	321690	0030	11/08/2005	385000	2340	0	8	1993	3	6808	N	N	11916 SE 203RD ST
2	321690	0050	09/20/2006	400000	1970	0	8	1993	3	7324	N	N	11902 SE 203RD ST
2	321690	0110	03/27/2007	359000	1570	0	8	1993	3	7000	N	N	11712 SE 203RD ST
2	321690	0140	03/29/2005	260000	1530	0	8	1993	3	6808	N	N	11711 SE 203RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 51**

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
2	321690	0150	11/16/2006	405000	1880	0	8	1993	3	6808	N	N	11717 SE 203RD ST
2	321690	0240	04/12/2006	388000	2210	0	8	1993	3	7620	N	N	11925 SE 203RD ST
2	383070	0050	07/20/2005	425000	2540	0	9	1998	3	7193	N	N	20041 139TH WAY SE
2	383070	0060	10/24/2005	380000	2030	0	9	1998	3	6120	N	N	20047 139TH WAY SE
2	383070	0070	01/05/2006	511900	2400	0	9	2000	3	6008	N	N	20053 139TH WAY SE
2	383070	0170	03/31/2005	294000	1860	1190	8	1975	3	14958	N	N	20018 139TH WAY SE
2	412795	0060	12/07/2007	470000	2540	0	8	1998	3	8481	N	N	14638 SE 195TH PL
2	412795	0120	01/07/2005	390000	2780	0	8	1998	3	9153	N	N	14651 SE 195TH PL
2	432420	0020	01/20/2006	275000	1570	0	7	1973	4	8230	N	N	12411 SE 201ST PL
2	432420	0030	06/23/2006	289490	1580	0	7	1970	4	7429	N	N	12421 SE 201ST PL
2	432420	0050	06/12/2006	306000	1100	550	7	1970	3	10024	N	N	12507 SE 201ST PL
2	432420	0140	06/15/2005	240000	1090	0	7	1970	4	9623	N	N	12404 SE 201ST PL
2	432421	0010	01/04/2005	250000	1240	440	7	1989	3	11715	N	N	12525 SE 201ST PL
2	432421	0020	05/31/2006	285000	1170	0	7	1988	3	11273	N	N	12533 SE 201ST PL
2	432421	0030	10/04/2006	304950	1160	300	7	1989	3	10325	N	N	12541 SE 201ST PL
2	432421	0070	08/10/2006	322990	1780	0	7	1991	3	7282	N	N	12617 SE 201ST PL
2	432421	0100	02/14/2007	319450	1140	650	7	1989	3	12498	N	N	12625 SE 201ST PL
2	432421	0110	07/14/2005	288000	1240	440	7	1992	3	13073	N	N	20028 127TH LN SE
2	432421	0130	10/27/2005	305273	1240	440	7	1989	3	9940	N	N	12628 SE 201ST PL
2	432421	0140	03/01/2005	269950	1160	690	7	1988	3	7804	N	N	12620 SE 201ST PL
2	432455	0050	04/24/2006	285000	1100	550	7	1969	3	7399	N	N	12907 SE 202ND PL
2	432455	0070	03/12/2007	310000	1350	0	7	1974	4	8828	N	N	20130 130TH AVE SE
2	432455	0120	11/13/2006	307500	1090	750	7	1976	3	12173	N	N	20100 130TH AVE SE
2	432455	0280	10/27/2006	270000	1090	750	7	1976	3	6849	N	N	20137 128TH AVE SE
2	440600	0100	07/20/2005	246000	1150	0	7	1969	4	12800	N	N	14100 SE 193RD ST
2	440600	0140	08/18/2005	291150	1010	840	7	1969	3	9639	N	N	19317 141ST AVE SE
2	440600	0190	01/04/2006	297000	770	770	7	1969	4	9475	N	N	14062 SE 195TH PL
2	440600	0200	10/26/2006	320900	770	290	7	1969	4	14179	N	N	14054 SE 195TH PL
2	440600	0420	10/22/2007	299950	1320	0	7	1980	4	9796	N	N	19212 142ND PL SE
2	440600	0520	08/14/2006	280000	910	0	7	1971	4	9773	N	N	19345 142ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	447500	0010	05/16/2005	280000	1770	0	8	1999	3	5925	N	N	11602 SE 193RD PL
2	447500	0050	12/18/2007	390000	2010	0	8	1999	3	5311	N	N	11626 SE 193RD PL
2	447500	0210	04/10/2006	315000	1570	0	8	1999	3	5600	N	N	11627 SE 193RD PL
2	516470	0030	06/28/2005	330000	1940	0	8	1991	3	10600	N	N	14025 SE 197TH PL
2	563520	0020	05/25/2005	331400	2220	0	8	1997	3	9403	N	N	12407 SE 198TH PL
2	563520	0170	01/19/2007	405000	2040	0	8	1998	3	9404	N	N	12438 SE 198TH PL
2	563520	0220	12/07/2005	350000	1780	0	8	1998	3	8310	N	N	12408 SE 198TH PL
2	662340	0153	06/19/2006	360000	2462	0	6	2005	3	14375	N	N	11011 SE 192ND ST
2	662340	0323	05/11/2007	324300	1020	720	8	2006	3	11110	N	N	19604 108TH AVE SE
2	662400	0020	09/13/2007	233000	840	0	6	1949	4	9778	N	N	12002 SE 208TH ST
2	662400	0080	12/13/2005	302000	1420	0	7	1968	3	9702	N	N	20600 120TH AVE SE
2	662400	0160	06/09/2006	280000	1490	0	7	1969	4	9514	N	N	11914 SE 206TH ST
2	662401	0010	08/25/2005	249000	1300	0	7	1970	4	7200	N	N	20518 120TH AVE SE
2	662401	0080	09/13/2005	269900	1250	600	7	1974	3	7579	N	N	20410 120TH AVE SE
2	662401	0120	12/13/2006	305000	1340	0	7	1973	4	7930	N	N	20413 120TH AVE SE
2	662401	0190	08/09/2005	249950	1320	0	7	1972	3	7750	N	N	20503 120TH AVE SE
2	662401	0200	10/27/2005	275000	1390	0	7	1969	4	9000	N	N	20515 120TH AVE SE
2	662402	0140	05/26/2005	290000	1020	1000	7	1980	4	9231	N	N	11805 SE 204TH ST
2	662402	0170	11/10/2005	319950	1770	0	7	1978	3	7225	N	N	11823 SE 204TH ST
2	662402	0210	11/27/2007	345000	1280	1240	7	1978	4	9170	N	N	20433 119TH AVE SE
2	662403	0060	07/05/2006	497500	2110	0	8	1999	3	19022	N	N	20623 119TH AVE SE
2	675230	0010	01/25/2007	341000	1320	270	7	1981	3	10645	N	N	14519 SE 196TH PL
2	675230	0050	06/21/2007	320000	1190	0	7	1981	3	13985	N	N	14539 SE 196TH PL
2	675230	0090	02/16/2007	309000	1020	270	7	1981	3	9998	N	N	14532 SE 196TH PL
2	675230	0090	01/24/2005	257000	1020	270	7	1981	3	9998	N	N	14532 SE 196TH PL
2	675230	0120	10/09/2007	339500	1040	360	7	1985	4	10436	N	N	14728 SE 197TH CT
2	730000	0010	05/02/2005	289000	1714	0	8	2005	3	3279	N	N	19546 113TH PL SE
2	730000	0020	04/26/2005	274950	1714	0	8	2005	3	2975	N	N	19540 113TH PL SE
2	730000	0030	05/13/2005	309950	1918	0	8	2005	3	2975	N	N	19534 113TH PL SE
2	730000	0040	05/06/2005	287850	1714	0	8	2005	3	2975	N	N	19528 113TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730000	0050	05/31/2005	309950	1918	0	8	2005	3	2975	N	N	19522 113TH PL SE
2	730000	0060	05/27/2005	289950	1714	0	8	2005	3	2975	N	N	19516 113TH PL SE
2	730000	0070	04/30/2007	370000	1918	0	8	2005	3	2975	N	N	19510 113TH PL SE
2	730000	0070	05/04/2005	294950	1918	0	8	2005	3	2975	N	N	19510 113TH PL SE
2	730000	0080	05/19/2005	283950	1714	0	8	2005	3	2975	N	N	19504 113TH PL SE
2	730000	0090	05/25/2005	294950	1714	0	8	2005	3	2975	N	N	19462 113TH PL SE
2	730000	0100	05/25/2005	285000	1714	0	8	2005	3	2975	N	N	19456 113TH PL SE
2	730000	0110	05/18/2005	299950	1918	0	8	2005	3	2975	N	N	19450 113TH PL SE
2	730000	0120	06/02/2005	284950	1714	0	8	2005	3	2975	N	N	19444 113TH PL SE
2	730000	0130	09/13/2006	356000	1918	0	8	2005	3	2975	N	N	19438 113TH PL SE
2	730000	0130	06/02/2005	313950	1918	0	8	2005	3	2975	N	N	19438 113TH PL SE
2	730000	0140	05/25/2005	279950	1714	0	8	2005	3	2975	N	N	19432 113TH PL SE
2	730000	0150	04/05/2005	274950	1714	0	8	2005	3	2975	N	N	19426 113TH PL SE
2	730000	0160	06/13/2005	296000	1714	0	8	2005	3	2975	N	N	19420 113TH PL SE
2	730000	0170	10/24/2005	337500	1918	0	8	2005	3	3274	N	N	19414 113TH PL SE
2	730000	0170	04/19/2005	299950	1918	0	8	2005	3	3274	N	N	19414 113TH PL SE
2	730000	0180	06/27/2007	375000	1714	0	8	2005	3	3511	N	N	19390 113TH PL SE
2	730000	0180	01/19/2005	269950	1714	0	8	2005	3	3511	N	N	19390 113TH PL SE
2	730000	0190	04/27/2005	304950	1918	0	8	2005	3	3150	N	N	19384 113TH PL SE
2	730000	0200	04/28/2005	284950	1714	0	8	2005	3	3150	N	N	19378 113TH PL SE
2	730000	0210	05/19/2005	309950	1918	0	8	2005	3	3150	N	N	19372 113TH PL SE
2	730000	0220	10/31/2007	341000	1714	0	8	2005	3	3150	N	N	19366 113TH PL SE
2	730000	0220	04/25/2005	289950	1714	0	8	2005	3	3150	N	N	19366 113TH PL SE
2	730000	0240	08/03/2005	279950	1714	0	8	2005	3	3150	N	N	19354 113TH PL SE
2	730000	0250	08/25/2005	309950	1918	0	8	2005	3	3150	N	N	19348 113TH PL SE
2	730000	0260	08/19/2005	289950	1714	0	8	2005	3	3150	N	N	19342 113TH PL SE
2	730000	0270	11/01/2007	354000	1714	0	8	2005	3	3150	N	N	19336 113TH PL SE
2	730000	0270	06/09/2005	284950	1714	0	8	2005	3	3150	N	N	19336 113TH PL SE
2	730000	0290	08/11/2005	299950	1714	0	8	2005	3	3154	N	N	19324 113TH PL SE
2	730000	0300	10/20/2006	399500	2192	0	8	2005	3	3811	N	N	19318 113TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730000	0300	10/07/2005	368000	2192	0	8	2005	3	3811	N	N	19318 113TH PL SE
2	730000	0310	07/18/2005	319950	1954	0	8	2005	3	6457	N	N	19312 113TH PL SE
2	730000	0320	07/08/2005	310992	1895	0	8	2005	3	3963	N	N	19306 113TH PL SE
2	730000	0330	08/12/2005	319950	1896	0	8	2005	3	3669	N	N	11338 SE 193RD PL
2	730000	0340	09/01/2005	299950	1714	0	8	2005	3	2980	N	N	11332 SE 193RD PL
2	730000	0380	02/15/2006	334000	1714	0	8	2005	3	2974	N	N	11308 SE 193RD PL
2	730000	0380	08/10/2005	284950	1714	0	8	2005	3	2974	N	N	11308 SE 193RD PL
2	730000	0390	06/28/2005	286500	1714	0	8	2005	3	5079	N	N	19303 113TH PL SE
2	730000	0400	07/30/2005	329950	2192	0	8	2005	3	3687	N	N	19309 113TH PL SE
2	730000	0410	08/22/2005	289950	1714	0	8	2005	3	3568	N	N	19315 113TH AVE SE
2	730000	0420	05/24/2005	289950	1918	0	8	2005	3	3758	N	N	19321 113TH AVE SE
2	730000	0430	07/06/2005	359950	2488	0	8	2005	3	6360	N	N	19327 113TH AVE SE
2	730000	0440	03/21/2005	279950	1918	0	8	2005	3	4467	N	N	19367 113TH AVE SE
2	730000	0450	04/14/2005	264950	1714	0	8	2005	3	3710	N	N	19373 113TH AVE SE
2	730000	0460	04/13/2005	279950	1918	0	8	2005	3	3710	N	N	19379 113TH AVE SE
2	730000	0470	04/15/2005	286450	1714	0	8	2005	3	3710	N	N	19385 113TH AVE SE
2	730000	0480	03/24/2005	304950	1954	0	8	2005	3	6146	N	N	19405 113TH PL SE
2	730000	0490	07/08/2005	307750	1895	0	8	2005	3	3648	N	N	19421 113TH PL SE
2	730000	0500	04/01/2005	264950	1714	0	8	2005	3	2943	N	N	19415 113TH PL SE
2	730000	0510	04/04/2005	279594	1714	0	8	2005	3	2954	N	N	19409 113TH PL SE
2	730000	0520	04/15/2005	286950	1714	0	8	2005	3	2967	N	N	19403 113TH PL SE
2	730000	0530	04/26/2005	304950	1918	0	8	2005	3	3240	N	N	19389 113TH PL SE
2	730000	0540	11/20/2007	355000	1714	0	8	2005	3	3240	N	N	19383 113TH PL SE
2	730000	0540	01/18/2005	264950	1714	0	8	2005	3	3240	N	N	19383 113TH PL SE
2	730000	0550	01/20/2005	264950	1714	0	8	2005	3	3240	N	N	19377 113TH PL SE
2	730000	0560	03/28/2005	289950	1918	0	8	2005	3	3240	N	N	19371 113TH PL SE
2	730000	0570	04/27/2005	269950	1714	0	8	2005	3	3240	N	N	19365 113TH PL SE
2	730000	0580	03/31/2005	259950	1714	0	8	2005	3	3240	N	N	19359 113TH PL SE
2	730000	0590	04/08/2005	274950	1714	0	8	2005	3	3240	N	N	19353 113TH PL SE
2	730000	0600	05/02/2005	298952	1918	0	8	2005	3	3240	N	N	19347 113TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730000	0610	04/21/2005	274950	1714	0	8	2005	3	3150	N	N	19341 113TH PL SE
2	730000	0620	04/18/2005	274950	1714	0	8	2005	3	3150	N	N	19335 113TH PL SE
2	730000	0630	07/05/2005	294000	1714	0	8	2005	3	3150	N	N	19329 113TH PL SE
2	730000	0640	06/09/2005	320000	1773	0	8	2005	3	4769	N	N	19323 113TH PL SE
2	730000	0650	06/08/2007	379950	1954	0	8	2005	3	4805	N	N	19320 113TH AVE SE
2	730000	0650	06/06/2005	319950	1954	0	8	2005	3	4805	N	N	19320 113TH AVE SE
2	730000	0660	02/08/2006	334950	1918	0	8	2005	3	3265	N	N	19326 113TH AVE SE
2	730000	0670	02/09/2006	323061	1714	0	8	2005	3	3265	N	N	19332 113TH AVE SE
2	730000	0680	03/08/2006	364000	1714	0	8	2005	3	3259	N	N	19338 113TH AVE SE
2	730000	0690	02/03/2006	344950	1918	0	8	2005	3	3253	N	N	19344 113TH AVE SE
2	730000	0700	06/16/2006	359950	1714	0	8	2005	3	3246	N	N	19350 113TH AVE SE
2	730000	0710	05/18/2006	362000	1714	0	8	2005	3	3240	N	N	19356 113TH AVE SE
2	730000	0720	02/27/2006	334950	1918	0	8	2005	3	3234	N	N	19362 113TH AVE SE
2	730000	0730	02/21/2006	329950	1714	0	8	2005	3	3227	N	N	19368 113TH AVE SE
2	730000	0740	02/17/2006	330000	1714	0	8	2005	3	3221	N	N	19374 113TH AVE SE
2	730000	0750	03/01/2006	325000	1714	0	8	2005	3	3214	N	N	19380 113TH AVE SE
2	730000	0760	03/01/2006	350000	1918	0	8	2005	3	3208	N	N	19386 113TH AVE SE
2	746142	0070	06/10/2005	300000	1080	720	7	1979	4	7700	N	N	19719 147TH AVE SE
2	746142	0130	07/01/2005	279950	1080	480	7	1979	3	7950	N	N	14602 SE 198TH ST
2	746142	0250	01/27/2005	270600	1180	820	7	1979	3	9553	N	N	19601 145TH AVE SE
2	746142	0320	08/22/2005	300000	1390	530	7	1980	3	7554	N	N	19620 143RD PL SE
2	746142	0330	01/26/2005	284900	1240	790	7	1980	3	6827	N	N	19614 143RD PL SE
2	746142	0340	02/17/2006	317000	2090	0	7	1980	3	8232	N	N	14321 SE 196TH CT
2	746142	0340	01/24/2005	277900	2090	0	7	1980	3	8232	N	N	14321 SE 196TH CT
2	746142	0400	06/27/2007	360000	1180	820	7	1980	3	8786	N	N	14332 SE 196TH CT
2	746142	0410	03/01/2006	319900	2090	0	7	1980	3	7200	N	N	14326 SE 196TH CT
2	746142	0600	06/14/2005	290000	2090	0	7	1980	3	7016	N	N	19716 143RD PL SE
2	746142	0610	08/23/2007	285950	1280	0	7	1980	3	7559	N	N	19703 144TH PL SE
2	746142	0650	09/30/2005	279000	1090	0	7	1980	4	7151	N	N	19817 144TH PL SE
2	746142	0770	12/27/2006	350500	1240	800	7	1979	3	6844	N	N	14403 SE 198TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	746142	0840	05/25/2005	257500	1100	0	7	1979	3	7679	N	N	14603 SE 198TH ST
2	746142	0920	10/21/2005	294000	1180	870	8	1979	3	7350	N	N	14717 SE 198TH ST
2	746142	0930	09/04/2007	315000	1100	0	7	1979	3	8238	N	N	14725 SE 198TH ST
2	774870	0040	05/03/2005	265000	2240	0	7	1975	4	9259	N	N	12423 SE 202ND PL
2	774870	0110	01/31/2005	220420	1060	0	7	1973	3	9367	N	N	12501 SE 203RD PL
2	774870	0160	08/06/2007	313500	1510	0	7	1973	4	8420	N	N	12533 SE 203RD PL
2	774870	0260	09/19/2005	265000	1200	0	7	1975	4	14565	N	N	20212 127TH PL SE
2	774870	0270	04/18/2005	287950	1010	480	7	1975	4	12135	N	N	20204 127TH PL SE
2	774870	0380	09/07/2006	297500	1060	0	7	1973	4	8400	N	N	12438 SE 202ND PL
2	774870	0470	09/26/2005	222500	1060	0	7	1973	3	8693	N	N	20210 126TH PL SE
2	774870	0480	10/19/2005	225000	1060	0	7	1974	3	11462	N	N	20206 126TH PL SE
2	774870	0520	09/27/2006	287000	770	770	7	1974	3	8161	N	N	20219 127TH PL SE
2	774870	0590	08/29/2007	280000	1060	0	7	1973	3	8664	N	N	12514 SE 203RD PL
2	774870	0600	03/06/2006	258500	1060	0	7	1973	4	10007	N	N	12506 SE 203RD PL
2	786130	0100	04/12/2007	380000	1430	580	7	1988	3	9603	N	N	13725 SE 199TH PL
2	786130	0140	06/15/2005	292500	1760	0	7	1987	3	9602	N	N	13738 SE 199TH PL
2	786130	0200	09/18/2006	352950	1320	300	7	1987	3	9918	N	N	19824 137TH AVE SE
2	786130	0240	07/02/2007	331000	1760	0	7	1988	3	8334	N	N	19805 137TH AVE SE
2	786130	0240	12/12/2005	328000	1760	0	7	1988	3	8334	N	N	19805 137TH AVE SE
2	786130	0300	04/26/2006	359950	1720	0	7	1986	4	10089	N	N	19915 137TH AVE SE
2	793200	0007	03/24/2005	236000	1404	0	7	1963	3	13950	N	N	11627 SE 192ND ST
2	793200	0017	05/16/2007	460000	2170	0	8	1972	3	27025	N	N	11807 SE 192ND ST
2	793200	0105	09/29/2006	330000	1360	0	7	1951	3	16900	N	N	12025 SE 196TH ST
2	793260	0120	05/12/2005	414950	2460	0	8	1965	4	34986	N	N	19835 121ST AVE SE
2	793390	0040	09/04/2007	570000	3350	0	9	1992	3	7862	N	N	19918 119TH AVE SE
2	793390	0060	11/15/2007	570000	2530	0	9	1992	3	7372	N	N	19906 119TH AVE SE
2	793390	0060	05/24/2005	414950	2530	0	9	1992	3	7372	N	N	19906 119TH AVE SE
