

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Twin Lakes / 53

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 1571

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$76,900	\$182,900	\$259,800	\$289,400	89.8%	12.73%
2008 Value	\$80,400	\$199,700	\$280,100	\$289,400	96.8%	12.73%
Change	+\$3,500	+\$16,800	+\$20,300		+7.0%	0.00%
% Change	+4.6%	+9.2%	+7.8%		+7.8%	0.00%

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

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$77,400	\$179,200	\$256,600
2008 Value	\$80,900	\$195,700	\$276,600
Percent Change	+4.5%	+9.2%	+7.8%

Number of one to three unit residences in the Population: 7857

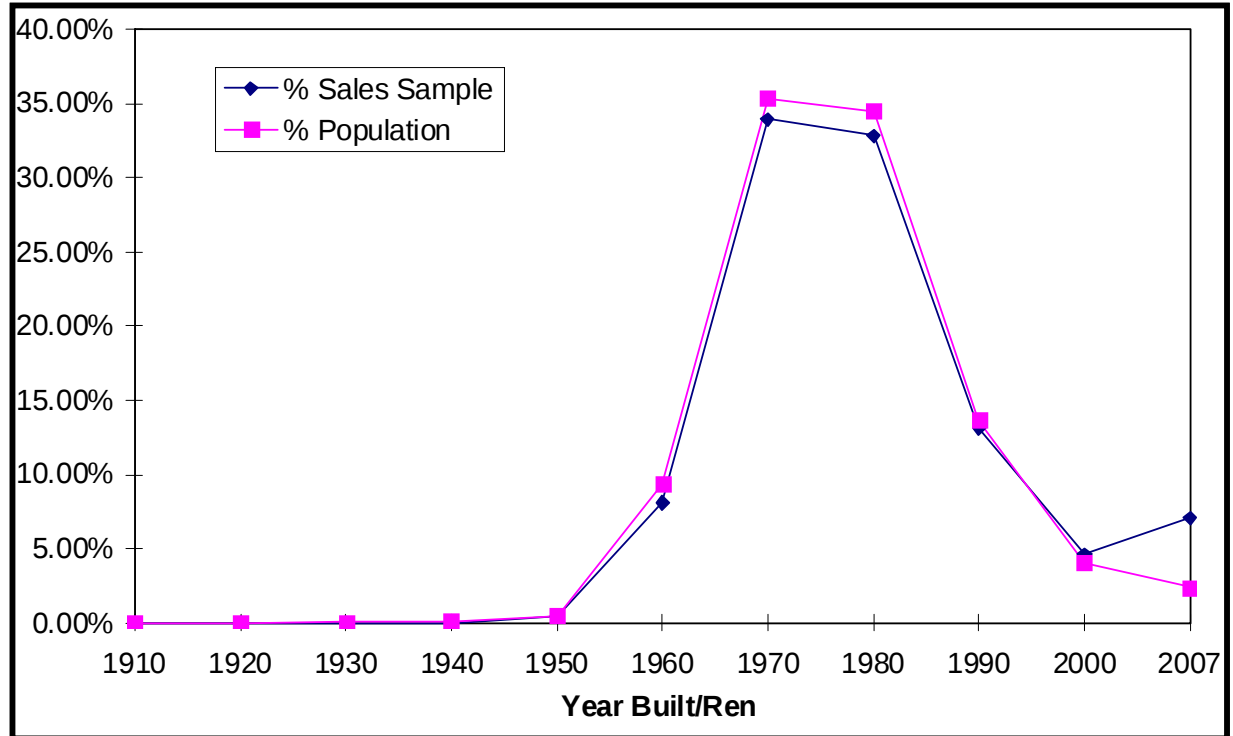
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

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

Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	7	0.45%
1960	127	8.08%
1970	533	33.93%
1980	515	32.78%
1990	206	13.11%
2000	72	4.58%
2007	111	7.07%
	1571	

Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	0	0.00%
1930	5	0.06%
1940	9	0.11%
1950	40	0.51%
1960	733	9.33%
1970	2776	35.33%
1980	2709	34.48%
1990	1074	13.67%
2000	321	4.09%
2007	189	2.41%
	7857	

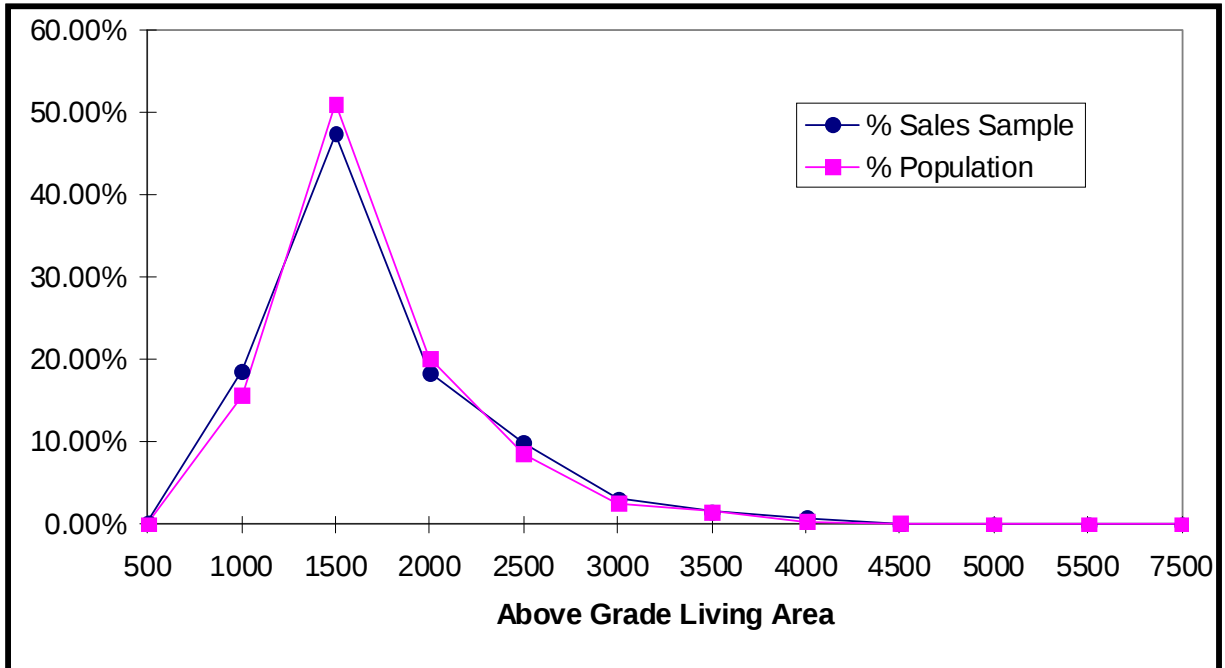


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.19%
1000	293	18.65%
1500	744	47.36%
2000	290	18.46%
2500	155	9.87%
3000	49	3.12%
3500	25	1.59%
4000	12	0.76%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
1571		

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	1229	15.64%
1500	4005	50.97%
2000	1588	20.21%
2500	675	8.59%
3000	199	2.53%
3500	120	1.53%
4000	29	0.37%
4500	6	0.08%
5000	3	0.04%
5500	1	0.01%
7500	0	0.00%
7857		

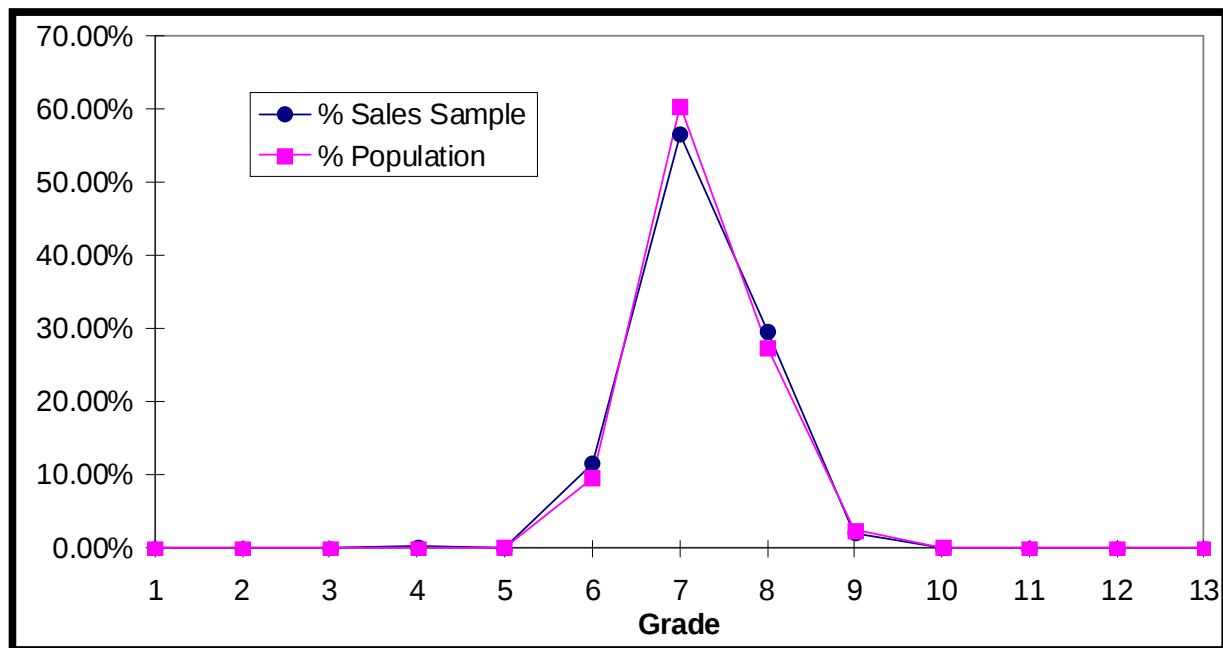


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

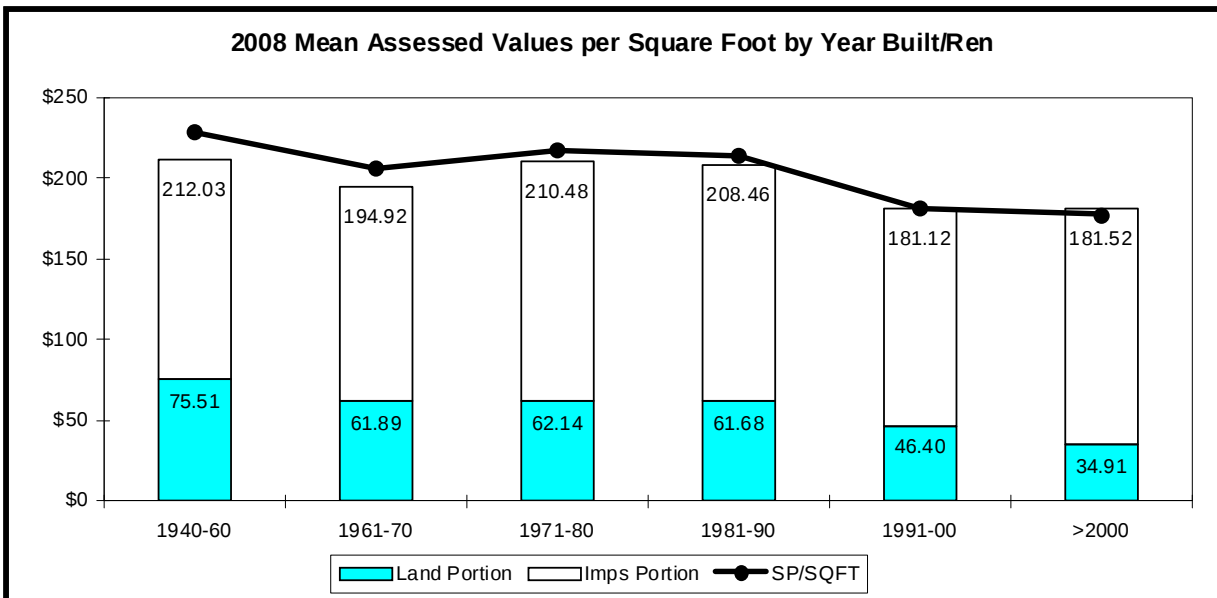
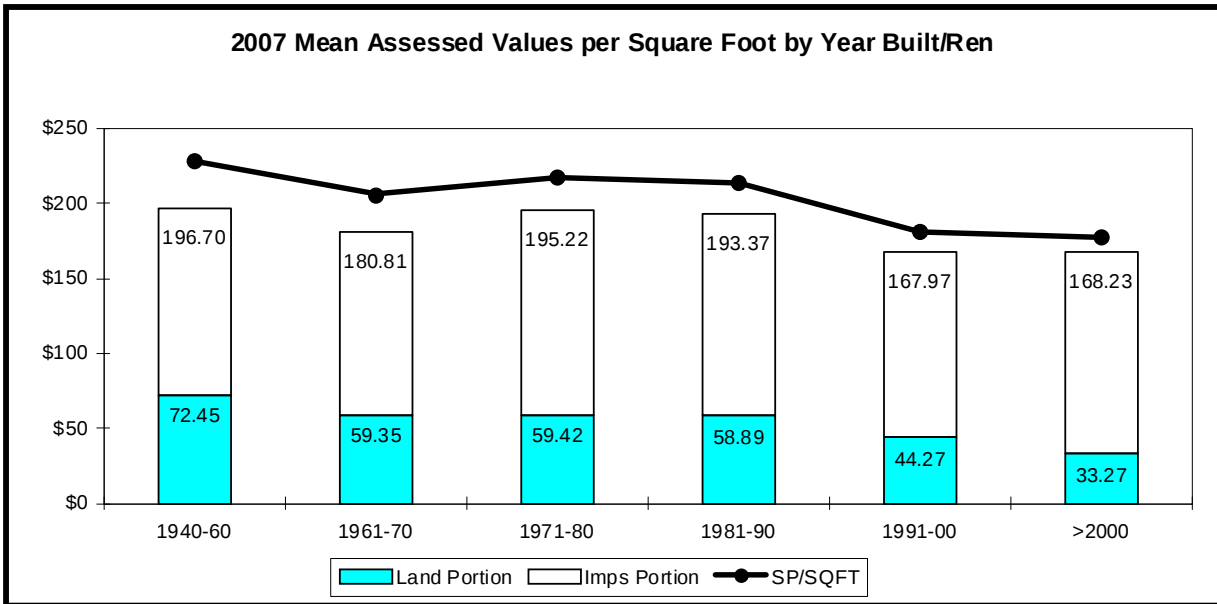
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.25%
5	0	0.00%
6	183	11.65%
7	887	56.46%
8	464	29.54%
9	33	2.10%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1571		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.05%
5	8	0.10%
6	758	9.65%
7	4744	60.38%
8	2141	27.25%
9	195	2.48%
10	6	0.08%
11	1	0.01%
12	0	0.00%
13	0	0.00%
7857		



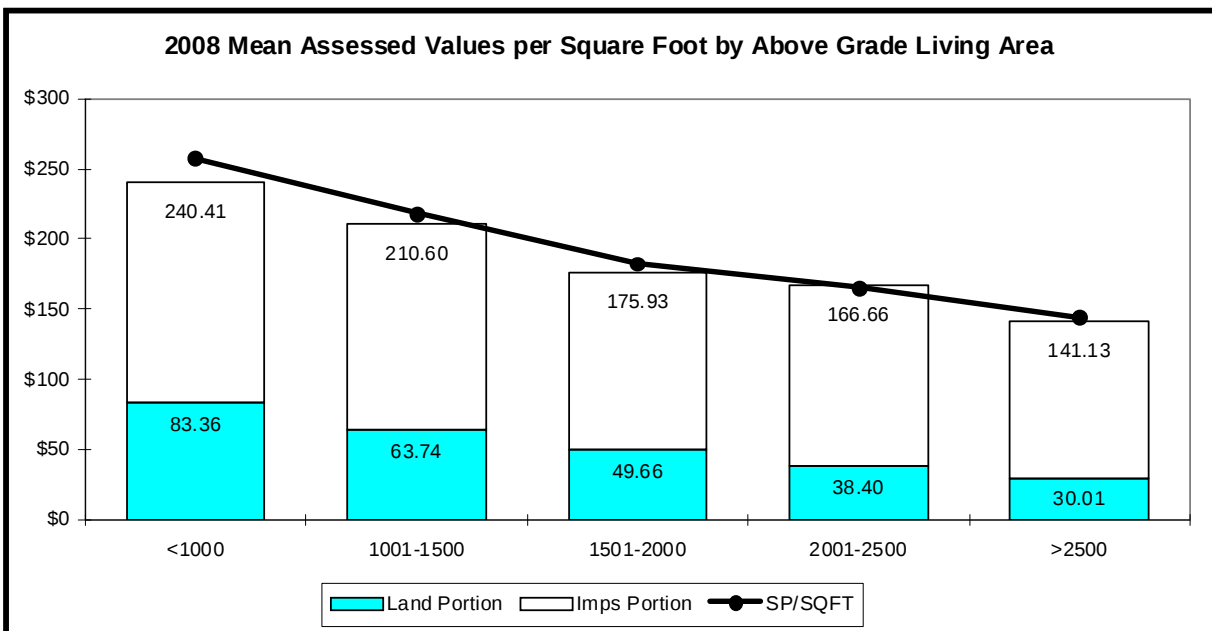
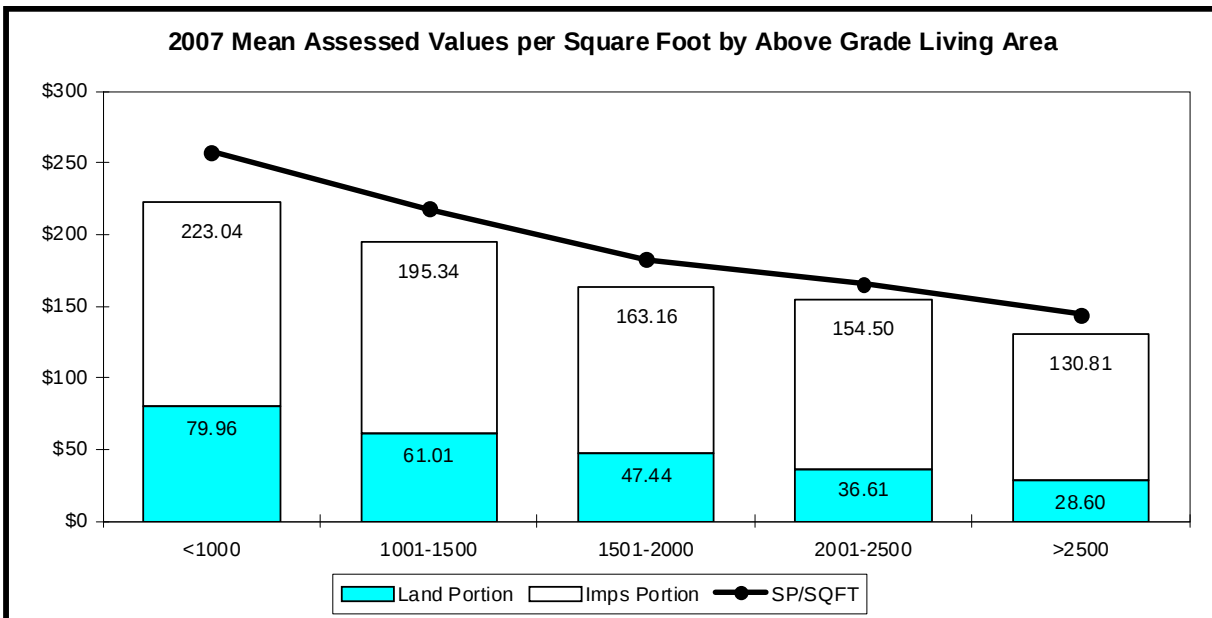
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



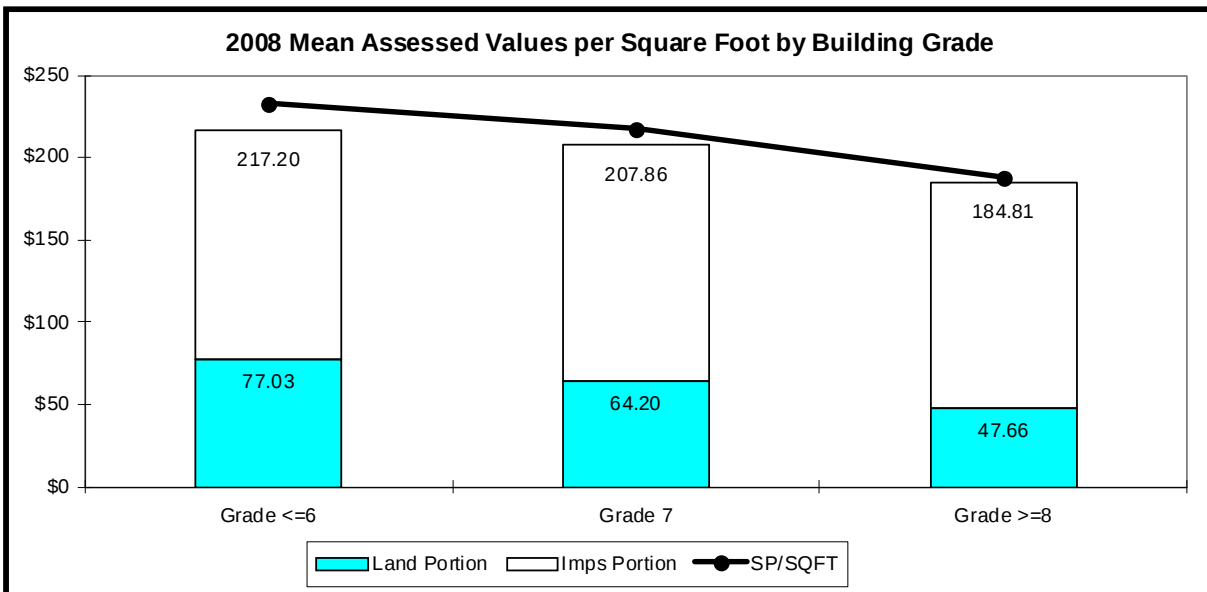
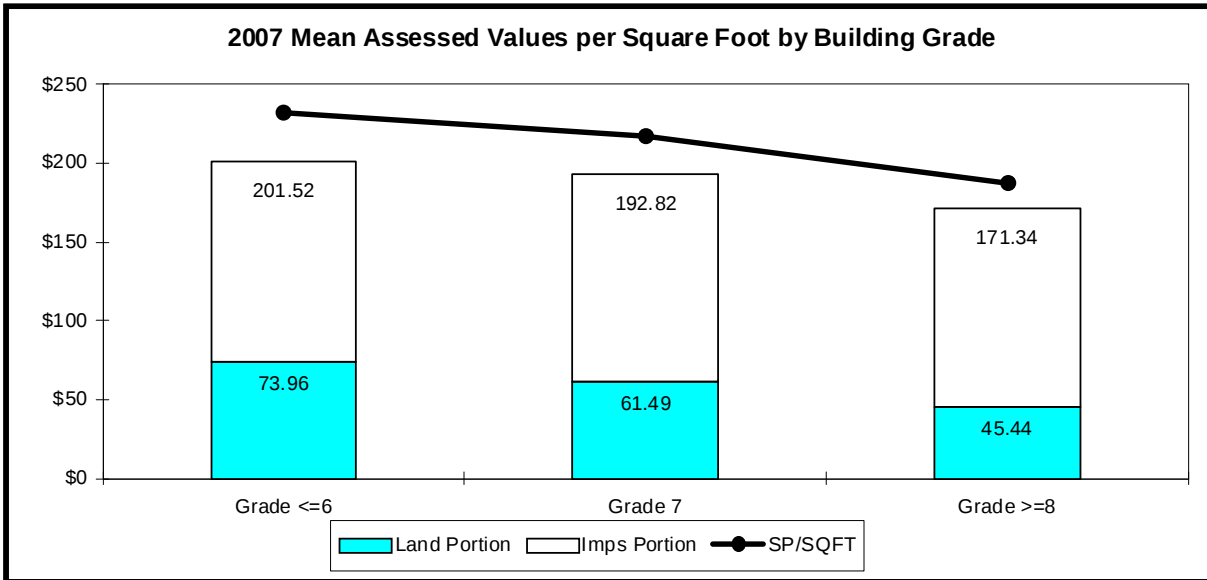
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

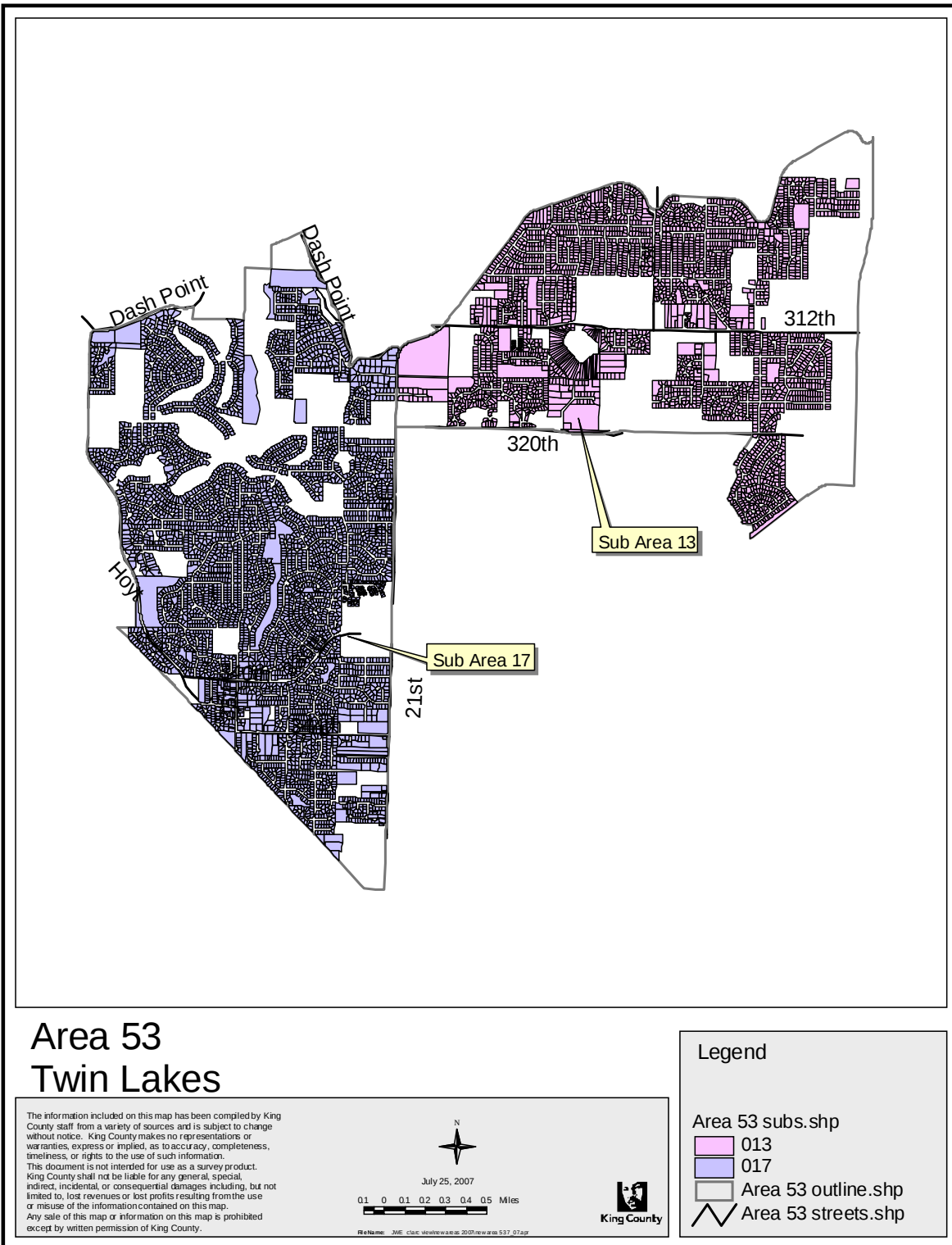


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



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



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 05 Day 07, Year 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 30 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.5% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 1571 useable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.08

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.092)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

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

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.092, with results rounded down to the next \$1,000

Model Validation

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

Area 53 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

8.00%

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

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

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.968.

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	187	0.878	0.947	7.8%	0.927	0.966
7	887	0.888	0.957	7.8%	0.949	0.965
>=8	497	0.916	0.988	7.9%	0.977	0.998
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1940-1960	134	0.871	0.939	7.8%	0.912	0.966
1961-1970	533	0.878	0.947	7.8%	0.936	0.957
1971-1980	515	0.900	0.971	7.8%	0.961	0.981
1981-1990	206	0.904	0.975	7.8%	0.960	0.990
1991-2000	72	0.929	1.002	7.8%	0.975	1.029
>2000	111	0.942	1.017	7.9%	0.994	1.039
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=Average	1299	0.899	0.970	7.8%	0.963	0.977
>=Good	272	0.889	0.958	7.8%	0.943	0.974
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	1231	0.886	0.955	7.8%	0.948	0.962
1.5	40	0.936	1.010	7.9%	0.953	1.067
2	300	0.930	1.003	7.8%	0.990	1.016
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<1000	296	0.872	0.940	7.8%	0.926	0.954
1001-1500	744	0.896	0.966	7.8%	0.958	0.975
1501-2000	290	0.893	0.963	7.8%	0.948	0.979
2001-2500	155	0.931	1.005	7.9%	0.985	1.024
>2500	86	0.913	0.985	7.9%	0.954	1.017

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.968.