2	793390	0070	08/30/2006	469950	2540	0	9	1994	3	7543	N	N	11909 SE 199TH CT
2	793390	0080	07/19/2007	459950	2650	0	9	1994	3	6590	N	N	11915 SE 199TH CT
2	793390	0120	05/11/2007	459000	2340	0	9	1994	3	6571	N	N	11914 SE 199TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	793390	0160	07/25/2005	427000	2440	0	9	1991	3	7267	N	N	11911 SE 198TH CT
2	793390	0170	07/05/2005	445000	2540	0	9	1992	3	7205	N	N	11917 SE 198TH CT
2	793390	0230	05/17/2007	565000	3350	0	9	1991	3	9925	N	N	11904 SE 198TH CT
2	793390	0320	10/24/2005	416500	2190	0	9	1992	3	7610	N	N	19830 118TH AVE SE
2	793680	0030	03/09/2005	367950	2566	0	8	2004	3	6369	N	N	19934 117TH PL SE
2	793680	0060	03/14/2005	399950	3002	0	8	2004	3	6071	N	N	19901 118TH AVE SE
2	793680	0070	06/15/2005	405950	3002	0	8	2004	3	5790	N	N	19914 117TH PL SE
2	793680	0080	03/15/2005	385950	2566	0	8	2004	3	5688	N	N	19913 117TH PL SE
2	793680	0090	01/24/2005	335950	2240	0	8	2004	3	7262	N	N	19917 117TH PL SE
2	793680	0100	02/18/2005	333456	2240	0	8	2004	3	5011	N	N	19923 117TH PL SE
2	793680	0110	06/03/2005	405950	3002	0	8	2004	3	4759	N	N	19927 117TH PL SE
2	793680	0130	04/05/2005	405950	3002	0	8	2004	3	5260	N	N	19939 117TH PL SE
2	793680	0150	05/04/2005	407950	3002	0	8	2004	3	6042	N	N	19936 116TH AVE SE
2	793680	0160	04/05/2005	409950	3002	0	8	2004	3	5934	N	N	19930 116TH AVE SE
2	793680	0170	04/05/2005	342950	2011	0	8	2004	3	6390	N	N	11617 SE 199TH ST
2	793680	0180	07/01/2005	414950	3050	0	8	2004	3	11950	N	N	11621 SE 199TH ST
2	793680	0190	02/17/2005	324950	2240	0	8	2004	3	5421	N	N	11625 SE 199TH ST
2	793680	0200	01/24/2005	354950	2566	0	8	2004	3	7337	N	N	11629 SE 199TH ST
2	795508	0010	07/26/2006	325000	1160	490	7	1981	4	7324	N	N	13820 SE 200TH ST
2	795508	0060	09/12/2007	330000	1320	0	7	1981	4	7650	N	N	19820 138TH AVE SE
2	795508	0160	03/06/2007	344900	1280	570	7	1981	3	10400	N	N	19626 138TH AVE SE
2	795508	0180	11/21/2005	310000	1720	0	7	1982	4	7261	N	N	19610 138TH AVE SE
2	795508	0200	12/04/2007	339950	1280	570	7	1981	3	7353	N	N	19536 138TH AVE SE
2	795508	0310	04/06/2006	313500	1080	480	7	1982	3	8433	N	N	19613 138TH AVE SE
2	795508	0350	11/06/2007	305000	1340	0	7	1981	3	7212	N	N	19705 138TH AVE SE
2	894360	0080	12/06/2007	392950	2130	0	8	2007	3	6779	N	N	20307 111TH AVE SE
2	894360	1210	09/20/2007	432072	2283	0	8	2007	3	4166	N	N	11091 SE 200TH ST
2	896020	0160	07/17/2007	280000	1180	0	7	1968	3	11261	N	N	12305 SE 198TH ST
2	896020	0190	07/26/2007	290000	1180	0	7	1968	3	7457	N	N	12325 SE 198TH ST
2	896020	0220	07/25/2006	289000	1180	0	7	1968	3	7650	N	N	12228 SE 199TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	896020	0360	09/17/2007	289950	1180	0	7	1968	4	7382	N	N	19602 122ND PL SE
2	896020	0600	07/13/2006	295000	1160	520	7	1975	3	10033	N	N	12232 SE 200TH ST
2	896020	0650	06/28/2007	296950	1660	0	7	1968	4	9944	N	N	19912 122ND PL SE
2	896030	0120	10/17/2006	265000	1180	0	7	1969	3	10206	N	N	19467 122ND PL SE
2	896030	0150	08/23/2006	293500	1180	0	7	1969	4	7213	N	N	19519 122ND PL SE
2	937840	0020	09/27/2005	340000	1390	400	7	1989	3	7942	N	N	12346 SE 204TH ST
2	937840	0080	04/04/2007	394950	1780	730	7	1989	3	8363	N	N	12224 SE 204TH ST
2	937840	0140	06/27/2005	248267	1240	390	7	1988	3	6973	N	N	20325 122ND CT SE
2	937840	0190	10/18/2005	299900	1880	0	7	1989	3	8098	N	N	20321 122ND AVE SE
2	937840	0290	09/24/2005	288500	1730	0	7	1989	3	7599	N	N	20320 120TH AVE SE
2	937840	0310	04/01/2006	390000	2730	0	7	1989	3	7599	N	N	20304 120TH AVE SE
2	937840	0450	06/22/2006	378000	1460	710	7	1989	3	9021	N	N	12321 SE 204TH ST
2	937840	0470	08/11/2005	360000	2550	0	7	1989	3	7022	N	N	12333 SE 204TH ST
2	937840	0500	07/16/2007	355950	1730	0	7	1989	3	11662	N	N	12355 SE 204TH ST
6	030550	0020	06/13/2005	394950	2310	0	8	2004	3	5315	N	N	12010 SE 186TH ST
6	030550	0050	09/15/2005	386000	2300	0	8	2004	3	4856	N	N	12028 SE 186TH ST
6	030550	0060	06/01/2005	373402	2330	0	8	2005	3	5466	N	N	12042 SE 186TH ST
6	030550	0070	05/24/2006	449000	2550	0	8	2005	3	5442	N	N	12106 SE 186TH ST
6	030550	0070	07/01/2005	409950	2550	0	8	2005	3	5442	N	N	12106 SE 186TH ST
6	030550	0080	03/16/2005	347700	2310	0	8	2005	3	5442	N	N	12114 SE 186TH ST
6	030550	0090	12/23/2005	419950	2330	0	8	2005	3	5442	N	N	12120 SE 186TH ST
6	030550	0100	04/21/2005	369950	2550	0	8	2004	3	5442	N	N	12124 SE 186TH ST
6	030550	0110	10/30/2007	415000	2340	0	8	2004	3	5365	N	N	12130 SE 186TH ST
6	030550	0110	02/24/2005	359950	2340	0	8	2004	3	5365	N	N	12130 SE 186TH ST
6	030550	0120	08/04/2005	386950	2110	0	8	2005	3	3971	N	N	12136 SE 186TH ST
6	030550	0130	08/11/2005	379950	2130	0	8	2005	3	4079	N	N	12140 SE 186TH ST
6	030550	0140	06/01/2005	364950	2200	0	8	2005	3	4052	N	N	12146 SE 186TH ST
6	030550	0150	05/31/2005	374950	2210	0	8	2004	3	4571	N	N	12152 SE 186TH ST
6	030550	0160	12/14/2005	406685	2110	0	8	2005	3	6147	N	N	12151 SE 186TH ST
6	030550	0170	04/10/2006	399950	2290	0	8	2006	3	4325	N	N	12141 SE 186TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	030550	0180	06/27/2005	386950	2310	0	8	2004	3	4836	N	N	12135 SE 186TH ST
6	030550	0190	04/04/2005	368000	2340	0	8	2004	3	5058	N	N	12129 SE 186TH ST
6	030550	0200	04/27/2005	391950	2550	0	8	2004	3	5082	N	N	12123 SE 186TH ST
6	030550	0210	08/13/2005	399950	2310	0	8	2004	3	5566	N	N	12117 SE 186TH ST
6	030550	0220	11/01/2005	429950	2370	0	8	2005	3	5566	N	N	12111 SE 186TH ST
6	030550	0230	09/13/2005	419950	2540	0	8	2005	3	5566	N	N	12105 SE 186TH ST
6	030550	0240	11/03/2006	430000	2310	0	8	2004	3	5548	N	N	12043 SE 186TH ST
6	030550	0240	08/04/2005	379950	2310	0	8	2004	3	5548	N	N	12043 SE 186TH ST
6	030550	0250	06/24/2005	379950	2330	0	8	2004	3	5329	N	N	12037 SE 186TH ST
6	030550	0260	04/04/2005	371872	2340	0	8	2004	3	4989	N	N	12031 SE 186TH ST
6	030550	0270	02/03/2005	363950	2550	0	8	2004	3	4660	N	N	12021 SE 186TH ST
6	030550	0280	10/03/2005	401750	2320	0	8	2005	3	4503	N	N	12015 SE 186TH ST
6	030550	0290	02/17/2005	326450	2480	0	8	2005	3	4497	N	N	12009 SE 186TH ST
6	030550	0300	04/14/2005	344950	2480	0	8	2005	3	4754	N	N	12003 SE 186TH ST
6	051170	0140	01/05/2006	347000	1060	1060	7	1963	3	9975	N	N	11424 SE 180TH PL
6	051170	0150	03/24/2005	256500	1340	980	7	1963	3	9975	N	N	11414 SE 180TH PL
6	064691	0050	04/18/2005	225500	1460	0	7	2005	3	1778	N	N	18947 108TH LN SE
6	064691	0060	09/14/2006	305000	1350	0	7	2005	3	1386	N	N	18949 108TH LN SE
6	064691	0090	06/19/2007	315000	1350	0	7	2005	3	1386	N	N	18955 108TH LN SE
6	064691	0140	06/01/2005	272000	1580	0	7	2005	3	3427	N	N	18937 108TH LN SE
6	064691	0200	07/25/2007	312950	1460	0	7	2004	3	1875	N	N	18961 108TH LN SE
6	064691	0200	04/20/2006	306000	1460	0	7	2004	3	1875	N	N	18961 108TH LN SE
6	064691	0210	02/02/2007	315000	1460	0	7	2004	3	1881	N	N	18963 108TH LN SE
6	064691	0240	09/06/2005	265854	1820	0	7	2005	3	2616	N	N	18918 108TH LN SE
6	064691	0250	09/06/2005	250594	1490	0	7	2005	3	1854	N	N	18916 108TH LN SE
6	064691	0260	09/28/2005	290630	1580	0	7	2005	3	2478	N	N	18914 108TH LN SE
6	064691	0270	04/04/2006	325000	1770	0	7	2005	3	2161	N	N	18912 108TH LN SE
6	064691	0270	10/14/2005	300000	1770	0	7	2005	3	2161	N	N	18912 108TH LN SE
6	064691	0280	10/13/2005	248152	1490	0	7	2005	3	1863	N	N	18910 108TH LN SE
6	064691	0290	10/14/2005	247631	1490	0	7	2005	3	1866	N	N	18908 108TH LN SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	064691	0300	10/19/2005	284800	1580	0	7	2005	3	3461	N	N	18906 108TH LN SE
6	064691	0310	08/23/2005	235023	1460	0	7	2005	3	2553	N	N	18919 108TH LN SE
6	064691	0320	10/19/2007	275000	1350	0	7	2005	3	1387	N	N	18917 108TH LN SE
6	064691	0320	08/23/2005	229075	1350	0	7	2005	3	1387	N	N	18917 108TH LN SE
6	064691	0330	08/10/2005	246631	1460	0	7	2005	3	1765	N	N	18915 108TH LN SE
6	064691	0340	06/30/2007	325000	1460	0	7	2005	3	1764	N	N	18913 108TH LN SE
6	064691	0340	08/20/2005	239950	1460	0	7	2005	3	1764	N	N	18913 108TH LN SE
6	064691	0350	08/23/2005	226350	1350	0	7	2005	3	1386	N	N	18911 108TH LN SE
6	064691	0360	09/19/2007	299990	1460	0	7	2005	3	1466	N	N	18909 108TH LN SE
6	064691	0360	08/26/2005	233950	1460	0	7	2005	3	1466	N	N	18909 108TH LN SE
6	064691	0370	05/27/2005	227950	1460	0	7	2005	3	2766	N	N	18891 108TH LN SE
6	064691	0380	06/09/2005	222288	1350	0	7	2005	3	1503	N	N	18893 108TH LN SE
6	064691	0390	05/24/2005	228450	1460	0	7	2005	3	1913	N	N	18895 108TH LN SE
6	064691	0400	05/12/2005	233546	1460	0	7	2005	3	1913	N	N	18897 108TH LN SE
6	064691	0410	01/04/2007	310000	1460	0	7	2005	3	1885	N	N	18899 108TH LN SE
6	064691	0420	04/29/2005	237950	1460	0	7	2005	3	3306	N	N	18889 108TH LN SE
6	064691	0430	04/27/2005	230397	1460	0	7	2005	3	1845	N	N	18887 108TH LN SE
6	064691	0440	04/19/2005	237513	1460	0	7	2005	3	1845	N	N	18885 108TH LN SE
6	064691	0450	06/02/2005	238950	1460	0	7	2005	3	1863	N	N	18883 108TH LN SE
6	064691	0460	04/01/2005	211555	1280	0	7	2005	3	2302	N	N	18875 108TH LN SE
6	064691	0470	03/24/2005	214500	1190	0	7	2005	3	1573	N	N	18877 108TH LN SE
6	064691	0480	03/24/2005	212305	1280	0	7	2005	3	1566	N	N	18879 108TH LN SE
6	064691	0490	10/08/2007	349950	1580	0	7	2005	3	2288	N	N	18862 108TH LN SE
6	064691	0490	03/30/2005	257420	1580	0	7	2005	3	2288	N	N	18862 108TH LN SE
6	064691	0500	02/26/2007	320000	1490	0	7	2005	3	1798	N	N	18864 108TH LN SE
6	064691	0500	03/03/2005	229651	1490	0	7	2005	3	1798	N	N	18864 108TH LN SE
6	064691	0510	03/15/2005	226950	1490	0	7	2005	3	1798	N	N	18866 108TH LN SE
6	064691	0520	05/12/2006	357000	1770	0	7	2005	3	2542	N	N	18868 108TH LN SE
6	064691	0520	03/08/2005	249631	1770	0	7	2005	3	2542	N	N	18868 108TH LN SE
6	064691	0530	03/11/2005	246684	1580	0	7	2005	3	2541	N	N	18870 108TH LN SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	064691	0540	03/08/2005	226950	1490	0	7	2005	3	1798	N	N	18872 108TH LN SE
6	064691	0550	03/03/2005	228000	1490	0	7	2005	3	1798	N	N	18874 108TH LN SE
6	064691	0560	03/14/2005	246000	1770	0	7	2005	3	2677	N	N	18876 108TH LN SE
6	064691	0570	06/23/2005	267394	1590	0	7	2005	3	1474	N	N	18878 108TH LN SE
6	064691	0580	04/11/2005	239950	1550	0	7	2005	3	2010	N	N	18880 108TH LN SE
6	064691	0590	05/27/2005	256631	1550	0	7	2005	3	1508	N	N	18884 108TH LN SE
6	064691	0600	05/17/2005	239364	1550	0	7	2005	3	1517	N	N	18886 108TH LN SE
6	064691	0610	06/01/2006	331000	1620	0	7	2005	3	2001	N	N	18890 108TH LN SE
6	064691	0610	06/23/2005	258950	1620	0	7	2005	3	2001	N	N	18890 108TH LN SE
6	064691	0620	06/08/2005	263960	1550	0	7	2005	3	1905	N	N	18892 108TH LN SE
6	064691	0630	09/08/2005	266426	1550	0	7	2005	3	1614	N	N	18900 108TH LN SE
6	064691	0640	09/21/2005	258950	1550	0	7	2005	3	1638	N	N	18902 108TH LN SE
6	071200	0050	09/06/2006	294500	1060	0	7	1984	3	8116	N	N	17629 114TH PL SE
6	071200	0060	02/08/2007	302000	1060	0	7	1984	3	8114	N	N	17703 114TH PL SE
6	071200	0070	10/12/2007	275000	890	0	7	1984	4	8113	N	N	17709 114TH PL SE
6	073900	0120	02/17/2006	214950	1060	0	6	1952	4	40961	N	N	12419 SE PETROVITSKY RD
6	073940	0050	02/08/2007	361000	1810	0	7	2000	3	5543	N	N	17827 112TH AVE SE
6	073940	0070	10/07/2005	349950	1810	0	7	2000	3	4000	N	N	17823 112TH AVE SE
6	073940	0080	06/01/2007	375000	1810	0	7	2000	3	4000	N	N	17819 112TH AVE SE
6	073940	0080	10/06/2005	345000	1810	0	7	2000	3	4000	N	N	17819 112TH AVE SE
6	073940	0140	03/21/2006	340000	1810	0	7	2000	3	4000	N	N	17805 112TH AVE SE
6	073940	0150	07/18/2005	309000	1810	0	7	2000	3	4000	N	N	17745 112TH AVE SE
6	073940	0180	08/04/2006	360500	1810	0	7	2000	3	5538	N	N	17737 112TH AVE SE
6	073940	0290	05/08/2006	352000	1810	0	7	2000	3	4000	N	N	17709 112TH AVE SE
6	073940	0310	07/06/2006	357500	1810	0	7	2000	3	3750	N	N	17683 112TH AVE SE
6	074070	0065	08/07/2007	299950	990	0	7	1959	4	8760	N	N	18009 110TH PL SE
6	074070	0075	10/26/2006	303000	1700	0	7	1959	4	9375	N	N	11012 SE 181ST ST
6	074090	0210	06/13/2007	345000	1470	0	7	1959	4	8800	N	N	18011 112TH AVE SE
6	074090	0210	07/22/2005	250000	1470	0	7	1959	4	8800	N	N	18011 112TH AVE SE
6	074110	0030	06/13/2006	272000	1010	0	7	1959	4	8400	N	N	10818 SE 182ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	074110	0110	10/11/2006	325000	1610	0	7	1959	4	8284	N	N	11018 SE 182ND ST
6	081300	0030	06/12/2007	415000	1270	440	7	1977	4	16854	N	N	18320 112TH AVE SE
6	081820	0020	10/04/2006	467000	2590	0	9	1988	3	8215	N	N	11203 SE 183RD ST
6	081820	0040	06/25/2007	467000	2560	0	9	1988	3	7524	N	N	11227 SE 183RD ST
6	081820	0060	11/29/2006	484950	1600	720	9	1988	3	9637	N	N	11239 SE 183RD ST
6	090800	0070	02/03/2005	289950	1870	0	7	2004	3	3987	N	N	14623 SE 188TH WAY
6	090800	0090	07/12/2005	349350	1450	990	7	2005	3	5378	N	N	14525 SE 188TH WAY
6	090800	0100	10/05/2005	347950	1450	990	7	2005	3	5294	N	N	14519 SE 188TH WAY
6	090800	0110	10/26/2005	354950	1450	990	7	2005	3	5293	N	N	14515 SE 188TH WAY
6	090800	0120	11/04/2005	354950	1450	990	7	2005	3	5238	N	N	14509 SE 188TH WAY
6	090800	0130	12/04/2006	400000	1450	990	7	2005	3	7296	N	N	14503 SE 188TH WAY
6	090800	0130	10/20/2005	354950	1450	990	7	2005	3	7296	N	N	14503 SE 188TH WAY
6	090800	0140	07/05/2005	344950	1450	990	7	2005	3	6346	N	N	14437 SE 188TH WAY
6	090800	0150	12/07/2005	354950	1450	990	7	2005	3	5656	N	N	14431 SE 188TH WAY
6	090800	0160	05/11/2005	340000	1450	990	7	2005	3	5382	N	N	14423 SE 188TH WAY
6	090800	0170	08/03/2005	347205	1450	990	7	2005	3	5361	N	N	14415 SE 188TH WAY
6	090800	0180	06/20/2005	339950	1450	990	7	2005	3	5361	N	N	14405 SE 188TH WAY
6	090800	0190	11/12/2007	352500	1690	0	7	2004	3	4950	N	N	14404 SE 188TH WAY
6	090800	0220	01/25/2005	339950	1460	930	7	2004	3	6847	N	N	14420 SE 188TH WAY
6	090800	0230	03/23/2005	349950	1460	930	7	2004	3	8041	N	N	14424 SE 188TH WAY
6	090800	0270	06/23/2005	354950	2470	0	7	2004	3	5005	N	N	14508 SE 188TH WAY
6	098400	0150	09/13/2006	410000	1720	400	7	1966	4	15300	N	N	12734 SE 190TH PL
6	098400	0160	05/15/2007	354000	1250	470	7	1967	4	9720	N	N	12728 SE 190TH PL
6	098400	0300	06/29/2006	355000	1110	1110	7	1967	3	7200	N	N	18910 127TH PL SE
6	098400	0410	07/11/2006	349950	1410	760	7	1967	4	11400	N	N	12726 SE 188TH PL
6	098400	0520	10/06/2005	309900	1120	450	7	1967	4	9000	N	N	12503 SE 188TH PL
6	098400	0580	07/25/2005	325500	1670	540	7	1967	3	9922	N	N	12545 SE 188TH PL
6	098400	0590	06/28/2007	397000	1040	1010	7	1967	4	8322	N	N	18851 127TH PL SE
6	098400	0630	11/22/2005	315000	1670	540	7	1967	3	8750	N	N	18909 127TH PL SE
6	098400	0670	02/03/2005	285000	1670	540	7	1967	4	8750	N	N	18961 127TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	098400	0690	05/17/2006	349950	2440	0	7	1967	4	8750	N	N	18973 127TH PL SE
6	098400	0690	02/02/2006	345000	2440	0	7	1967	4	8750	N	N	18973 127TH PL SE
6	098400	0790	03/13/2006	348000	1040	750	7	1967	3	8750	N	N	12735 SE 191ST PL
6	098400	0790	11/15/2005	275000	1040	750	7	1967	3	8750	N	N	12735 SE 191ST PL
6	098410	0130	10/02/2006	331000	1110	610	7	1968	4	7548	N	N	18606 126TH PL SE
6	098410	0230	04/12/2005	310000	1720	760	7	1968	4	13432	N	N	12630 SE 185TH PL
6	098410	0270	08/10/2006	356950	1230	350	7	1976	3	8400	N	N	12604 SE 185TH PL
6	098420	0260	11/15/2005	330000	1550	570	7	1968	4	10296	N	N	12804 SE 186TH PL
6	098420	0330	10/15/2007	315000	1500	0	7	1968	4	7350	N	N	12815 SE 186TH ST
6	098420	0490	09/21/2005	320000	1300	450	7	1969	4	7526	N	N	18513 129TH PL SE
6	098420	0550	10/05/2005	310000	1240	570	7	1975	4	8160	N	N	12904 SE 186TH PL
6	098420	0580	04/17/2006	329000	1300	470	7	1968	4	11439	N	N	12917 SE 186TH PL
6	098420	0620	08/15/2007	343000	1300	480	7	1968	3	9828	N	N	18662 129TH PL SE
6	098420	0720	05/18/2007	372500	1170	810	7	1972	4	7314	N	N	18842 129TH PL SE
6	098420	0740	10/05/2005	288253	970	780	7	1972	3	7560	N	N	18858 129TH PL SE
6	098420	0750	11/16/2005	326450	1300	1250	7	1968	5	8239	N	N	12904 SE 189TH PL
6	098420	0800	07/26/2006	350000	1300	450	7	1968	4	10434	N	N	12917 SE 189TH PL
6	098420	0820	07/12/2007	299950	1180	0	7	1969	3	8216	N	N	18904 129TH PL SE
6	098421	0080	07/05/2006	319249	1480	0	7	1971	4	7350	N	N	13012 SE 184TH PL
6	098421	0100	03/25/2005	290000	2220	0	7	1973	4	7350	N	N	13026 SE 184TH PL
6	098421	0120	11/12/2007	380000	1290	1000	7	1973	3	7420	N	N	13038 SE 184TH PL
6	098421	0120	07/17/2006	380000	1290	1000	7	1973	3	7420	N	N	13038 SE 184TH PL
6	098421	0160	05/30/2006	340000	1790	0	7	1973	4	7665	N	N	18408 131ST AVE SE
6	098421	0240	02/01/2007	335000	1170	1100	7	1973	3	9234	N	N	18610 131ST AVE SE
6	098421	0250	04/01/2005	283000	1140	860	7	1973	4	10863	N	N	18616 131ST AVE SE
6	098421	0440	08/23/2005	299000	940	500	7	1973	4	8888	N	N	18719 131ST AVE SE
6	098421	0470	06/20/2006	360000	1130	770	7	1973	4	7420	N	N	18703 131ST AVE SE
6	098421	0540	01/03/2005	255000	1560	0	7	1972	4	7455	N	N	18523 131ST AVE SE
6	098421	0550	12/06/2005	299250	1310	870	7	1972	3	7350	N	N	18517 131ST AVE SE
6	098421	0640	09/18/2006	350000	1660	0	7	1974	4	7490	N	N	13009 SE 184TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	098421	0640	09/09/2005	309000	1660	0	7	1974	4	7490	N	N	13009 SE 184TH PL
6	098421	0680	07/26/2005	283000	1170	810	7	1973	3	7384	N	N	18507 129TH PL SE
6	098421	0740	10/17/2006	357950	1080	530	7	1976	4	7000	N	N	12813 SE 184TH PL
6	098421	0890	04/14/2005	319000	2420	0	7	1979	5	13830	N	N	18407 126TH PL SE
6	098421	0910	07/14/2006	348000	1290	710	7	1978	3	24108	N	N	12604 SE 184TH PL
6	098421	0970	01/28/2005	265000	1200	550	7	1977	4	10759	N	N	12800 SE 184TH PL
6	098422	0020	06/28/2006	350000	1230	870	7	1975	3	7085	N	N	12920 SE 185TH ST
6	098422	0040	12/22/2006	388000	1170	600	7	1975	4	8250	N	N	12936 SE 185TH ST
6	098422	0100	08/25/2005	331000	1240	910	7	1975	5	7548	N	N	12919 SE 185TH ST
6	098422	0110	06/09/2005	260000	1370	500	7	1975	3	7480	N	N	12911 SE 185TH ST
6	098422	0140	03/07/2007	370000	1440	650	7	1975	4	8162	N	N	12934 SE 186TH ST
6	098422	0180	02/15/2006	339450	1230	870	7	1975	3	8700	N	N	12937 SE 186TH ST
6	098422	0190	07/15/2005	321888	2030	0	7	1975	4	7800	N	N	12931 SE 186TH ST
6	098422	0200	06/20/2006	334900	1980	0	7	1974	4	9590	N	N	12923 SE 186TH ST
6	098422	0320	08/04/2006	364000	1260	800	7	1975	3	8925	N	N	13003 SE 188TH PL
6	098422	0360	05/09/2006	349950	1440	660	7	1975	4	7650	N	N	13029 SE 188TH PL
6	098423	0100	11/09/2006	349950	1370	910	7	1977	3	7470	N	N	13009 SE 191ST ST
6	098423	0290	02/14/2007	339000	1210	550	7	1977	3	7200	N	N	18913 131ST PL SE
6	098423	0370	09/01/2006	378000	1240	860	7	1977	4	7350	N	N	13123 SE 188TH ST
6	098423	0440	07/07/2005	327450	1490	400	7	1977	3	6000	N	N	13022 SE 189TH CT
6	111610	0030	04/26/2005	267500	1260	0	7	1962	4	9784	N	N	17640 109TH AVE SE
6	111610	0090	07/18/2005	276000	1440	0	7	1965	4	9792	N	N	17818 109TH AVE SE
6	140200	0110	05/29/2006	400000	1410	0	8	1965	4	16936	N	N	14036 SE 179TH PL
6	140200	0120	01/12/2007	389000	1580	0	7	1967	4	20680	N	N	17815 142ND AVE SE
6	140200	0160	01/17/2006	360000	1600	0	8	1964	4	29915	N	N	17804 142ND AVE SE
6	140200	0170	04/27/2007	423000	1660	0	8	1964	4	21012	N	N	17806 142ND AVE SE
6	140200	0180	09/27/2005	435000	2080	700	8	1968	4	20000	N	N	17816 142ND AVE SE
6	140200	0190	05/06/2005	307000	2080	0	8	1964	4	20000	N	N	14206 SE 179TH PL
6	140210	0030	03/07/2007	460000	1300	1300	7	1965	4	20000	N	N	14508 SE 178TH PL
6	140210	0050	11/09/2007	389950	1370	640	8	1968	4	20000	N	N	14526 SE 178TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	140210	0070	03/14/2007	412000	1700	540	8	1968	4	19090	N	N	17815 145TH AVE SE
6	140210	0080	08/04/2005	369000	1230	450	8	1966	5	23653	N	N	17825 145TH AVE SE
6	140210	0150	09/11/2007	368500	1630	0	7	1966	4	18094	N	N	14505 SE 178TH PL
6	140210	0210	11/26/2007	405950	1620	0	8	1966	4	30525	N	N	17836 146TH AVE SE
6	140210	0270	05/23/2006	330000	1700	0	7	1965	4	19380	N	N	17815 147TH AVE SE
6	140210	0280	08/23/2006	342950	1285	253	8	1970	4	19055	N	N	17827 147TH AVE SE
6	140220	0040	10/16/2006	462500	2725	0	8	1968	4	19210	N	N	18116 147TH AVE SE
6	140220	0140	04/25/2007	497000	1530	1530	8	1967	4	17112	N	N	14615 SE 183RD ST
6	140220	0350	09/23/2005	304100	1800	0	8	1967	4	18000	N	N	14616 SE 181ST ST
6	140220	0380	11/05/2007	438000	1860	1820	8	1967	4	21960	N	N	14600 SE 181ST ST
6	140220	0550	07/10/2007	435000	1652	0	7	1967	4	21658	N	N	18130 146TH AVE SE
6	140220	0580	12/11/2005	423500	1890	1890	8	1969	4	19201	N	N	18145 146TH AVE SE
6	140220	0660	08/28/2006	370000	2040	0	8	1973	4	18000	N	N	18112 145TH AVE SE
6	140260	0230	05/04/2006	338000	1330	430	8	1983	3	6967	N	N	15232 SE 183RD DR
6	140260	0300	10/24/2006	405000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
6	140260	0300	10/31/2005	315000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
6	140260	0340	04/27/2007	390000	1240	420	8	1982	4	7233	N	N	18311 153RD PL SE
6	140260	0510	03/09/2006	312500	1440	0	8	1981	4	6824	N	N	18310 152ND AVE SE
6	140260	0610	01/18/2006	319500	1300	410	8	1983	3	6968	N	N	18309 152ND AVE SE
6	140261	0130	09/19/2005	335000	1540	330	8	1983	3	8251	N	N	14821 SE 181ST ST
6	140261	0190	11/03/2005	355500	2330	0	8	1983	3	7965	N	N	18101 150TH CT SE
6	140262	0010	07/09/2007	505000	2861	0	8	1984	4	17304	N	N	18123 149TH AVE SE
6	140262	0240	03/21/2005	328000	2586	0	8	1984	4	7848	N	N	18220 149TH AVE SE
6	140262	0240	06/01/2007	482000	2586	0	8	1984	4	7848	N	N	18220 149TH AVE SE
6	140263	0010	03/22/2005	294900	1720	0	8	1985	3	6985	N	N	18235 153RD AVE SE
6	140263	0050	09/21/2006	343000	1770	0	8	1984	4	7394	N	N	18209 153RD AVE SE
6	140263	0100	06/17/2005	415450	2665	0	8	1987	3	7598	N	N	18208 153RD AVE SE
6	140263	0140	06/08/2007	475000	2230	0	8	1992	4	7432	N	N	18232 153RD AVE SE
6	140263	0190	03/17/2006	409950	2310	0	8	1986	4	7485	N	N	18219 154TH PL SE
6	140263	0200	07/26/2006	434000	1440	580	8	1985	4	7944	N	N	18213 154TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	140263	0230	02/16/2007	474000	1680	880	8	1986	4	8638	N	N	15355 SE 182ND ST
6	140263	0230	09/06/2005	425000	1680	880	8	1986	4	8638	N	N	15355 SE 182ND ST
6	140263	0270	07/24/2006	400000	1320	400	8	1985	4	8867	N	N	15342 SE 182ND ST
6	140263	0300	04/25/2005	297950	1920	0	8	1985	3	12000	N	N	15356 SE 182ND ST
6	140264	0280	05/04/2005	330000	2370	0	8	1986	3	8581	N	N	15011 SE 183RD CT
6	140264	0400	11/18/2006	475000	2521	0	8	1984	4	9143	N	N	18213 150TH AVE SE
6	140264	0490	12/18/2007	405000	2410	0	8	1985	4	7380	N	N	18315 150TH AVE SE
6	140265	0100	01/17/2007	460000	1690	880	8	1986	4	8608	N	N	15375 SE 183RD DR
6	140265	0120	07/05/2005	375000	2120	510	8	1986	3	7810	N	N	18309 155TH PL SE
6	140266	0140	04/27/2007	465000	1620	590	8	1986	4	7866	N	N	18241 157TH AVE SE
6	140266	0140	03/11/2005	325000	1620	590	8	1986	4	7866	N	N	18241 157TH AVE SE
6	140266	0190	07/11/2005	299950	2000	0	8	1986	3	6866	N	N	15723 SE 184TH ST
6	140266	0230	11/09/2006	420000	1900	0	8	1986	4	7140	N	N	15822 SE 184TH ST
6	140266	0270	10/27/2006	471000	2110	0	8	1986	4	7140	N	N	15720 SE 184TH ST
6	140266	0330	07/12/2006	465000	2160	0	8	1985	4	8301	N	N	18208 157TH AVE SE
6	140267	0020	10/15/2007	485000	2610	0	9	1986	4	7359	N	N	18220 160TH AVE SE
6	140267	0110	01/05/2005	427500	2920	0	9	1985	3	7000	N	N	15825 SE 184TH ST
6	140267	0120	11/14/2005	505000	2740	730	9	1986	4	7140	N	N	15828 SE 184TH ST
6	140267	0140	08/16/2005	399500	2380	0	9	1986	3	7143	N	N	15914 SE 184TH ST
6	140267	0150	04/10/2006	439000	2370	0	9	1986	4	7859	N	N	15920 SE 184TH ST
6	140267	0170	05/21/2007	435000	2470	0	8	1987	4	7252	N	N	18219 160TH AVE SE
6	140267	0200	07/18/2006	392000	1840	0	8	1984	4	7916	N	N	15909 SE 182ND PL
6	140267	0250	01/30/2007	478400	2710	0	9	1986	4	8342	N	N	18207 159TH CT SE
6	140270	0100	07/27/2005	433000	3040	0	8	1999	3	4602	N	N	18317 160TH PL SE
6	144286	0150	04/06/2007	440000	2300	0	8	1988	4	8104	N	N	13536 SE 189TH PL
6	144286	0160	09/25/2006	426000	2280	0	8	1985	4	10255	N	N	13518 SE 189TH PL
6	147312	0100	06/17/2005	490000	2820	0	9	1991	3	8569	N	N	13704 SE 186TH PL
6	147312	0170	04/12/2007	555000	2640	0	9	1991	4	7884	N	N	18623 136TH PL SE
6	147312	0310	03/21/2005	410000	2530	0	9	1992	3	11997	N	N	13715 SE 188TH ST
6	147312	0320	05/25/2007	539950	3120	0	9	1992	3	13156	N	N	13721 SE 188TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	147312	0390	01/19/2006	502950	2690	0	9	1992	3	9551	N	N	18716 139TH WAY SE
6	147312	0410	04/09/2007	550000	2940	0	9	1991	3	8596	N	N	18704 139TH WAY SE
6	147312	0430	05/08/2007	570000	3260	0	9	1992	3	9121	N	N	18630 139TH WAY SE
6	147312	0440	03/15/2007	555000	2890	0	9	1992	3	9359	N	N	18622 139TH WAY SE
6	147312	0630	07/21/2005	460000	2440	0	9	1991	3	8419	N	N	18715 137TH CT SE
6	147312	0640	08/16/2007	520000	2200	0	9	1991	3	10840	N	N	18719 137TH CT SE
6	156595	0120	03/31/2005	410000	3000	0	8	1993	4	7614	N	N	18937 114TH CT SE
6	156595	0170	05/26/2005	389900	2950	0	8	1994	3	7121	N	N	19022 114TH CT SE
6	156595	0200	10/17/2006	454950	1960	0	8	1994	3	10153	N	N	19020 114TH CT SE
6	156595	0230	03/08/2005	311000	2100	0	8	1994	3	6825	N	N	19008 114TH CT SE
6	156595	0240	06/21/2006	404500	2180	0	8	1994	3	6825	N	N	19002 114TH CT SE
6	156595	0250	06/24/2005	353000	2170	0	8	1993	4	7036	N	N	18936 114TH CT SE
6	156595	0320	07/24/2005	319000	1960	0	8	1994	3	7072	N	N	18824 113TH WAY SE
6	156595	0350	01/08/2007	405000	2130	0	8	1995	3	8274	N	N	11248 SE 188TH PL
6	156595	0480	11/09/2005	390950	2430	0	8	1994	3	7003	N	N	18911 112TH PL SE
6	156595	0590	11/28/2005	351000	1920	0	8	1994	3	6431	N	N	19113 113TH WAY SE
6	156595	0660	07/22/2005	350000	2070	0	8	1993	3	6081	N	N	11249 SE 190TH CT
6	156595	0730	07/23/2007	520000	3260	0	8	1993	3	6741	N	N	18909 113TH WAY SE
6	232983	0020	04/15/2005	345000	2370	0	7	2004	3	5434	N	N	13235 SE 188TH PL
6	232983	0050	09/07/2005	368500	2310	0	7	2004	3	4384	N	N	13254 SE 188TH PL
6	232983	0060	07/06/2006	370000	1720	0	7	2004	3	5413	N	N	13250 SE 188TH PL
6	232983	0090	06/01/2007	420000	2370	0	7	2004	3	5850	N	N	13234 SE 188TH PL
6	232983	0130	09/20/2005	400000	2370	0	7	2004	3	6122	N	N	18809 132ND PL SE
6	232985	0090	01/26/2005	256950	1540	0	7	1997	3	5647	N	N	11453 SE 185TH PL
6	232985	0100	06/30/2005	342000	2000	0	7	1997	3	6325	N	N	11452 SE 185TH PL
6	232985	0160	07/23/2007	399950	1700	0	7	1999	3	5802	N	N	18524 114TH AVE SE
6	232985	0220	02/25/2005	310000	2000	0	7	1999	3	6677	N	N	18525 114TH AVE SE
6	232985	0250	08/23/2005	342000	2000	0	7	1999	3	5999	N	N	18543 114TH AVE SE
6	233323	0020	02/27/2006	320000	1610	0	7	2001	3	4275	N	N	12816 SE 175TH CT
6	233323	0030	04/26/2007	358440	1990	0	7	2002	3	3618	N	N	12822 SE 175TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	233323	0040	04/17/2006	400000	2450	0	7	2002	3	3600	N	N	12828 SE 175TH CT
6	233323	0070	05/19/2006	406500	2360	0	7	2001	3	5483	N	N	12844 SE 175TH CT
6	233323	0210	07/03/2007	408950	2330	0	7	2002	3	5670	N	N	17624 128TH AVE SE
6	233323	0220	05/05/2005	323000	2270	0	7	2002	3	4733	N	N	17630 128TH AVE SE
6	233323	0230	12/26/2006	427950	2450	0	7	2002	3	4373	N	N	17636 128TH AVE SE
6	233323	0290	05/09/2006	385000	1990	0	7	2002	3	4050	N	N	17619 128TH AVE SE
6	245995	0020	08/30/2006	335000	1660	0	7	1996	3	6299	N	N	14014 SE 188TH WAY
6	245995	0040	02/23/2006	380000	2030	0	7	1996	3	6293	N	N	14026 SE 188TH WAY
6	245995	0070	02/13/2007	360000	1300	330	7	1996	3	6284	N	N	14116 SE 188TH WAY
6	245995	0130	10/10/2005	369000	2030	0	7	1996	3	14376	N	N	14224 SE 188TH WAY
6	245995	0150	10/04/2005	315000	1300	330	7	1996	3	11960	N	N	14236 SE 188TH WAY
6	245995	0160	11/09/2006	345000	2030	0	7	1996	3	17950	N	N	14240 SE 188TH WAY
6	245995	0190	05/10/2005	314950	1660	0	7	1996	3	7334	N	N	14105 SE 188TH WAY
6	245995	0200	05/05/2005	285000	1660	0	7	1996	3	7337	N	N	14027 SE 188TH WAY
6	245996	0090	09/14/2005	340000	2060	0	7	2002	3	4950	N	N	14652 SE 185TH PL
6	245996	0110	12/22/2005	301905	1810	0	7	2002	3	4950	N	N	14640 SE 185TH PL
6	245996	0180	05/22/2006	425000	2060	0	7	2002	3	5456	N	N	14439 SE 185TH PL
6	245996	0250	06/07/2006	439000	2560	0	7	2002	3	4897	N	N	14613 SE 185TH PL
6	245996	0270	04/15/2005	294950	1910	0	7	2002	3	4889	N	N	14625 SE 185TH PL
6	245996	0300	05/16/2007	439000	2410	0	7	2002	3	5211	N	N	18515 147TH CT SE
6	245996	0420	07/20/2005	369000	2240	0	7	2002	3	6135	N	N	14741 SE 185TH PL
6	245997	0030	12/24/2007	415000	2480	0	7	2004	3	5451	N	N	14763 SE 187TH CT
6	245997	0040	12/05/2005	326000	1790	0	7	2004	3	6001	N	N	14757 SE 187TH CT
6	245997	0090	02/08/2005	314950	1960	600	7	2005	3	29768	N	N	14725 SE 187TH CT
6	245997	0120	02/16/2005	308847	2100	700	7	2005	3	8082	N	N	14728 SE 187TH CT
6	247292	0010	10/21/2005	394000	2170	0	9	1988	3	7501	N	N	14011 SE 181ST ST
6	247292	0020	06/20/2005	429900	2360	0	9	1988	3	7291	N	N	14019 SE 181ST ST
6	247292	0070	01/06/2005	415950	3210	0	9	1988	3	7461	N	N	18127 141ST AVE SE
6	247292	0150	11/17/2005	472000	2580	0	9	1988	3	7273	N	N	18315 142ND AVE SE