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	1534	0.897	0.967	7.8%	0.961	0.973
Y	37	0.926	0.999	7.9%	0.942	1.056
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1550	0.897	0.967	7.8%	0.961	0.974
Y	21	0.922	0.994	7.9%	0.923	1.066
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
13	564	0.873	0.942	7.8%	0.931	0.953
17	1007	0.910	0.981	7.8%	0.974	0.989
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3000-5000	51	0.894	0.964	7.8%	0.930	0.997
5001-8000	659	0.898	0.968	7.8%	0.960	0.977
8001-12000	766	0.898	0.968	7.8%	0.960	0.977
12001-20000	69	0.920	0.992	7.8%	0.948	1.035
20001-43559	18	0.909	0.981	7.9%	0.893	1.068
1AC-3AC	8	0.688	0.742	7.8%	0.561	0.922

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2007	Date of Report: 05/06/2008	Sales Dates: 1/2005 - 12/2007
Area Twin Lakes	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	1571
Mean Assessed Value	259,800
Mean Sales Price	289,400
Standard Deviation AV	63,842
Standard Deviation SP	72,436

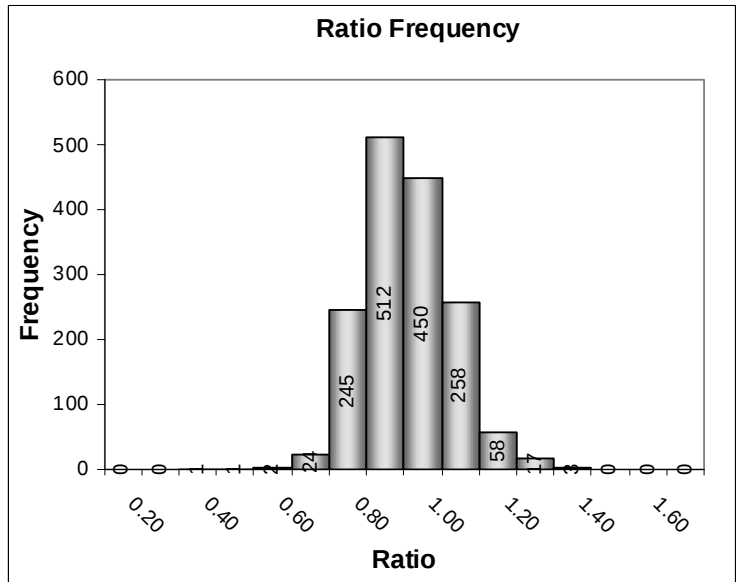
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.907
Median Ratio	0.900
Weighted Mean Ratio	0.898

UNIFORMITY	
Lowest ratio	0.363
Highest ratio:	1.321
Coefficient of Dispersion	10.17%
Standard Deviation	0.115
Coefficient of Variation	12.73%
Price Related Differential (PRD)	1.011

RELIABILITY	
95% Confidence: Median	
Lower limit	0.892
Upper limit	0.905
95% Confidence: Mean	
Lower limit	0.901
Upper limit	0.913

SAMPLE SIZE EVALUATION	
N (population size)	7857
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.115
Recommended minimum:	21
Actual sample size:	1571
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	834
# ratios above mean:	737
z:	2.447
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 53

Annual Update Ratio Study Report (After)

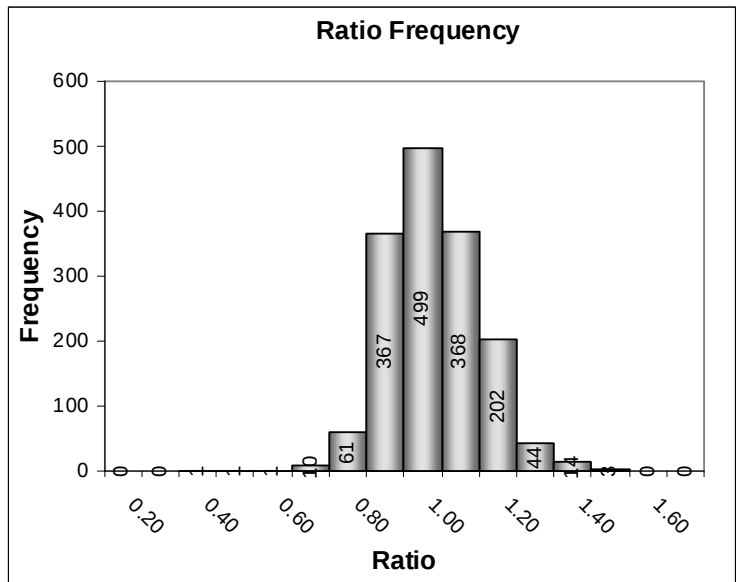
2008 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2008	Date of Report: 05/12/2008	Sales Dates: 1/2005 - 12/2007																								
Area Twin Lakes	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		Ratio Frequency <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>10</td></tr><tr><td>0.70</td><td>61</td></tr><tr><td>0.80</td><td>367</td></tr><tr><td>0.90</td><td>499</td></tr><tr><td>1.00</td><td>368</td></tr><tr><td>1.10</td><td>202</td></tr><tr><td>1.20</td><td>44</td></tr><tr><td>1.30</td><td>11</td></tr><tr><td>1.40</td><td>3</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60	10	0.70	61	0.80	367	0.90	499	1.00	368	1.10	202	1.20	44	1.30	11	1.40	3	1.50	0	1.60	0
Ratio	Frequency																										
0.60	10																										
0.70	61																										
0.80	367																										
0.90	499																										
1.00	368																										
1.10	202																										
1.20	44																										
1.30	11																										
1.40	3																										
1.50	0																										
1.60	0																										
Sample size (n)	1571																										
Mean Assessed Value	280,100																										
Mean Sales Price	289,400																										
Standard Deviation AV	68,946																										
Standard Deviation SP	72,436																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.978																										
Median Ratio	0.971																										
Weighted Mean Ratio	0.968																										
UNIFORMITY																											
Lowest ratio	0.390																										
Highest ratio:	1.423																										
Coefficient of Dispersion	10.17%																										
Standard Deviation	0.125																										
Coefficient of Variation	12.73%																										
Price Related Differential (PRD)	1.011																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.963																										
Upper limit	0.976																										
95% Confidence: Mean																											
Lower limit	0.972																										
Upper limit	0.984																										
SAMPLE SIZE EVALUATION																											
N (population size)	7857																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.125																										
Recommended minimum:	25																										
Actual sample size:	1571																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	832																										
# ratios above mean:	739																										
z:	2.346																										
Conclusion:	Non-normal																										

COMMENTS:

1 to 3 Unit Residences throughout area 53

The assessment level has improved by application of the recommended values.



COMMENTS:

1 to 3 Unit Residences throughout area 53

The assessment level has improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	024800	0040	6/28/07	\$293,500	1100	400	7	1979	3	9600	N	N	31023 10TH AVE SW
013	024800	0190	5/15/07	\$275,000	1010	700	7	1962	4	9800	N	N	30856 10TH AVE SW
013	024800	0240	4/25/05	\$201,500	1060	0	7	1962	3	9600	N	N	31044 10TH AVE SW
013	025300	0020	10/26/05	\$243,400	1380	0	7	1954	3	12000	N	N	1448 S 302ND ST
013	025300	0025	12/9/05	\$230,000	1380	0	7	1954	4	12000	N	N	1440 S 302ND ST
013	025300	0080	6/22/06	\$227,000	1380	0	7	1954	3	10400	N	N	1455 S 302ND ST
013	025300	0090	8/15/07	\$291,500	1420	0	7	1954	3	10400	N	N	1439 S 302ND ST
013	025300	0110	9/20/06	\$334,750	1768	0	7	2004	3	13134	N	N	1403 S 302ND ST
013	025300	0125	8/17/06	\$330,000	1880	0	7	1955	3	10400	N	N	1311 S 302ND ST
013	025300	0160	12/21/06	\$284,950	1880	0	7	1954	4	10400	N	N	1414 S 303RD ST
013	025300	0295	4/10/07	\$296,000	1710	0	7	1955	4	10350	N	N	30042 13TH AVE S
013	025300	0365	7/10/06	\$283,200	1420	0	7	1955	3	10400	N	N	30217 13TH AVE S
013	025300	0365	4/20/05	\$218,500	1420	0	7	1955	3	10400	N	N	30217 13TH AVE S
013	025300	0375	11/17/05	\$207,550	970	0	7	1963	3	8423	N	N	30307 13TH AVE S
013	039580	0030	9/25/07	\$299,500	1610	0	7	1963	4	13680	N	N	513 SW 302ND ST
013	039580	0110	7/8/05	\$249,950	1560	0	7	1966	4	14375	N	N	504 SW 303RD ST
013	039580	0140	5/16/06	\$250,000	940	0	7	1966	3	7881	N	N	519 SW 303RD ST
013	039580	0330	11/9/07	\$264,000	1150	0	7	1966	4	8736	N	N	30319 6TH AVE SW
013	039580	0370	4/7/06	\$248,000	1340	0	7	1966	4	8400	N	N	602 SW 302ND ST
013	039580	0400	6/24/05	\$219,900	960	0	7	1966	4	8400	N	N	620 SW 302ND ST
013	039580	0490	7/25/05	\$238,000	1300	0	7	1966	4	8400	N	N	30312 8TH AVE SW
013	039580	0500	1/31/06	\$224,950	1320	0	7	1966	4	8190	N	N	712 SW 304TH ST
013	039580	0560	1/23/07	\$249,950	980	0	7	1966	3	8400	N	N	30203 7TH AVE SW
013	052104	9044	2/24/05	\$225,000	1330	360	7	1966	3	10454	N	N	901 S DASH POINT RD
013	052104	9129	12/26/06	\$325,000	1780	0	7	1974	3	10890	N	N	829 SW DASH POINT RD
013	052104	9148	4/22/05	\$170,000	1090	0	6	1944	3	10454	N	N	918 S 301ST ST
013	052104	9164	7/27/07	\$363,000	1540	0	7	1969	3	13503	N	N	837 S DASH POINT RD
013	052104	9164	12/7/05	\$250,000	1540	0	7	1969	3	13503	N	N	837 S DASH POINT RD
013	052104	9184	2/3/05	\$222,400	1850	0	7	1976	3	11300	N	N	30337 14TH AVE S
013	062104	9120	9/27/06	\$353,000	1410	800	8	1975	3	25264	N	N	30323 1ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	062104	9120	7/14/05	\$280,000	1410	800	8	1975	3	25264	N	N	30323 1ST AVE S
013	064300	0090	7/6/07	\$325,000	1270	850	7	1960	3	11060	N	N	534 S 302ND ST
013	064300	0150	1/26/05	\$275,000	1220	300	7	1962	3	10500	N	N	30232 7TH AVE S
013	064300	0290	1/26/05	\$265,000	1640	0	7	1962	3	9600	N	N	30223 7TH AVE S
013	064300	0310	3/21/06	\$271,000	1670	0	7	1962	3	10620	N	N	30247 7TH AVE S
013	064310	0020	7/12/07	\$302,000	1200	0	7	1968	4	10530	N	N	30238 4TH AVE S
013	064310	0070	12/13/05	\$222,000	1540	0	7	1968	3	8100	N	N	30221 5TH AVE S
013	064310	0100	9/21/07	\$279,900	1420	0	7	1967	4	9545	N	N	505 S 303RD ST
013	064310	0200	7/27/05	\$265,000	2304	0	7	1967	4	10179	N	N	608 S 304TH ST
013	072104	9087	4/13/06	\$465,500	1570	0	7	1985	4	67518	N	N	836 SW 312TH ST
013	072104	9088	7/26/06	\$400,000	440	0	4	1956	3	43560	N	N	840 SW 312TH ST
013	072104	9088	12/5/05	\$339,500	440	0	4	1956	3	43560	N	N	840 SW 312TH ST
013	072104	9129	11/28/05	\$340,000	1610	0	6	1953	3	30000	N	N	824 SW 312TH ST
013	072104	9149	7/13/05	\$261,950	1510	1510	7	1959	3	10890	N	N	31010 6TH PL SW
013	072104	9151	5/25/06	\$285,000	1550	500	7	1959	3	10454	N	N	31008 6TH PL SW
013	072104	9158	12/18/06	\$560,000	1830	1870	7	1962	4	14810	N	N	1323 SW 310TH ST
013	072104	9195	5/31/07	\$205,000	890	0	7	1964	3	11325	N	N	623 SW 316TH ST
013	072104	9201	11/28/07	\$215,000	1460	500	7	1985	3	12750	N	N	1229 SW 308TH ST
013	072104	9208	6/23/05	\$225,000	1040	0	7	1969	3	12750	N	N	1213 SW 308TH ST
013	072104	9238	7/11/06	\$360,000	1280	790	7	1988	4	12196	N	N	31029 6TH PL SW
013	081850	0020	1/11/07	\$256,000	1430	0	7	1986	3	3858	N	N	803 S 310TH PL
013	081850	0060	11/16/06	\$256,000	1430	0	7	1986	3	5040	N	N	815 S 310TH PL
013	081850	0090	12/7/06	\$253,000	1430	0	7	1986	3	3008	N	N	831 S 310TH PL
013	081850	0190	5/11/06	\$228,500	1240	0	7	1986	3	5163	N	N	31049 9TH AVE S
013	081850	0220	11/15/05	\$210,000	1430	0	7	1987	3	4870	N	N	31059 9TH AVE S
013	081850	0260	5/18/06	\$240,000	1400	0	7	1986	3	5787	N	N	31071 9TH AVE S
013	081850	0270	12/29/06	\$240,000	1240	500	7	1986	3	4440	N	N	31073 9TH AVE S
013	081850	0320	8/31/05	\$207,500	1430	0	7	1986	3	5091	N	N	31068 9TH AVE S
013	081850	0350	2/19/06	\$221,950	1430	0	7	1986	3	5326	N	N	31038 9TH AVE S
013	081850	0370	1/3/06	\$217,500	1430	0	7	1985	3	3869	N	N	31028 9TH AVE S
013	081850	0370	2/8/05	\$205,000	1430	0	7	1985	3	3869	N	N	31028 9TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	081850	0390	5/29/07	\$248,500	1480	0	7	1985	3	3385	N	N	911 S 310TH PL
013	081850	0400	2/27/06	\$222,000	1240	0	7	1985	3	3596	N	N	917 S 310TH PL
013	081850	0460	3/14/06	\$219,950	1240	0	7	1986	3	4796	N	N	924 S 310TH PL
013	081850	0550	2/23/07	\$264,000	1430	0	7	1987	3	3723	N	N	834 S 310TH PL
013	081850	0570	4/22/05	\$201,000	1430	0	7	1986	3	3624	N	N	824 S 310TH PL
013	081850	0600	2/16/07	\$275,000	1400	0	7	1986	3	3060	N	N	806 S 310TH PL
013	082104	9003	4/24/06	\$330,000	1020	0	7	1944	3	21756	N	N	1029 S 308TH ST
013	082104	9003	12/8/05	\$186,000	1020	0	7	1944	3	21756	N	N	1029 S 308TH ST
013	082104	9190	2/26/07	\$339,000	1510	600	8	1964	3	12632	N	N	31104 6TH AVE S
013	082104	9213	4/29/05	\$465,000	1940	0	7	1967	4	42090	N	N	915 S 304TH ST
013	082104	9213	7/12/07	\$460,000	1940	0	7	1967	4	42090	N	N	915 S 304TH ST
013	082104	9230	3/2/07	\$280,000	1060	0	6	1941	2	15765	N	N	31125 5TH AVE S
013	082104	9253	11/22/05	\$235,000	1160	0	7	1977	3	12196	N	N	31113 5TH AVE S
013	082104	9272	4/21/05	\$217,000	1810	0	7	1984	3	7500	N	N	720 S 314TH ST
013	084850	0080	9/11/06	\$309,900	1780	0	7	1999	3	4050	N	N	31118 3RD CT S
013	091800	0030	10/31/07	\$290,000	1670	0	7	1961	3	10109	N	N	30442 8TH AVE S
013	091900	0010	11/16/05	\$304,450	2590	0	7	1965	3	9612	N	N	30649 10TH AVE S
013	091900	0055	10/31/06	\$319,950	960	750	7	1967	3	12614	N	N	30453 10TH AVE S
013	091900	0090	8/15/07	\$250,000	1450	0	7	1963	4	11950	N	N	30652 10TH AVE S
013	091900	0115	11/22/05	\$285,000	1090	990	7	1963	3	10197	N	N	30610 10TH AVE S
013	091900	0190	5/15/07	\$435,000	2660	0	7	1966	4	9244	N	N	30612 11TH AVE S
013	091900	0280	3/7/05	\$205,000	1200	0	7	1963	3	8960	N	N	30462 10TH AVE S
013	104250	0013	9/14/05	\$244,000	1090	560	7	1967	3	9936	N	N	419 S 305TH ST
013	104250	0018	8/25/06	\$350,000	1090	960	7	1967	3	9936	N	N	455 S 305TH ST
013	104250	0018	8/15/05	\$275,000	1090	960	7	1967	3	9936	N	N	455 S 305TH ST
013	104250	0090	10/6/05	\$270,000	1220	0	7	1962	3	9936	N	N	461 S 305TH ST
013	104250	0160	8/3/07	\$200,000	1200	630	7	1961	4	9936	N	N	649 S 305TH ST
013	150240	0070	3/16/06	\$299,900	980	980	8	1966	3	11264	N	N	1022 S 323RD ST
013	150240	0090	8/4/05	\$322,000	2220	0	8	1966	4	10695	N	N	32306 10TH PL S
013	150240	0110	10/26/05	\$317,500	2040	0	7	1966	3	8400	N	N	32320 10TH PL S
013	150240	0230	5/12/05	\$231,000	1150	210	7	1975	3	8800	N	N	941 S 325TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	150240	0290	3/22/06	\$269,000	1200	0	7	1967	3	8395	N	N	32336 10TH PL S
013	150240	0460	11/14/05	\$279,500	1560	0	7	1966	3	8892	N	N	1033 S 323RD ST
013	150240	0470	8/11/06	\$280,000	1620	0	8	1966	3	7904	N	N	1013 S 323RD ST
013	150240	0520	11/13/07	\$280,000	1380	0	7	1967	3	8300	N	N	32325 10TH AVE S
013	150240	0550	3/23/05	\$252,000	1100	1100	7	1966	3	8549	N	N	32301 10TH AVE S
013	150241	0010	7/21/06	\$296,500	1300	370	7	1970	3	8400	N	N	32225 8TH AVE S
013	150241	0110	12/8/05	\$265,000	1150	330	7	1974	3	8424	N	N	32128 8TH AVE S
013	150241	0140	9/9/05	\$270,000	1150	330	7	1977	3	9480	N	N	32218 8TH AVE S
013	150241	0160	5/26/05	\$238,000	1150	390	7	1972	3	11340	N	N	32349 9TH AVE S
013	150241	0330	7/28/05	\$279,450	1500	330	8	1978	3	10332	N	N	709 S 325TH ST
013	150241	0400	5/26/06	\$315,500	1150	390	7	1970	3	9944	N	N	32305 7TH PL S
013	174500	0130	8/16/06	\$273,000	1010	530	7	1968	4	14861	N	N	30449 9TH AVE S
013	174500	0140	10/13/06	\$267,000	1010	1010	7	1967	3	7869	N	N	866 S 306TH ST
013	174500	0160	3/24/05	\$219,374	1210	0	7	1967	4	7644	N	N	30613 9TH AVE S
013	174510	0050	7/6/06	\$272,000	1010	530	7	1968	3	17604	N	N	30430 8TH PL S
013	174510	0170	11/30/06	\$290,000	1010	530	7	1968	3	6850	N	N	30610 8TH PL S
013	178830	0010	3/22/06	\$215,500	1200	0	6	1958	4	9000	N	N	30612 12TH PL SW
013	178830	0030	12/16/05	\$205,000	800	0	6	1958	4	8424	N	N	1012 SW 307TH ST
013	178830	0035	4/7/05	\$171,000	820	0	6	1958	3	8424	N	N	1004 SW 307TH ST
013	178830	0090	2/28/05	\$161,100	800	0	6	1958	4	12000	N	N	1068 SW 308TH ST
013	178830	0130	9/20/05	\$241,000	1140	0	6	1958	4	9900	N	N	1004 SW 308TH ST
013	178830	0135	8/26/05	\$225,000	990	0	7	1958	3	9856	N	N	30605 12TH PL SW
013	178830	0150	2/6/06	\$236,000	1070	0	7	1958	3	9600	N	N	30627 12TH PL SW
013	178830	0155	6/22/05	\$199,000	990	0	7	1958	4	9600	N	N	30705 12TH PL SW
013	178850	0005	11/9/06	\$239,950	800	0	6	1958	3	9360	N	N	1020 SW 304TH ST
013	178850	0010	1/11/05	\$178,000	1050	0	6	1959	4	15600	N	N	30405 12TH PL SW
013	178850	0020	2/25/06	\$238,500	1370	0	6	1961	3	9600	N	N	30419 12TH PL SW
013	178850	0025	4/19/06	\$275,000	1380	0	6	1961	4	9750	N	N	30501 12TH PL SW
013	178850	0045	5/9/07	\$233,000	820	0	6	1958	3	11400	N	N	1019 SW 304TH ST
013	178850	0085	12/21/05	\$213,500	820	0	6	1958	3	9775	N	N	1028 SW 306TH ST
013	178850	0095	10/26/05	\$229,000	1160	0	6	1959	4	9200	N	N	1012 SW 306TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	178870	0020	12/20/05	\$225,740	800	0	6	1959	4	8775	N	N	820 SW 304TH ST
013	178870	0055	6/13/07	\$194,000	1220	0	6	1959	3	8424	N	N	819 SW 304TH ST
013	178870	0065	9/26/05	\$216,500	1110	0	6	1959	3	9360	N	N	812 SW 305TH ST
013	178870	0090	1/13/07	\$229,850	820	0	6	1959	4	8424	N	N	841 SW 305TH ST
013	178870	0090	1/21/05	\$170,300	820	0	6	1959	4	8424	N	N	841 SW 305TH ST
013	178870	0115	8/29/06	\$255,730	1290	0	6	1959	4	9360	N	N	810 SW 306TH ST
013	178870	0145	8/31/06	\$234,950	800	0	6	1959	3	8614	N	N	1019 SW 306TH ST
013	178870	0160	6/13/05	\$210,769	840	0	6	1977	3	8378	N	N	843 SW 306TH ST
013	178870	0185	12/7/05	\$214,500	1050	0	6	1959	4	9600	N	N	811 SW 306TH ST
013	178870	0190	11/17/05	\$210,500	920	0	6	1959	4	9360	N	N	810 SW 307TH ST
013	178870	0225	12/14/05	\$224,950	1080	0	6	1959	4	8850	N	N	1003 SW 307TH ST
013	178870	0265	11/21/05	\$195,000	800	0	6	1959	3	8775	N	N	816 SW 308TH ST
013	178870	0295	8/18/05	\$223,000	820	530	7	1959	4	9680	N	N	30602 8TH AVE SW
013	178870	0300	8/23/06	\$239,950	800	480	7	1959	3	8880	N	N	30610 8TH AVE SW
013	178870	0325	6/21/07	\$270,000	800	440	7	1959	3	9280	N	N	30716 8TH AVE SW
013	178870	0330	7/19/05	\$239,950	840	500	7	1959	3	8800	N	N	30402 8TH AVE SW
013	178870	0335	8/23/07	\$308,500	800	800	7	1999	3	9120	N	N	30410 8TH AVE SW
013	178870	0335	9/27/05	\$243,000	800	800	7	1999	3	9120	N	N	30410 8TH AVE SW
013	178870	0365	11/1/05	\$215,000	800	800	7	1959	4	9225	N	N	30516 8TH AVE SW
013	178880	0010	9/26/05	\$218,300	800	0	6	1959	3	8649	N	N	639 SW 304TH ST
013	178880	0050	11/1/05	\$225,570	800	0	6	1959	3	8665	N	N	615 SW 304TH ST
013	178880	0120	11/16/06	\$235,500	960	0	6	1959	4	8520	N	N	634 SW 305TH ST
013	178880	0150	1/27/05	\$227,650	840	0	6	1959	3	8880	N	N	656 SW 305TH ST
013	178880	0270	5/25/07	\$244,000	1180	0	6	1959	3	9960	N	N	639 SW 307TH ST
013	178880	0280	11/1/05	\$204,500	1040	0	6	1959	4	8400	N	N	633 SW 307TH ST
013	178880	0360	11/13/07	\$230,000	840	840	6	1959	3	8330	N	N	616 SW 308TH ST
013	178880	0370	3/27/07	\$225,000	1020	0	7	1959	3	8330	N	N	622 SW 308TH ST
013	178880	0380	4/10/06	\$234,950	1540	0	6	1959	4	8330	N	N	628 SW 308TH ST
013	178880	0390	4/24/06	\$220,000	1160	0	6	1959	3	8330	N	N	634 SW 308TH ST
013	178880	0410	6/5/07	\$262,000	840	580	6	1959	3	8330	N	N	646 SW 308TH ST
013	178880	0460	9/6/05	\$236,000	1140	0	6	1959	4	8640	N	N	621 SW 305TH ST

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Area 53
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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
013	178880	0510	5/5/05	\$190,000	1020	0	6	1959	4	9310	N	N	30521 6TH AVE SW
013	178880	0550	3/29/06	\$215,000	840	0	6	1959	3	9030	N	N	30545 6TH AVE SW
013	178880	0630	11/17/05	\$179,000	840	0	6	1959	4	12091	N	N	30520 6TH PL SW
013	178880	0680	8/24/05	\$183,000	840	0	6	1959	4	8400	N	N	30539 6TH PL SW
013	178880	0740	5/17/06	\$241,500	1105	0	6	1959	3	8400	N	N	30538 7TH AVE SW
013	178880	0760	6/7/06	\$265,000	1030	0	6	1959	4	8400	N	N	30526 7TH AVE SW
013	178880	0770	5/19/05	\$180,000	840	0	6	1959	4	8400	N	N	30520 7TH AVE SW
013	178880	0830	4/25/05	\$161,426	810	0	6	1959	3	8856	N	N	30530 6TH AVE SW
013	178880	0850	3/30/06	\$211,000	810	0	6	1959	5	8784	N	N	30542 6TH AVE SW
013	178890	0040	4/7/05	\$166,000	810	0	6	1960	4	8470	N	N	419 SW 304TH ST
013	178890	0050	8/11/06	\$259,000	840	240	6	1960	3	8470	N	N	411 SW 304TH ST
013	178890	0070	7/27/05	\$202,000	820	0	6	1960	4	10200	N	N	404 SW 305TH ST
013	178890	0120	6/7/07	\$182,500	1360	0	6	1960	3	9000	N	N	444 SW 305TH ST
013	178890	0140	6/12/07	\$241,950	840	0	6	1960	4	8470	N	N	241 SW 304TH ST
013	178890	0140	4/7/06	\$220,000	840	0	6	1960	4	8470	N	N	241 SW 304TH ST
013	178890	0150	12/12/05	\$209,000	1110	0	6	1960	3	8400	N	N	340 SW 305TH ST
013	178890	0160	11/13/06	\$204,000	800	0	6	1960	3	9000	N	N	348 SW 305TH ST
013	178890	0220	10/26/05	\$203,500	1050	0	6	1960	4	9600	N	N	30531 5TH AVE SW
013	178890	0360	5/29/07	\$237,000	840	0	6	1960	3	9100	N	N	30514 5TH AVE SW
013	178890	0370	11/21/05	\$200,950	800	0	6	1960	4	8450	N	N	30522 5TH AVE SW
013	178890	0380	4/4/07	\$254,000	810	0	6	1960	3	9100	N	N	30528 5TH AVE SW
013	178890	0440	5/12/05	\$196,000	830	0	6	1960	3	10400	N	N	30566 5TH AVE SW
013	178890	0460	12/6/05	\$197,500	800	0	6	1960	4	10800	N	N	30700 5TH AVE SW
013	178890	0480	12/6/05	\$236,300	960	620	6	1960	4	9450	N	N	30714 5TH AVE SW
013	178890	0480	6/29/05	\$176,000	960	620	6	1960	4	9450	N	N	30714 5TH AVE SW
013	178890	0510	1/25/05	\$173,000	800	0	6	1960	4	8400	N	N	30705 4TH AVE SW
013	178890	0690	6/15/05	\$226,950	1100	0	6	1999	3	8400	N	N	30548 4TH AVE SW
013	178890	0700	11/2/07	\$264,950	800	0	6	1960	4	8400	N	N	30556 4TH AVE SW
013	178890	0700	6/27/05	\$181,000	800	0	6	1960	4	8400	N	N	30556 4TH AVE SW
013	232950	0050	2/5/07	\$320,000	1880	0	7	1962	3	9936	N	N	429 S 304TH ST
013	232950	0050	7/13/05	\$250,000	1880	0	7	1962	3	9936	N	N	429 S 304TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	232950	0080	3/20/06	\$265,000	1010	650	7	1962	3	9936	N	N	451 S 304TH ST
013	232950	0190	12/22/06	\$236,900	1340	0	7	1961	4	9883	N	N	652 S 305TH ST
013	232950	0200	3/8/06	\$180,000	980	0	7	1964	4	9884	N	N	644 S 305TH ST
013	232960	0120	12/13/07	\$188,100	970	0	7	1964	3	8400	N	N	30457 3RD PL S
013	232960	0260	4/27/05	\$201,000	1250	0	7	1962	4	8470	N	N	30412 3RD PL S
013	232960	0270	4/29/05	\$226,000	1250	0	7	1962	4	8800	N	N	343 S 304TH PL
013	232960	0320	10/18/05	\$225,000	970	0	7	1963	3	8346	N	N	30523 4TH AVE S
013	232970	0020	9/28/05	\$209,000	1270	0	7	1966	3	8400	N	N	302 S 304TH PL
013	232970	0040	1/24/06	\$257,500	1230	0	7	1966	4	9266	N	N	30405 3RD AVE S
013	232970	0070	2/1/07	\$275,000	1500	0	7	1967	3	8400	N	N	30429 3RD AVE S
013	232970	0100	7/26/07	\$325,000	1360	0	7	1966	3	8400	N	N	30451 3RD AVE S
013	232970	0260	2/7/06	\$275,000	960	360	7	1968	4	8960	N	N	30641 4TH AVE S
013	232970	0340	8/18/05	\$231,500	1230	0	7	1966	3	9600	N	N	30622 3RD AVE S
013	232970	0360	11/21/05	\$258,920	1230	0	7	1966	3	10350	N	N	30606 3RD AVE S
013	232970	0360	7/20/05	\$215,000	1230	0	7	1966	3	10350	N	N	30606 3RD AVE S
013	232970	0380	3/6/06	\$231,000	970	0	7	1966	3	8625	N	N	310 S 306TH PL
013	232970	0480	7/16/07	\$316,500	1360	0	7	1965	3	8625	N	N	311 S 304TH PL
013	232970	0480	7/12/06	\$213,000	1360	0	7	1965	3	8625	N	N	311 S 304TH PL
013	233730	0250	2/8/05	\$180,500	1030	0	7	1961	4	15800	N	N	201 SW 303RD ST
013	233730	0260	4/20/06	\$259,950	1210	0	7	1961	3	11025	N	N	30158 2ND AVE SW
013	233730	0350	8/4/05	\$229,000	1370	0	7	1960	3	8395	N	N	206 SW 301ST ST
013	233730	0480	1/5/06	\$226,500	1060	0	7	1960	4	10200	N	N	30135 2ND AVE SW
013	241330	0080	3/30/05	\$240,000	1780	0	8	1977	3	7000	N	N	517 S 310TH PL
013	241330	0120	6/14/05	\$285,000	1370	120	8	1978	3	7350	N	N	30926 5TH PL S
013	241330	0190	10/31/05	\$331,950	2100	0	8	1977	3	7000	N	N	434 S 309TH ST
013	241330	0220	6/30/05	\$275,000	1460	390	8	1978	3	6650	N	N	30812 4TH PL S
013	241330	0260	9/18/06	\$399,950	1640	0	8	1978	3	7878	N	N	443 S 308TH ST
013	241330	0280	9/28/05	\$289,500	1780	0	8	1978	3	7000	N	N	30734 5TH PL S
013	241330	0310	9/6/05	\$355,000	2730	0	8	1977	4	7350	N	N	30710 5TH PL S
013	241330	0330	5/1/06	\$359,950	2070	0	8	1979	3	7350	N	N	30624 5TH PL S
013	241330	0360	4/5/05	\$253,000	1170	0	8	1980	4	5810	N	N	30604 5TH PL S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	241330	0380	1/9/06	\$295,000	1190	0	8	1980	3	10086	N	N	446 S 306TH ST
013	241330	0460	5/30/07	\$324,300	1210	750	8	1980	3	8424	N	N	407 S 306TH ST
013	241330	0500	1/6/05	\$280,000	1230	860	8	1978	3	7140	N	N	30632 4TH AVE S
013	241330	0550	1/24/05	\$249,950	1780	0	8	1978	3	7210	N	N	412 S 308TH ST
013	241330	0570	8/22/05	\$346,950	1810	190	8	1978	3	7210	N	N	424 S 308TH ST
013	241330	0650	4/15/05	\$246,717	1480	0	8	1979	3	7210	N	N	30617 5TH PL S
013	241330	0850	5/22/06	\$333,000	2450	0	8	1978	3	7200	N	N	30803 4TH PL S
013	241330	0880	7/28/06	\$359,900	1560	640	8	1978	3	7885	N	N	30825 4TH PL S
013	241330	0990	8/28/07	\$350,000	2450	0	8	1977	3	7600	N	N	503 S 309TH CT
013	241330	1050	12/21/05	\$265,000	1370	400	8	1978	3	7000	N	N	30910 5TH WAY S
013	250160	0030	7/23/07	\$300,000	1800	0	7	1977	3	7313	N	N	30340 13TH PL S
013	250160	0040	2/22/06	\$250,000	1660	0	7	1963	3	9040	N	N	30336 13TH AVE S
013	250160	0050	2/21/07	\$317,950	1430	0	7	1963	3	7277	N	N	30332 13TH AVE S
013	250160	0050	4/5/05	\$209,000	1430	0	7	1963	3	7277	N	N	30332 13TH AVE S
013	250160	0120	12/28/05	\$299,000	2480	0	7	1966	3	7300	N	N	30321 13TH AVE S
013	250160	0140	8/5/05	\$292,000	1430	0	7	1962	3	8234	N	N	30329 13TH AVE S
013	259970	0040	10/30/05	\$250,500	770	770	6	1969	3	7350	N	N	30125 3RD PL SW
013	259970	0080	10/3/06	\$229,500	880	0	6	1970	3	7820	N	N	30151 3RD PL SW
013	259970	0090	8/23/05	\$215,000	910	0	6	1970	4	11476	N	N	30155 3RD PL SW
013	259970	0110	3/8/07	\$160,000	880	0	6	1970	3	7000	N	N	30165 3RD PL SW
013	259970	0150	10/25/06	\$247,000	880	0	6	1969	3	7800	N	N	30191 3RD PL SW
013	259970	0290	9/26/05	\$231,700	880	0	6	1971	3	7124	N	N	30124 3RD PL SW
013	326070	0020	9/26/06	\$262,500	1440	0	7	1975	3	7316	N	N	32511 7TH PL S
013	326070	0030	12/5/05	\$239,000	1040	620	7	1975	3	6600	N	N	32517 7TH PL S
013	326070	0060	2/13/07	\$284,950	1080	410	7	1975	3	4900	N	N	32529 7TH PL S
013	326070	0060	3/25/05	\$234,450	1080	410	7	1975	3	4900	N	N	32529 7TH PL S
013	326070	0080	5/25/06	\$281,500	1080	410	7	1974	3	7080	N	N	32539 7TH PL S
013	326070	0130	10/4/06	\$286,000	1430	0	7	1970	3	6160	N	N	32567 7TH PL S
013	326070	0160	11/16/05	\$250,000	1260	0	7	1970	3	7590	N	N	32619 7TH PL S
013	326070	0170	1/24/06	\$236,000	860	0	7	1970	3	7252	N	N	802 S 327TH ST
013	326070	0320	7/11/06	\$249,900	820	400	7	1969	3	7725	N	N	32654 9TH PL S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	326070	0460	6/4/07	\$321,800	1080	870	7	1974	3	6944	N	N	845 S 326TH ST
013	326070	0480	7/7/06	\$285,000	980	600	7	1973	3	7107	N	N	833 S 326TH ST
013	326070	0570	10/2/06	\$238,950	860	0	7	1971	3	9500	N	N	32607 8TH CT S
013	326070	0580	5/8/07	\$327,500	840	800	7	1970	4	7938	N	N	32603 8TH CT S
013	326070	0590	2/7/07	\$250,000	1440	0	7	1973	4	7189	N	N	32604 7TH PL S
013	326070	0680	3/21/07	\$370,000	990	700	7	1973	3	6405	N	N	849 S 327TH ST
013	326070	0910	8/1/05	\$264,000	1080	440	7	1974	3	7015	N	N	32610 10TH AVE S
013	326070	0970	8/20/07	\$310,000	1130	500	7	1974	3	6405	N	N	854 S 326TH ST
013	326070	0980	7/14/05	\$255,000	1080	380	7	1974	3	6955	N	N	850 S 326TH ST
013	327581	0050	10/27/05	\$267,000	1770	0	7	1987	3	7768	N	N	31243 10TH CT SW
013	327581	0090	5/11/05	\$239,950	1770	0	7	1987	3	3634	N	N	31254 10TH CT SW
013	327610	0020	8/13/07	\$275,000	970	0	7	1960	4	9800	N	N	30233 4TH PL SW
013	327610	0080	7/10/06	\$240,950	1000	0	7	1960	3	9828	N	N	30201 4TH PL SW
013	327610	0090	4/17/07	\$247,500	1000	0	7	1960	3	12636	N	N	30202 4TH PL SW
013	327610	0100	7/1/05	\$247,450	1010	700	7	1960	3	10080	N	N	30208 4TH PL SW
013	337530	0100	7/18/06	\$305,000	1080	730	7	1981	3	9600	N	N	134 S 316TH PL
013	337530	0250	10/9/06	\$339,600	1490	480	7	1985	3	7700	N	N	31611 4TH AVE S
013	337530	0250	2/10/06	\$296,000	1490	480	7	1985	3	7700	N	N	31611 4TH AVE S
013	337530	0270	9/13/05	\$226,000	910	0	7	1981	3	9000	N	N	31630 1ST PL S
013	337530	0310	6/15/06	\$262,000	1110	0	7	1981	3	8773	N	N	207 S 316TH PL
013	337530	0340	3/17/05	\$235,000	970	700	7	1983	3	8111	N	N	225 S 316TH PL
013	337530	0440	7/18/06	\$265,000	1410	0	7	1983	3	11018	N	N	103 S 317TH PL
013	337530	0440	10/3/05	\$259,400	1410	0	7	1983	3	11018	N	N	103 S 317TH PL
013	337530	0450	3/16/06	\$295,000	1100	530	7	1985	3	9739	N	N	111 S 317TH PL
013	337530	0490	2/14/07	\$359,000	2110	0	7	1985	4	9000	N	N	31713 2ND AVE S
013	337530	0540	5/23/06	\$340,000	1350	590	7	1981	4	7750	N	N	31711 2ND CT S
013	337530	0640	11/28/05	\$263,400	1400	600	7	1980	3	10585	N	N	31716 3RD PL S
013	339180	0020	3/16/06	\$248,000	1210	0	7	1961	3	7700	N	N	148 S 302ND ST
013	339180	0070	11/22/05	\$229,950	970	0	6	1961	3	9760	N	N	30221 1ST PL S
013	339180	0180	10/30/06	\$203,000	970	0	7	1961	3	6650	N	N	30240 1ST PL S
013	339180	0190	5/13/06	\$288,000	1210	0	7	1961	3	9200	N	N	30234 1ST PL S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	339180	0200	12/7/06	\$255,290	1230	0	7	1961	3	8250	N	N	30224 1ST PL S
013	339180	0220	4/5/07	\$232,000	1230	0	7	1961	3	8400	N	N	30237 2ND AVE S
013	339180	0300	3/29/06	\$289,950	1210	0	7	1961	3	7800	N	N	30230 2ND AVE S
013	339180	0310	6/27/05	\$185,000	1210	0	7	1961	3	8700	N	N	30224 2ND AVE S
013	339180	0320	11/29/06	\$245,000	970	0	7	1961	3	7200	N	N	30218 2ND AVE S
013	339180	0320	8/10/05	\$215,000	970	0	7	1961	3	7200	N	N	30218 2ND AVE S
013	339180	0330	5/22/06	\$241,670	1230	0	7	1961	3	8960	N	N	30212 1ST PL S
013	339180	0360	7/25/06	\$269,950	1300	0	7	1961	3	8510	N	N	30201 1ST PL S
013	339190	0210	11/16/06	\$268,000	1230	0	7	1962	3	8395	N	N	30425 2ND AVE S
013	339190	0230	4/13/06	\$233,000	970	0	7	1962	3	8395	N	N	30413 2ND AVE S
013	339190	0240	11/21/06	\$266,000	970	0	7	1962	3	9545	N	N	111 S 304TH PL
013	339190	0260	10/24/05	\$228,748	970	0	7	1962	4	8395	N	N	30414 1ST PL S
013	339190	0290	10/14/05	\$230,000	970	0	7	1962	3	8395	N	N	30432 1ST PL S
013	339190	0320	12/23/05	\$227,000	970	0	7	1962	3	8395	N	N	30450 1ST PL S
013	339190	0330	1/25/06	\$283,000	970	970	7	1963	3	8750	N	N	30451 1ST PL S
013	339210	0040	3/8/05	\$210,000	1220	0	7	1965	4	8750	N	N	30625 1ST PL S
013	339210	0050	9/21/05	\$220,000	1230	0	7	1965	3	8750	N	N	30635 1ST PL S
013	339210	0140	9/12/05	\$239,500	1280	0	7	1964	3	9775	N	N	130 S 308TH ST
013	339210	0180	10/27/06	\$289,500	1230	0	7	1963	3	8395	N	N	30627 2ND AVE S
013	339210	0240	6/4/07	\$290,000	970	970	7	1963	3	8400	N	N	30624 2ND AVE S
013	339210	0310	9/21/05	\$220,000	970	0	7	1965	3	10695	N	N	30811 2ND AVE S
013	339210	0320	3/2/05	\$200,000	970	0	7	1965	4	10925	N	N	145 S 308TH ST
013	339210	0330	10/17/05	\$229,950	1280	0	7	1965	3	9000	N	N	135 S 308TH ST
013	358400	0100	5/18/06	\$242,000	950	0	7	1968	3	8640	N	N	1030 S 317TH ST
013	358400	0120	9/26/07	\$270,000	1170	0	7	1968	3	8640	N	N	1018 S 317TH ST
013	358400	0300	11/2/06	\$278,950	1190	0	7	1968	4	9450	N	N	1021 S 317TH ST
013	358400	0300	7/26/06	\$225,000	1190	0	7	1968	4	9450	N	N	1021 S 317TH ST
013	358400	0360	8/24/06	\$240,500	1060	0	7	1968	3	9450	N	N	1061 S 317TH ST
013	416680	0020	7/6/07	\$449,950	2441	0	8	2007	3	7203	N	N	31155 2ND AVE SW
013	416680	0230	6/1/07	\$454,529	2441	0	8	2007	3	7278	N	N	31054 1ST PL SW
013	416680	0240	6/14/07	\$478,832	2751	0	8	2007	3	7278	N	N	31076 1ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	416680	0250	7/25/07	\$444,950	2506	0	8	2007	3	7726	N	N	31090 1ST PL SW
013	416680	0260	7/10/07	\$469,936	2441	0	8	2007	3	7212	N	N	129 SW 310TH PL
013	416680	0310	4/18/07	\$477,950	2751	0	8	2007	3	7220	N	N	202 SW 311TH PL
013	416680	0320	4/23/07	\$450,950	2506	0	8	2007	3	7206	N	N	186 SW 311TH PL
013	416680	0330	4/23/07	\$459,950	2441	0	8	2007	3	7210	N	N	164 SW 311TH PL
013	416680	0340	5/1/07	\$434,950	2114	0	8	2007	3	7219	N	N	148 SW 311TH PL
013	416680	0350	5/2/07	\$482,039	2751	0	8	2007	3	7262	N	N	132 SW 311TH PL
013	416680	0360	11/26/07	\$403,750	2114	0	8	2007	3	7701	N	N	101 SW 311TH PL
013	416680	0370	6/22/07	\$453,388	2441	0	8	2007	3	7200	N	N	117 SW 311TH PL
013	416680	0380	6/26/07	\$446,474	2506	0	8	2007	3	7200	N	N	127 SW 311TH PL
013	416680	0390	5/7/07	\$481,000	2751	0	8	2007	3	9000	N	N	139 SW 311TH PL
013	416680	0400	5/7/07	\$449,950	2441	0	8	2007	3	7200	N	N	153 SW 311TH PL
013	416680	0420	9/17/07	\$499,950	2724	0	8	2007	3	7238	N	N	31148 2ND AVE SW
013	416680	0430	7/6/07	\$444,950	2506	0	8	2007	3	7291	N	N	31174 2ND PL SW
013	416795	0040	4/27/06	\$349,950	2020	0	8	1990	3	6501	N	N	31929 14TH WAY SW
013	416795	0080	5/9/07	\$385,000	2090	0	7	1991	3	7200	N	N	31909 14TH WAY SW
013	416795	0140	2/22/06	\$280,000	1580	0	7	1992	3	11803	N	N	31811 14TH WAY SW
013	416795	0240	10/11/06	\$280,000	1250	0	7	1992	3	7623	N	N	31633 13TH AVE SW
013	416795	0410	6/29/05	\$288,000	1520	0	7	1992	3	6421	N	N	1422 SW 319TH CT
013	416795	0460	3/20/05	\$285,000	2220	0	8	1990	3	6026	N	N	1425 SW 319TH CT
013	416795	0470	1/8/07	\$385,000	2360	0	8	1990	3	6599	N	N	1431 SW 319TH CT
013	416796	0030	8/28/07	\$369,908	1940	0	8	1992	3	7117	N	N	31631 12TH PL SW
013	416796	0080	6/21/05	\$328,000	2030	0	8	1992	3	9822	N	N	31618 12TH PL SW
013	416796	0170	9/20/06	\$334,000	2080	0	8	1993	3	11014	N	N	31732 12TH PL SW
013	416796	0300	8/9/05	\$349,950	1920	0	8	1993	3	8014	N	N	31821 12TH PL SW
013	416796	0330	3/21/05	\$275,000	1820	0	8	1992	3	7750	N	N	1203 SW 318TH ST
013	416796	0390	5/3/06	\$359,000	2030	0	8	1993	3	6602	N	N	1238 SW 318TH ST
013	416796	0400	7/24/07	\$350,000	1800	0	8	1993	3	6502	N	N	1232 SW 318TH ST
013	416796	0440	5/11/07	\$366,000	2080	0	8	1992	3	7445	N	N	1208 SW 318TH ST
013	416796	0460	6/26/06	\$320,000	2080	0	8	1992	3	8550	N	N	31719 12TH PL SW
013	416800	0040	9/27/05	\$245,000	1300	0	7	1962	3	14000	N	N	1218 SW 313TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	416800	0080	5/4/07	\$320,000	1440	0	7	1962	3	12600	N	N	31218 12TH AVE SW
013	416800	0090	1/29/06	\$215,000	1590	0	7	1962	3	10800	N	N	31219 12TH AVE SW
013	416800	0140	8/22/06	\$256,450	1350	0	7	1962	4	10400	N	N	1221 SW 313TH ST
013	416810	0060	3/19/07	\$305,302	960	420	7	1963	3	10112	N	N	31420 13TH AVE SW
013	416810	0090	7/27/06	\$306,000	1820	0	7	1963	3	10112	N	N	31444 13TH AVE SW
013	416810	0100	9/19/05	\$213,749	1080	0	7	1963	3	10112	N	N	31452 13TH AVE SW
013	416810	0150	11/11/05	\$231,200	940	680	7	1963	3	10112	N	N	31435 12TH AVE SW
013	416810	0160	7/15/05	\$283,500	1400	0	7	1963	4	10112	N	N	31427 12TH AVE SW
013	416810	0170	8/24/06	\$252,000	1230	0	7	1963	4	10112	N	N	31419 12TH AVE SW
013	416810	0210	8/8/06	\$266,000	1260	0	7	1963	4	12000	N	N	31318 12TH AVE SW
013	416810	0280	4/26/05	\$220,000	1690	0	7	1963	4	10374	N	N	31442 12TH AVE SW
013	416810	0450	1/9/06	\$229,950	1230	0	7	1963	4	9856	N	N	31415 13TH AVE SW
013	416810	0460	1/30/06	\$226,500	1060	0	7	1963	4	9984	N	N	31407 13TH AVE SW
013	515320	0556	3/1/07	\$308,000	1770	0	7	1960	4	32040	N	N	905 SW DASH POINT RD
013	515320	0560	11/20/06	\$382,000	1890	0	7	1957	4	30060	N	N	915 SW DASH POINT RD
013	515365	0040	2/22/06	\$273,950	1200	700	7	1977	3	7200	N	N	30334 9TH AVE S
013	515365	0160	3/7/06	\$276,000	1260	480	7	1975	3	6840	N	N	30331 9TH AVE S
013	515365	0190	12/5/05	\$329,650	1360	1200	7	1978	3	8100	N	N	30345 9TH AVE S
013	515370	0020	5/9/07	\$284,500	940	300	7	1971	3	9450	N	N	30339 10TH AVE S
013	515370	0080	5/25/05	\$239,950	1110	0	7	1968	3	7210	N	N	30225 10TH AVE S
013	515370	0110	11/1/07	\$254,500	1010	0	7	1968	2	7210	N	N	30226 10TH AVE S
013	515390	0010	3/21/05	\$210,500	1420	0	7	1967	3	7875	N	N	30118 11TH PL S
013	515390	0130	6/8/05	\$239,950	1180	0	7	1967	3	9000	N	N	1006 S 301ST ST
013	515390	0180	10/7/05	\$260,000	1180	0	7	1967	3	7210	N	N	30127 10TH AVE S
013	515390	0180	7/18/05	\$250,000	1180	0	7	1967	3	7210	N	N	30127 10TH AVE S
013	515390	0310	9/15/05	\$231,750	940	0	7	1967	3	7220	N	N	1021 S 301ST ST
013	515390	0350	1/11/07	\$274,000	1180	0	7	1967	4	6570	N	N	30123 11TH PL S
013	515390	0380	5/30/06	\$258,000	1180	0	7	1967	3	5500	N	N	30206 11TH PL S
013	525980	0020	12/12/06	\$348,000	1070	480	7	1983	3	6250	N	N	31119 11TH PL SW
013	525980	0050	5/26/06	\$268,500	1290	0	7	1984	3	6000	N	N	31101 11TH PL SW
013	525980	0060	2/23/05	\$210,000	1350	0	7	1985	3	6000	N	N	31023 11TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	525980	0090	4/26/06	\$295,000	1070	360	7	1984	3	9150	N	N	31005 11TH PL SW
013	525980	0200	9/27/06	\$290,000	1320	0	7	1984	3	6201	N	N	30809 11TH AVE SW
013	525980	0230	3/28/07	\$285,000	1280	0	7	1986	3	6449	N	N	30808 11TH AVE SW
013	525980	0280	11/9/05	\$274,550	930	280	7	1985	3	6493	N	N	30906 11TH AVE SW
013	525980	0290	10/24/07	\$308,000	1380	330	7	1985	3	6502	N	N	30912 11TH AVE SW
013	525980	0350	9/23/05	\$295,000	1330	310	7	1984	3	6345	N	N	31008 11TH PL SW
013	525980	0400	8/9/05	\$287,030	1330	350	7	1983	3	8857	N	N	1110 SW 311TH CT
013	525980	0420	6/15/06	\$276,000	1290	0	7	1984	3	5843	N	N	1102 SW 311TH CT
013	525980	0460	4/26/05	\$265,000	1070	480	7	1983	3	6000	N	N	1121 SW 311TH CT
013	525980	0490	9/5/07	\$240,000	1330	0	7	1983	3	5700	N	N	31120 11TH PL SW
013	555730	0070	10/18/05	\$250,000	940	260	7	1982	4	7650	N	N	31802 10TH PL SW
013	555730	0110	4/21/06	\$270,000	830	390	7	1980	3	8625	N	N	1002 SW 317TH CT
013	555730	0240	11/21/06	\$269,950	850	430	7	1980	3	7600	N	N	1005 SW 316TH PL
013	555730	0280	10/17/05	\$280,000	940	640	7	1980	3	7245	N	N	1022 SW 316TH PL
013	555730	0290	9/3/07	\$245,000	770	0	7	1980	3	7245	N	N	1028 SW 316TH PL
013	555730	0350	10/11/06	\$260,000	940	260	7	1980	3	7800	N	N	31625 11TH PL SW
013	555730	0390	8/25/05	\$258,000	1190	420	7	1980	3	8640	N	N	31711 11TH PL SW
013	555730	0420	5/3/05	\$279,000	1730	0	7	1983	3	9000	N	N	31731 10TH PL SW
013	555731	0020	10/6/06	\$250,000	940	260	7	1981	3	6408	N	N	31702 8TH PL SW
013	555731	0070	7/26/07	\$292,000	850	430	7	1981	3	7800	N	N	31622 8TH PL SW
013	555731	0080	2/26/07	\$288,500	820	530	7	1981	3	7200	N	N	31616 8TH PL SW
013	555731	0130	7/25/05	\$210,000	1420	0	7	1956	3	7528	N	N	820 SW 316TH CT
013	555731	0150	3/5/07	\$270,000	810	260	7	1981	3	7256	N	N	828 SW 316TH CT
013	555731	0150	8/5/05	\$220,000	810	260	7	1981	3	7256	N	N	828 SW 316TH CT
013	555731	0180	11/29/05	\$247,000	940	260	7	1981	3	6939	N	N	823 SW 316TH CT
013	555731	0230	5/12/06	\$271,000	940	360	7	1981	3	8069	N	N	836 SW 317TH PL
013	555731	0250	1/10/07	\$265,000	810	420	7	1982	3	6800	N	N	31630 9TH PL SW
013	555731	0290	2/22/07	\$285,000	760	440	7	1982	3	8278	N	N	906 SW 316TH PL
013	555731	0330	7/13/06	\$275,000	850	430	7	1981	3	7000	N	N	31625 9TH PL SW
013	555731	0350	8/6/07	\$270,000	950	420	7	1981	3	7281	N	N	31637 9TH PL SW
013	555731	0360	1/4/05	\$214,800	850	430	7	1981	3	7720	N	N	31641 9TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555731	0430	5/15/07	\$199,000	900	0	7	1981	3	8178	N	N	815 SW 317TH PL
013	555732	0070	10/16/06	\$310,000	1260	740	7	1994	3	6583	N	N	909 SW 318TH PL
013	555732	0160	11/16/06	\$331,250	1270	730	7	1994	3	7192	N	N	829 SW 318TH PL
013	555732	0200	11/28/06	\$334,950	1140	700	7	1994	3	6450	N	N	807 SW 318TH PL
013	555732	0210	7/27/06	\$303,000	900	440	7	1994	3	7164	N	N	801 SW 318TH PL
013	555750	0030	4/12/06	\$329,995	1100	1000	7	1962	3	9628	N	N	31219 2ND AVE SW
013	555750	0100	8/16/05	\$229,700	1260	0	7	1963	3	9750	N	N	31202 3RD AVE SW
013	555750	0180	7/21/05	\$230,000	1260	0	7	1963	4	9660	N	N	31203 4TH AVE SW
013	555750	0230	6/23/05	\$301,000	1570	0	7	1964	3	17352	Y	Y	313 SW 313TH ST
013	555750	0240	8/18/05	\$273,500	1567	0	7	1964	4	10602	N	N	305 SW 313TH ST
013	555770	0190	4/7/06	\$228,060	970	0	7	1966	4	9750	N	N	708 SW 310TH ST
013	555770	0230	3/17/06	\$241,200	1320	0	7	1966	3	9750	N	N	30825 7TH AVE SW
013	555780	0130	5/31/06	\$310,000	1280	610	7	1966	3	12000	N	N	31212 1ST PL SW
013	555780	0150	6/28/06	\$305,000	1240	610	7	1965	3	10120	N	N	109 SW 312TH ST
013	555780	0160	4/17/05	\$288,000	1740	0	7	1988	3	11284	N	N	105 SW 312TH PL
013	555780	0290	10/7/07	\$315,000	1190	570	7	1966	4	9600	N	N	31210 2ND AVE SW
013	555820	0021	5/17/05	\$199,900	1190	0	7	1960	4	10080	N	N	30813 8TH AVE SW
013	555820	0030	10/20/05	\$231,000	1190	0	7	1960	4	10125	N	N	30819 8TH AVE SW
013	555820	0100	7/5/05	\$205,000	970	0	7	1960	3	10125	N	N	30812 8TH AVE SW
013	555820	0110	3/7/07	\$218,000	1190	0	7	1960	3	10125	N	N	30820 8TH AVE SW
013	555820	0110	2/11/05	\$192,400	1190	0	7	1960	3	10125	N	N	30820 8TH AVE SW
013	555820	0256	7/28/06	\$320,000	1800	0	7	1971	3	9500	N	N	31105 8TH AVE SW
013	555920	0100	7/31/06	\$332,500	960	0	6	1977	3	20135	Y	Y	31246 8TH AVE SW
013	555920	0145	11/15/07	\$324,000	1250	680	6	1943	4	18000	Y	Y	31424 7TH PL SW
013	555920	0150	7/17/06	\$375,000	1390	0	7	1987	3	18000	Y	Y	31426 7TH PL SW
013	555920	0155	4/21/06	\$302,500	460	0	4	1971	4	22500	Y	Y	31430 7TH PL SW
013	555920	0185	6/2/05	\$375,000	2160	0	7	1993	3	28200	Y	Y	602 SW 316TH ST
013	555960	0030	4/27/06	\$300,000	1320	330	7	1988	3	7701	N	N	728 S 313TH ST
013	555960	0050	4/22/05	\$265,000	1750	0	7	1988	3	9310	N	N	736 S 313TH ST
013	555960	0060	10/31/06	\$317,950	1400	310	7	1988	3	7435	N	N	740 S 313TH ST
013	555960	0060	9/28/05	\$294,450	1400	310	7	1988	3	7435	N	N	740 S 313TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555960	0120	2/20/06	\$301,950	1320	330	7	1988	3	8284	N	N	717 S 313TH ST
013	555990	0100	11/8/06	\$316,000	1570	0	7	1994	3	6405	N	N	926 SW 313TH CT
013	555990	0130	7/3/07	\$310,000	1580	0	7	1993	3	5934	N	N	909 SW 313TH CT
013	555990	0140	4/15/05	\$265,000	1750	0	7	1994	3	5805	N	N	903 SW 313TH CT
013	555990	0150	11/12/05	\$287,885	1580	0	7	1994	3	6386	N	N	833 SW 313TH CT
013	555990	0150	4/22/05	\$246,700	1580	0	7	1994	3	6386	N	N	833 SW 313TH CT
013	556000	0010	6/20/06	\$250,187	1190	0	7	1961	3	8470	N	N	235 SW 304TH ST
013	556000	0020	10/19/05	\$205,000	1160	0	7	1961	3	8470	N	N	229 SW 304TH ST
013	556000	0040	2/24/05	\$198,000	1260	0	7	1961	3	8470	N	N	215 SW 304TH ST
013	556000	0110	10/21/05	\$202,500	840	0	6	1961	3	8470	N	N	234 SW 305TH ST
013	556000	0240	11/27/06	\$245,000	1070	0	6	1961	3	8591	N	N	134 SW 305TH ST
013	556000	0330	4/12/05	\$182,000	1060	0	6	1961	3	8400	N	N	30611 3RD AVE SW
013	556000	0380	11/16/05	\$204,950	800	0	6	1961	3	8400	N	N	30645 3RD AVE SW
013	556000	0410	2/23/07	\$268,500	840	500	6	1961	4	9900	N	N	203 SW 305TH ST
013	556000	0420	9/7/07	\$253,000	960	0	6	1961	4	8470	N	N	211 SW 305TH ST
013	556000	0440	8/17/06	\$238,050	820	0	6	1961	3	8250	N	N	30514 3RD AVE SW
013	556000	0450	12/18/06	\$215,000	840	0	6	1961	3	8800	N	N	30524 3RD AVE SW
013	556000	0480	8/9/06	\$236,848	840	0	6	1961	4	8470	N	N	30610 3RD AVE SW
013	556000	0500	8/19/05	\$185,350	800	0	6	1961	3	8360	N	N	30626 3RD AVE SW
013	556000	0580	11/10/06	\$269,950	880	0	6	1961	4	8450	N	N	30643 2ND AVE SW
013	556000	0710	7/27/06	\$245,000	1040	0	6	1961	3	8970	N	N	30516 2ND AVE SW
013	556000	0730	11/14/07	\$181,256	840	0	6	1961	4	8520	N	N	30600 2ND AVE SW
013	556000	0780	5/26/05	\$196,000	1210	0	6	1961	4	8400	N	N	30636 2ND AVE SW
013	556000	0800	8/7/06	\$239,000	820	0	6	1961	3	8400	N	N	30650 2ND AVE SW
013	556000	0850	3/8/06	\$215,500	1080	0	6	1961	3	8400	N	N	30651 1ST PL SW
013	556000	0890	10/31/05	\$205,000	840	0	6	1961	4	8400	N	N	30623 1ST PL SW
013	556000	0940	5/26/05	\$198,500	1080	0	6	1961	3	8307	N	N	30515 1ST PL SW
013	556000	0950	2/7/06	\$229,450	830	370	6	1961	3	10140	N	N	103 SW 305TH ST
013	556000	0960	7/14/05	\$199,000	820	0	6	1961	3	8450	N	N	111 SW 305TH ST
013	556000	1070	5/8/06	\$275,000	1120	0	6	1962	3	9600	N	N	110 SW 307TH ST
013	556000	1110	7/11/06	\$224,950	810	0	6	1961	3	8800	N	N	124 SW 307TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
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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
013	556000	1130	4/11/07	\$251,889	1040	0	6	1961	3	8925	N	N	112 SW 307TH PL
013	556000	1150	3/22/06	\$226,500	840	0	6	1961	4	8000	N	N	117 SW 307TH PL
013	556000	1160	3/31/06	\$246,950	820	0	6	1961	3	7072	N	N	125 SW 307TH PL
013	556050	0020	6/20/05	\$282,000	1770	0	8	1987	3	6831	N	N	804 SW 314TH PL
013	556050	0090	8/27/07	\$320,000	1900	0	8	1985	3	7200	N	N	906 SW 314TH PL
013	556050	0170	7/27/05	\$322,950	2160	0	8	1986	3	9151	N	N	1020 SW 314TH PL
013	556050	0340	3/28/05	\$289,995	1780	0	7	1986	3	7201	N	N	911 SW 314TH PL
013	556050	0390	10/23/07	\$387,000	2120	0	8	1986	3	7586	N	N	31432 8TH PL SW
013	556050	0400	5/27/06	\$335,000	1620	0	8	1986	3	7496	N	N	31424 8TH PL SW
013	609390	0050	11/4/05	\$225,000	1330	0	7	1966	3	9100	N	N	32126 10TH AVE S
013	609390	0120	4/11/06	\$314,950	970	800	7	1966	3	8640	N	N	32140 9TH AVE S
013	609390	0320	9/1/05	\$219,000	1120	0	7	1960	3	8400	N	N	32141 9TH AVE S
013	609400	0110	6/7/05	\$242,999	2060	0	7	1959	3	9750	N	N	31742 8TH AVE S
013	609400	0120	10/3/07	\$299,950	1660	0	7	1959	3	10400	N	N	804 S 318TH ST
013	609400	0140	5/20/05	\$195,000	990	0	7	1959	3	8580	N	N	824 S 318TH ST
013	609400	0220	8/11/05	\$219,950	1350	0	7	1959	4	8402	N	N	811 S 318TH ST
013	667265	0010	6/8/06	\$370,500	2260	0	8	1994	3	7478	N	N	354 S 309TH ST
013	667265	0030	3/14/07	\$365,000	2260	0	8	1994	3	7464	N	N	30828 3RD PL S
013	667265	0090	4/19/05	\$381,000	3060	0	8	1994	3	8691	N	N	30833 3RD PL S
013	667265	0130	12/24/07	\$295,000	1860	0	8	1994	3	7658	N	N	304 S 309TH ST
013	667265	0160	2/22/06	\$335,000	1950	0	8	1994	3	6259	N	N	311 S 309TH ST
013	667265	0230	11/1/07	\$345,500	1920	0	8	1995	3	8012	N	N	351 S 309TH ST
013	667265	0260	2/8/05	\$349,500	2120	0	8	1994	3	8546	N	N	30917 5TH WAY S
013	667265	0270	5/15/06	\$348,000	2250	0	8	1996	3	7277	N	N	30818 2ND AVE S
013	667265	0290	1/27/06	\$365,000	2290	0	8	1996	3	6297	N	N	30830 2ND AVE S
013	667265	0300	4/26/05	\$307,450	1950	0	8	1996	3	6373	N	N	30836 2ND AVE S
013	667265	0330	7/15/05	\$291,000	1870	0	8	1995	3	6422	N	N	203 S 309TH ST
013	667265	0350	1/10/06	\$330,000	1880	0	8	1994	3	7001	N	N	133 S 309TH ST
013	667265	0430	11/20/07	\$346,000	2950	0	8	1995	3	7416	N	N	30804 1ST PL S
013	667265	0480	10/23/06	\$417,000	2780	0	8	1994	3	7331	N	N	30835 2ND AVE S
013	667265	0510	2/11/05	\$375,000	2420	0	8	1997	3	7205	N	N	30819 2ND AVE S