6	247292	0170	07/19/2006	481000	1670	880	9	1988	4	7366	N	N	14205 SE 183RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	247292	0220	10/11/2005	482450	2600	0	9	1988	3	7057	N	N	14314 SE 183RD ST
6	247292	0240	12/04/2006	505000	2520	0	9	1987	4	7583	N	N	18214 143RD AVE SE
6	247292	0440	10/24/2005	494950	2680	0	9	1987	3	15915	N	N	14124 SE 180TH PL
6	247292	0500	09/28/2006	425000	2050	0	9	1987	4	7210	N	N	14209 SE 180TH PL
6	247292	0530	08/06/2007	499950	1540	700	9	1988	4	7843	N	N	14231 SE 180TH PL
6	247292	0600	09/19/2006	520000	2470	0	9	1987	4	8349	N	N	18205 143RD AVE SE
6	247292	0620	01/30/2007	479900	2550	0	9	1987	4	7285	N	N	18217 143RD AVE SE
6	247292	0790	09/07/2005	469900	1700	720	9	1987	3	7619	N	N	14128 SE 182ND ST
6	247292	0860	09/28/2006	539000	2580	0	9	1987	4	8483	N	N	18026 140TH CT SE
6	247293	0010	03/15/2005	389950	2300	0	9	1990	3	11132	N	N	14716 SE 184TH PL
6	247293	0120	07/17/2006	541000	3120	0	9	1990	3	11978	N	N	14518 SE 184TH PL
6	247293	0260	04/17/2007	550000	2690	0	9	1990	3	9499	N	N	14505 SE 184TH PL
6	247293	0330	05/25/2007	542500	2710	0	9	1990	3	9199	N	N	14621 SE 184TH PL
6	247293	0350	06/06/2005	459900	3130	0	9	1989	4	8478	N	N	14709 SE 184TH PL
6	247380	0040	05/04/2005	548000	3240	0	9	1990	3	10417	N	N	14218 SE 184TH PL
6	247380	0100	01/05/2005	395000	2420	0	9	1995	3	7023	N	N	18424 143RD CT SE
6	247380	0130	02/17/2005	350000	2230	0	8	1995	3	6224	N	N	18433 143RD CT SE
6	247380	0160	09/20/2005	420000	2760	0	9	1991	3	7418	N	N	18421 143RD CT SE
6	253841	0010	08/02/2005	369950	2490	0	7	2005	3	4800	N	N	14732 SE 189TH PL
6	253841	0020	08/02/2005	424769	2940	0	7	2005	3	4800	N	N	14728 SE 189TH PL
6	253841	0030	06/23/2005	318312	1830	0	7	2005	3	5413	N	N	14722 SE 189TH PL
6	253841	0040	09/13/2005	369950	2490	0	7	2005	3	4800	N	N	14704 SE 189TH PL
6	253841	0050	09/14/2005	409950	2940	0	7	2005	3	4800	N	N	14650 SE 189TH PL
6	253841	0060	08/17/2005	369950	2490	0	7	2005	3	6661	N	N	14720 SE 189TH PL
6	253841	0070	07/26/2005	372639	2470	0	7	2005	3	4800	N	N	14626 SE 189TH PL
6	253841	0080	06/28/2005	366600	1700	630	7	2005	3	6025	N	N	14618 SE 189TH PL
6	253841	0090	08/12/2005	329950	1980	0	7	2005	3	4528	N	N	14612 SE 189TH PL
6	253841	0100	06/27/2005	303950	1730	0	7	2005	3	7787	N	N	14606 SE 189TH PL
6	253841	0110	06/01/2005	311070	1830	0	7	2005	3	4340	N	N	14759 SE 189TH PL
6	253841	0130	08/03/2007	385000	1830	0	7	2005	3	5383	N	N	14747 SE 189TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	253841	0130	06/22/2005	295000	1830	0	7	2005	3	5383	N	N	14747 SE 189TH PL
6	253841	0150	06/09/2005	294950	1830	0	7	2005	3	3839	N	N	14731 SE 189TH PL
6	253841	0160	08/02/2005	355395	2190	0	7	2005	3	5673	N	N	14743 SE 189TH PL
6	253841	0180	06/13/2005	355450	2190	0	7	2005	3	4317	N	N	14707 SE 189TH PL
6	253841	0190	06/15/2005	310450	1830	0	7	2005	3	4590	N	N	14651 SE 189TH PL
6	253841	0200	03/08/2007	376000	1980	0	7	2005	3	4589	N	N	14645 SE 189TH PL
6	253841	0200	07/19/2005	331990	1980	0	7	2005	3	4589	N	N	14645 SE 189TH PL
6	253841	0210	11/11/2005	354950	1430	950	7	2005	3	4549	N	N	14641 SE 189TH PL
6	253841	0220	09/26/2005	354950	1430	950	7	2005	3	4549	N	N	14633 SE 189TH PL
6	253841	0230	09/26/2005	354950	1430	950	7	2005	3	4551	N	N	14627 SE 189TH PL
6	253841	0240	07/22/2005	329950	1980	0	7	2005	3	4863	N	N	14623 SE 189TH PL
6	253841	0250	07/18/2005	320500	1830	0	7	2005	3	3839	N	N	14611 SE 189TH PL
6	253841	0270	06/20/2005	309900	1830	0	7	2005	3	4490	N	N	14617 SE 189TH PL
6	259180	0160	06/13/2006	399950	1600	0	8	1983	4	7770	N	N	13509 SE 186TH PL
6	259180	0170	07/27/2005	330000	1860	0	8	1983	4	6825	N	N	13513 SE 186TH PL
6	259180	0190	09/30/2005	322500	1550	740	8	1982	3	8550	N	N	13432 SE 187TH PL
6	259180	0200	11/02/2007	327500	1890	0	8	1982	4	7210	N	N	13422 SE 187TH PL
6	259180	0210	03/10/2005	315000	1600	860	8	1982	3	7350	N	N	13416 SE 187TH PL
6	259180	0410	11/03/2005	358000	1610	700	8	1983	4	7725	N	N	13312 SE 184TH PL
6	259180	0490	07/26/2007	370000	1220	860	8	1981	3	7600	N	N	13314 SE 185TH PL
6	259180	0530	07/10/2006	349500	1880	0	8	1981	3	9163	N	N	18509 132ND PL SE
6	259180	0590	10/10/2005	315000	1180	840	8	1981	3	7630	N	N	18621 132ND PL SE
6	259180	0600	03/18/2007	385000	1340	800	8	1981	3	7350	N	N	18629 132ND PL SE
6	259180	0690	10/19/2006	368000	1600	800	8	1981	3	13392	N	N	18620 132ND PL SE
6	259180	0710	01/13/2006	324975	1390	590	8	1981	4	10082	N	N	18604 132ND PL SE
6	259181	0080	09/19/2006	419000	1610	860	8	1984	4	8606	N	N	13545 SE 185TH CT
6	259181	0100	09/07/2005	424000	2600	0	8	1987	4	6944	N	N	13540 SE 185TH CT
6	259181	0150	11/08/2005	433000	2290	0	8	1985	4	8000	N	N	18448 135TH PL SE
6	259181	0270	02/08/2005	309000	1390	580	8	1984	4	6881	N	N	18429 135TH PL SE
6	259182	0020	10/12/2006	475000	2520	0	8	1987	4	7350	N	N	13409 SE 184TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	259182	0040	11/19/2007	412000	2370	0	8	1986	4	8588	N	N	13423 SE 184TH ST
6	259182	0050	06/28/2005	389000	1740	780	8	1987	3	11667	N	N	18407 135TH PL SE
6	259182	0240	10/10/2006	439950	1500	420	8	1986	4	8508	N	N	13446 SE 183RD ST
6	259182	0330	06/11/2007	373000	1440	420	8	1987	3	7425	N	N	18305 134TH AVE SE
6	259182	0360	07/22/2005	329950	1480	570	8	1985	3	8250	N	N	13322 SE 184TH ST
6	259182	0370	05/26/2005	338000	2170	0	8	1985	3	8782	N	N	13316 SE 184TH ST
6	259183	0060	08/11/2005	366500	1670	480	8	1988	4	6734	N	N	13431 SE 182ND ST
6	259183	0120	06/22/2006	374950	1520	580	8	1988	4	7350	N	N	13420 SE 182ND ST
6	259183	0130	04/11/2007	455000	1570	630	8	1988	4	7350	N	N	13414 SE 182ND ST
6	259183	0140	10/10/2005	357500	2110	0	8	1987	4	7350	N	N	13408 SE 182ND ST
6	259183	0380	07/19/2007	499990	2020	570	8	1987	4	8027	N	N	18207 134TH AVE SE
6	259184	0150	06/14/2007	527000	3010	0	9	1988	4	8000	N	N	18138 132ND PL SE
6	259184	0170	12/06/2006	414900	2210	0	9	1988	3	8060	N	N	18120 132ND PL SE
6	259184	0210	01/26/2006	429900	2580	0	9	1988	3	7200	N	N	13311 SE 181ST PL
6	259185	0130	06/25/2007	413750	2340	0	8	1988	3	11425	N	N	18920 133RD PL SE
6	259186	0120	08/30/2005	409500	2200	0	8	1988	3	8442	N	N	13205 SE 189TH PL
6	269820	0050	07/28/2007	332500	930	480	7	1981	4	10903	N	N	18810 111TH PL SE
6	269820	0050	02/07/2006	315000	930	480	7	1981	4	10903	N	N	18810 111TH PL SE
6	269820	0080	11/07/2006	345000	980	450	7	1981	4	7859	N	N	18721 111TH PL SE
6	282305	9053	01/05/2007	270000	1040	0	7	1959	4	14400	N	N	12107 SE PETROVITSKY RD
6	282305	9123	09/27/2006	425000	1290	1290	7	1961	4	17738	N	N	12325 SE PETROVITSKY RD
6	322305	9108	01/05/2005	209950	890	0	7	1967	5	9583	N	N	11504 SE 178TH PL
6	322305	9109	08/24/2005	227000	830	0	6	1975	3	8712	N	N	11503 SE 178TH PL
6	322305	9110	05/23/2005	215000	1170	0	6	2004	3	6611	N	N	17913 116TH AVE SE
6	322305	9147	12/27/2005	325000	2130	0	7	1952	5	16988	N	N	18605 116TH AVE SE
6	322305	9179	09/12/2005	241000	1250	0	7	1957	4	8276	N	N	17917 116TH AVE SE
6	322305	9240	09/25/2006	425000	2220	0	7	1965	3	19018	N	N	11225 SE 186TH LN
6	322305	9264	04/19/2007	335450	1010	510	7	1969	4	8156	N	N	17621 113TH PL SE
6	322305	9275	07/19/2007	365000	1160	0	6	1972	4	20908	N	N	18329 116TH AVE SE
6	322305	9279	02/02/2006	499000	2250	0	8	1994	3	21344	N	N	18611 114TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	322305	9352	02/08/2006	319950	1950	0	7	2005	3	9914	N	N	17909 116TH AVE SE
6	327485	0200	03/11/2005	369500	2630	0	8	1990	3	9023	N	N	12202 SE 179TH PL
6	327485	0280	11/21/2007	437000	2380	0	8	1991	3	9444	N	N	17911 123RD CT SE
6	327620	0090	09/11/2006	290000	1480	0	7	1962	4	9379	N	N	17808 111TH AVE SE
6	327620	0130	09/09/2005	269500	1140	0	7	1962	4	9379	N	N	17840 111TH AVE SE
6	327620	0140	02/16/2006	305000	1130	550	7	1965	4	9379	N	N	17848 111TH AVE SE
6	327620	0210	06/23/2005	295000	1340	720	7	1965	3	10032	N	N	17649 111TH AVE SE
6	327620	0220	02/13/2007	370750	1340	720	7	1965	4	10032	N	N	17657 111TH AVE SE
6	327690	0090	04/26/2007	320000	930	400	7	1973	3	8107	N	N	17751 113TH PL SE
6	327690	0130	03/07/2005	238000	900	430	7	1975	4	7100	N	N	17821 113TH PL SE
6	327690	0250	09/11/2006	316000	1240	0	7	1969	4	8658	N	N	17808 113TH PL SE
6	327690	0280	06/09/2006	287000	1410	0	7	1969	5	8442	N	N	17746 113TH PL SE
6	327690	0330	11/23/2007	335000	1280	0	7	1968	4	7560	N	N	17708 113TH PL SE
6	327690	0330	01/12/2005	245000	1280	0	7	1968	4	7560	N	N	17708 113TH PL SE
6	332305	9082	05/11/2005	295000	1100	500	7	1977	3	40510	N	N	12429 SE 184TH ST
6	332305	9083	09/30/2005	295000	1320	620	7	1978	3	40510	N	N	12431 SE 184TH ST
6	342305	9078	02/17/2006	344000	1900	0	9	1975	3	22500	N	N	13803 SE 180TH ST
6	342305	9080	07/10/2006	288000	1220	0	6	1957	4	11761	N	N	13636 SE 192ND ST
6	342305	9122	07/28/2006	350000	1040	1040	7	1964	3	13500	N	N	13841 SE 180TH ST
6	342305	9139	11/30/2005	390000	1970	0	7	2005	3	43100	N	N	14034 SE 190TH ST
6	342305	9167	09/19/2007	449950	820	350	7	1977	4	62290	N	N	14092 SE 190TH ST
6	342305	9185	02/23/2006	349950	1850	0	7	1997	3	10507	N	N	19129 146TH AVE SE
6	342305	9195	05/24/2007	340000	1300	370	7	1988	3	16634	N	N	18926 134TH AVE SE
6	342305	9198	07/12/2006	440000	1870	0	8	2002	3	9750	N	N	18715 134TH AVE SE
6	342305	9205	11/09/2006	469900	2530	0	8	1997	3	10641	N	N	19121 146TH AVE SE
6	342305	9207	12/18/2006	455000	2420	0	8	1999	3	11869	N	N	19115 146TH AVE SE
6	370960	0410	12/28/2007	407950	2310	0	8	2007	3	4682	N	N	11743 SE 191ST ST
6	370960	0450	12/17/2007	384950	2130	0	8	2007	3	4672	N	N	11823 SE 191ST ST
6	370960	0490	12/27/2007	384950	2130	0	8	2007	3	4663	N	N	11847 SE 191ST ST
6	419310	0030	02/02/2007	379000	1930	0	8	2002	3	4909	N	N	18436 114TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	419310	0040	11/16/2007	344000	1690	0	8	2002	3	3669	N	N	18440 114TH AVE SE
6	419310	0080	07/06/2007	379950	1960	0	8	2002	3	3463	N	N	18481 114TH AVE SE
6	419310	0110	05/11/2005	299500	1790	0	8	2002	3	3500	N	N	18465 114TH AVE SE
6	508970	0160	06/19/2006	450000	2520	0	8	1980	4	7700	N	N	18219 112TH AVE SE
6	508970	0270	04/26/2006	361900	2450	0	8	1978	3	7910	N	N	11014 SE 183RD PL
6	508970	0310	07/15/2005	325000	1270	200	8	1977	3	7700	N	N	10926 SE 183RD PL
6	508970	0320	04/03/2006	344950	2100	0	8	1978	3	7700	N	N	10918 SE 183RD PL
6	508970	0390	03/25/2005	283000	1260	600	8	1978	3	7605	N	N	18319 108TH PL SE
6	508970	0470	01/31/2007	398000	1680	770	8	1979	3	7840	N	N	18312 108TH PL SE
6	508970	0590	04/11/2005	310000	1460	620	8	1978	3	9079	N	N	10907 SE 183RD CT
6	508970	0620	08/11/2006	349950	1480	0	8	1978	3	8050	N	N	10923 SE 183RD CT
6	508970	0660	05/14/2007	397000	1370	400	8	1977	4	10800	N	N	18320 110TH AVE SE
6	519800	0020	04/14/2006	264000	1030	0	6	1968	4	8494	N	N	16123 SE PETROVITSKY RD
6	519800	0040	06/22/2005	224500	1030	0	6	1968	4	10582	N	N	16203 SE PETROVITSKY RD
6	543800	0120	04/19/2005	234000	1400	0	7	1965	3	10857	N	N	17834 110TH AVE SE
6	543800	0130	08/18/2005	280000	1770	0	7	1965	3	10857	N	N	17844 110TH AVE SE
6	543800	0140	05/04/2005	270000	2270	0	7	1965	4	11242	N	N	17852 110TH AVE SE
6	543800	0160	08/01/2006	330000	1150	0	7	1963	3	8625	N	N	11002 SE 180TH ST
6	543800	0170	04/26/2006	299950	1770	0	7	1966	4	10875	N	N	10933 SE 179TH PL
6	543800	0190	06/26/2006	350000	2180	0	7	1966	4	10875	N	N	17615 110TH AVE SE
6	543800	0250	05/29/2007	444950	1340	520	7	1964	4	10575	N	N	17659 110TH AVE SE
6	564860	0050	08/08/2007	399950	1890	0	7	1995	3	6050	N	N	17704 114TH PL SE
6	564860	0070	03/31/2006	330000	1580	0	7	1995	3	5580	N	N	17710 114TH PL SE
6	564860	0080	12/07/2005	350000	1680	0	7	1995	3	5580	N	N	17714 114TH PL SE
6	564860	0130	02/12/2007	335000	1580	0	7	1995	3	5580	N	N	17732 114TH PL SE
6	564860	0180	03/08/2006	320300	1580	0	7	1995	3	5073	N	N	17818 114TH PL SE
6	619660	0020	08/11/2005	213000	950	0	6	1958	4	8136	N	N	17610 116TH AVE SE
6	619660	0022	01/11/2005	220000	1010	0	6	1970	4	12565	N	N	11615 SE 176TH ST
6	619660	0180	01/05/2005	322500	1300	0	6	1952	5	42345	N	N	11620 SE 180TH ST
6	619660	0361	08/09/2006	320000	1510	0	7	1963	3	7210	N	N	17611 118TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	619720	0022	08/11/2005	254950	1300	0	6	1949	5	8378	N	N	18000 116TH AVE SE
6	619720	0061	04/20/2006	345000	1710	0	7	1981	4	16650	N	N	18128 116TH AVE SE
6	619720	0160	10/18/2006	360100	1340	0	7	1957	4	42087	N	N	11626 SE 184TH ST
6	619720	0200	10/11/2005	401000	1120	110	7	1951	4	42126	N	N	18231 118TH AVE SE
6	619720	0241	06/14/2006	482500	2480	0	7	1962	5	50866	N	N	18217 118TH AVE SE
6	619720	0323	08/22/2007	280000	1080	0	6	1968	3	9660	N	N	18019 118TH AVE SE
6	619720	0403	07/13/2006	350000	1370	600	7	1963	3	31288	N	N	18052 118TH AVE SE
6	619780	0025	09/27/2005	389990	1940	1200	7	1961	4	15165	N	N	18408 116TH AVE SE
6	619780	0162	07/26/2005	225000	980	0	7	1963	4	11892	N	N	11626 SE 188TH ST
6	619780	0264	08/19/2005	313777	1290	850	7	2005	3	21613	N	N	11922 SE 186TH ST
6	619840	0021	07/28/2005	388000	2870	0	8	1957	3	47916	N	N	11641 SE 188TH ST
6	619840	0043	03/17/2006	230500	1060	0	7	1958	3	11232	N	N	18812 116TH AVE SE
6	619900	0099	07/18/2007	334950	1300	800	7	1951	4	21093	N	N	12205 SE 188TH ST
6	619900	0143	10/19/2005	393150	1200	250	7	1964	4	29340	N	N	19036 120TH AVE SE
6	619900	0220	04/19/2007	389900	1430	320	7	1965	3	31363	N	N	12208 SE 192ND ST
6	619960	0042	04/18/2006	470000	1650	620	7	1965	4	49500	N	N	12045 SE 184TH ST
6	619960	0259	05/29/2007	331000	1330	1000	7	1962	4	28980	N	N	18226 120TH AVE SE
6	640271	0030	10/21/2005	312000	1650	0	7	1993	3	7855	N	N	17834 112TH AVE SE
6	640271	0060	03/15/2005	286000	1620	0	7	1994	3	7919	N	N	17816 112TH AVE SE
6	640271	0070	11/09/2005	345000	1580	0	7	1994	3	7918	N	N	17810 112TH AVE SE
6	640271	0080	06/09/2005	305000	1810	0	7	1994	3	7917	N	N	17804 112TH AVE SE
6	640271	0110	01/21/2005	265000	1580	0	7	1994	3	7915	N	N	17730 112TH AVE SE
6	640271	0140	06/26/2006	405000	1820	1300	7	1977	4	15099	N	N	17712 112TH AVE SE
6	640271	0140	05/03/2007	390000	1820	1300	7	1977	4	15099	N	N	17712 112TH AVE SE
6	640271	0210	03/31/2006	326999	1620	0	7	1994	3	10276	N	N	11209 SE 179TH ST
6	746140	0120	06/30/2006	359000	1370	400	8	1980	4	7480	N	N	18639 110TH PL SE
6	746140	0130	11/13/2006	385000	2100	0	8	1979	4	7480	N	N	18645 110TH PL SE
6	746140	0150	10/29/2007	335000	1370	400	8	1979	4	6650	N	N	18655 110TH PL SE
6	746140	0380	03/27/2006	359950	1360	850	8	1979	4	7521	N	N	18648 111TH PL SE
6	769730	0020	06/13/2006	405000	2030	0	8	2002	3	3323	N	N	17940 110TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 51**

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
6	769730	0080	09/20/2005	360000	1910	0	8	2002	3	3318	N	N	17850 110TH PL SE
6	769730	0090	09/28/2006	375000	2030	0	8	2002	3	3317	N	N	17842 110TH PL SE
6	769730	0100	10/25/2005	372500	2560	0	8	2002	3	3316	N	N	17836 110TH PL SE
6	769730	0110	10/05/2006	390000	2030	0	8	2002	3	3315	N	N	17830 110TH PL SE
6	769730	0150	02/13/2006	370000	2030	0	8	2002	3	3312	N	N	17768 110TH PL SE
6	769730	0160	06/27/2007	379950	1910	0	8	2002	3	3311	N	N	17760 110TH PL SE
6	769730	0170	11/28/2005	363000	2030	0	8	2000	3	3310	N	N	17752 110TH PL SE
6	769730	0280	07/29/2005	359950	2030	0	8	2002	3	3301	N	N	17749 110TH PL SE
6	769730	0370	07/19/2005	329900	2030	0	8	2002	3	3297	N	N	17903 110TH PL SE
6	890610	0015	01/04/2007	345000	1260	0	7	1957	4	11645	N	N	11436 SE 182ND ST
6	890610	0045	09/07/2006	370000	1250	570	7	1962	3	11730	N	N	11246 SE 182ND ST
6	890610	0080	01/19/2006	290000	1300	0	7	1957	4	11815	N	N	11215 SE 182ND ST
6	890610	0115	12/07/2007	323000	1240	0	7	1957	4	11645	N	N	11411 SE 182ND ST
6	890620	0030	12/21/2007	369000	1620	0	7	1969	3	9180	N	N	18102 113TH AVE SE
6	890620	0030	07/20/2005	288950	1620	0	7	1969	3	9180	N	N	18102 113TH AVE SE
6	911700	0010	04/25/2006	291950	1550	0	7	1960	4	9120	N	N	11456 SE 186TH ST
6	911700	0090	10/18/2006	330000	2290	0	7	1961	4	9120	N	N	11254 SE 186TH ST
6	911700	0140	04/20/2007	380000	960	960	7	1962	5	9120	N	N	11220 SE 186TH ST
6	911700	0150	07/24/2007	368900	1020	1020	7	1962	4	9120	N	N	11210 SE 186TH ST
6	911700	0190	04/25/2006	375000	960	570	7	1962	4	9240	N	N	11427 SE 186TH ST
6	911710	0020	04/28/2006	329980	1050	390	7	1982	4	9000	N	N	18603 109TH AVE SE
6	911710	0180	05/26/2006	250000	990	0	6	1963	3	12636	N	N	10902 SE 186TH ST
6	911710	0220	12/14/2005	299950	1360	480	7	1964	4	12714	N	N	10930 SE 186TH ST
6	911710	0250	03/25/2007	367950	1610	1570	7	1963	3	12792	N	N	11012 SE 186TH ST
6	911710	0270	03/17/2005	310000	1140	1120	7	2004	3	12792	N	N	11028 SE 186TH ST
6	926650	0010	07/25/2006	395950	1800	0	7	2006	3	4540	N	N	11435 SE 191ST CT
6	926650	0010	06/22/2006	329950	1800	0	7	2006	3	4540	N	N	11435 SE 191ST CT
6	926650	0020	06/14/2006	329950	1800	0	7	2006	3	4122	N	N	11443 SE 191ST CT
6	926650	0030	06/21/2006	349950	2170	0	7	2006	3	3835	N	N	11471 SE 191ST CT
6	926650	0040	06/22/2006	356000	2170	0	7	2006	3	3776	N	N	11470 SE 191ST CT