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	731640	0020	2/24/06	\$255,000	1260	0	7	1976	3	8560	N	N	31411 7TH PL SW
013	731640	0060	7/25/06	\$315,000	1620	0	7	1963	3	10400	N	N	31441 7TH PL SW
013	745080	0090	6/8/06	\$273,000	1200	570	7	1977	3	10800	N	N	509 SW 317TH PL
013	745080	0110	5/18/05	\$272,500	1540	0	7	1977	3	11696	N	N	521 SW 317TH PL
013	745080	0140	4/20/06	\$340,000	1060	480	7	1977	3	14884	N	N	539 SW 317TH PL
013	745080	0140	1/25/05	\$278,000	1060	480	7	1977	3	14884	N	N	539 SW 317TH PL
013	787500	0020	7/10/07	\$251,000	1630	0	7	1970	3	8892	N	N	1015 S 312TH ST
013	787500	0040	8/10/06	\$269,500	980	0	7	1955	3	8475	N	N	1205 S 312TH ST
013	787500	0090	5/8/07	\$249,900	1260	0	7	1955	3	16000	N	N	31222 13TH AVE S
013	787520	0015	8/17/06	\$270,100	1150	0	7	1955	3	7840	N	N	31308 13TH AVE S
013	787520	0090	10/26/05	\$262,000	1000	0	7	1955	3	9375	N	N	1281 S 315TH ST
013	787520	0110	12/26/07	\$211,000	1980	0	7	1955	2	9375	N	N	1227 S 315TH ST
013	787520	0125	5/29/07	\$225,000	1000	0	7	1955	3	9375	N	N	1205 S 315TH ST
013	787520	0145	10/25/05	\$225,000	1060	0	7	1955	3	9375	N	N	31321 12TH PL S
013	787520	0205	6/7/06	\$255,500	1000	0	7	1955	4	8439	N	N	31330 12TH PL S
013	787520	0230	11/6/06	\$279,000	1000	0	7	1955	4	12480	N	N	31360 12TH PL S
013	787520	0250	3/2/05	\$209,950	1480	0	7	1955	4	9400	N	N	1264 S 315TH ST
013	787540	0005	6/22/06	\$287,000	1300	0	7	1995	3	10112	N	N	31215 10TH AVE S
013	787540	0035	8/31/06	\$220,000	1110	570	7	1967	3	9375	N	N	31327 10TH AVE S
013	787540	0041	1/19/07	\$389,950	1338	910	7	2006	3	9370	N	N	1238 S 313TH ST
013	787540	0135	7/26/06	\$185,567	1340	0	7	1956	3	11625	N	N	31330 11TH PL S
013	787540	0140	5/16/07	\$282,000	960	0	7	1956	2	12956	N	N	31324 11TH PL S
013	787540	0230	9/8/05	\$249,950	1110	0	7	1967	3	8510	N	N	31405 10TH AVE S
013	794150	0080	8/4/05	\$214,950	1500	0	7	1967	3	12000	N	N	31615 7TH PL S
013	794150	0180	12/3/07	\$250,865	1230	0	7	1967	3	8800	N	N	31743 7TH PL S
013	794150	0190	4/27/07	\$255,000	1280	0	7	1967	3	8160	N	N	31750 7TH PL S
013	794150	0200	11/17/05	\$227,500	970	0	7	1967	4	8800	N	N	31744 7TH PL S
013	794150	0220	3/6/07	\$260,000	970	0	7	1967	3	7738	N	N	31728 7TH PL S
013	794150	0240	11/13/06	\$247,000	970	0	7	1967	3	7920	N	N	31712 7TH PL S
013	794160	0030	11/30/05	\$240,000	1450	0	7	1967	3	7700	N	N	31608 7TH AVE S
013	794160	0160	6/16/07	\$260,000	1550	0	7	1967	3	7500	N	N	31729 7TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	794160	0200	6/27/07	\$265,000	1280	0	7	1968	3	11904	N	N	31720 6TH AVE S
013	794160	0330	6/14/05	\$199,500	970	0	7	1967	3	8075	N	N	31732 7TH AVE S
013	794170	0050	10/30/06	\$258,000	1280	0	7	1968	3	7665	N	N	434 S 316TH PL
013	794170	0140	5/24/07	\$257,950	970	0	7	1968	3	7200	N	N	449 S 316TH PL
013	794170	0170	1/20/06	\$230,000	970	0	7	1968	3	7272	N	N	607 S 316TH PL
013	794170	0270	5/26/06	\$279,000	1690	0	7	1968	3	9860	N	N	31703 5TH AVE S
013	794170	0310	2/10/05	\$170,000	970	0	7	1968	3	7200	N	N	31723 5TH AVE S
013	794170	0320	8/1/06	\$259,000	1590	0	7	1968	3	7500	N	N	416 S 318TH PL
013	794180	0100	6/13/05	\$252,000	1580	0	7	1984	3	7464	N	N	406 S 318TH ST
013	794300	0020	5/12/06	\$223,500	760	0	7	1980	4	7272	N	N	332 S 314TH PL
013	794300	0090	1/17/06	\$256,000	900	560	7	1984	3	7910	N	N	31406 3RD PL S
013	794300	0120	8/30/06	\$305,000	1070	750	7	1986	3	7560	N	N	31407 3RD PL S
013	794300	0140	3/31/05	\$260,000	980	920	7	1985	3	7140	N	N	31415 3RD PL S
013	794300	0190	9/21/05	\$237,000	1250	0	7	1983	3	7200	N	N	211 S 315TH PL
013	794300	0330	3/24/05	\$206,000	940	0	7	1984	3	7700	N	N	331 S 314TH PL
013	795450	0030	2/26/07	\$465,000	2670	0	8	1990	3	7376	N	N	346 S 302ND PL
013	858220	0060	8/25/06	\$262,950	1300	0	7	1968	3	8850	N	N	31212 9TH AVE S
013	858800	0030	11/1/05	\$230,500	1330	0	7	1955	3	10125	N	N	31241 8TH AVE S
013	858800	0165	3/7/06	\$264,950	1860	0	7	1955	4	10838	N	N	31416 8TH AVE S
013	858800	0170	11/29/06	\$293,000	1710	0	7	1955	4	10842	N	N	31424 8TH AVE S
013	858800	0240	8/28/06	\$268,100	1210	0	7	1968	3	10400	N	N	31619 10TH AVE S
013	858800	0245	7/20/06	\$276,700	1270	0	7	1968	3	10800	N	N	31609 10TH AVE S
013	858800	0250	7/27/07	\$295,000	1210	0	7	1968	3	9975	N	N	31525 10TH AVE S
013	858800	0250	6/8/06	\$266,500	1210	0	7	1968	3	9975	N	N	31525 10TH AVE S
013	858800	0315	8/31/05	\$236,300	1330	0	7	1968	3	13102	N	N	917 S 317TH ST
013	858800	0325	6/28/05	\$245,000	1610	0	7	1968	3	10125	N	N	817 S 317TH ST
013	858800	0395	6/17/05	\$219,000	1210	0	7	1967	3	11200	N	N	31516 10TH AVE S
013	858800	0585	6/26/06	\$226,000	1440	0	7	1956	3	10000	N	N	31604 13TH AVE S
013	858800	0595	2/7/05	\$186,950	1280	0	7	1956	3	10000	N	N	31618 13TH AVE S
013	860340	0055	1/11/07	\$359,900	1800	0	7	1959	3	9861	N	N	31219 7TH AVE S
013	860340	0060	3/2/07	\$299,200	1410	0	7	1959	3	9859	N	N	31227 7TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	910850	0020	4/7/06	\$355,250	1180	510	8	1976	3	15191	N	N	110 SW 304TH ST
013	931500	0060	9/17/07	\$300,000	1350	0	7	1965	4	8858	N	N	812 S 309TH ST
013	931500	0070	6/22/05	\$200,250	940	0	7	1965	3	10750	N	N	820 S 309TH ST
013	931500	0120	4/28/06	\$229,975	960	0	7	1965	3	8380	N	N	804 S 309TH PL
013	931500	0150	1/4/05	\$211,000	1250	0	7	1967	3	8544	N	N	824 S 309TH PL
013	931500	0160	9/15/05	\$241,000	1250	0	7	1967	4	10892	N	N	821 S 309TH PL
013	931500	0180	2/16/07	\$390,000	1570	0	7	1967	4	8347	N	N	805 S 309TH PL
017	010060	0110	8/2/07	\$278,000	1010	400	7	1975	3	9200	N	N	33404 26TH PL SW
017	010060	0130	4/26/05	\$226,000	1410	0	7	1975	3	10800	N	N	2613 SW 334TH PL
017	010060	0160	10/11/07	\$286,500	1680	0	7	1975	3	9000	N	N	2624 SW 334TH PL
017	010060	0190	8/8/07	\$250,000	1050	0	7	1969	3	10561	N	N	2611 SW 333RD PL
017	010060	0230	11/17/05	\$251,000	900	460	7	1976	3	7500	N	N	2650 SW 334TH PL
017	010060	0250	10/23/06	\$253,000	970	0	7	1969	3	7500	N	N	2658 SW 334TH PL
017	010060	0250	5/16/06	\$216,900	970	0	7	1969	3	7500	N	N	2658 SW 334TH PL
017	010060	0290	5/24/05	\$203,180	970	0	7	1968	3	8400	N	N	2674 SW 334TH PL
017	010060	0300	1/10/05	\$179,500	990	0	7	1968	3	8250	N	N	2678 SW 334TH PL
017	010060	0330	8/3/06	\$239,950	970	0	7	1968	3	8000	N	N	2690 SW 334TH PL
017	010060	0340	1/3/06	\$220,000	970	0	7	1968	3	8800	N	N	2694 SW 334TH PL
017	010060	0340	11/15/07	\$213,500	970	0	7	1968	3	8800	N	N	2694 SW 334TH PL
017	010060	0350	6/25/07	\$216,000	970	0	7	1968	3	7700	N	N	2693 SW 334TH PL
017	010060	0360	9/14/06	\$254,950	1330	0	7	1971	3	7700	N	N	2685 SW 334TH PL
017	010060	0440	6/24/05	\$254,800	1460	0	7	1976	3	7475	N	N	2656 SW 335TH PL
017	010060	0470	6/29/06	\$293,500	1050	0	7	1976	3	7700	N	N	2668 SW 335TH PL
017	010060	0490	11/13/07	\$299,950	1670	0	7	1976	3	7700	N	N	33430 28TH PL SW
017	010060	0520	7/19/05	\$265,500	1160	1110	7	1976	3	7150	N	N	33412 28TH PL SW
017	010060	0560	5/19/06	\$240,000	970	0	6	1970	3	7504	N	N	33322 28TH PL SW
017	010060	0570	4/7/06	\$260,000	900	460	7	1976	3	7370	N	N	2681 SW 333RD PL
017	010060	0590	2/21/06	\$229,150	970	0	7	1970	3	7000	N	N	2671 SW 333RD PL
017	010060	0600	10/17/05	\$248,950	1400	0	7	1976	3	7000	N	N	2667 SW 333RD PL
017	010060	0620	12/2/05	\$262,500	1050	0	7	1976	3	7000	N	N	2657 SW 333RD PL
017	010060	0680	1/9/06	\$268,200	1050	360	7	1975	3	7300	N	N	2668 SW 333RD PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	010060	0710	10/29/07	\$265,000	1040	500	7	1975	3	8450	N	N	2680 SW 333RD PL
017	010060	0760	3/1/05	\$255,000	1260	520	7	1976	3	9100	N	N	33317 28TH PL SW
017	010060	0770	2/1/07	\$310,000	1040	520	7	1975	3	7490	N	N	33401 28TH PL SW
017	010060	0800	7/2/07	\$278,000	900	430	7	1976	3	7125	N	N	33411 28TH PL SW
017	010060	0830	3/23/07	\$294,950	1010	300	7	1975	3	7128	N	N	33423 28TH PL SW
017	010060	0880	6/27/05	\$234,500	970	0	7	1968	4	7622	N	N	33515 28TH AVE SW
017	010060	0890	6/13/05	\$195,000	970	0	7	1970	3	7015	N	N	33536 29TH PL SW
017	010060	0970	6/27/06	\$289,950	1170	900	7	1975	3	7210	N	N	33410 29TH PL SW
017	010060	1070	8/24/05	\$249,950	970	500	7	1968	3	7412	N	N	33511 29TH PL SW
017	010060	1080	11/17/06	\$287,200	1040	520	7	1976	3	7412	N	N	33517 29TH PL SW
017	010060	1160	10/15/07	\$281,500	1010	0	7	1975	3	7440	N	N	33510 28TH AVE SW
017	010060	1160	9/22/05	\$249,950	1010	0	7	1975	3	7440	N	N	33510 28TH AVE SW
017	010060	1200	5/10/06	\$278,000	1030	400	7	1974	3	7440	N	N	2661 SW 335TH PL
017	010061	0010	6/20/06	\$293,000	1050	420	7	1977	3	7480	N	N	33429 29TH PL SW
017	010061	0030	5/7/07	\$294,950	1430	0	7	1977	3	7480	N	N	33417 29TH PL SW
017	010920	0040	11/30/06	\$307,450	1390	440	8	1979	3	7272	N	N	2918 SW 339TH ST
017	010920	0060	4/21/05	\$276,999	1580	830	8	1979	3	5000	N	N	2928 SW 339TH ST
017	010920	0080	11/19/07	\$309,950	1950	0	8	1979	3	7272	N	N	2936 SW 339TH ST
017	010920	0160	1/4/07	\$312,000	1140	660	7	1987	3	7830	N	N	34004 30TH AVE SW
017	010920	0170	6/27/05	\$276,500	1140	600	7	1987	3	8700	N	N	2861 SW 340TH PL
017	010920	0180	9/14/05	\$246,000	1170	280	7	1987	3	7931	N	N	2857 SW 340TH PL
017	010920	0220	11/4/05	\$289,500	1740	560	8	1981	3	7210	N	N	2837 SW 340TH PL
017	010920	0260	4/20/06	\$314,500	1180	840	8	1979	3	6930	N	N	2813 SW 340TH PL
017	010920	0260	8/26/05	\$276,500	1180	840	8	1979	3	6930	N	N	2813 SW 340TH PL
017	010920	0270	5/10/05	\$285,000	1180	530	8	1979	3	5740	N	N	2807 SW 340TH PL
017	010920	0330	11/30/05	\$268,000	1360	0	7	1987	3	5500	N	N	2601 SW 340TH PL
017	010920	0410	7/17/06	\$297,000	1130	360	7	1987	3	6800	N	N	2611 SW 339TH ST
017	010920	0480	5/13/05	\$258,000	1820	0	8	1979	3	7208	N	N	2800 SW 340TH PL
017	010920	0530	4/5/07	\$329,950	1480	460	8	1979	4	5950	N	N	2832 SW 340TH PL
017	010920	0600	4/25/05	\$279,950	1770	620	8	1979	3	7676	N	N	33910 28TH PL SW
017	010920	0620	10/4/06	\$349,950	1610	730	8	1979	3	7878	N	N	33902 28TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	010920	0700	5/19/05	\$232,950	1340	0	7	1979	3	8175	N	N	33931 28TH PL SW
017	010920	0750	6/7/07	\$328,000	1380	360	7	1984	3	11700	N	N	33953 28TH PL SW
017	010921	0040	9/13/07	\$324,000	2020	0	7	1985	3	7280	N	N	34108 30TH AVE SW
017	010921	0160	11/16/06	\$337,000	1290	1070	7	1987	3	7650	N	N	2840 SW 341ST CT
017	010921	0160	5/3/05	\$265,000	1290	1070	7	1987	3	7650	N	N	2840 SW 341ST CT
017	010921	0190	4/4/06	\$315,000	1330	680	8	1983	3	7500	N	N	2845 SW 341ST CT
017	010921	0210	5/16/05	\$272,000	1310	410	8	1987	3	7280	N	N	2835 SW 341ST CT
017	010921	0230	10/18/05	\$260,000	1140	280	7	1984	3	7280	N	N	2823 SW 341ST CT
017	010921	0370	1/16/07	\$299,950	1470	440	8	1981	3	6930	N	N	2821 SW 342ND ST
017	010921	0430	10/25/05	\$284,000	1830	0	7	1987	3	7200	N	N	2735 SW 342ND ST
017	010921	0550	4/9/07	\$329,950	1160	730	7	1987	3	7176	N	N	2711 SW 341ST ST
017	010921	0610	2/22/07	\$269,000	1550	0	7	1986	4	7767	N	N	2716 SW 341ST ST
017	010921	0640	5/23/05	\$259,950	1320	270	8	1983	3	7227	N	N	2728 SW 341ST ST
017	011460	0150	6/11/07	\$289,950	1060	300	7	1969	3	9804	N	N	34604 28TH PL SW
017	011460	0150	8/16/06	\$225,000	1060	300	7	1969	3	9804	N	N	34604 28TH PL SW
017	011460	0210	9/30/06	\$289,950	1050	720	7	1969	3	7930	N	N	34510 28TH PL SW
017	011460	0230	6/21/06	\$252,500	1190	0	7	1968	4	11210	N	N	2715 SW 345TH PL
017	011460	0290	1/30/06	\$260,000	1340	350	7	1968	4	10187	N	N	34402 28TH PL SW
017	011470	0040	7/21/05	\$190,000	1060	480	7	1969	3	9900	N	N	34505 25TH AVE SW
017	011470	0050	2/22/07	\$315,000	1100	460	7	1969	3	9900	N	N	34515 25TH AVE SW
017	011470	0060	6/7/05	\$215,000	1100	480	7	1969	3	9900	N	N	34523 25TH AVE SW
017	011470	0070	3/14/05	\$260,000	1120	830	7	1975	4	10800	N	N	2504 SW 346TH ST
017	011470	0170	6/3/05	\$260,000	2150	0	8	1975	3	13770	N	N	2331 SW 346TH ST
017	011470	0230	6/20/05	\$254,500	1120	830	8	1975	3	9585	N	N	2225 SW 346TH ST
017	011470	0250	4/11/05	\$227,000	1620	0	7	1970	3	9585	N	N	2211 SW 346TH ST
017	109960	0040	9/26/05	\$263,000	1050	920	7	1970	3	6400	N	N	33724 35TH AVE SW
017	109960	0090	11/27/06	\$277,000	1290	0	7	1976	3	6566	N	N	33614 35TH AVE SW
017	109960	0120	9/8/05	\$255,000	1090	300	7	1976	3	6834	N	N	33530 35TH AVE SW
017	109960	0170	3/30/06	\$241,100	1440	0	7	1969	3	6700	N	N	33426 35TH AVE SW
017	109960	0190	9/25/07	\$210,000	1360	0	7	1969	3	6700	N	N	33414 35TH AVE SW
017	109960	0200	4/4/05	\$234,000	1090	650	7	1976	3	6400	N	N	33408 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	109960	0220	10/10/05	\$230,000	1010	0	7	1971	3	6400	N	N	33316 35TH AVE SW
017	109960	0280	7/14/05	\$265,000	1470	770	7	1976	3	6400	N	N	33305 35TH AVE SW
017	109960	0290	5/27/05	\$250,000	1240	580	7	1976	3	6400	N	N	33309 35TH AVE SW
017	109960	0320	11/22/05	\$240,000	1630	0	7	1970	3	6400	N	N	33407 35TH AVE SW
017	109960	0330	2/28/06	\$264,900	1540	0	7	1970	3	6400	N	N	33415 35TH AVE SW
017	109960	0360	7/31/07	\$259,000	1310	0	7	1969	3	6200	N	N	33507 35TH AVE SW
017	109960	0500	6/25/07	\$262,815	1130	0	7	1969	3	7275	N	N	33559 36TH AVE SW
017	109960	0520	2/22/05	\$210,000	1280	0	7	1970	3	6400	N	N	33569 36TH AVE SW
017	109960	0580	8/12/05	\$240,000	1620	0	7	1969	3	7254	N	N	33502 37TH AVE SW
017	109960	0620	12/23/05	\$236,000	960	0	7	1970	3	6497	N	N	33462 37TH AVE SW
017	109961	0030	7/26/06	\$244,950	980	0	7	1976	3	6600	N	N	3610 SW 332ND PL
017	109961	0060	5/4/06	\$277,985	1590	0	7	1976	3	6600	N	N	3708 SW 332ND PL
017	109961	0080	5/18/07	\$335,000	1250	600	7	1977	3	6600	N	N	3720 SW 332ND PL
017	109961	0240	8/10/07	\$259,000	1290	0	7	1976	3	8100	N	N	33243 39TH AVE SW
017	109961	0260	1/30/07	\$263,500	1250	0	7	1971	3	12705	N	N	33511 39TH AVE SW
017	109961	0330	11/20/06	\$257,000	1290	0	7	1976	3	7290	N	N	3718 SW 335TH CT
017	109961	0410	7/24/06	\$245,000	1310	0	7	1974	3	6400	N	N	3727 SW 335TH CT
017	109961	0440	12/7/05	\$266,000	1090	430	7	1976	3	7000	N	N	3709 SW 335TH CT
017	109961	0450	10/28/05	\$269,000	1090	750	7	1976	3	8000	N	N	3705 SW 335TH CT
017	109961	0520	6/17/05	\$299,950	1290	810	7	1976	3	6400	N	N	3804 SW 336TH ST
017	109961	0570	9/4/07	\$285,000	1250	0	7	1972	3	7350	N	N	3716 SW 335TH ST
017	109961	0570	7/19/05	\$215,000	1250	0	7	1972	3	7350	N	N	3716 SW 335TH ST
017	109961	0620	8/9/05	\$228,000	1290	0	7	1976	3	6930	N	N	33461 37TH PL SW
017	109961	0630	5/22/07	\$279,950	1080	530	7	1976	3	7810	N	N	33467 37TH PL SW
017	109961	0720	7/14/05	\$244,950	1530	0	7	1971	3	8160	N	N	33450 38TH AVE SW
017	109961	0770	6/20/06	\$244,000	1070	0	7	1974	3	7380	N	N	33483 38TH AVE SW
017	109961	0770	11/10/05	\$216,000	1070	0	7	1974	3	7380	N	N	33483 38TH AVE SW
017	109961	0780	6/14/05	\$225,800	1140	0	7	1971	3	8700	N	N	33491 38TH AVE SW
017	109961	0790	7/6/05	\$183,200	1400	0	7	1971	3	6750	N	N	33244 39TH AVE SW
017	109961	0830	7/12/05	\$220,000	1330	0	7	1976	3	6900	N	N	33218 39TH AVE SW
017	109961	0840	5/5/05	\$191,000	1090	750	7	1976	3	6500	N	N	33210 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	109961	0860	7/19/06	\$320,000	1670	0	7	1976	3	7110	N	N	3757 SW 332ND PL
017	109961	0870	6/5/06	\$285,000	900	370	7	1976	3	6660	N	N	3749 SW 332ND PL
017	109961	0900	6/26/06	\$269,888	900	440	7	1975	3	7500	N	N	3725 SW 332ND PL
017	109961	0920	10/25/05	\$240,000	1740	0	7	1976	3	6400	N	N	33217 37TH PL SW
017	109961	1080	10/2/06	\$365,000	3020	0	7	1977	3	6400	N	N	33221 37TH AVE SW
017	109961	1130	6/30/05	\$230,000	1350	0	7	1977	3	8160	N	N	33246 37TH AVE SW
017	109961	1170	2/8/07	\$300,000	1330	300	7	1977	3	6400	N	N	33226 37TH AVE SW
017	109961	1240	12/3/07	\$255,000	940	0	7	1976	3	6400	N	N	33215 36TH AVE SW
017	109961	1250	12/6/06	\$258,000	1160	0	7	1976	3	6400	N	N	33221 36TH AVE SW
017	109961	1250	5/4/05	\$229,000	1160	0	7	1976	3	6400	N	N	33221 36TH AVE SW
017	109961	1280	7/20/05	\$188,680	1270	0	7	1971	3	7560	N	N	33239 36TH AVE SW
017	109961	1290	7/21/06	\$247,000	1640	0	7	1971	3	8900	N	N	33243 36TH AVE SW
017	109961	1350	8/12/05	\$226,550	940	0	7	1976	3	6400	N	N	33220 36TH AVE SW
017	109975	0060	3/21/06	\$334,950	1380	400	7	1975	3	7154	N	N	33025 35TH AVE SW
017	109975	0110	6/11/07	\$333,000	1570	530	7	1975	3	7154	N	N	33065 35TH AVE SW
017	109975	0120	7/14/05	\$250,000	1120	650	7	1975	3	7154	N	N	33103 35TH AVE SW
017	109975	0210	6/30/07	\$348,950	1380	600	7	1976	3	7400	N	N	33130 35TH AVE SW
017	109975	0270	1/26/06	\$280,000	1290	370	7	1975	3	7400	N	N	33056 35TH AVE SW
017	109975	0310	2/9/06	\$280,000	1330	350	7	1976	3	7400	N	N	33024 35TH AVE SW
017	109975	0330	9/27/05	\$246,450	1560	0	7	1969	3	8000	N	N	33010 35TH AVE SW
017	109975	0390	3/24/05	\$246,600	1230	490	7	1970	3	7854	N	N	32911 33RD AVE SW
017	109975	0430	1/2/07	\$309,000	1170	530	7	1974	3	7700	N	N	3316 SW 329TH CT
017	109975	0470	8/2/07	\$308,000	1250	230	7	1974	3	7062	N	N	32935 33RD AVE SW
017	109975	0530	6/8/06	\$228,000	1560	0	7	1969	3	8000	N	N	32902 33RD AVE SW
017	109975	0590	4/18/07	\$305,000	1460	0	7	1969	3	9600	N	N	3326 SW 329TH ST
017	109976	0060	1/1/05	\$231,950	1510	280	7	1975	3	5928	N	N	33005 33RD AVE SW
017	109976	0140	5/24/06	\$279,900	1050	0	7	1975	3	7200	N	N	3310 SW 332ND ST
017	109976	0160	9/10/07	\$301,000	1250	280	7	1975	3	7200	N	N	3318 SW 332ND ST
017	109976	0230	5/16/05	\$252,900	1190	290	7	1975	3	7200	N	N	33266 34TH AVE SW
017	109976	0240	12/7/06	\$283,500	1060	1000	7	1976	3	6300	N	N	33260 34TH AVE SW
017	109976	0250	6/15/05	\$236,000	1520	620	7	1976	3	7560	N	N	33254 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	109976	0280	8/28/06	\$335,000	1410	700	7	1976	3	6380	N	N	33261 34TH AVE SW
017	109976	0280	6/25/07	\$314,950	1410	700	7	1976	3	6380	N	N	33261 34TH AVE SW
017	109976	0320	3/15/06	\$296,000	1410	840	7	1976	3	7500	N	N	3423 SW 333RD ST
017	109976	0410	4/21/06	\$259,500	1300	0	7	1975	3	7200	N	N	33118 33RD AVE SW
017	122103	9054	1/16/07	\$420,000	2420	0	7	1957	3	61880	N	N	31443 21ST AVE SW
017	132103	9076	4/28/06	\$243,750	970	0	7	1967	4	9583	N	N	33235 26TH AVE SW
017	132103	9092	10/2/06	\$315,000	1450	820	7	1978	4	11325	N	N	2530 SW 322ND ST
017	142103	9062	8/7/07	\$325,000	1550	0	6	1954	4	8092	N	N	32330 HOYT RD SW
017	142103	9062	11/3/05	\$284,000	1550	0	6	1954	4	8092	N	N	32330 HOYT RD SW
017	142103	9096	2/18/05	\$280,000	1520	670	8	1989	3	8051	N	N	33010 39TH PL SW
017	142103	9101	11/1/06	\$442,500	2323	0	8	2005	3	7219	N	N	32334 HOYT RD SW
017	142103	9102	1/24/06	\$444,800	2323	0	8	2005	3	7226	N	N	32338 HOYT RD SW
017	150310	0160	7/14/06	\$375,000	1930	0	8	1961	4	10514	N	N	2722 SW CENTURY BLVD SW
017	150310	0220	11/15/07	\$380,000	2530	0	8	1963	3	10798	N	N	2904 SW CENTURY BLVD SW
017	150310	0220	7/14/06	\$277,561	2530	0	8	1963	3	10798	N	N	2904 SW CENTURY BLVD SW
017	150310	0260	2/21/06	\$303,000	1480	800	8	1973	3	11354	N	N	2931 SW 314TH ST
017	150310	0270	7/13/07	\$440,000	2626	0	8	1969	3	11355	N	N	2923 SW 314TH ST
017	150310	0330	3/14/06	\$365,000	2780	0	8	1962	3	9963	N	N	2731 SW CENTURY BLVD SW
017	150310	0450	2/15/06	\$289,000	1820	0	8	1968	4	9600	N	N	31512 27TH AVE SW
017	150320	0010	10/22/07	\$355,000	2160	0	8	1964	3	11767	N	N	2919 SW 312TH PL
017	150320	0090	2/6/07	\$405,000	1430	740	8	1964	3	11500	N	N	2724 SW 312TH PL
017	150330	0010	9/5/07	\$380,000	1340	980	8	1973	3	13200	N	N	2809 SW 315TH ST
017	150330	0060	11/9/07	\$350,000	2380	0	8	1965	4	13801	N	N	2725 SW 315TH ST
017	150330	0130	5/24/06	\$305,250	1270	650	8	1974	3	9600	N	N	2814 SW 315TH ST
017	167300	0010	8/24/05	\$389,950	2256	0	8	2005	3	8482	N	N	2901 SW 315TH ST
017	167300	0020	10/7/05	\$397,950	2423	0	8	2005	3	8482	N	N	2907 SW 315TH ST
017	167300	0030	9/12/05	\$366,950	2033	0	8	2005	3	8318	N	N	2913 SW 315TH ST
017	167300	0040	10/28/05	\$375,605	2012	0	8	2005	3	7756	N	N	2914 SW 315TH ST
017	167300	0050	9/22/05	\$404,950	2423	0	8	2005	3	8010	N	N	2906 SW 315TH ST
017	167300	0060	10/17/05	\$361,950	2033	0	8	2005	3	8117	N	N	2935 SW 314TH ST
017	167300	0070	2/14/06	\$469,950	2931	0	8	2005	3	13538	N	N	2925 SW 312TH PL