**Improved Sales Used In This Physical Inspection Analysis
Area 51**

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
6	926650	0050	06/13/2006	380323	2170	0	7	2006	3	3500	N	N	11464 SE 191ST CT
6	926650	0060	08/01/2007	377000	1800	0	7	2006	3	4401	N	N	11458 SE 191ST CT
6	926650	0060	06/07/2006	337950	1800	0	7	2006	3	4401	N	N	11458 SE 191ST CT
6	926650	0070	08/29/2006	408950	1900	0	7	2006	3	3903	N	N	11452 SE 191ST CT
6	926650	0080	06/27/2006	379950	2360	0	7	2006	3	4036	N	N	11446 SE 191ST CT
6	926650	0090	01/26/2007	423000	2420	0	7	2006	3	4010	N	N	11440 SE 191ST CT
6	926650	0090	08/24/2006	379950	2420	0	7	2006	3	4010	N	N	11440 SE 191ST CT
6	926650	0100	07/26/2006	425000	2200	0	7	2006	3	4927	N	N	11434 SE 191ST CT
6	951040	0060	12/27/2007	399043	2331	0	8	2007	3	3490	N	N	11835 SE 176TH ST
6	951040	0070	12/19/2007	429870	2441	0	8	2007	3	3490	N	N	11841 SE 176TH ST
6	951040	0080	11/16/2007	402753	2331	0	8	2007	3	4863	N	N	11847 SE 176TH ST
6	951040	0090	12/10/2007	425602	2452	0	8	2007	3	3890	N	N	11847 SE 176TH ST
6	951040	0110	12/10/2007	384950	2331	0	8	2007	3	3670	N	N	11865 SE 176TH ST
6	951040	0120	12/19/2007	394950	2441	0	8	2007	3	4132	N	N	11871 SE 176TH ST
6	951040	0130	11/16/2007	380299	2142	0	8	2007	3	5262	N	N	11877 SE 176TH ST

**Improved Sales Removed From This Physical Inspection Analysis
Area 51**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	019250	0280	04/05/2007	318000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	032205	9154	06/15/2005	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	032205	9234	02/04/2005	270000	Diagnostic Outlier-SAS
2	032205	9280	09/25/2006	356000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	032205	9280	08/10/2005	315000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	042205	9012	10/04/2006	299900	Lack of Representation-YBRN <1941
2	042205	9039	05/08/2007	255330	QUIT CLAIM DEED
2	042205	9039	05/25/2005	303000	TEAR DOWN
2	042205	9039	04/10/2006	320000	TEAR DOWN
2	042205	9068	04/14/2006	354000	Diagnostic Outlier-Scatter Plot
2	042205	9082	07/03/2007	650000	Diagnostic Outlier-Scatter Plot
2	052205	9005	03/27/2006	463000	Lack of Representation-YBRN <1941
2	052205	9211	09/02/2005	210000	NON-REPRESENTATIVE SALE
2	052205	9221	01/25/2007	262850	Lack of Representation-YBRN <1941
2	178725	0070	05/27/2005	220258	NON-REPRESENTATIVE SALE
2	245950	0180	04/24/2006	345000	RELOCATION - SALE TO SERVICE
2	247295	0070	07/25/2007	341000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	250880	0240	05/18/2005	357000	NON-REPRESENTATIVE SALE
2	250880	0330	08/15/2006	134750	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	259769	0460	06/01/2006	388500	RELOCATION - SALE TO SERVICE
2	259771	0050	03/25/2005	295000	Lack of Representation-FairCond
2	259771	0420	04/11/2007	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	287300	0120	08/15/2007	265000	NON-REPRESENTATIVE SALE
2	287300	0120	06/04/2007	224300	NON-REPRESENTATIVE SALE
2	287300	0640	12/05/2005	216100	EXEMPT FROM EXCISE TAX
2	287300	0770	07/01/2005	244950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	383070	0050	07/11/2005	425000	RELOCATION - SALE TO SERVICE
2	383070	0060	10/11/2005	380000	RELOCATION - SALE TO SERVICE
2	432421	0070	04/13/2006	246000	FORCED SALE
2	432455	0070	01/03/2005	216950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	440600	0100	03/22/2005	160000	EXEMPT FROM EXCISE TAX
2	440600	0150	04/17/2006	3000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
2	440600	0150	03/01/2006	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	440600	0190	11/11/2005	218000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	440600	0570	04/26/2007	360000	Diagnostic Outlier-SAS
2	440600	0570	10/30/2006	315500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	662340	0242	05/12/2005	425000	Diagnostic Outlier-SAS
2	662340	0250	10/08/2007	1000000	DOR RATIO;QUESTIONABLE PER APPRAISAL
2	662340	0340	09/01/2006	345000	QUESTIONABLE PER APPRAISAL
2	662340	0340	05/01/2007	315000	QUESTIONABLE PER APPRAISAL
2	662340	0351	08/22/2005	65000	DOR RATIO;EXEMPT FROM EXCISE TAX
2	662340	0353	04/18/2007	340000	QUESTIONABLE PER APPRAISAL

**Improved Sales Removed From This Physical Inspection Analysis
Area 51**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	662340	0353	09/06/2006	200000	QUESTIONABLE PER APPRAISAL
2	662402	0040	08/08/2006	275000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	730000	0120	03/13/2007	300000	QUIT CLAIM DEED
2	730000	0230	08/18/2005	320736	NON-REPRESENTATIVE SALE
2	730000	0300	08/17/2005	329950	NON-REPRESENTATIVE SALE
2	730000	0680	02/08/2006	319000	NON-REPRESENTATIVE SALE
2	730000	0700	02/14/2006	319950	NON-REPRESENTATIVE SALE
2	730000	0710	03/02/2006	319950	NON-REPRESENTATIVE SALE
2	730000	0770	02/22/2006	180000	QUIT CLAIM DEED
2	746142	0450	07/02/2007	100723	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	746142	0450	07/20/2007	100721	RELATED PARTY, FRIEND, OR NEIGHBOR
2	774870	0060	06/28/2005	29369	DOR RATIO;QUIT CLAIM DEED;
2	774870	0630	04/22/2006	307000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	786130	0110	03/28/2005	275950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	793200	0008	06/27/2005	540000	SEGREGATION AND/OR MERGER
2	793200	0010	05/05/2005	265000	Diagnostic Outlier-SAS
2	793200	0010	06/12/2006	405000	TEAR DOWN
2	793200	0025	11/14/2005	1150000	BUILDER OR DEVELOPER SALES;
2	793200	0026	12/13/2005	325000	OBSOL
2	793200	0060	02/06/2007	505000	CONTRACT OR CASH SALE; TEAR DOWN
2	793200	0084	12/16/2005	401200	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	793390	0120	05/11/2007	459000	RELOCATION - SALE TO SERVICE
2	793390	0310	02/10/2005	364950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	793680	0140	04/13/2006	466950	RELOCATION - SALE TO SERVICE
2	793680	0140	04/21/2006	466950	SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	793680	0140	05/04/2005	404410	SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	795508	0370	04/20/2005	245000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	795508	0370	10/15/2006	406850	NON-REPRESENTATIVE SALE
2	795508	0470	08/18/2005	410000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	894360	1170	10/25/2007	405950	%COMPL
2	894360	1190	10/11/2007	407557	%COMPL
2	894360	1200	10/18/2007	393698	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
2	894360	1240	11/20/2007	387110	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
2	896030	0070	03/25/2005	256500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	051170	0060	10/01/2007	310000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
6	064691	0140	05/31/2005	272000	RELOCATION - SALE TO SERVICE
6	064691	0270	04/04/2006	325000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	064691	0410	05/10/2005	240320	NO MARKET EXPOSURE
6	073940	0080	05/05/2005	235000	QUIT CLAIM DEED
6	074110	0110	10/11/2006	325000	RELOCATION - SALE TO SERVICE
6	074300	0030	11/17/2006	86273	STATEMENT TO DOR
6	074300	0030	11/17/2006	86273	STATEMENT TO DOR
6	081820	0120	05/23/2007	350000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	090800	0010	07/27/2007	324000	FORCED SALE
6	090800	0010	06/12/2006	119063	QUIT CLAIM DEED;
6	098400	0030	08/15/2007	311000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	098400	0150	02/25/2005	258215	EXEMPT FROM EXCISE TAX
6	098400	0160	10/20/2005	258500	EXEMPT FROM EXCISE TAX
6	098400	0230	06/19/2007	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098400	0310	06/08/2006	270000	NO MARKET EXPOSURE
6	098400	0520	10/06/2005	309900	RELOCATION - SALE TO SERVICE
6	098400	0530	01/24/2005	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	098400	0590	08/22/2005	310500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098410	0320	02/17/2005	271900	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098410	0340	06/13/2005	82388	RELATED PARTY, FRIEND, OR NEIGHBOR
6	098420	0030	02/16/2006	225500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	098420	0150	08/09/2005	270000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098420	0260	03/26/2007	417000	NO MARKET EXPOSURE
6	098420	0720	02/23/2005	239000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098420	0820	01/18/2005	210000	NO MARKET EXPOSURE
6	098421	0090	05/30/2007	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	098421	0160	10/31/2007	340000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	098421	0380	11/15/2005	123900	QUIT CLAIM DEED; STATEMENT TO DOR
6	098421	0430	06/16/2005	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098421	0910	01/18/2006	277000	NO MARKET EXPOSURE
6	098422	0100	09/29/2006	430000	NO MARKET EXPOSURE
6	098422	0250	04/24/2007	354950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098422	0290	08/20/2007	25000	DOR RATIO;QUIT CLAIM DEED;
6	098422	0290	08/23/2007	25000	DOR RATIO;STATEMENT TO DOR
6	098422	0320	05/25/2006	315000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098422	0400	02/08/2005	84717	PARTIAL INTEREST (1/3, 1/2, Etc.);
6	098423	0030	03/16/2006	303000	Lack of Representation-FairCond
6	098423	0160	02/07/2006	317500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	098423	0470	06/21/2005	273500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	140210	0300	06/08/2005	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	140220	0140	02/12/2007	497000	RELOCATION - SALE TO SERVICE
6	140220	0290	02/18/2005	325000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	140220	0640	11/09/2006	21329	DOR RATIO;QUIT CLAIM DEED;
6	140263	0010	03/29/2005	294900	RELOCATION - SALE TO SERVICE
6	140263	0450	10/25/2006	133044	EXEMPT FROM EXCISE TAX;
6	140263	0450	07/10/2006	132000	QUIT CLAIM DEED; STATEMENT TO DOR
6	140265	0170	09/10/2007	380000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	140267	0300	05/09/2005	130000	QUIT CLAIM DEED
6	144286	0150	12/16/2005	16000	DOR RATIO;QUIT CLAIM DEED
6	144286	0150	03/06/2006	279300	QUIT CLAIM DEED;
6	147312	0700	02/23/2005	415500	NON-REPRESENTATIVE SALE
6	232983	0050	09/07/2005	368500	FORCED SALE
6	233323	0230	10/11/2007	415000	RELOCATION - SALE TO SERVICE
6	233323	0300	06/08/2005	288000	NON-REPRESENTATIVE SALE
6	245995	0160	11/09/2006	300000	FORCED SALE
6	245996	0210	05/23/2005	105455	QUIT CLAIM DEED
6	245996	0250	10/19/2007	343990	EXEMPT FROM EXCISE TAX

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	245996	0350	05/17/2005	311000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	247292	0620	09/08/2006	492500	RELOCATION - SALE TO SERVICE
6	259180	0830	12/06/2005	104334	QUIT CLAIM DEED;
6	259182	0090	07/03/2007	390000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	259182	0230	05/16/2005	320000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	259183	0330	04/25/2005	396000	RELOCATION - SALE BY SERVICE
6	259183	0330	04/06/2005	396000	RELOCATION - SALE TO SERVICE
6	259184	0100	06/11/2007	650000	Diagnostic Outlier-Box Plot
6	261940	0010	08/20/2007	54278	DOR RATIO;QUIT CLAIM DEED;
6	269820	0080	05/08/2006	280000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	269820	0100	12/21/2006	276000	NO MARKET EXPOSURE
6	322305	9001	07/06/2005	205000	NON-REPRESENTATIVE SALE
6	322305	9014	07/27/2005	460000	UNFIN AREA
6	322305	9033	09/01/2005	1300000	BUILDER OR DEVELOPER SALES
6	322305	9037	10/27/2005	286000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	322305	9113	05/24/2007	650000	Diagnostic Outlier-Box Plot
6	322305	9196	04/18/2007	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	322305	9283	09/29/2005	600000	Lack of Representation-FairCond
6	322305	9293	09/21/2006	674950	Diagnostic Outlier-Box Plot
6	322305	9294	12/05/2006	1000000	OBSOL
6	322305	9302	12/06/2006	810000	OBSOL
6	322305	9351	02/28/2006	359950	NO MARKET EXPOSURE
6	322305	9353	02/01/2006	310500	NO MARKET EXPOSURE
6	327620	0030	11/02/2005	216300	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	327620	0220	12/22/2005	145995	RELATED PARTY, FRIEND, OR NEIGHBOR
6	327690	0280	09/30/2005	162500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	327690	0280	11/16/2005	200000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	332305	9009	08/05/2005	1512000	OBSOL
6	332305	9043	12/14/2006	275000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	332305	9058	01/19/2006	390000	NO MARKET EXPOSURE
6	332305	9086	08/08/2005	775000	Diagnostic Outlier-Scatter Plot
6	332305	9087	11/22/2005	359000	NO MARKET EXPOSURE
6	332305	9103	04/04/2007	525000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9003	05/23/2005	205000	NON-REPRESENTATIVE SALE
6	342305	9026	09/27/2006	695000	Diagnostic Outlier-Box Plot
6	342305	9029	08/09/2005	900000	BUILDER OR DEVELOPER SALES;
6	342305	9031	11/29/2007	800000	BUILDER OR DEVELOPER SALES;
6	342305	9045	11/02/2007	320000	Diagnostic Outlier-Scatter Plot
6	342305	9055	10/21/2005	220000	BUILDER OR DEVELOPER SALES;
6	342305	9062	07/20/2006	1500000	GOVERNMENT AGENCY
6	342305	9075	07/28/2006	1120000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9104	07/23/2007	625000	BUILDER OR DEVELOPER SALES
6	342305	9115	11/10/2005	220000	BUILDER OR DEVELOPER SALES;
6	342305	9132	07/13/2006	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9190	11/10/2006	550500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 51**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	342305	9195	02/23/2006	217500	NON-REPRESENTATIVE SALE
6	352305	9032	07/11/2005	150000	%NETCOND
6	382040	0070	08/25/2006	237500	NO MARKET EXPOSURE
6	508970	0020	10/14/2005	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	508970	0160	01/05/2006	332000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	543800	0150	03/22/2006	143268	QUIT CLAIM DEED;
6	543800	0160	11/26/2007	249900	FORCED SALE
6	564860	0170	02/03/2006	170000	NON-REPRESENTATIVE SALE
6	619660	0022	02/27/2006	216000	NO MARKET EXPOSURE; STATEMENT TO DOR
6	619660	0023	01/05/2005	179950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	619660	0040	07/14/2005	383500	OBSOL
6	619660	0340	08/22/2005	500000	OBSOL
6	619660	0420	03/07/2007	455000	Diagnostic Outlier-SAS
6	619660	0440	05/21/2007	400000	OBSOL
6	619720	0040	04/22/2005	330000	Lack of Representation-FairCond
6	619720	0080	10/25/2006	450000	Diagnostic Outlier-SAS
6	619720	0100	06/19/2007	449000	IMP COUNT
6	619720	0300	11/02/2006	220000	NO MARKET EXPOSURE
6	619720	0379	07/29/2005	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	619720	0380	10/16/2006	101625	QUIT CLAIM DEED
6	619720	0442	08/13/2007	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	619720	0483	02/06/2006	275000	NO MARKET EXPOSURE
6	619780	0023	09/27/2006	407000	NO MARKET EXPOSURE
6	619780	0100	05/04/2007	620000	Diagnostic Outlier-Box Plot
6	619780	0164	05/15/2006	145825	QUIT CLAIM DEED; STATEMENT TO DOR
6	619780	0205	04/05/2007	298000	Lack of Representation-YBRN <1941
6	619780	0261	03/29/2006	106658	QUIT CLAIM DEED;
6	619840	0045	08/03/2006	90462	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
6	619840	0065	09/13/2005	279000	Diagnostic Outlier-SAS
6	619840	0160	03/29/2005	280000	Lack of Representation-FairCond
6	619840	0161	05/17/2006	275000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	619840	0300	08/15/2006	765000	Diagnostic Outlier-Scatter Plot
6	619840	0300	12/28/2005	540000	NO MARKET EXPOSURE
6	619840	0341	07/20/2007	371000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	619900	0024	06/06/2006	250000	Lack of Representation-Grade4
6	619900	0099	08/15/2005	50000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
6	619900	0099	08/09/2005	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	619900	0141	06/20/2006	550000	MULTI-PARCEL SALE
6	619900	0241	04/26/2006	200000	OBSOL
6	619900	0262	01/24/2007	840000	IMP COUNT
6	619960	0221	10/19/2007	240500	Lack of Representation-Grade5
6	640271	0010	05/02/2006	290000	NO MARKET EXPOSURE
6	662340	0041	06/01/2007	355000	Lack of Representation-YBRN <1941
6	662340	0041	06/26/2006	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	746140	0270	04/27/2005	113522	RELATED PARTY, FRIEND, OR NEIGHBOR
6	769730	0020	06/07/2006	405000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed From This Physical Inspection Analysis
Area 51***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	769730	0130	05/19/2006	151659	QUIT CLAIM DEED;
6	926650	0070	06/27/2006	340950	BUILDER OR DEVELOPER SALES
6	926650	0100	06/28/2006	360450	BUILDER OR DEVELOPER SALES
6	951040	0100	12/19/2007	387450	%COMPL