Improved Sales Used in this Annual Update Analysis
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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
017	167300	0080	10/5/05	\$428,450	2495	0	8	2005	3	7213	N	N	31140 30TH AVE SW
017	167300	0090	4/18/06	\$469,950	2931	0	8	2005	3	7200	N	N	31132 30TH AVE SW
017	167300	0100	1/23/07	\$474,950	3006	0	8	2005	3	7200	N	N	31124 30TH AVE SW
017	167300	0110	5/24/06	\$430,000	2423	0	8	2005	3	7200	N	N	31116 30TH AVE SW
017	167300	0110	1/3/06	\$397,950	2423	0	8	2005	3	7200	N	N	31116 30TH AVE SW
017	167300	0120	10/20/05	\$439,950	2495	0	8	2005	3	7202	N	N	31108 30TH AVE SW
017	167300	0130	9/21/05	\$403,450	2423	0	8	2005	3	7250	N	N	31102 30TH AVE SW
017	167300	0140	10/11/05	\$437,950	2931	0	8	2005	3	7254	N	N	2911 SW 311TH ST
017	167300	0150	1/24/06	\$428,250	2144	0	8	2005	3	7538	N	N	2905 SW 311TH ST
017	167300	0160	9/14/06	\$407,200	2033	0	8	2005	3	8454	N	N	31113 29TH CT SW
017	167300	0160	10/14/05	\$361,950	2033	0	8	2005	3	8454	N	N	31113 29TH CT SW
017	167300	0170	9/17/07	\$421,950	2495	0	8	2005	3	8792	N	N	31121 29TH CT SW
017	167300	0180	11/7/05	\$361,950	2033	0	8	2005	3	8976	N	N	31123 29TH CT SW
017	167300	0190	12/6/05	\$402,950	2423	0	8	2005	3	7856	N	N	31127 29TH CT SW
017	167300	0200	10/18/05	\$378,950	2033	0	8	2005	3	7299	N	N	31120 29TH CT SW
017	167300	0210	10/19/05	\$457,950	3006	0	8	2005	3	9487	N	N	31114 29TH CT SW
017	167300	0220	3/14/07	\$486,950	3006	0	8	2005	3	15414	N	N	31110 29TH CT SW
017	167300	0230	11/29/05	\$387,950	2144	0	8	2005	3	7489	N	N	2725 SW 311TH ST
017	167300	0240	11/8/05	\$402,950	2423	0	8	2005	3	7292	N	N	2717 SW 311TH ST
017	167300	0250	11/21/05	\$432,950	2956	0	8	2005	3	7589	N	N	2709 SW 311TH ST
017	167300	0260	4/1/06	\$410,500	2033	0	8	2005	3	8348	N	N	2701 SW 311TH PL
017	167300	0260	12/6/05	\$361,950	2033	0	8	2005	3	8348	N	N	2701 SW 311TH PL
017	167300	0270	11/18/05	\$389,950	2256	0	8	2005	3	8248	N	N	31109 27TH AVE SW
017	167300	0280	11/9/05	\$414,950	2033	0	8	2005	3	9367	N	N	31115 27TH AVE SW
017	167300	0290	2/6/06	\$469,950	2931	0	8	2005	3	7668	N	N	2704 SW 311TH ST
017	167300	0300	12/11/06	\$429,950	2256	0	8	2005	3	7202	N	N	2710 SW 311TH ST
017	167300	0310	6/13/06	\$494,950	3006	0	8	2005	3	7203	N	N	2718 S 311TH ST
017	167300	0320	5/8/07	\$442,950	2495	0	8	2005	3	7203	N	N	2900 S 311TH ST
017	167300	0330	7/9/07	\$498,410	3006	0	8	2005	3	7203	N	N	2908 SW 311TH ST
017	167300	0340	12/16/05	\$432,597	2931	0	8	2005	3	7203	N	N	2914 SW 311TH ST
017	167300	0360	6/15/06	\$497,950	3006	0	8	2005	3	7410	N	N	2953 S 310TH 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
017	167300	0370	4/16/07	\$439,950	2495	0	8	2005	3	7203	N	N	2943 S 310TH ST
017	167300	0380	2/8/06	\$442,000	2423	0	8	2005	3	7203	N	N	2907 S 310TH ST
017	167300	0390	5/22/06	\$459,950	2501	0	8	2005	3	7203	N	N	2901 S 310TH ST
017	167300	0400	1/11/06	\$449,950	2931	0	8	2005	3	7203	N	N	2719 S 310TH ST
017	167300	0410	1/19/06	\$378,950	2256	0	8	2005	3	7203	N	N	2711 sw S 310TH ST
017	167300	0420	7/10/06	\$462,950	2495	0	8	2005	3	7200	N	N	2705 SW 310TH ST
017	167300	0430	3/5/07	\$436,455	2423	0	8	2006	3	7666	N	N	30921 30TH AVE SW
017	167300	0440	12/19/06	\$399,950	2033	0	8	2006	3	7509	N	N	30913 30TH AVE SW
017	167300	0450	7/23/07	\$419,950	2423	0	8	2006	3	7658	N	N	30903 30TH AVE SW
017	167300	0460	1/5/07	\$419,950	2144	0	8	2006	3	8002	N	N	3013 SW 309TH ST
017	167300	0470	7/3/07	\$417,065	2256	0	8	2007	3	8016	N	N	3017 SW 309TH ST
017	167300	0480	2/23/07	\$472,239	2931	0	8	2006	3	8954	N	N	3105 SW 309TH ST
017	167300	0490	4/30/07	\$485,000	2931	0	8	2006	3	7987	N	N	3111 SW 309TH ST
017	167300	0500	3/5/07	\$424,950	2144	0	8	2006	3	7695	N	N	30902 32ND AVE SW
017	167300	0510	7/13/07	\$422,355	2144	0	8	2007	3	7520	N	N	30910 32ND AVE SW
017	167300	0520	3/9/07	\$478,455	2931	0	8	2007	3	7617	N	N	30918 32ND AVE SW
017	167300	0530	8/30/07	\$382,500	2256	0	8	2007	3	8002	N	N	3110 SW 310TH ST
017	167300	0560	3/21/07	\$473,950	2931	0	8	2007	3	7987	N	N	3010 SW 310TH ST
017	167300	0570	5/19/06	\$429,950	2144	0	8	2005	3	7500	N	N	3011 SW 310TH ST
017	167300	0580	11/29/06	\$525,000	2679	0	9	2005	3	7500	N	N	3021 SW 310TH ST
017	167300	0590	11/29/06	\$495,000	2679	0	9	2005	3	7500	N	N	3031 SW 310TH ST
017	167300	0600	7/24/06	\$429,950	2144	0	8	2005	3	7513	N	N	3103 SW 310TH ST
017	167300	0610	3/7/06	\$469,950	2931	0	8	2005	3	7614	N	N	3116 SW 311TH ST
017	167300	0620	5/25/07	\$482,033	3006	0	8	2005	3	7500	N	N	3108 SW 311TH ST
017	167300	0630	12/6/06	\$459,950	2495	0	8	2005	3	7500	N	N	3104 SW 311TH ST
017	167300	0640	4/14/06	\$434,950	2423	0	8	2005	3	7512	N	N	3020 SW 311TH ST
017	167300	0660	4/17/07	\$482,500	3006	0	8	2005	3	7511	N	N	3006 SW 311TH ST
017	167300	0670	11/28/06	\$414,950	2033	0	8	2005	3	9801	N	N	3005 SW 311TH ST
017	167300	0680	8/29/06	\$454,950	2423	0	8	2005	3	10227	N	N	3009 SW 311TH ST
017	167300	0690	3/15/06	\$489,896	2931	0	8	2005	3	10227	N	N	3019 SW 311TH ST
017	167300	0700	5/10/06	\$469,950	2495	0	8	2005	3	10227	N	N	3101 SW 311TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	167300	0710	8/16/06	\$399,950	2033	0	8	2005	3	10227	N	N	3107 SW 311TH ST
017	167300	0720	5/23/07	\$439,990	2423	0	8	2005	3	10227	N	N	3113 SW 311TH ST
017	167300	0730	5/25/07	\$410,945	2033	0	8	2007	3	10347	N	N	3117 SW 311TH ST
017	167300	0740	2/6/07	\$408,950	2033	0	8	2006	3	8442	N	N	3126 SW 309TH ST
017	167300	0760	7/19/07	\$488,730	2931	0	8	2007	3	7500	N	N	3114 SW 309TH ST
017	167300	0840	8/15/07	\$442,975	2423	0	8	2007	3	7600	N	N	30906 30TH AVE SW
017	167300	0860	3/22/07	\$528,729	3058	0	8	2006	3	7751	N	N	31044 30TH AVE SW
017	176110	0100	8/23/06	\$286,000	1350	0	7	1983	3	7210	N	N	2318 SW 349TH PL
017	176110	0150	8/8/05	\$263,595	1440	410	7	1984	3	7616	N	N	2428 SW 349TH PL
017	176110	0290	2/18/05	\$221,950	1230	0	7	1986	3	7200	N	N	34909 23RD AVE SW
017	176110	0300	6/26/06	\$244,000	1230	0	7	1986	3	7200	N	N	34915 23RD AVE SW
017	176110	0300	1/24/05	\$217,000	1230	0	7	1986	3	7200	N	N	34915 23RD AVE SW
017	176110	0310	12/16/05	\$293,000	1460	410	7	1985	3	8759	N	N	2302 SW 350TH PL
017	176110	0460	7/14/05	\$263,000	1170	360	7	1984	3	7163	N	N	2225 SW 350TH PL
017	176110	0510	10/24/05	\$250,000	1070	280	7	1983	3	7782	N	N	2209 SW 349TH PL
017	179000	0070	11/12/07	\$282,000	1300	240	8	1966	4	13200	N	N	2429 SW 316TH ST
017	179000	0080	6/8/05	\$319,995	1920	900	8	1966	3	16770	N	N	2419 SW 316TH ST
017	179000	0100	5/4/05	\$310,000	3240	0	8	1966	3	15388	N	N	2401 SW 316TH ST
017	193840	0020	5/4/05	\$322,500	1240	670	8	1976	4	7705	N	N	2413 SW 319TH PL
017	193840	0040	9/15/05	\$280,000	1300	330	8	1976	3	10200	N	N	2401 SW 319TH PL
017	193840	0050	7/27/06	\$272,950	1400	0	8	1976	3	9600	N	N	31844 24TH AVE SW
017	193840	0110	8/24/06	\$295,450	1630	0	8	1977	3	6700	N	N	31808 24TH AVE SW
017	193840	0190	10/21/05	\$319,950	1800	520	8	1976	3	6600	N	N	2425 SW 317TH ST
017	193840	0200	7/28/05	\$295,000	2320	0	8	1978	3	10248	N	N	2409 SW 317TH ST
017	193840	0280	4/27/06	\$345,000	1190	730	8	1978	3	8260	N	N	31705 25TH AVE SW
017	193840	0330	1/22/07	\$349,950	1280	860	8	1978	3	6390	N	N	31813 25TH AVE SW
017	193840	0350	5/22/06	\$314,950	1580	480	8	1978	3	6390	N	N	31825 25TH AVE SW
017	193840	0530	11/24/06	\$311,000	1660	0	8	1971	3	7600	N	N	2426 SW 318TH ST
017	211551	0030	6/15/06	\$310,000	1080	820	7	1981	4	7210	N	N	4609 SW 317TH PL
017	211551	0100	2/6/06	\$289,950	1000	630	7	1982	4	7210	N	N	31642 45TH PL SW
017	211551	0360	9/16/05	\$265,000	1470	0	7	1983	3	7210	N	N	31621 45TH PL SW

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Area 53
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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
017	211551	0390	4/15/05	\$269,950	1760	0	7	1981	4	7920	N	N	4514 SW 317TH PL
017	211551	0450	11/29/06	\$307,000	1360	0	7	1985	3	9500	N	N	4635 SW 314TH PL
017	211551	0470	9/5/07	\$350,000	1220	740	7	1985	3	10400	N	N	31427 46TH PL SW
017	211551	0480	7/29/05	\$244,950	1360	0	7	1985	3	10400	N	N	31431 46TH PL SW
017	242103	9072	3/3/06	\$287,000	1420	0	7	1963	3	26000	N	N	35027 21ST AVE SW
017	242103	9079	5/16/07	\$350,000	1700	0	7	1967	3	47916	N	N	34731 21ST AVE SW
017	242103	9110	4/21/05	\$480,000	2520	0	8	1997	3	60548	N	N	2308 SW 342ND PL
017	242103	9117	6/7/06	\$312,000	2030	0	8	1994	3	8959	N	N	34918 23RD AVE SW
017	255700	0010	5/26/06	\$325,000	1430	260	8	1979	4	8330	N	N	33515 26TH PL SW
017	255700	0070	10/27/05	\$299,500	1100	410	8	1979	3	7260	N	N	33622 27TH PL SW
017	255700	0140	11/21/05	\$281,000	1040	640	8	1979	3	9750	N	N	33613 27TH PL SW
017	255700	0150	4/20/05	\$269,950	1080	610	8	1979	3	10010	N	N	33619 27TH PL SW
017	255700	0260	12/22/05	\$302,000	1340	600	8	1979	3	7208	N	N	2902 SW 337TH ST
017	255700	0310	2/1/07	\$312,750	1580	500	7	1986	3	9100	N	N	33715 29TH CT SW
017	255700	0340	1/17/07	\$299,950	1190	320	7	1986	3	7475	N	N	33733 29TH CT SW
017	255700	0420	3/1/05	\$282,450	1640	800	8	1979	4	7490	N	N	33738 29TH CT SW
017	255700	0440	5/12/05	\$299,900	1470	880	8	1979	4	8300	N	N	33720 29TH CT SW
017	255700	0480	3/1/05	\$283,400	1580	1060	8	1979	3	7242	N	N	33701 28TH AVE SW
017	255700	0490	9/6/05	\$302,000	1490	0	8	1979	3	7420	N	N	33709 28TH AVE SW
017	255700	0500	6/29/06	\$349,900	1470	0	8	1979	3	8960	N	N	33717 28TH AVE SW
017	255700	0550	8/22/07	\$357,000	1710	0	8	1981	3	9180	N	N	2715 SW 337TH ST
017	255700	0550	7/14/05	\$255,000	1710	0	8	1981	3	9180	N	N	2715 SW 337TH ST
017	255700	0580	9/16/05	\$257,500	1430	390	8	1981	4	8000	N	N	33735 27TH PL SW
017	255700	0610	3/1/05	\$275,000	1330	570	8	1981	4	8250	N	N	33740 27TH PL SW
017	255700	0670	3/21/06	\$310,000	1930	0	8	1981	3	7260	N	N	33706 27TH PL SW
017	255700	0760	2/22/06	\$284,245	1550	0	8	1980	3	8160	N	N	2601 SW 337TH ST
017	255700	0800	9/15/05	\$271,500	1880	0	8	1979	3	10000	N	N	2624 SW 337TH ST
017	255700	0840	10/12/06	\$320,000	1330	570	8	1979	3	9000	N	N	33614 26TH CT SW
017	255700	0890	7/27/05	\$271,550	1330	500	8	1979	3	7957	N	N	33611 26TH CT SW
017	255700	0920	11/10/05	\$264,950	1880	0	8	1979	3	7150	N	N	33629 26TH CT SW
017	279150	0140	4/11/06	\$325,500	1370	500	7	1988	3	7216	N	N	34705 31ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	279150	0210	10/21/05	\$301,900	1980	0	7	1988	3	7280	N	N	34823 31ST PL SW
017	279150	0220	8/16/06	\$309,950	1710	0	7	1988	3	7934	N	N	34829 31ST PL SW
017	279150	0220	6/8/05	\$264,500	1710	0	7	1988	3	7934	N	N	34829 31ST PL SW
017	279150	0300	6/8/07	\$347,000	1960	0	8	1990	3	6675	N	N	34801 30TH AVE SW
017	279150	0320	9/23/05	\$268,690	1880	0	8	1990	3	6480	N	N	34711 30TH AVE SW
017	279150	0320	1/5/05	\$255,000	1880	0	8	1990	3	6480	N	N	34711 30TH AVE SW
017	279150	0330	4/5/07	\$329,950	1440	450	8	1990	3	6480	N	N	34703 30TH AVE SW
017	279150	0390	12/1/05	\$309,900	1860	0	7	1988	3	6660	N	N	34714 31ST CT SW
017	279150	0430	12/6/05	\$289,900	1710	0	7	1988	3	6967	N	N	34703 31ST CT SW
017	279150	0490	8/10/05	\$279,950	1980	0	7	1988	3	6862	N	N	34720 31ST PL SW
017	279150	0540	2/22/07	\$325,000	1980	0	7	1988	3	7637	N	N	3035 SW 346TH PL
017	286850	0020	1/24/05	\$322,500	2091	0	8	2004	3	7671	N	N	3135 SW 346TH PL
017	286850	0030	2/25/05	\$342,000	2370	0	8	2004	3	7582	N	N	3139 SW 346TH PL
017	286850	0040	3/18/05	\$334,500	2091	0	8	2004	3	7200	N	N	3130 SW 346TH PL
017	286850	0050	8/11/05	\$339,950	2091	0	8	2005	3	9108	N	N	34522 34TH PL SW
017	286850	0060	7/5/05	\$350,000	3018	0	8	2005	3	9107	N	N	34516 34TH PL SW
017	294450	0100	7/15/05	\$337,500	2040	0	8	1990	3	8070	N	N	2617 SW 343RD ST
017	294450	0120	6/5/06	\$350,000	2270	0	8	1990	3	6744	N	N	2609 SW 343RD ST
017	294450	0160	4/12/06	\$374,950	2210	0	8	1990	3	8664	N	N	2606 SW 343RD ST
017	294450	0290	3/29/05	\$320,000	2340	0	8	1989	3	7528	N	N	34230 27TH AVE SW
017	294450	0310	7/5/05	\$354,995	2290	0	8	1991	3	8083	N	N	2816 SW 342ND PL
017	294450	0330	7/27/05	\$308,000	2510	0	8	1991	3	8580	N	N	2906 SW 342ND PL
017	294450	0370	5/3/07	\$399,950	2610	0	8	1991	3	9155	N	N	2930 SW 342ND PL
017	294450	0380	5/17/07	\$339,000	1980	0	8	1991	3	9304	N	N	34332 30TH AVE SW
017	294450	0390	5/19/06	\$386,000	2460	0	8	1992	3	7215	N	N	34324 30TH AVE SW
017	294450	0390	3/24/05	\$329,950	2460	0	8	1992	3	7215	N	N	34324 30TH AVE SW
017	294450	0420	6/16/05	\$351,000	2400	0	8	1992	3	7215	N	N	34234 30TH AVE SW
017	294450	0440	2/23/05	\$325,000	2390	0	8	1992	3	7816	N	N	2921 SW 342ND PL
017	294450	0580	8/15/06	\$365,000	2260	0	8	1989	3	7807	N	N	2732 SW 343RD PL
017	294450	0720	8/16/07	\$370,000	1800	530	8	1990	3	7715	N	N	34339 27TH AVE SW
017	294451	0070	12/2/05	\$290,000	1630	0	8	1995	3	7720	N	N	3120 SW 342ND ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	294451	0080	12/19/05	\$339,000	2060	0	8	1995	3	7720	N	N	3126 SW 342ND ST
017	294451	0080	2/24/05	\$285,000	2060	0	8	1995	3	7720	N	N	3126 SW 342ND ST
017	294451	0100	11/9/07	\$365,000	2060	0	8	1995	3	7720	N	N	3206 SW 342ND ST
017	294451	0120	11/11/07	\$346,950	1930	0	8	1995	3	8914	N	N	34207 31ST AVE SW
017	294451	0150	2/16/05	\$335,000	2170	0	8	1996	3	7643	N	N	34225 31ST AVE SW
017	294451	0160	2/22/07	\$403,000	2060	0	8	1996	3	8501	N	N	34231 31ST AVE SW
017	294451	0210	1/5/06	\$310,000	1350	820	8	1996	3	8141	N	N	34320 31ST AVE SW
017	294451	0250	8/4/05	\$368,000	2170	0	8	1997	3	8886	N	N	34230 31ST AVE SW
017	294451	0270	2/11/05	\$289,900	2060	0	8	1996	3	10000	N	N	34218 31ST AVE SW
017	308900	0005	8/24/06	\$325,000	850	0	4	1950	3	54000	N	N	34111 35TH AVE SW
017	308900	0007	7/16/07	\$306,000	1310	0	7	1980	3	10125	N	N	3523 SW 340TH ST
017	308900	0007	12/7/05	\$269,000	1310	0	7	1980	3	10125	N	N	3523 SW 340TH ST
017	308900	0009	4/16/05	\$302,000	1790	0	9	1998	3	17100	N	N	34015 35TH AVE SW
017	308900	0055	8/4/05	\$292,000	1910	0	7	1994	3	14440	N	N	3505 SW 342ND ST
017	327900	0030	1/15/07	\$226,900	1030	460	7	1979	3	12070	N	N	3924 SW 332ND PL
017	327900	0050	4/17/06	\$257,950	1030	400	7	1979	3	8125	N	N	3936 SW 332ND PL
017	327900	0180	1/11/06	\$270,000	1070	0	7	1979	3	8030	N	N	33337 41ST AVE SW
017	327900	0360	7/17/07	\$297,000	1390	0	7	1980	3	7420	N	N	33338 40TH AVE SW
017	327900	0520	5/12/05	\$269,500	1000	440	7	1980	3	6882	N	N	33328 41ST AVE SW
017	327900	0540	9/8/06	\$275,000	1060	320	7	1980	3	4750	N	N	4028 SW 334TH PL
017	327900	0570	11/30/05	\$266,500	1390	0	7	1980	3	7700	N	N	4016 SW 334TH PL
017	327900	0590	12/18/07	\$295,000	1140	440	7	1980	3	7134	N	N	4023 SW 334TH PL
017	327900	0590	1/19/06	\$264,000	1140	440	7	1980	3	7134	N	N	4023 SW 334TH PL
017	327900	0590	6/26/07	\$241,000	1140	440	7	1980	3	7134	N	N	4023 SW 334TH PL
017	327900	0690	9/12/07	\$295,000	1390	0	7	1980	3	6400	N	N	33411 40TH AVE SW
017	327900	0740	3/20/07	\$293,000	1040	400	7	1979	3	7072	N	N	33321 40TH AVE SW
017	327905	0030	4/19/06	\$434,950	1754	1260	9	2004	3	17070	N	N	4220 SW 331ST ST
017	327905	0030	2/22/05	\$370,000	1754	1260	9	2004	3	17070	N	N	4220 SW 331ST ST
017	327905	0090	12/2/05	\$575,000	2820	650	9	1999	3	12811	N	N	33145 42ND PL SW
017	327905	0130	7/14/06	\$579,950	3310	0	9	2004	3	21096	N	N	31260 42ND PL SW
017	330620	0025	12/13/07	\$235,000	1010	0	7	1967	3	10403	N	N	2320 SW 338TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	330620	0035	7/25/06	\$229,000	1010	0	7	1967	3	10403	N	N	2304 SW 338TH ST
017	330620	0060	7/5/07	\$356,000	1200	1000	7	1968	3	9908	N	N	2120 SW 338TH ST
017	330620	0060	11/10/06	\$235,362	1200	1000	7	1968	3	9908	N	N	2120 SW 338TH ST
017	330620	0095	1/3/07	\$271,450	1580	0	7	1962	3	9619	N	N	2325 SW 338TH ST
017	330620	0095	10/9/07	\$250,000	1580	0	7	1962	3	9619	N	N	2325 SW 338TH ST
017	330620	0170	10/25/05	\$245,000	1250	820	7	1959	4	9619	N	N	2133 SW 338TH ST
017	330620	0180	7/27/06	\$252,000	1070	0	7	1983	4	9619	N	N	2117 SW 338TH ST
017	330630	0020	12/28/06	\$252,950	1170	0	7	1968	3	9750	N	N	2348 SW 341ST PL
017	330630	0040	6/22/06	\$210,000	940	0	7	1968	3	9750	N	N	2334 SW 341ST PL
017	330630	0210	5/9/07	\$296,950	1170	0	7	1968	3	11600	N	N	34015 22ND PL SW
017	330630	0240	6/13/07	\$270,000	1810	0	7	1968	3	12705	N	N	34010 22ND PL SW
017	330630	0390	12/22/05	\$230,000	1310	0	7	1968	3	10010	N	N	2313 SW 341ST PL
017	330630	0420	5/20/05	\$234,000	1230	0	7	1968	4	10272	N	N	2326 SW 342ND ST
017	330630	0510	4/29/05	\$223,000	1200	0	7	1967	3	9750	N	N	2349 SW 342ND ST
017	330630	0590	8/23/06	\$299,950	1660	0	7	1967	3	10908	N	N	2227 SW 342ND ST
017	330630	0600	9/13/05	\$236,000	1180	0	7	1967	3	12675	N	N	34212 23RD AVE SW
017	351800	0080	5/13/05	\$257,000	1420	0	7	1990	3	7697	N	N	35002 28TH AVE SW
017	351800	0130	2/10/05	\$245,000	1180	460	7	1987	3	7241	N	N	2819 SW 350TH PL
017	351800	0180	8/18/06	\$264,950	780	320	7	1982	3	7323	N	N	35023 28TH AVE SW
017	394550	0120	8/1/05	\$230,000	1310	0	7	1960	3	12747	N	N	2105 SW 317TH PL
017	438800	0030	10/16/06	\$248,900	890	0	7	1970	3	6993	N	N	31340 33RD AVE SW
017	438800	0060	6/20/06	\$298,900	1290	600	7	1977	3	7752	N	N	3209 SW 314TH ST
017	438800	0140	2/9/05	\$190,000	1070	0	7	1971	3	6440	N	N	31601 32ND AVE SW
017	438800	0220	8/10/07	\$250,000	780	0	7	1971	3	10460	N	N	3031 SW 317TH PL
017	438800	0240	6/3/05	\$222,100	1180	0	7	1977	4	6730	N	N	3017 SW 317TH PL
017	438800	0350	8/18/06	\$267,500	1650	0	7	1969	4	8882	N	N	3006 SW 317TH ST
017	438800	0410	7/11/07	\$269,000	1140	0	7	1969	3	8801	N	N	3013 SW 316TH ST
017	438800	0450	5/1/07	\$269,950	1120	0	7	1969	4	6754	N	N	3020 SW 316TH ST
017	438801	0260	10/9/06	\$273,000	1390	720	7	1974	3	6598	N	N	3105 SW 313TH ST
017	438801	0280	8/10/06	\$345,000	1630	380	7	1974	3	6436	N	N	3102 SW 313TH PL
017	438801	0320	2/16/06	\$299,950	1300	570	7	1975	3	9588	N	N	3121 SW 313TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	438801	0410	10/13/05	\$238,500	1440	0	7	1974	4	7973	N	N	31411 31ST AVE SW
017	438801	0450	6/12/06	\$273,000	1540	0	7	1974	3	12571	N	N	31424 31ST AVE SW
017	440670	0050	4/25/07	\$422,000	2460	0	8	2001	3	8325	N	N	34508 35TH PL SW
017	442410	0060	5/15/06	\$245,000	1300	0	7	1968	3	13344	N	N	3517 SW 343RD ST
017	502945	0020	9/7/06	\$289,000	1020	470	7	1980	3	7400	N	N	34408 27TH AVE SW
017	502945	0100	7/20/07	\$287,000	960	440	7	1982	3	8460	N	N	34516 27TH AVE SW
017	502945	0160	8/27/07	\$275,000	970	470	7	1981	3	7200	N	N	2632 SW 347TH ST
017	502945	0180	12/21/05	\$250,000	1300	0	7	1981	3	6930	N	N	2641 SW 347TH ST
017	502945	0230	9/27/05	\$253,000	970	470	7	1981	3	7000	N	N	2601 SW 347TH ST
017	502945	0240	2/16/05	\$254,500	1040	480	7	1980	4	7296	N	N	2646 SW 347TH PL
017	502945	0250	8/23/06	\$274,950	970	430	7	1980	4	7350	N	N	2638 SW 347TH PL
017	502945	0260	7/25/06	\$294,950	1040	300	7	1980	4	6930	N	N	2634 SW 347TH PL
017	502945	0300	11/15/05	\$246,950	1330	0	7	1980	3	7575	N	N	2645 SW 347TH PL
017	502945	0730	11/26/07	\$256,000	1330	0	7	1980	3	8700	N	N	2643 SW 350TH ST
017	502945	0740	4/13/07	\$289,000	820	0	7	1980	3	7040	N	N	2647 SW 350TH ST
017	502945	0750	1/2/07	\$274,000	970	470	7	1980	3	7392	N	N	2651 SW 350TH ST
017	502945	0770	7/28/07	\$288,000	1330	0	7	1980	3	7200	N	N	2646 SW 351ST ST
017	502945	0800	7/21/06	\$267,000	1000	480	7	1980	3	7700	N	N	2630 SW 351ST ST
017	502945	0840	9/24/05	\$255,000	1000	480	7	1980	3	8400	N	N	2627 SW 351ST ST
017	502945	0840	2/7/05	\$213,000	1000	480	7	1980	3	8400	N	N	2627 SW 351ST ST
017	502945	0860	6/29/05	\$236,500	1000	480	7	1980	3	7070	N	N	2635 SW 351ST ST
017	502945	0900	1/28/05	\$199,000	820	650	7	1980	3	7500	N	N	2654 SW 351ST PL
017	502945	1100	8/28/06	\$289,000	970	470	7	1981	3	7500	N	N	2703 SW 347TH ST
017	502945	1120	7/10/07	\$299,000	1300	0	7	1981	3	6900	N	N	34611 27TH AVE SW
017	502945	1120	1/18/07	\$250,000	1300	0	7	1981	3	6900	N	N	34611 27TH AVE SW
017	502945	1180	7/13/06	\$289,000	1020	470	7	1981	3	8505	N	N	2705 SW 345TH PL
017	502945	1180	4/26/05	\$231,500	1020	470	7	1981	3	8505	N	N	2705 SW 345TH PL
017	502945	1210	10/10/07	\$318,900	1020	470	7	1981	3	8970	N	N	2700 SW 345TH PL
017	502946	0030	4/12/07	\$292,000	1490	300	7	1985	3	7200	N	N	2719 SW 347TH ST
017	502946	0150	5/23/06	\$319,950	1430	470	7	1983	3	6976	N	N	2824 SW 349TH PL
017	502946	0160	9/18/07	\$312,500	1310	410	7	1985	3	6734	N	N	2818 SW 349TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	502946	0200	3/27/06	\$246,700	1430	320	7	1983	3	6636	N	N	34815 28TH PL SW
017	502946	0210	4/25/06	\$355,000	1410	990	7	1984	3	7522	N	N	34812 28TH PL SW
017	502946	0230	11/9/06	\$330,000	1230	830	7	1985	3	6536	N	N	34820 28TH PL SW
017	502946	0270	7/3/06	\$317,900	2000	0	7	1983	3	7489	N	N	2701 SW 347TH PL
017	502946	0290	7/26/06	\$259,000	1200	0	7	1984	3	6510	N	N	2715 SW 347TH PL
017	502946	0300	8/25/06	\$319,900	1360	440	7	1983	3	6700	N	N	2721 SW 347TH PL
017	502946	0350	2/20/07	\$330,000	2000	0	7	1983	3	7517	N	N	2747 SW 347TH PL
017	502946	0370	12/12/05	\$290,000	1200	400	7	1984	3	6970	N	N	2740 SW 347TH PL
017	502946	0380	11/4/05	\$302,500	1430	470	7	1984	3	6510	N	N	2734 SW 347TH PL
017	536020	0009	4/4/05	\$360,000	1230	570	7	1983	3	48074	N	N	34306 33RD PL SW
017	536020	0027	1/31/07	\$500,000	2640	0	7	1950	4	19680	N	N	34130 35TH AVE SW
017	536020	0056	8/24/05	\$380,000	1480	880	7	1962	4	40750	N	N	33830 35TH AVE SW
017	536020	0058	7/12/05	\$282,000	2420	0	7	1996	3	7881	N	N	3306 SW 340TH ST
017	542090	0050	7/11/05	\$359,950	2550	0	7	2004	3	7248	N	N	3432 SW 343RD ST
017	615100	0100	4/28/05	\$201,000	1140	0	7	1990	3	8645	N	N	34222 38TH PL SW
017	615100	0110	4/27/05	\$217,500	1140	0	7	1990	3	7840	N	N	34218 38TH PL SW
017	638515	0070	1/21/05	\$240,000	2340	0	7	1979	3	8000	N	N	34236 36TH PL SW
017	638515	0080	3/1/06	\$276,500	1430	300	7	1979	3	7600	N	N	34242 36TH PL SW
017	638515	0090	5/14/07	\$309,950	1430	330	7	1985	3	6600	N	N	34254 36TH PL SW
017	638515	0160	12/13/06	\$235,631	970	550	7	1985	3	7000	N	N	34239 36TH PL SW
017	638515	0170	5/1/06	\$310,000	2140	0	7	1985	3	7400	N	N	34233 36TH PL SW
017	638660	0010	8/31/05	\$241,000	1500	0	7	1967	3	7754	N	N	2531 SW 325TH PL
017	638660	0050	3/27/06	\$244,950	1300	0	7	1967	3	8019	N	N	2509 SW 325TH PL
017	638660	0090	10/28/05	\$272,000	1250	580	7	1968	4	12555	N	N	2506 SW 325TH PL
017	638660	0130	5/30/07	\$288,000	1330	0	7	1968	4	7600	N	N	2530 SW 325TH PL
017	638660	0130	3/22/06	\$253,000	1330	0	7	1968	4	7600	N	N	2530 SW 325TH PL
017	638660	0260	8/22/05	\$263,000	1160	380	7	1987	3	9472	N	N	2418 SW 325TH ST
017	638670	0040	1/10/06	\$236,828	1230	0	7	1971	3	8640	N	N	32468 22ND AVE SW
017	638670	0080	6/14/07	\$323,950	1200	500	7	1970	3	10695	N	N	32449 22ND AVE SW
017	638670	0090	10/22/07	\$290,000	1090	500	7	1970	3	10208	N	N	32453 22ND AVE SW
017	638670	0140	6/22/05	\$247,900	1390	0	7	1970	3	7546	N	N	32489 22ND AVE SW

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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
017	638670	0240	4/30/07	\$339,900	1270	780	7	1976	4	9000	N	N	32505 23RD AVE SW
017	638670	0300	2/1/05	\$235,000	1140	620	7	1971	3	9222	N	N	2209 SW 325TH PL
017	638670	0310	5/26/06	\$277,000	1070	580	7	1974	3	8000	N	N	2203 SW 325TH PL
017	638670	0340	2/9/07	\$395,000	1140	570	7	1973	3	10350	N	N	32515 24TH AVE SW
017	638670	0420	8/22/05	\$282,000	1120	550	7	1975	4	8400	N	N	32522 24TH AVE SW
017	638670	0430	9/27/05	\$282,500	1100	500	7	1972	3	8265	N	N	32514 24TH AVE SW
017	788878	0030	2/9/06	\$385,900	1900	0	7	1992	3	7765	N	N	34427 32ND CT SW
017	788878	0030	8/22/05	\$355,000	1900	0	7	1992	3	7765	N	N	34427 32ND CT SW
017	788878	0130	6/25/06	\$349,950	1940	0	7	1992	3	7621	N	N	3115 SW 346TH PL
017	797200	0060	9/19/07	\$220,550	970	600	7	1976	3	11600	N	N	34423 30TH AVE SW
017	797200	0080	7/17/06	\$310,000	1090	400	7	1976	3	13125	N	N	34501 30TH AVE SW
017	797200	0090	4/13/07	\$238,000	1010	0	7	1977	3	13125	N	N	34505 30TH AVE SW
017	797200	0130	4/4/07	\$349,950	2040	0	8	1991	3	9600	N	N	3003 SW 346TH PL
017	797200	0210	1/22/07	\$304,500	1190	400	7	1977	3	10496	N	N	34430 30TH AVE SW
017	797200	0220	9/6/07	\$362,000	1090	500	7	1977	3	9100	N	N	34426 30TH AVE SW
017	858120	0070	2/23/07	\$291,000	1180	0	7	1977	3	8890	N	N	3311 SW 340TH PL
017	858120	0070	2/15/05	\$224,500	1180	0	7	1977	3	8890	N	N	3311 SW 340TH PL
017	858120	0190	1/27/06	\$295,000	1090	600	7	1977	3	7140	N	N	3009 SW 341ST ST
017	858120	0210	2/8/06	\$255,000	1220	0	7	1977	3	9375	N	N	3006 SW 341ST ST
017	858120	0270	3/15/06	\$275,000	1090	600	7	1977	3	7210	N	N	34017 31ST AVE SW
017	858120	0300	3/23/05	\$214,950	1040	0	7	1977	4	7705	N	N	34020 32ND AVE SW
017	858120	0470	10/27/06	\$258,000	1060	0	7	1976	3	7350	N	N	3402 SW 340TH PL
017	873180	0030	7/14/05	\$280,000	1760	0	8	1966	4	8250	N	N	2204 SW 322ND PL
017	873180	0360	3/14/06	\$397,000	1460	650	8	1966	3	7704	Y	Y	32211 25TH AVE SW
017	873180	0400	5/2/06	\$448,800	3860	0	8	1968	4	8500	Y	Y	2506 SW 323RD ST
017	873180	0410	4/20/05	\$334,000	1960	0	8	1968	4	8400	Y	Y	2516 SW 323RD ST
017	873180	0540	5/17/07	\$352,500	1100	1000	8	1966	3	7400	N	N	32110 26TH AVE SW
017	873180	0590	5/10/07	\$341,400	1470	540	8	1965	3	8820	N	N	32223 26TH AVE SW
017	873180	0630	3/6/07	\$298,000	1560	0	7	1966	4	7875	N	N	32224 27TH AVE SW
017	873180	0760	5/25/06	\$327,500	1100	1100	8	1965	3	9500	N	N	2714 SW 321ST PL
017	873180	0810	2/22/05	\$285,950	2000	0	8	1965	4	7056	N	N	2707 SW 322ND PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873180	0910	9/7/06	\$425,000	3330	0	8	1966	3	8750	N	N	2701 SW 323RD ST
017	873180	0990	10/10/07	\$340,000	1920	0	8	1965	4	8680	N	N	2613 SW 323RD ST
017	873180	1070	2/22/06	\$319,995	1280	1280	8	1966	4	9375	N	N	2415 SW 323RD ST
017	873180	1150	5/9/07	\$349,500	1770	580	8	1968	3	10000	N	N	32226 23RD AVE SW
017	873180	1250	7/2/07	\$277,500	1480	0	7	1968	3	8000	N	N	32220 22ND AVE SW
017	873180	1270	4/12/05	\$262,500	1610	0	7	1966	4	8868	N	N	32204 22ND AVE SW
017	873190	0180	7/5/05	\$330,000	1860	0	8	1967	3	7875	N	N	32029 28TH AVE SW
017	873190	0190	10/25/06	\$373,000	2320	0	8	1968	3	8424	N	N	32037 28TH AVE SW
017	873190	0210	9/29/05	\$425,000	3730	0	8	1967	4	8787	N	N	2715 SW 322ND ST
017	873190	0210	4/14/05	\$364,950	3730	0	8	1967	4	8787	N	N	2715 SW 322ND ST
017	873190	0240	4/26/05	\$266,000	1720	0	8	1966	4	7740	N	N	32026 28TH AVE SW
017	873190	0280	7/20/06	\$385,000	2040	0	8	1966	3	8784	N	N	2631 SW 320TH PL
017	873190	0320	1/2/07	\$376,000	2820	0	8	1967	3	7575	N	N	32019 26TH AVE SW
017	873190	0370	6/13/06	\$337,000	1980	0	8	1966	3	8010	N	N	2723 SW 322ND PL
017	873190	0520	10/19/06	\$388,250	2320	0	8	1967	4	6650	N	N	32166 32ND AVE SW
017	873190	0610	11/7/05	\$318,000	3140	0	8	1966	3	9450	N	N	32112 32ND AVE SW
017	873190	0700	7/5/06	\$339,000	1320	0	8	1968	4	8400	N	N	32129 33RD AVE SW
017	873190	0710	5/17/06	\$331,950	1400	0	8	1968	3	7875	N	N	32133 33RD AVE SW
017	873190	0730	3/22/05	\$286,500	2330	0	8	1968	4	7875	N	N	32141 33RD AVE SW
017	873190	0740	2/17/05	\$308,950	3590	0	8	1968	3	8400	N	N	32145 33RD AVE SW
017	873190	0840	3/15/07	\$331,000	1410	0	8	1968	3	8400	N	N	3336 SW 323RD ST
017	873190	0860	5/18/07	\$375,000	1830	620	8	1967	3	8505	N	N	3333 SW 323RD ST
017	873190	0880	10/4/06	\$363,000	1620	960	9	1967	3	8820	N	N	3319 SW 323RD ST
017	873190	0910	2/27/06	\$335,000	1690	0	8	1966	4	7980	N	N	3301 SW 323RD ST
017	873190	1000	8/24/05	\$274,900	1790	0	8	1966	4	7350	N	N	32152 33RD AVE SW
017	873190	1020	6/25/07	\$389,950	1940	0	8	1966	4	7875	N	N	32144 33RD AVE SW
017	873190	1020	8/9/05	\$269,950	1940	0	8	1966	4	7875	N	N	32144 33RD AVE SW
017	873190	1040	7/19/05	\$320,000	2560	0	8	1967	3	7875	N	N	32136 33RD AVE SW
017	873190	1080	6/21/05	\$272,000	1250	920	8	1966	3	8925	N	N	32114 33RD AVE SW
017	873190	1090	6/22/05	\$277,700	2320	0	8	1966	3	8925	N	N	32107 32ND AVE SW
017	873190	1210	2/11/05	\$359,150	3910	0	8	1968	3	8085	N	N	2935 SW 323RD 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
017	873190	1250	8/16/07	\$365,000	2560	0	8	1972	3	7000	N	N	32309 29TH AVE SW
017	873190	1390	1/28/05	\$264,950	2140	0	8	1967	3	11250	N	N	32416 29TH AVE SW
017	873190	1500	5/3/05	\$302,000	1720	0	8	1967	4	8550	N	N	32318 29TH AVE SW
017	873190	1510	10/12/05	\$362,990	3260	0	8	1967	3	8000	N	N	2755 SW 323RD ST
017	873190	1670	8/9/06	\$370,000	2890	0	8	1967	3	13395	N	N	3518 SW 325TH ST
017	873190	1710	8/10/07	\$331,100	1980	490	8	1968	3	7956	N	N	3604 SW 325TH ST
017	873190	1720	8/25/05	\$305,000	2100	480	8	1967	3	7956	N	N	3608 SW 325TH ST
017	873190	1830	4/24/06	\$359,950	1740	0	8	1969	3	8500	N	N	32504 39TH PL SW
017	873190	1830	9/21/05	\$240,000	1740	0	8	1969	3	8500	N	N	32504 39TH PL SW
017	873190	1940	3/16/06	\$319,000	1930	0	8	1966	4	8040	N	N	3251 SW 325TH ST
017	873190	1970	4/18/05	\$285,000	2060	0	8	1967	3	9558	N	N	3237 SW 325TH ST
017	873190	1980	11/16/06	\$354,950	2150	0	8	1967	4	11480	N	N	3233 SW 325TH ST
017	873190	2050	3/14/05	\$248,000	1810	0	8	1967	3	8362	N	N	3004 SW 325TH PL
017	873190	2090	9/27/06	\$324,500	1790	0	8	1966	3	9996	N	N	3017 SW 325TH PL
017	873190	2100	9/6/07	\$399,950	2210	0	8	1968	3	10000	N	N	3011 SW 325TH PL
017	873190	2120	7/20/07	\$325,000	2080	0	8	1967	3	9594	N	N	32553 30TH AVE SW
017	873190	2140	8/21/06	\$404,950	1800	1160	8	1972	3	8560	N	N	32552 30TH AVE SW
017	873190	2150	12/15/06	\$370,000	1780	0	8	1971	3	8560	N	N	32544 30TH AVE SW
017	873190	2220	11/14/05	\$400,000	3700	0	8	1968	4	9090	N	N	32013 41ST AVE SW
017	873190	2260	8/9/06	\$399,950	3680	0	8	1967	4	7171	N	N	4059 SW 321ST ST
017	873190	2320	4/26/07	\$339,000	2020	0	8	1967	4	9472	N	N	4017 SW 321ST ST
017	873190	2440	10/25/06	\$371,500	1610	500	8	1967	3	12150	Y	Y	3823 SW 321ST ST
017	873190	2680	3/16/06	\$298,950	1280	330	8	1968	4	7084	N	N	32019 40TH PL SW
017	873195	0070	1/3/07	\$581,000	2400	1640	8	1968	4	9840	Y	Y	32631 39TH PL SW
017	873195	0070	5/27/05	\$488,000	2400	1640	8	1968	4	9840	Y	Y	32631 39TH PL SW
017	873195	0100	2/14/05	\$420,000	1380	1380	8	1968	4	10000	Y	Y	32649 39TH PL SW
017	873195	0210	10/17/06	\$365,000	1650	870	8	1969	3	7875	N	N	3907 SW 328TH ST
017	873195	0230	1/31/06	\$352,000	1370	720	8	1974	5	8400	N	N	3657 SW 328TH ST
017	873195	0230	6/24/05	\$300,000	1370	720	8	1974	5	8400	N	N	3657 SW 328TH ST
017	873195	0300	11/9/07	\$391,400	1750	1000	8	1968	4	7700	N	N	3629 SW 328TH ST
017	873195	0310	11/20/06	\$440,000	1730	1000	8	1968	4	9435	N	N	3625 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873195	0380	9/25/06	\$299,500	1480	0	8	1967	4	9184	N	N	32725 36TH AVE SW
017	873195	0480	10/5/06	\$372,500	1830	630	8	1969	4	8610	N	N	3505 SW 327TH ST
017	873195	0510	12/20/06	\$251,850	1250	0	8	1967	3	8000	N	N	32729 35TH AVE SW
017	873195	0570	5/16/07	\$360,000	1840	540	8	1967	3	8700	N	N	3235 SW 326TH ST
017	873195	0590	10/13/06	\$372,000	2160	0	8	1967	3	9900	N	N	3225 SW 326TH ST
017	873195	0680	11/15/05	\$299,950	2130	0	8	1967	3	9020	N	N	3214 SW 326TH ST
017	873195	0750	12/16/05	\$276,294	1490	0	8	1968	4	8400	N	N	32601 35TH AVE SW
017	873195	0770	4/26/07	\$315,000	2040	0	8	1967	3	8400	N	N	32615 35TH AVE SW
017	873195	0850	7/1/05	\$347,500	1680	850	8	1972	3	10000	N	N	32608 36TH AVE SW
017	873195	0900	6/8/05	\$239,988	1150	290	8	1968	4	7665	N	N	32530 36TH AVE SW
017	873195	0910	10/2/06	\$300,000	1680	0	8	1968	4	7455	N	N	32522 36TH AVE SW
017	873195	0910	3/24/05	\$260,000	1680	0	8	1968	4	7455	N	N	32522 36TH AVE SW
017	873195	1010	8/3/05	\$281,000	2340	0	8	1968	3	8415	N	N	32605 36TH AVE SW
017	873195	1080	12/1/06	\$337,000	1770	0	8	1968	3	7900	N	N	3612 SW 328TH ST
017	873195	1090	11/19/07	\$291,000	1790	0	8	1968	3	7900	N	N	3622 SW 328TH ST
017	873195	1200	5/3/05	\$327,000	3530	0	8	1969	3	9737	N	N	3819 SW 327TH ST
017	873195	1280	12/15/05	\$236,214	1980	0	8	1968	3	8160	N	N	3826 SW 327TH ST
017	873195	1300	7/27/05	\$270,000	1670	0	8	1968	3	8500	N	N	32612 39TH AVE SW
017	873195	1360	2/8/05	\$223,000	1210	330	8	1968	3	8320	N	N	3808 SW 326TH ST
017	873195	1380	1/5/05	\$291,500	1920	750	8	1969	4	11187	N	N	32574 39TH AVE SW
017	873195	1420	5/14/05	\$289,950	1640	0	8	1969	3	8800	N	N	32550 39TH AVE SW
017	873195	1430	3/20/07	\$372,000	1720	900	8	1976	3	8550	N	N	32604 39TH PL SW
017	873195	1540	8/25/05	\$319,500	1450	620	8	1969	3	6600	N	N	32725 39TH AVE SW
017	873195	1560	2/22/07	\$379,950	1570	750	8	1974	3	8000	N	N	32737 39TH AVE SW
017	873195	1650	3/1/05	\$339,000	3220	0	8	1975	3	8000	N	N	32636 39TH PL SW
017	873196	0060	10/26/05	\$288,000	1300	600	8	1977	3	8300	N	N	32523 40TH CT SW
017	873196	0070	9/14/05	\$329,000	1430	740	8	2002	3	8300	N	N	32517 40TH CT SW
017	873196	0080	7/24/06	\$340,000	1760	1000	8	1972	3	8961	N	N	32516 41ST AVE SW
017	873196	0090	6/14/06	\$325,000	1540	670	8	1976	4	10080	N	N	4065 SW 325TH ST
017	873196	0100	6/20/05	\$480,770	1270	1210	9	1978	3	8988	Y	Y	32532 40TH CT SW
017	873196	0190	7/7/06	\$411,400	1960	0	8	1976	4	8216	Y	Y	3957 SW 324TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
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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
017	873196	0240	3/4/05	\$343,000	2000	0	8	1973	4	8000	Y	Y	3919 SW 324TH ST
017	873196	0540	6/15/06	\$290,000	1750	0	7	1975	3	11400	N	N	32052 41ST PL SW
017	873196	0540	2/3/05	\$239,950	1750	0	7	1975	3	11400	N	N	32052 41ST PL SW
017	873196	0600	2/1/05	\$256,000	1240	200	8	1975	3	8000	N	N	32018 42ND PL SW
017	873196	0610	9/21/05	\$374,990	1400	650	8	1975	3	8000	N	N	32010 42ND PL SW
017	873196	0630	4/24/06	\$285,000	1750	0	7	1975	3	8600	N	N	32003 42ND PL SW
017	873196	0750	2/26/07	\$462,500	1960	0	8	1976	3	10000	Y	Y	4123 SW 322ND ST
017	873196	0770	4/2/07	\$472,000	1990	0	8	1977	3	10275	Y	Y	4105 SW 322ND ST
017	873196	0830	5/9/06	\$489,950	3310	0	9	1972	3	13205	Y	N	4009 SW 323RD ST
017	873196	0840	6/28/06	\$359,950	1430	800	8	1975	5	11235	N	N	4005 SW 323RD ST
017	873196	0980	8/31/05	\$248,900	1240	400	8	1975	3	9000	Y	N	32553 41ST AVE SW
017	873196	0990	5/31/07	\$300,000	1240	400	8	1975	3	9000	Y	N	4027 SW 327TH ST
017	873198	0020	9/19/05	\$425,000	1830	860	9	1974	4	7900	N	N	31978 36TH AVE SW
017	873198	0020	2/28/05	\$365,000	1830	860	9	1974	4	7900	N	N	31978 36TH AVE SW
017	873198	0380	9/30/05	\$268,000	1230	700	8	1977	3	9072	N	N	31658 36TH AVE SW
017	873198	0450	9/27/05	\$321,750	1560	800	8	1976	3	8585	N	N	31602 36TH AVE SW
017	873198	0600	1/14/05	\$294,000	1240	860	8	1976	4	15930	N	N	31220 36TH AVE SW
017	873198	0680	5/17/07	\$325,000	1320	600	8	1978	3	7700	N	N	31309 36TH AVE SW
017	873198	0760	4/6/05	\$325,000	1530	1030	8	1976	4	7548	N	N	31503 36TH AVE SW
017	873198	0780	4/27/07	\$437,000	1620	900	9	1976	3	7800	N	N	31519 36TH AVE SW
017	873198	0780	3/4/05	\$300,000	1620	900	9	1976	3	7800	N	N	31519 36TH AVE SW
017	873198	0820	8/14/07	\$375,500	3190	0	8	1973	3	8000	N	N	31619 36TH AVE SW
017	873198	0950	8/3/06	\$342,900	1550	630	9	1975	3	8000	N	N	3672 SW 318TH ST
017	873198	1050	4/25/07	\$367,000	1670	900	9	1977	3	8200	N	N	31626 37TH AVE SW
017	873198	1060	5/4/06	\$370,000	1800	840	8	1976	3	7900	N	N	31618 37TH AVE SW
017	873198	1160	4/12/07	\$618,000	1910	1550	9	1976	3	8200	Y	N	3800 SW 313TH ST
017	873198	1160	7/12/05	\$442,500	1910	1550	9	1976	3	8200	Y	N	3800 SW 313TH ST
017	873198	1230	4/30/07	\$340,000	2210	0	8	1974	4	7900	N	N	3827 SW 313TH ST
017	873198	1240	6/16/06	\$364,950	1490	680	8	1976	4	7700	N	N	3819 SW 313TH ST
017	873198	1310	2/20/06	\$344,950	1640	540	8	1975	4	8100	N	N	3719 SW 313TH ST
017	873198	1370	9/7/05	\$360,000	1910	730	9	1974	3	7700	N	N	31611 37TH AVE SW

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Area 53
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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
017	873198	1380	10/4/05	\$350,000	2380	0	8	1973	4	7700	N	N	31619 37TH AVE SW
017	873198	1500	5/3/07	\$409,950	1660	500	9	1976	3	8000	N	N	3706 SW 319TH ST
017	873198	1680	11/29/05	\$385,000	3340	0	8	1973	3	8000	N	N	4111 SW 317TH ST
017	873198	1680	2/18/05	\$300,000	3340	0	8	1973	3	8000	N	N	4111 SW 317TH ST
017	873198	1730	4/12/05	\$359,500	3220	0	8	1971	4	7800	N	N	3941 SW 317TH ST
017	873198	1770	8/28/07	\$400,000	1900	0	8	1973	4	8000	N	N	3909 SW 317TH ST
017	873198	1790	5/18/06	\$322,000	1560	0	9	1974	3	8000	N	N	31550 39TH AVE SW
017	873198	1820	8/22/06	\$490,000	3580	0	8	1971	4	8000	N	N	31526 39TH AVE SW
017	873198	1850	9/29/05	\$264,000	1620	0	8	1973	4	8000	N	N	31364 39TH AVE SW
017	873198	1870	8/10/07	\$389,950	2320	0	9	1973	3	8000	N	N	31350 39TH CT SW
017	873198	2000	8/30/07	\$361,000	1720	0	8	1973	4	8000	N	N	31503 39TH AVE SW
017	873198	2090	8/17/07	\$325,000	1640	0	8	1974	3	9000	N	N	31624 40TH AVE SW
017	873198	2100	8/6/07	\$355,950	2100	0	8	1970	4	8240	N	N	31616 40TH AVE SW
017	873198	2100	11/22/05	\$332,500	2100	0	8	1970	4	8240	N	N	31616 40TH AVE SW
017	873198	2150	2/22/06	\$330,000	1970	0	9	1969	3	8000	N	N	3931 SW 316TH ST
017	873198	2210	4/11/05	\$266,600	2140	0	9	1969	4	8400	N	N	3950 SW 316TH ST
017	873198	2240	5/21/07	\$300,000	1550	0	8	1973	4	8000	N	N	31426 40TH AVE SW
017	873198	2250	4/30/05	\$275,000	1670	0	8	1974	4	8000	N	N	31418 40TH AVE SW
017	873198	2300	6/21/07	\$335,000	1960	0	8	1970	3	8000	N	N	31419 40TH AVE SW
017	873198	2350	7/9/07	\$349,950	1600	720	8	1977	3	8000	N	N	31459 40TH AVE SW
017	873198	2410	10/4/07	\$305,000	1330	320	8	1976	3	8000	N	N	31630 41ST AVE SW
017	873198	2480	3/9/05	\$345,000	1890	500	8	1974	3	7500	N	N	31502 41ST AVE SW
017	873198	2540	2/15/05	\$412,000	3270	0	9	1969	3	9000	Y	N	31405 41ST AVE SW
017	873198	2560	3/28/07	\$299,950	1350	460	8	1970	3	9360	N	N	31421 41ST AVE SW
017	873198	2580	5/3/07	\$330,000	1980	0	8	1971	3	9900	N	N	4104 SW 315TH ST
017	873198	2590	12/22/07	\$302,000	1350	460	8	1969	3	8000	N	N	4112 SW 315TH ST
017	873198	2620	2/7/05	\$260,000	1580	0	8	1973	3	8500	N	N	4105 SW 315TH ST
017	873198	2640	6/7/05	\$276,500	1850	0	8	1975	3	8200	N	N	31519 41ST AVE SW
017	873198	2660	8/30/06	\$335,000	1280	730	8	1974	3	8200	N	N	31601 41ST AVE SW
017	873198	2670	9/11/07	\$330,000	1490	0	8	1974	4	8000	N	N	31609 41ST AVE SW
017	873198	2710	9/9/05	\$277,900	1350	460	8	1970	4	8500	N	N	4104 SW 317TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873198	2840	6/21/06	\$382,000	3490	0	8	1969	3	9030	N	N	31503 42ND AVE SW
017	873198	2870	2/14/06	\$310,000	1670	780	8	1974	3	12420	N	N	31515 42ND AVE SW
017	873198	2990	6/22/06	\$409,900	3610	0	8	1973	4	10355	N	N	4213 SW 317TH ST
017	873198	3010	3/27/07	\$325,000	1850	0	8	1975	3	10500	N	N	31721 42ND AVE SW
017	873198	3090	10/19/07	\$279,000	1470	0	8	1970	3	10200	N	N	31911 42ND AVE SW
017	873198	3110	4/17/06	\$365,000	3570	0	8	1974	4	8900	N	N	31904 42ND AVE SW
017	873198	3120	3/27/06	\$275,000	1730	0	8	1971	3	8160	N	N	3775 SW 319TH ST
017	873198	3160	3/14/05	\$311,700	2290	0	8	1973	4	7600	N	N	3741 SW 319TH ST
017	873198	3250	7/1/05	\$370,000	2500	0	8	1978	3	8200	N	N	31913 36TH AVE SW
017	873198	3270	9/13/07	\$337,450	1290	860	8	1977	3	8100	N	N	31925 36TH AVE SW
017	873198	3300	3/29/07	\$345,000	1730	530	8	1973	3	8000	N	N	31943 36TH AVE SW
017	873199	0070	12/27/05	\$590,000	1800	1000	9	1977	3	9700	Y	N	4022 SW 313TH ST
017	873199	0130	6/22/07	\$556,500	1560	1520	8	1977	3	9600	Y	N	31221 41ST PL SW
017	873199	0130	3/7/05	\$425,000	1560	1520	8	1977	3	9600	Y	N	31221 41ST PL SW
017	873199	0160	9/20/05	\$439,950	1410	1390	9	1978	3	10160	Y	N	31317 41ST PL SW
017	873199	0170	7/13/07	\$530,000	1890	430	8	1977	3	8640	Y	N	4144 SW 314TH ST
017	873199	0370	3/4/05	\$335,000	1620	920	9	1977	3	8800	Y	N	31435 42ND PL SW
017	873199	0440	2/11/05	\$327,250	1560	770	8	1977	3	7200	N	N	4211 SW 314TH PL
017	873199	0450	7/26/05	\$362,000	1620	920	9	1977	3	7200	N	N	4205 SW 314TH PL
017	873199	0600	4/3/06	\$384,950	1930	420	8	1978	3	7300	Y	N	4145 SW 314TH ST
017	873199	0650	9/7/06	\$412,000	2560	0	9	1978	3	7384	Y	N	4111 SW 314TH ST
017	873199	0660	10/3/07	\$565,000	1900	570	9	1977	3	7200	Y	N	4110 SW 314TH ST
017	873199	0660	4/19/05	\$405,000	1900	570	9	1977	3	7200	Y	N	4110 SW 314TH ST
017	873199	0760	8/7/07	\$369,950	1700	370	8	1977	4	8000	N	N	3911 SW 313TH ST
017	873201	0050	5/17/07	\$479,950	1400	1050	8	1977	3	9590	Y	Y	4112 SW 325TH ST
017	873201	0080	7/13/05	\$419,500	1450	550	8	1978	4	7623	Y	Y	4130 SW 325TH ST
017	873201	0210	8/10/05	\$280,000	1300	560	8	1978	3	8352	N	N	32813 43RD PL SW
017	873201	0220	4/18/05	\$287,900	1320	290	8	1978	3	8296	N	N	32819 43RD PL SW
017	873201	0290	6/10/05	\$279,950	1290	400	8	1978	4	11270	N	N	32832 43RD PL SW
017	873201	0300	4/15/05	\$283,900	1290	800	8	1978	3	9170	N	N	32828 43RD PL SW
017	873201	0310	5/4/06	\$350,715	1470	1000	8	1979	3	11620	N	N	32824 43RD PL SW

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873201	0320	6/1/05	\$250,000	1330	490	8	1978	3	7770	N	N	32814 43RD PL SW
017	873201	0330	5/7/07	\$299,950	1450	0	8	1978	3	9660	N	N	32816 43RD PL SW
017	873201	0380	7/6/07	\$299,950	1350	700	8	1979	3	8806	N	N	4218 SW 328TH ST
017	873201	0460	12/20/06	\$350,000	1360	530	8	1979	3	8470	N	N	4219 SW 325TH ST
017	873201	0510	4/25/07	\$340,000	1470	1150	8	1981	4	9240	N	N	32525 42ND PL SW
017	873201	0520	8/14/07	\$325,000	1410	0	8	1980	3	8664	N	N	32531 42ND PL SW
017	873201	0620	2/9/06	\$298,900	1420	1050	8	1980	3	6968	N	N	4117 SW 325TH ST
017	873202	0010	9/8/05	\$299,950	1280	930	8	1978	3	8400	N	N	4302 SW 320TH PL
017	873202	0100	8/18/05	\$265,000	1290	480	8	1978	3	7500	N	N	4310 SW 321ST ST
017	873202	0160	4/3/06	\$308,000	1690	0	8	1978	3	8240	N	N	4303 SW 321ST ST
017	873202	0210	11/15/06	\$329,000	1290	350	8	1978	3	7220	N	N	4319 SW 322ND ST
017	873202	0270	3/17/05	\$286,000	1560	500	8	1978	3	9520	N	N	32220 44TH PL SW
017	873202	0290	11/22/05	\$293,000	1350	480	8	1978	3	8400	N	N	32208 44TH PL SW
017	873202	0330	3/6/06	\$314,000	1450	500	8	1978	3	7980	N	N	32229 44TH PL SW
017	873202	0350	7/7/06	\$315,100	2400	0	8	1978	3	6664	N	N	32224 45TH PL SW
017	873202	0370	5/21/07	\$334,900	2090	0	8	1978	3	13552	N	N	32212 45TH PL SW
017	873202	0370	7/26/05	\$300,700	2090	0	8	1978	3	13552	N	N	32212 45TH PL SW
017	873202	0430	7/16/05	\$290,000	1250	400	8	1978	4	7182	N	N	32216 46TH PL SW
017	873202	0460	2/24/06	\$295,000	1780	0	8	1978	3	7227	N	N	32221 46TH PL SW
017	873202	0480	8/26/05	\$279,950	2100	0	8	1978	3	10240	N	N	4607 SW 323RD ST
017	873202	0510	4/22/05	\$278,500	1420	880	8	1978	3	6670	N	N	4425 SW 323RD ST
017	873202	0640	10/3/07	\$590,000	1790	1000	8	1979	3	8436	Y	Y	4325 SW 323RD ST
017	873202	0760	6/1/07	\$370,000	1420	770	8	1978	4	9072	N	N	4216 SW 323RD ST
017	873202	0830	4/14/05	\$287,500	1470	800	8	1978	3	9440	N	N	32124 43RD PL SW
017	873202	0850	7/7/06	\$315,000	1390	800	8	1978	3	9120	N	N	32108 43RD PL SW
017	873202	0860	8/16/06	\$344,950	1440	930	8	1978	2	9120	N	N	32100 43RD PL SW
017	873203	0080	11/17/05	\$236,000	1450	0	8	1978	3	8378	N	N	4112 SW 327TH PL
017	873203	0110	9/12/05	\$355,000	1320	1010	8	1977	3	7500	N	N	4132 SW 327TH PL
017	873203	0120	11/1/05	\$370,000	1500	1460	8	1977	3	9000	N	N	4136 SW 327TH PL
017	873203	0280	4/25/07	\$339,950	1370	810	8	1978	3	8000	N	N	4129 SW 328TH ST
017	873203	0290	2/15/05	\$224,500	1240	620	8	1978	3	8250	N	N	4123 SW 328TH ST

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873203	0350	10/10/05	\$400,000	1470	1260	8	1978	3	8528	N	N	4112 SW 328TH ST
017	873203	0500	6/5/06	\$350,000	2550	0	8	1977	4	7800	N	N	4011 SW 328TH ST
017	873204	0060	2/28/06	\$349,950	1500	350	7	1979	3	7344	N	N	32846 39TH PL SW
017	873204	0080	10/25/06	\$372,000	1780	0	7	1988	3	8976	N	N	3922 SW 328TH PL
017	873204	0080	7/1/05	\$304,500	1780	0	7	1988	3	8976	N	N	3922 SW 328TH PL
017	873204	0230	6/15/05	\$269,500	1090	310	7	1981	3	7797	N	N	4214 SW 328TH CT
017	873204	0250	9/9/05	\$268,000	950	870	7	1981	3	8901	N	N	4228 SW 328TH CT
017	873204	0270	8/29/05	\$282,000	950	870	7	1981	3	27785	N	N	4236 SW 328TH CT
017	873204	0300	4/12/06	\$270,000	1080	440	7	1981	3	7542	N	N	4225 SW 328TH CT
017	873204	0320	4/6/05	\$255,000	1220	500	7	1981	3	7315	N	N	4201 SW 328TH CT
017	873204	0350	10/11/07	\$303,000	1210	520	7	1981	3	7300	N	N	32867 42ND PL SW
017	873204	0360	4/13/06	\$270,000	1080	440	7	1981	3	8366	N	N	4212 SW 329TH PL
017	873204	0370	1/26/05	\$225,000	1080	440	7	1981	3	7205	N	N	4230 SW 329TH PL
017	873204	0430	6/8/06	\$284,900	1080	340	7	1981	3	20885	N	N	4223 SW 329TH PL
017	873204	0460	3/23/06	\$257,000	1400	0	7	1981	3	6906	N	N	4209 SW 329TH PL
017	873204	0570	7/20/07	\$308,950	1500	0	8	1979	3	7200	N	N	3957 SW 329TH PL
017	873204	0760	6/20/07	\$299,950	1280	570	8	1987	3	7200	N	N	32866 42ND PL SW
017	873204	0880	7/26/05	\$277,700	1510	560	8	1979	3	7800	N	N	3937 SW 328TH PL
017	873213	0040	6/9/05	\$225,000	1390	430	7	1978	3	9310	N	N	3733 SW 331ST PL
017	873213	0080	10/11/07	\$265,000	1180	430	7	1978	3	7665	N	N	3711 SW 331ST PL
017	873213	0090	2/22/05	\$275,000	1370	900	7	1978	3	7665	N	N	3703 SW 331ST PL
017	873213	0100	7/27/05	\$274,900	1490	670	7	1978	3	7875	N	N	3635 SW 331ST PL
017	873213	0110	1/10/07	\$320,000	1240	910	7	1978	3	7875	N	N	3629 SW 331ST PL
017	873213	0170	12/19/06	\$297,000	1180	860	7	1978	3	7575	N	N	33134 36TH AVE SW
017	873213	0170	10/3/05	\$257,000	1180	860	7	1978	3	7575	N	N	33134 36TH AVE SW
017	873213	0220	12/12/06	\$331,500	1440	480	7	1978	3	7575	N	N	33032 36TH AVE SW
017	873213	0220	12/8/05	\$250,500	1440	480	7	1978	3	7575	N	N	33032 36TH AVE SW
017	873213	0260	5/5/05	\$269,500	1390	380	7	1978	3	7575	N	N	33008 36TH AVE SW
017	873213	0340	11/14/06	\$280,000	1170	840	7	1978	3	7875	N	N	3614 SW 331ST ST
017	873213	0400	10/19/06	\$308,000	1390	340	7	1978	3	8800	N	N	3631 SW 331ST ST
017	873213	0410	2/24/05	\$254,950	1370	940	7	1978	3	8250	N	N	3625 SW 331ST ST

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873213	0560	12/27/05	\$297,000	1180	430	7	1978	3	7800	N	N	33108 38TH AVE SW
017	873213	0620	2/27/07	\$255,000	1390	430	7	1977	3	8625	N	N	33020 38TH AVE SW
017	873213	0640	1/19/05	\$243,800	1280	470	7	1978	3	10000	N	N	33004 38TH AVE SW
017	873213	0740	3/3/06	\$285,000	1210	650	7	1978	3	7800	N	N	3512 SW 330TH ST
017	873213	0850	7/13/05	\$299,500	1480	930	7	1978	4	7905	N	N	33025 38TH AVE SW
017	873213	0940	3/16/06	\$299,000	1480	500	7	1978	3	9000	N	N	32835 38TH CT SW
017	873213	0940	3/22/05	\$254,000	1480	500	7	1978	3	9000	N	N	32835 38TH CT SW
017	873213	0950	9/8/05	\$286,000	1360	800	7	1978	4	12000	N	N	32839 38TH CT SW
017	873213	0970	2/22/06	\$246,000	1460	400	7	1978	3	10500	N	N	32840 38TH CT SW
017	873213	1020	7/19/07	\$350,000	2090	0	7	1978	3	10285	N	N	3611 SW 328TH PL
017	873213	1050	2/3/05	\$220,000	1480	0	7	1978	3	8850	N	N	3519 SW 328TH PL
017	873213	1060	2/1/05	\$252,000	1390	940	7	1978	3	8056	N	N	3511 SW 328TH PL
017	873213	1210	5/16/06	\$250,398	1460	710	7	1978	3	7992	N	N	3906 SW 328TH PL
017	873213	1230	8/3/05	\$285,750	1280	520	7	1978	3	10500	N	N	3909 SW 328TH PL
017	873213	1240	10/26/06	\$310,000	1480	550	7	1978	3	8960	N	N	32833 39TH AVE SW
017	873213	1350	8/3/05	\$270,000	1230	760	7	1978	3	9180	N	N	3808 SW 331ST ST
017	873216	0100	12/27/06	\$304,000	1490	470	7	1984	3	7212	N	N	3027 SW 339TH ST
017	873216	0240	2/10/06	\$271,000	1360	0	7	1984	3	10573	N	N	3114 SW 339TH ST
017	873216	0270	8/6/07	\$300,000	1100	480	7	1984	3	10319	N	N	3138 SW 339TH ST
017	894430	0040	8/8/05	\$213,000	970	0	7	1967	3	6650	N	N	2710 SW 332ND PL
017	894430	0050	3/22/07	\$245,000	970	0	7	1967	4	6789	N	N	33124 28TH AVE SW
017	894430	0060	9/12/05	\$221,000	1300	0	7	1967	3	8030	N	N	33119 28TH AVE SW
017	894430	0160	8/9/05	\$223,500	970	0	7	1967	4	7215	N	N	2901 SW 332ND PL
017	894430	0170	3/30/05	\$215,000	1060	370	7	1967	3	7260	N	N	2817 SW 332ND PL
017	894430	0190	7/12/07	\$278,000	1390	0	7	1967	3	7992	N	N	2801 SW 332ND PL
017	894430	0260	10/26/05	\$234,700	970	0	7	1967	3	7770	N	N	2720 SW 332ND CT
017	894430	0310	11/23/05	\$238,000	970	0	7	1967	3	6600	N	N	2750 SW 332ND CT
017	894430	0330	8/17/05	\$227,450	970	0	7	1967	3	6622	N	N	2739 SW 332ND CT
017	894430	0350	6/9/06	\$237,900	970	0	7	1967	3	8308	N	N	2723 SW 332ND CT
017	894430	0390	3/23/07	\$247,400	970	0	7	1967	3	7350	N	N	2659 SW 332ND CT
017	894430	0430	7/3/06	\$249,500	1040	0	7	1967	3	7475	N	N	2654 SW 332ND CT

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Area 53
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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
017	894430	0510	1/25/06	\$214,950	970	0	7	1968	3	7475	N	N	33251 26TH PL SW
017	894430	0520	1/20/06	\$243,200	970	0	7	1968	3	7150	N	N	33255 26TH PL SW
017	894430	0540	11/1/07	\$240,000	970	0	7	1968	3	7700	N	N	33275 26TH PL SW
017	894430	0570	2/28/05	\$248,000	970	500	7	1968	4	8000	N	N	33266 26TH PL SW
017	894430	0590	5/23/06	\$230,000	970	0	7	1968	4	10200	N	N	33258 26TH PL SW
017	894430	0610	3/22/07	\$255,000	970	0	7	1968	3	8000	N	N	33220 26TH PL SW
017	894430	0650	8/13/07	\$260,000	970	0	7	1968	3	9000	N	N	33204 26TH PL SW
017	894430	0670	9/26/05	\$200,000	970	0	7	1968	3	8000	N	N	33205 26TH PL SW
017	894430	0700	8/12/05	\$231,500	970	0	7	1968	3	6400	N	N	2602 SW 332ND PL
017	894500	0010	2/3/06	\$179,750	820	0	6	1962	3	9638	N	N	33222 26TH AVE SW
017	894500	0030	6/27/06	\$205,000	1250	0	6	1962	3	10100	N	N	33206 26TH AVE SW
017	894500	0040	4/7/05	\$193,000	1080	0	6	1962	3	9545	N	N	2421 SW 332ND ST
017	894500	0050	5/17/07	\$250,000	1030	0	6	1962	3	12635	N	N	2415 SW 332ND ST
017	894500	0110	3/26/07	\$267,950	1040	0	6	1962	4	8400	N	N	2215 SW 332ND ST
017	894500	0230	6/7/07	\$237,950	920	0	6	1962	3	10496	N	N	33004 22ND AVE SW
017	894500	0240	2/23/06	\$206,000	970	0	7	1962	3	8989	N	N	33009 22ND AVE SW
017	894500	0320	2/15/06	\$233,000	1060	0	6	1962	4	8288	N	N	2228 SW 332ND ST
017	894500	0370	5/1/07	\$230,000	840	0	6	1962	3	9152	N	N	33124 26TH AVE SW
017	894500	0400	4/18/05	\$189,950	1040	0	6	1962	3	8174	N	N	2421 SW 331ST ST
017	894500	0410	6/30/06	\$234,500	1040	0	6	1962	3	8296	N	N	2415 SW 331ST ST
017	894500	0500	5/25/05	\$237,930	1820	220	6	1962	3	9912	N	N	2211 SW 330TH ST
017	894500	0580	7/28/06	\$257,950	1220	0	6	1962	4	8487	N	N	2424 SW 331ST ST
017	894500	0700	4/5/06	\$213,403	840	0	6	1962	4	10540	N	N	32962 22ND AVE SW
017	894500	0740	5/31/06	\$231,000	820	0	6	1962	3	9450	N	N	32836 22ND AVE SW
017	894500	0750	8/4/06	\$232,200	1020	0	6	1962	5	8500	N	N	2206 SW 329TH PL
017	894500	0810	1/3/07	\$279,000	1300	0	6	1962	4	8667	N	N	32951 22ND AVE SW
017	894500	0810	5/27/05	\$228,000	1300	0	6	1962	4	8667	N	N	32951 22ND AVE SW
017	894500	0820	2/16/06	\$219,240	820	0	6	1962	3	8580	N	N	32957 22ND AVE SW
017	894500	0940	12/30/05	\$199,900	970	0	7	1962	3	8840	N	N	2404 SW 330TH ST
017	894500	0970	9/8/05	\$200,000	900	0	6	1962	3	8556	N	N	2422 SW 330TH ST
017	894500	1000	5/4/06	\$224,000	880	0	6	1962	3	8720	N	N	32910 26TH AVE SW

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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
017	894510	0050	10/25/06	\$249,750	1240	0	6	1962	2	8400	N	N	2426 SW 328TH ST
017	894510	0050	4/25/05	\$203,000	1240	0	6	1962	2	8400	N	N	2426 SW 328TH ST
017	894510	0080	10/20/06	\$215,000	890	0	6	1962	3	8937	N	N	2402 SW 328TH ST
017	894510	0110	3/1/05	\$195,500	860	0	6	1962	4	8760	N	N	2300 SW 328TH ST
017	894510	0120	9/26/06	\$237,050	920	0	6	1962	4	8760	N	N	2218 SW 328TH ST
017	894510	0160	8/29/05	\$217,950	1770	0	6	1962	4	9058	N	N	2104 SW 328TH ST
017	894510	0170	11/15/05	\$218,000	1320	0	6	1962	3	9186	N	N	32804 22ND AVE SW
017	894510	0180	5/24/05	\$180,000	1040	0	6	1962	3	9011	N	N	32812 22ND AVE SW
017	894510	0190	2/5/05	\$181,066	1060	0	6	1962	3	8970	N	N	32820 22ND AVE SW
017	894510	0230	6/14/05	\$221,650	940	0	7	1962	2	8364	N	N	32843 22ND AVE SW
017	894510	0290	2/16/06	\$217,000	990	0	6	1962	3	8822	N	N	2219 SW 328TH ST
017	894510	0290	8/19/05	\$187,500	990	0	6	1962	3	8822	N	N	2219 SW 328TH ST
017	894510	0300	7/19/06	\$204,000	1210	0	7	1962	3	8580	N	N	32810 23RD AVE SW
017	894510	0310	2/1/07	\$196,000	1410	0	7	1962	4	8580	N	N	32818 23RD AVE SW
017	894510	0320	11/11/05	\$230,000	1420	0	6	1962	4	8580	N	N	32826 23RD AVE SW
017	894510	0420	6/11/07	\$230,000	860	0	6	1962	4	8563	N	N	2409 SW 328TH ST
017	894510	0450	8/13/07	\$240,500	860	0	6	1962	3	8563	N	N	2433 SW 328TH ST
017	894510	0450	4/17/07	\$185,000	860	0	6	1962	3	8563	N	N	2433 SW 328TH ST
017	894510	0490	11/18/05	\$231,000	970	530	7	1966	3	8437	N	N	32812 26TH AVE SW
017	894510	0500	3/27/07	\$230,000	1100	0	6	1962	4	8541	N	N	2452 SW 329TH ST
017	894510	0520	12/15/05	\$200,850	1050	0	6	1962	4	8568	N	N	2434 SW 329TH ST
017	894510	0530	10/11/07	\$260,000	970	0	6	1962	4	8378	N	N	2426 SW 329TH ST
017	894510	0530	2/21/06	\$221,500	970	0	6	1962	4	8378	N	N	2426 SW 329TH ST
017	894510	0540	3/29/05	\$196,000	1180	0	7	1962	3	10266	N	N	2418 SW 329TH ST
017	894520	0070	2/27/07	\$456,500	3648	0	9	2004	3	8400	N	N	2635 SW 327TH ST
017	894520	0190	12/3/07	\$215,000	840	0	6	1962	3	8400	N	N	32911 26TH AVE SW
017	894520	0190	5/2/05	\$195,000	840	0	6	1962	3	8400	N	N	32911 26TH AVE SW
017	894520	0200	7/13/06	\$230,000	720	0	6	1963	3	7245	N	N	32919 26TH AVE SW
017	894520	0300	9/26/07	\$236,000	840	0	6	1962	3	9660	N	N	32817 26TH PL SW
017	894520	0320	7/14/06	\$302,500	970	450	7	1963	3	8372	N	N	2654 SW 330TH ST
017	894520	0400	8/10/05	\$218,900	880	0	7	1963	3	8850	N	N	2738 SW 330TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	894520	0420	6/28/05	\$210,000	1210	0	7	1966	2	8850	N	N	32920 28TH AVE SW
017	894520	0460	11/26/07	\$220,000	970	0	7	1966	3	8625	N	N	32808 28TH AVE SW
017	894520	0510	7/6/06	\$199,950	880	0	6	1963	3	9430	N	N	2705 SW 328TH ST
017	894520	0570	4/14/05	\$166,000	1280	0	7	1966	3	8400	N	N	2722 SW 328TH ST
017	894520	0580	3/19/07	\$263,000	1170	0	7	1966	4	8400	N	N	2728 SW 328TH ST
017	894520	0580	6/20/05	\$228,950	1170	0	7	1966	4	8400	N	N	2728 SW 328TH ST
017	894520	0600	1/10/07	\$321,000	1390	520	7	1975	3	8970	N	N	2801 SW 327TH ST
017	894520	0660	5/25/06	\$244,000	1170	0	6	1963	4	7920	N	N	32819 28TH AVE SW
017	894520	0830	9/25/06	\$239,950	990	0	7	1966	3	8528	N	N	2902 SW 330TH ST
017	894520	0880	8/18/06	\$290,000	1650	0	7	1963	4	8100	N	N	33006 28TH AVE SW
017	894520	0900	9/15/06	\$264,000	940	0	7	1963	3	8750	N	N	2733 SW 330TH ST
017	894520	0930	12/11/06	\$257,496	1280	0	7	1966	3	8330	N	N	33003 27TH AVE SW
017	894520	0960	9/26/05	\$198,000	970	0	7	1963	3	9100	N	N	33008 27TH AVE SW
017	894520	0970	8/4/06	\$234,000	1280	0	7	1963	4	8550	N	N	33004 27TH AVE SW
017	894530	0050	9/28/06	\$254,400	970	0	7	1966	3	8470	N	N	33036 29TH AVE SW
017	894530	0060	9/28/05	\$236,000	1920	0	7	1966	3	8470	N	N	33028 29TH AVE SW
017	894530	0080	7/27/06	\$251,900	1020	0	7	1964	3	8470	N	N	33012 29TH AVE SW
017	894530	0140	4/12/06	\$257,000	1200	0	7	1963	3	8250	N	N	2730 SW 331ST ST
017	894530	0160	6/4/07	\$275,000	1300	0	7	1963	3	9125	N	N	2718 SW 331ST ST
017	894530	0160	9/18/06	\$206,000	1300	0	7	1963	3	9125	N	N	2718 SW 331ST ST
017	894530	0250	4/7/05	\$208,000	1330	0	7	1963	3	8200	N	N	2747 SW 331ST ST
017	894530	0270	2/23/07	\$230,000	890	0	6	1966	3	8820	N	N	2656 SW 332ND ST
017	894530	0280	9/27/06	\$258,000	1440	0	7	1963	3	9940	N	N	2652 SW 332ND ST
017	894530	0290	7/24/06	\$232,650	880	0	6	1966	3	8976	N	N	2644 SW 332ND ST
017	894530	0350	3/29/05	\$172,000	990	0	7	1963	3	11685	N	N	33011 26TH PL SW
017	894530	0420	12/11/07	\$280,000	1100	0	7	1967	3	8625	N	N	33032 26TH PL SW
017	894530	0440	4/5/07	\$284,950	970	500	7	1966	3	8400	N	N	33019 26TH AVE SW
017	894720	0050	7/20/05	\$259,950	1080	580	7	1982	3	16800	N	N	2404 SW 344TH ST
017	894720	0080	8/11/06	\$255,000	1400	0	7	1978	3	12150	N	N	2311 SW 344TH ST
017	894720	0090	6/16/05	\$219,950	1120	0	7	1978	4	12150	N	N	2303 SW 344TH ST
017	896580	0050	4/20/05	\$193,576	1210	140	7	1961	3	11395	N	N	2122 SW 326TH ST

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Area 53
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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
017	896580	0120	4/27/07	\$400,000	1510	580	7	1968	4	11340	N	N	2137 SW 326TH ST
017	896590	0080	11/1/05	\$235,000	1230	0	7	1969	4	9570	N	N	32528 26TH AVE SW
017	896590	0090	12/20/05	\$247,950	1520	0	7	1969	4	10312	N	N	32602 26TH AVE SW
017	921150	0040	6/1/05	\$240,000	1220	470	7	1978	3	7548	N	N	33814 35TH PL SW
017	921150	0050	3/1/05	\$241,000	1200	500	7	1978	3	5700	N	N	33808 35TH PL SW
017	921150	0080	4/18/05	\$226,000	1330	0	7	1978	3	5400	N	N	33811 35TH PL SW
017	921150	0090	6/14/06	\$262,999	1330	0	7	1978	3	7140	N	N	33817 35TH PL SW
017	921150	0100	7/7/05	\$270,000	1200	400	7	1978	3	7150	N	N	33823 35TH PL SW
017	921150	0120	12/1/05	\$285,950	1270	400	7	1979	3	7650	N	N	3516 SW 339TH PL
017	921150	0120	6/1/05	\$247,000	1270	400	7	1979	3	7650	N	N	3516 SW 339TH PL
017	921150	0170	8/2/06	\$299,950	1190	400	7	1978	3	8056	N	N	33802 36TH AVE SW
017	921150	0290	11/17/05	\$245,800	1250	0	7	1978	3	7050	N	N	3808 SW 339TH ST
017	921150	0310	5/2/05	\$221,760	1150	320	7	1978	3	8050	N	N	3820 SW 339TH ST
017	921150	0340	12/21/06	\$295,000	1260	0	7	1978	3	8000	N	N	3809 SW 339TH ST
017	921150	0350	3/1/05	\$249,500	1190	500	7	1978	3	8400	N	N	33915 38TH PL SW
017	921150	0380	2/8/07	\$346,500	1190	400	7	1978	3	6860	N	N	33902 38TH PL SW
017	921150	0600	12/2/05	\$316,500	1120	750	7	1978	3	6860	N	N	33819 36TH AVE SW
017	921150	0600	6/1/05	\$244,000	1120	750	7	1978	3	6860	N	N	33819 36TH AVE SW
017	921150	0620	7/15/05	\$274,950	1240	500	7	1978	3	6650	N	N	3616 SW 339TH PL
017	921150	0730	5/18/06	\$273,000	1280	530	7	1978	3	6750	N	N	3501 SW 339TH PL
017	921151	0170	6/13/05	\$237,990	1340	0	7	1978	3	7161	N	N	33714 38TH PL SW
017	921151	0230	6/6/05	\$250,450	1080	400	7	1978	3	7140	N	N	33713 38TH PL SW
017	921151	0320	4/11/06	\$250,000	1360	0	7	1979	3	7210	N	N	3805 SW 336TH ST
017	921151	0380	4/20/07	\$333,000	1000	0	7	1979	3	8640	N	N	33601 39TH AVE SW
017	921151	0380	8/2/06	\$272,000	1000	0	7	1979	3	8640	N	N	33601 39TH AVE SW
017	921151	0400	8/8/06	\$312,950	1200	500	7	1979	3	6000	N	N	33613 39TH AVE SW
017	921151	0490	7/25/05	\$246,000	1180	600	7	1978	3	6400	N	N	3941 SW 336TH PL
017	921151	0620	12/12/06	\$295,000	1180	500	7	1979	3	7700	N	N	4020 SW 337TH ST
017	921151	0700	6/21/05	\$278,000	1180	570	7	1979	3	8400	N	N	3935 SW 337TH ST
017	921151	0890	8/14/06	\$292,000	1200	550	7	1979	3	7068	N	N	3821 SW 339TH ST
017	921151	0900	6/22/05	\$329,000	1270	1320	7	1979	3	7900	N	N	3819 SW 339TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	921152	0010	3/7/05	\$277,000	1430	220	7	1990	3	10575	N	N	4208 SW 337TH PL
017	921152	0040	8/30/05	\$285,000	1670	0	7	1989	3	9305	N	N	4244 SW 337TH PL
017	921152	0170	4/20/05	\$245,000	1160	710	7	1989	3	8645	N	N	4225 SW 337TH PL
017	921152	0230	7/26/06	\$323,000	1200	630	7	1989	3	9792	N	N	4206 SW 338TH ST
017	921152	0230	3/17/05	\$249,000	1200	630	7	1989	3	9792	N	N	4206 SW 338TH ST
017	921152	0260	11/20/06	\$320,000	1670	0	7	1989	3	8799	N	N	4218 SW 338TH ST
017	921152	0520	5/30/06	\$349,900	1620	600	7	1989	3	8487	N	N	4055 SW 337TH ST
017	921152	0530	6/23/05	\$258,500	1920	0	7	1989	3	6744	N	N	4049 SW 337TH ST
017	932090	0030	4/13/05	\$169,950	980	0	6	1977	3	3230	N	N	33303 26TH AVE SW
017	932090	0110	4/14/05	\$165,000	1350	0	6	1970	3	3414	N	N	33415 26TH AVE SW
017	932090	0170	12/20/05	\$169,000	980	0	6	1977	3	3612	N	N	33403 25TH AVE SW
017	932090	0200	6/1/07	\$178,000	900	0	6	1969	3	3000	N	N	33415 25TH AVE SW
017	932090	0220	12/12/05	\$169,275	900	0	6	1969	2	4160	N	N	33418 25TH AVE SW
017	932090	0240	2/3/05	\$149,900	980	0	6	1976	3	3000	N	N	33410 25TH AVE SW
017	932090	0250	11/28/06	\$170,000	980	0	6	1976	3	3440	N	N	33406 25TH AVE SW
017	932090	0280	9/22/05	\$149,750	980	0	6	1976	3	3400	N	N	33407 24TH AVE SW
017	932090	0300	6/7/05	\$140,000	900	0	6	1969	3	3150	N	N	33415 24TH AVE SW
017	932090	0340	2/20/07	\$171,900	980	0	6	1978	2	3040	N	N	33410 24TH AVE SW
017	932090	0350	12/13/05	\$159,950	980	0	6	1978	2	3400	N	N	33406 24TH AVE SW
017	932090	0400	6/21/05	\$235,000	1544	0	7	2005	3	3150	N	N	33415 23RD AVE SW
017	932090	0410	6/21/05	\$235,000	1544	0	7	2005	3	4750	N	N	33419 23RD AVE SW
017	932090	0420	4/18/05	\$159,950	900	0	6	1969	2	4750	N	N	33418 23RD AVE SW
017	932090	0470	11/21/06	\$178,950	900	0	6	1976	3	4620	N	N	33401 22ND AVE SW
017	932090	0480	8/8/05	\$143,000	900	0	6	1969	3	5800	N	N	33405 22ND AVE SW
017	932090	0490	10/12/07	\$184,000	900	0	6	1969	3	3500	N	N	33407 22ND AVE SW
017	932090	0490	8/31/05	\$142,000	900	0	6	1969	3	3500	N	N	33407 22ND AVE SW
017	932090	0510	2/21/05	\$146,000	900	0	6	1969	3	3100	N	N	33415 22ND AVE SW
017	932090	0580	12/12/06	\$179,000	900	0	6	1969	3	3400	N	N	33314 22ND PL SW
017	932090	0590	6/6/06	\$135,000	900	0	6	1969	3	3400	N	N	33310 22ND PL SW
017	932090	0640	3/14/06	\$182,000	950	0	6	1978	3	3108	N	N	33254 22ND CT SW
017	932090	0640	5/12/05	\$145,000	950	0	6	1978	3	3108	N	N	33254 22ND CT SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	932090	0720	4/27/06	\$189,950	950	0	6	1978	3	3400	N	N	2300 SW 333RD ST
017	932090	0740	5/16/07	\$195,331	900	0	6	1976	3	3400	N	N	2308 SW 333RD ST
017	932090	0770	7/21/05	\$165,000	900	0	6	1976	2	3400	N	N	2320 SW 333RD ST
017	932090	0780	12/8/05	\$165,000	900	0	6	1976	3	3400	N	N	2324 SW 333RD ST
017	932090	0790	10/13/05	\$165,500	950	0	6	1978	2	3400	N	N	2328 SW 333RD ST
017	932090	0800	2/17/06	\$172,000	950	0	6	1978	2	3400	N	N	2402 SW 333RD ST
017	932090	0800	3/14/05	\$130,000	950	0	6	1978	2	3400	N	N	2402 SW 333RD ST
017	932090	0910	5/4/05	\$145,000	980	0	6	1976	3	3696	N	N	33312 26TH AVE SW
017	932090	1320	11/7/05	\$165,000	900	0	6	1969	3	3486	N	N	2203 SW 333RD ST
017	932090	1340	10/25/06	\$192,950	900	0	6	1969	3	3230	N	N	33307 22ND PL SW
017	932090	1340	6/8/06	\$126,000	900	0	6	1969	3	3230	N	N	33307 22ND PL SW
017	932430	0020	11/8/06	\$310,000	1300	1220	7	1966	3	11385	N	N	2152 SW 322ND ST
017	932431	0020	5/24/07	\$350,000	1300	650	7	1976	3	9600	N	N	2529 SW 322ND ST
017	932431	0040	11/22/05	\$325,000	1300	680	7	1974	3	10125	N	N	2519 SW 322ND ST
017	932432	0020	6/21/06	\$315,950	1660	0	7	1989	3	9826	N	N	2504 SW 322ND ST
017	932432	0020	1/19/06	\$252,000	1660	0	7	1989	3	9826	N	N	2504 SW 322ND ST
017	932432	0040	11/13/06	\$345,000	1370	870	7	1988	3	9826	N	N	2418 SW 322ND ST
017	951090	0060	6/23/06	\$260,100	1200	0	7	1968	3	7632	N	N	3326 SW 327TH ST
017	951090	0080	8/26/05	\$249,950	1220	680	7	1969	3	7600	N	N	32744 35TH AVE SW
017	951090	0090	9/6/07	\$295,000	1260	270	7	1969	3	7600	N	N	32736 35TH AVE SW
017	951090	0130	8/22/07	\$264,800	1200	0	7	1968	3	8000	N	N	32704 35TH AVE SW
017	951090	0235	4/14/05	\$218,850	1660	0	7	1968	4	12543	N	N	3342 SW 327TH PL
017	951090	0260	8/24/06	\$310,000	1220	500	7	1969	3	7600	N	N	3329 SW 327TH PL
017	951090	0280	7/1/05	\$249,950	1510	420	7	1969	3	8610	N	N	3307 SW 327TH PL
017	951090	0330	3/12/07	\$375,000	1450	620	7	1969	3	7872	N	N	32728 33RD AVE SW
017	951090	0330	6/17/05	\$259,000	1450	620	7	1969	3	7872	N	N	32728 33RD AVE SW
017	951090	0370	12/1/05	\$250,500	1530	0	7	1970	3	7650	N	N	32705 32ND AVE SW
017	951090	0530	1/31/05	\$275,000	1400	500	7	1968	3	13200	N	N	32701 30TH AVE SW
017	951090	0550	7/25/06	\$324,000	1400	600	7	1968	3	22500	N	N	32705 30TH AVE SW
017	951090	0640	10/24/07	\$287,950	1540	0	7	1973	3	9130	N	N	32760 30TH AVE SW
017	951090	0670	4/24/06	\$295,000	1660	0	7	1971	4	7820	N	N	32732 30TH AVE SW

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	951090	0690	3/9/05	\$245,000	1290	360	7	1969	3	8925	N	N	32708 30TH AVE SW
017	951090	0710	4/27/05	\$270,000	1610	900	7	1972	4	8165	N	N	2831 SW 327TH ST
017	954280	0010	7/25/07	\$307,500	1330	330	7	1978	3	9108	N	N	3204 SW 329TH ST
017	954280	0090	5/31/05	\$249,950	1330	330	7	1978	3	7840	N	N	33213 32ND PL SW
017	954280	0110	6/11/07	\$323,000	1230	460	7	1978	3	7616	N	N	33221 32ND PL SW
017	954280	0110	3/16/05	\$255,000	1230	460	7	1978	3	7616	N	N	33221 32ND PL SW
017	954280	0130	3/14/06	\$235,000	1330	330	7	1978	3	6624	N	N	33224 33RD AVE SW
017	954280	0140	12/27/07	\$275,000	1350	0	7	1978	3	7600	N	N	3302 SW 333RD ST
017	954280	0250	8/29/07	\$284,950	1320	470	7	1978	3	7440	N	N	3321 SW 334TH ST
017	954280	0360	2/16/06	\$310,000	1210	500	7	1978	3	7500	N	N	3305 SW 335TH ST
017	954280	0370	5/25/05	\$248,500	1220	400	7	1977	3	8550	N	N	33517 33RD PL SW
017	954280	0430	8/23/05	\$247,500	1530	0	7	1977	3	9100	N	N	33623 33RD PL SW
017	954280	0550	3/1/06	\$290,000	1340	400	7	1977	3	7700	N	N	33708 33RD PL SW
017	954280	0580	1/5/07	\$288,500	1200	500	7	1977	3	8250	N	N	33612 33RD PL SW
017	954280	0640	5/11/06	\$304,000	1230	810	7	1978	3	7700	N	N	33500 33RD PL SW
017	954280	0670	7/25/05	\$268,900	1280	400	7	1978	3	7000	N	N	33422 33RD PL SW
017	954280	0700	9/18/06	\$310,000	1670	490	7	1978	3	7140	N	N	33406 33RD PL SW
017	954280	0720	2/8/07	\$275,800	1390	0	7	1978	3	8250	N	N	33328 33RD PL SW
017	954280	0750	7/12/06	\$297,000	1240	310	7	1978	3	8500	N	N	33304 33RD PL SW
017	954280	0790	10/25/05	\$235,000	1150	480	7	1978	3	8288	N	N	33228 32ND PL SW
017	954280	0900	10/17/07	\$338,500	1160	500	7	1978	3	8848	N	N	33001 30TH AVE SW
017	954280	0920	1/4/07	\$330,000	1180	800	7	1978	3	8190	N	N	33013 30TH AVE SW
017	954280	0920	7/13/05	\$269,000	1180	800	7	1978	3	8190	N	N	33013 30TH AVE SW
017	954280	0940	5/24/05	\$292,000	1260	630	7	1978	3	8190	N	N	33025 30TH AVE SW
017	954280	0950	7/13/07	\$332,500	1260	0	7	1978	3	8190	N	N	33103 30TH AVE SW
017	954280	0960	4/11/05	\$260,000	1260	0	7	1978	3	8190	N	N	33109 30TH AVE SW
017	954280	0990	6/21/07	\$295,000	1280	650	7	1978	3	8378	N	N	33127 30TH AVE SW
017	954280	1060	5/27/05	\$281,500	1230	820	7	1977	3	8400	N	N	33303 30TH AVE SW
017	954280	1260	9/16/05	\$336,950	1260	990	8	1978	3	8400	N	N	33767 32ND AVE SW
017	954280	1290	11/3/06	\$378,000	2770	0	8	1978	3	12650	N	N	33815 32ND CT SW
017	954280	1300	2/24/05	\$268,450	1550	610	8	1978	3	10800	N	N	33819 32ND CT SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	954280	1310	9/8/05	\$235,000	1610	900	8	1978	3	9900	N	N	33816 32ND CT SW
017	954280	1320	1/10/06	\$298,300	2470	0	8	1978	3	8800	N	N	33810 32ND CT SW
017	954280	1370	5/13/05	\$314,995	1800	1320	8	1978	3	7700	N	N	33744 32ND AVE SW
017	954280	1390	9/13/07	\$379,000	1610	890	8	1978	3	7350	N	N	33732 32ND AVE SW
017	954280	1390	7/8/05	\$275,000	1610	890	8	1978	3	7350	N	N	33732 32ND AVE SW
017	954280	1400	7/5/07	\$340,000	1550	530	8	1978	3	7000	N	N	33724 32ND AVE SW
017	954280	1430	4/6/05	\$255,000	1560	0	8	1978	3	7107	N	N	33747 31ST AVE SW
017	954280	1660	4/14/06	\$285,000	1230	560	7	1978	3	7125	N	N	2931 SW 337TH ST
017	954280	1670	12/20/06	\$310,000	1460	520	8	1978	3	8050	N	N	2923 SW 337TH ST
017	954280	1690	2/20/06	\$272,500	1410	490	7	1978	3	7700	N	N	2913 SW 337TH ST
017	954280	1750	8/26/05	\$246,000	1410	0	7	1978	3	8000	N	N	2944 SW 337TH ST
017	954280	1780	12/1/05	\$327,950	1180	400	7	1977	3	8510	N	N	33416 30TH AVE SW
017	954280	1800	10/25/06	\$312,000	1180	930	7	1998	3	8362	N	N	33404 30TH AVE SW
017	954280	1830	10/23/06	\$322,950	1180	400	7	1977	3	7520	N	N	2918 SW 333RD ST
017	954280	1840	9/6/07	\$323,000	2070	0	7	1977	3	7056	N	N	2912 SW 333RD ST
017	954280	1840	11/21/05	\$245,000	2070	0	7	1977	3	7056	N	N	2912 SW 333RD ST
017	954280	1860	8/15/07	\$330,000	1410	420	7	1977	3	9184	N	N	33214 30TH AVE SW
017	954280	1890	10/21/05	\$300,000	1130	890	7	1977	3	8800	N	N	2925 SW 332ND ST
017	954280	1910	8/8/05	\$280,000	1160	400	7	1978	3	7350	N	N	33118 30TH AVE SW
017	954280	1920	2/16/05	\$269,950	1180	400	7	1978	3	8080	N	N	33110 30TH AVE SW
017	954280	1940	7/19/05	\$274,750	1180	400	7	1978	3	7275	N	N	33024 30TH AVE SW
017	954280	1950	9/18/06	\$330,900	1180	400	7	1978	3	7275	N	N	33018 30TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	024800	0110	2/18/05	\$197,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	025300	0345	1/8/07	\$150,000	Diagnostic Outlier-Box Plot
013	062104	9120	10/22/07	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	062104	9120	6/22/07	\$328,500	EXEMPT FROM EXCISE TAX
013	072104	9024	2/8/05	\$185,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	072104	9028	8/27/07	\$65,966	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
013	072104	9088	12/2/05	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	072104	9199	4/12/06	\$259,950	Lack of Representation-YearBuilt<1930
013	081850	0140	6/27/05	\$180,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	081850	0340	5/18/05	\$204,950	Lack of Representation LotSize<3000
013	082104	9152	3/12/07	\$278,000	Lack of Representation-YearBuilt<1930
013	082104	9153	4/17/06	\$600,000	OBSOL
013	082104	9153	4/14/06	\$500,000	OBSOL
013	082104	9213	10/31/06	\$342,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	091900	0055	8/8/07	\$325,000	EXEMPT FROM EXCISE TAX
013	091900	0080	7/26/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	091900	0300	2/21/07	\$271,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
013	104250	0017	4/26/07	\$289,132	RELATED PARTY, FRIEND, OR NEIGHBOR
013	150240	0390	1/13/06	\$58,826	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	150241	0010	7/21/06	\$296,500	RELOCATION - SALE BY SERVICE;
013	150241	0270	11/21/05	\$306,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	178830	0025	8/18/05	\$48,539	DOR RATIO;QUIT CLAIM DEED;
013	178830	0185	7/5/05	\$131,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178850	0085	8/15/05	\$132,000	NON-REPRESENTATIVE SALE
013	178870	0100	2/13/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	178870	0115	1/21/05	\$123,079	FORCED SALE
013	178880	0220	6/7/05	\$165,000	QUIT CLAIM DEED
013	178880	0400	6/15/05	\$45,976	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	178880	0480	11/20/06	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178880	0550	1/25/06	\$75,000	DOR RATIO
013	178880	0730	7/27/07	\$246,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	178880	0750	12/15/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178890	0250	3/20/06	\$56,283	DOR RATIO;EXEMPT FROM EXCISE TAX;
013	178890	0260	4/27/05	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178890	0270	7/17/06	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178890	0540	11/16/05	\$216,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	178890	0610	2/17/05	\$167,500	EXEMPT FROM EXCISE TAX
013	232950	0050	7/27/06	\$127,798	DOR RATIO;QUIT CLAIM DEED;
013	232950	0110	7/18/06	\$253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	232960	0340	8/10/05	\$120,666	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	233730	0010	2/24/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	241330	0240	12/23/07	\$379,950	RELOCATION - SALE TO SERVICE
013	241330	0330	11/27/07	\$325,000	EXEMPT FROM EXCISE TAX
013	241330	0640	5/23/05	\$98,759	DOR RATIO;QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	326070	0010	4/27/07	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	327581	0070	1/24/07	\$299,950	Lack of Representation LotSize<3000
013	337530	0310	8/16/06	\$104,800	DOR RATIO;QUIT CLAIM DEED
013	337530	0540	6/20/07	\$265,000	NON-REPRESENTATIVE SALE
013	339180	0082	12/9/05	\$125,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
013	339180	0082	10/8/07	\$168,520	QUIT CLAIM DEED
013	339180	0360	9/26/05	\$145,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	339190	0030	5/11/05	\$38,069	DOR RATIO;STATEMENT TO DOR
013	339190	0330	5/25/07	\$146,533	RELATED PARTY, FRIEND, OR NEIGHBOR
013	339190	0340	2/24/05	\$219,950	UNFIN AREA
013	339210	0250	6/18/07	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	339210	0260	1/6/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	339210	0370	10/19/06	\$264,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	358400	0210	12/4/07	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	358400	0320	7/11/05	\$118,071	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
013	416680	0050	11/27/07	\$517,595	%COMPL
013	416680	0070	11/1/07	\$514,950	%COMPL
013	416680	0080	11/5/07	\$497,950	%COMPL
013	416680	0090	10/23/07	\$521,494	%COMPL
013	416680	0100	10/12/07	\$506,718	%COMPL
013	416680	0110	10/23/07	\$545,300	%COMPL
013	416680	0130	10/1/07	\$495,000	%COMPL
013	416680	0140	12/12/07	\$429,950	%COMPL
013	416680	0160	9/14/07	\$510,435	%COMPL
013	416680	0170	12/12/07	\$432,950	%COMPL
013	416680	0180	7/19/07	\$482,950	%COMPL
013	416680	0210	8/24/07	\$447,950	%COMPL
013	416680	0220	10/30/07	\$428,000	%COMPL
013	416680	0270	7/24/07	\$490,000	%COMPL
013	416680	0280	8/14/07	\$475,712	%COMPL
013	416680	0290	8/23/07	\$495,500	%COMPL
013	416680	0300	10/4/07	\$477,950	%COMPL
013	416680	0410	9/21/07	\$444,539	%COMPL
013	416795	0040	10/30/06	\$372,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	416810	0060	10/19/06	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	416810	0170	5/22/05	\$83,115	DOR RATIO;QUIT CLAIM DEED
013	416810	0420	6/26/06	\$109,902	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	515365	0130	4/27/07	\$314,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	525980	0220	11/8/05	\$80,265	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
013	525980	0350	8/2/05	\$200,313	BANKRUPTCY - RECEIVER OR TRUSTEE
013	525980	0420	11/13/07	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555820	0250	5/25/05	\$60,000	DOR RATIO
013	556000	0670	12/7/05	\$80,000	DOR RATIO;STATEMENT TO DOR
013	556000	0680	7/1/05	\$66,468	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
013	609390	0020	2/21/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	609400	0310	2/21/06	\$78,864	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	667265	0470	11/4/05	\$169,889