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

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

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

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

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +13.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

Area 51 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.985.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=6	30	0.825	1.001	21.3%	0.944	1.059
7	476	0.869	0.977	12.4%	0.966	0.988
8	330	0.915	0.997	8.9%	0.985	1.009
>=9	64	0.866	0.978	13.0%	0.952	1.005
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	6	0.691	0.945	36.7%	0.842	1.047
1941-1950	8	0.823	1.006	22.1%	0.835	1.177
1951-1960	34	0.799	0.953	19.3%	0.899	1.008
1961-1970	131	0.852	0.988	16.0%	0.966	1.011
1971-1980	116	0.887	1.007	13.6%	0.982	1.031
1981-1990	206	0.874	0.984	12.7%	0.969	0.999
1991-2000	115	0.865	0.956	10.5%	0.937	0.974
>2000	284	0.938	0.995	6.1%	0.982	1.008
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	4	0.817	0.935	14.5%	0.645	1.225
Average	630	0.904	0.985	9.0%	0.976	0.994
Good	253	0.841	0.984	17.0%	0.968	1.001
Very Good	13	0.928	1.033	11.3%	0.957	1.109
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	417	0.860	0.983	14.2%	0.971	0.994
1.5	8	0.699	0.933	33.3%	0.774	1.092
2	475	0.910	0.989	8.6%	0.979	0.999
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	5	0.741	0.827	11.6%	0.723	0.930
801-1000	33	0.894	0.957	7.0%	0.912	1.002
1001-1500	308	0.863	0.985	14.2%	0.972	0.999
1501-2000	304	0.906	0.991	9.4%	0.978	1.005
2001-2500	163	0.898	0.985	9.6%	0.966	1.003
2501-3000	66	0.871	0.979	12.5%	0.953	1.006
3001-5000	21	0.876	0.997	13.8%	0.948	1.047

Area 51 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.985.

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

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

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	900	0.886	0.985	11.2%	0.978	0.993
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	899	0.886	0.985	11.2%	0.977	0.993
Y	1	1.102	1.184	7.4%	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	348	0.902	0.997	10.4%	0.985	1.008
6	552	0.876	0.979	11.7%	0.968	0.989
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=5000	213	0.940	0.993	5.6%	0.978	1.008
5001-8000	323	0.896	0.995	11.1%	0.983	1.006
8001-12000	242	0.864	0.973	12.5%	0.957	0.988
12001-16000	34	0.864	1.005	16.3%	0.952	1.057
16001-20000	32	0.837	0.975	16.5%	0.925	1.024
20001-30000	21	0.851	1.008	18.5%	0.942	1.074
30001-43559	16	0.833	0.976	17.2%	0.892	1.060
1AC-5AC	19	0.724	0.907	25.2%	0.814	0.999

Physical Inspection Ratio Study Report (Before)

2007 Assessment

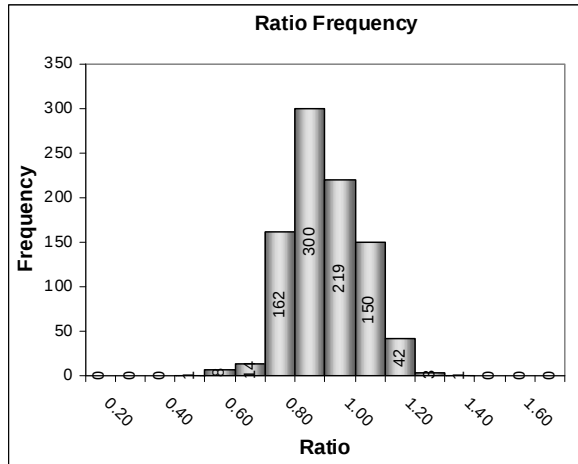
District/Team: SW / Team - 1	Lien Date: 01/01/2007	Date of Report: 05/12/2008	Sales Dates: 1/2005 - 12/2007
Area S. Renton/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	900		
Mean Assessed Value	308,700		
Mean Sales Price	348,500		
Standard Deviation AV	54,674		
Standard Deviation SP	75,918		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.900		
Median Ratio	0.888		
Weighted Mean Ratio	0.886		
UNIFORMITY			
Lowest ratio	0.483		
Highest ratio:	1.324		
Coefficient of Dispersion	10.83%		
Standard Deviation	0.119		
Coefficient of Variation	13.27%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.877		
Upper limit	0.899		
95% Confidence: Mean			
Lower limit	0.892		
Upper limit	0.907		
SAMPLE SIZE EVALUATION			
N (population size)	4847		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.119		
Recommended minimum:	23		
Actual sample size:	900		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	484		
# ratios above mean:	416		
z:	2.267		
Conclusion:	Non-normal		

Ratio Frequency

Ratio Bin (approx.)	Frequency
0.60 - 0.65	162
0.65 - 0.70	300
0.70 - 0.75	219
0.75 - 0.80	150
0.80 - 0.85	42

COMMENTS:

1 to 3 Unit Residences throughout area 51



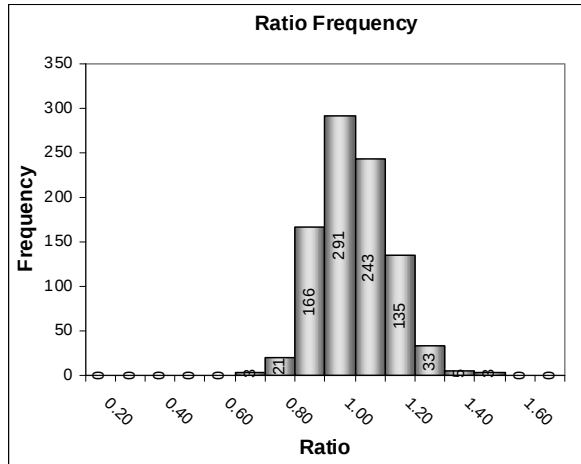
COMMENTS:

1 to 3 Unit Residences throughout area 51

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: SW / Team - 1	Lien Date: 01/01/2008	Date of Report: 05/12/2008	Sales Dates: 1/2005 - 12/2007
Area S. Renton/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	900		
Mean Assessed Value	343,400		
Mean Sales Price	348,500		
Standard Deviation AV	64,202		
Standard Deviation SP	75,918		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.988		
Weighted Mean Ratio	0.985		
UNIFORMITY			
Lowest ratio	0.629		
Highest ratio:	1.459		
Coefficient of Dispersion	9.74%		
Standard Deviation	0.119		
Coefficient of Variation	11.93%		
Price Related Differential (PRD)	1.013		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 51. Both assessment level and uniformity have been improved by application of the recommended values.	
Lower limit	0.978		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	4847		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.119		
Recommended minimum:	23		
Actual sample size:	900		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	477		
# ratios above mean:	423		
z:	1.800		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 51.

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

**Mobile Home Sales Used In This Physical Inspection Analysis
Area 51**

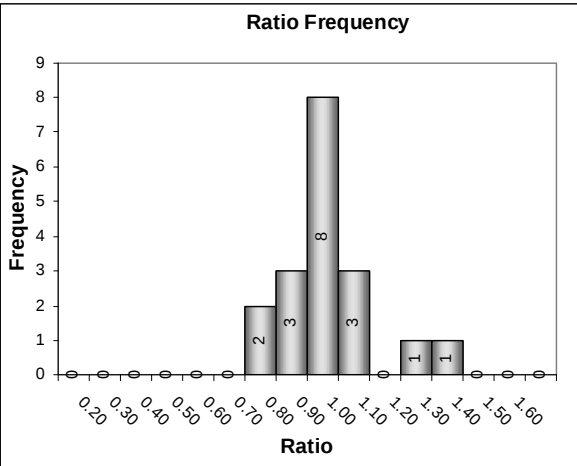
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
2	815590	0110	09/28/2005	155000	4400	N	N
2	815590	0170	05/02/2007	190000	5554	N	N
2	815590	0170	10/20/2005	169500	5554	N	N
2	815590	0220	02/24/2005	155250	4400	N	N
2	815590	0270	10/23/2007	168500	4400	N	N
2	815590	0280	03/24/2005	152000	4400	N	N
2	815590	0390	04/18/2006	165500	4928	N	N
2	815590	0400	08/19/2005	155000	4633	N	N
2	815590	0410	07/14/2005	147000	4633	N	N
2	815590	0500	01/19/2007	182000	4626	N	N
2	815590	0500	10/19/2005	159000	4626	N	N
2	815590	0530	06/23/2005	140900	4400	N	N
2	815590	0540	09/26/2006	190000	4343	N	N
2	815590	0550	07/28/2006	159000	4285	N	N
2	815590	0560	10/19/2005	144500	4400	N	N
2	815590	0590	11/09/2007	180000	4334	N	N
6	332305	9073	06/17/2005	307000	196891	N	N
6	662300	0110	01/30/2007	169950	8491	N	N

**Mobile Home Sales Removed From This Physical Inspection Analysis
Area 51**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032205	9314	10/05/2006	107500	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	032205	9314	07/18/2007	106500	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	793200	0056	06/21/2005	505000	CONTRACT OR CASH SALE; MOBILE HOME;
2	815590	0150	06/24/2005	138225	NON-REPRESENTATIVE SALE; MOBILE HOME;
2	815590	0170	05/02/2007	190000	RELOCATION - SALE TO SERVICE;
2	815590	0370	01/15/2007	175000	EXEMPT FROM EXCISE TAX;
2	815590	0390	07/24/2007	61094	QUIT CLAIM DEED;
2	815590	0400	07/29/2005	111792	QUIT CLAIM DEED
2	815590	0480	07/18/2006	116000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	815590	0480	02/01/2006	75500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	342305	9076	06/09/2005	340000	BUILDER OR DEVELOPER SALES;

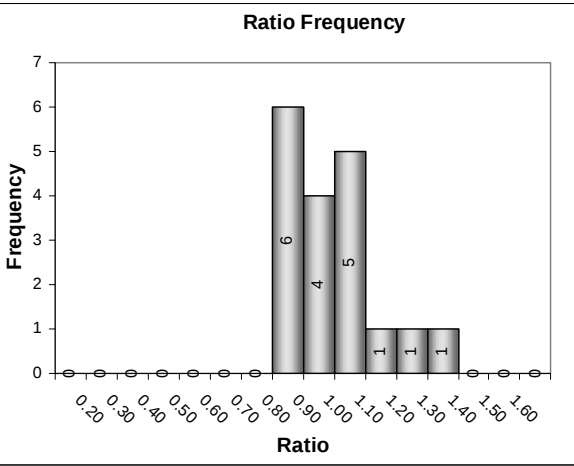
Mobile Home Ratio Study Report (Before)

2007 Assessment

District/Team: SW / Team - 1	Lien Date: 01/01/2007	Date of Report: 05/12/2008	Sales Dates: 1/2005 - 12/2007
Area S. Renton/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		Ratio Frequency  A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 9. The bars represent the following frequencies: 0.70-0.80: 2, 0.80-0.90: 3, 0.90-1.00: 8, 1.00-1.10: 3, 1.20-1.30: 1, 1.30-1.40: 1.	
Sample size (n)	18		
Mean Assessed Value	165,100		
Mean Sales Price	171,700		
Standard Deviation AV	33,320		
Standard Deviation SP	36,818		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.972		
Median Ratio	0.958		
Weighted Mean Ratio	0.962		
UNIFORMITY			
Lowest ratio	0.777		
Highest ratio:	1.329		
Coefficient of Dispersion	10.43%		
Standard Deviation	0.140		
Coefficient of Variation	14.38%		
Price Related Differential (PRD)	1.011		
RELIABILITY		COMMENTS: Manufactured Home Residences throughout area 51	
95% Confidence: Median			
Lower limit	0.879		
Upper limit	1.024		
95% Confidence: Mean			
Lower limit	0.907		
Upper limit	1.036		
SAMPLE SIZE EVALUATION			
N (population size)	128		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.140		
Recommended minimum:	31		
Actual sample size:	18		
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:	10		
# ratios above mean:	8		
z:	0.471		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Mobile Home Ratio Study Report (After)

2008 Assessment

District/Team: SW / Team - 1	Lien Date: 01/01/2008	Date of Report: 04/30/2008	Sales Dates: 1/2005 - 12/2007
Area S. Renton/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		Ratio Frequency  A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 7. The bars represent the following frequencies: 0.80-0.90: 6, 0.90-1.00: 4, 1.00-1.10: 5, 1.10-1.20: 1, 1.20-1.30: 1, 1.30-1.40: 1. All other ratio bins have a frequency of 0.	
Sample size (n)	18		
Mean Assessed Value	172,700		
Mean Sales Price	171,700		
Standard Deviation AV	62,930		
Standard Deviation SP	36,818		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.994		
Median Ratio	0.975		
Weighted Mean Ratio	1.006		
UNIFORMITY			
Lowest ratio	0.826		
Highest ratio:	1.365		
Coefficient of Dispersion	10.39%		
Standard Deviation	0.137		
Coefficient of Variation	13.83%		
Price Related Differential (PRD)	0.988		
RELIABILITY		COMMENTS:	Manufactured Home Residences throughout area 51 Both assessment level and uniformity have been improved by application of the recommended values.
95% Confidence: Median			
Lower limit	0.890		
Upper limit	1.075		
95% Confidence: Mean			
Lower limit	0.930		
Upper limit	1.057		
SAMPLE SIZE EVALUATION			
N (population size)	128		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.137		
Recommended minimum:	30		
Actual sample size:	18		
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:	10		
# ratios above mean:	8		
z:	0.471		
Conclusion:		Normal*	
*i.e. no evidence of non-normality			

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.*
 - *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
 - *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
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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

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr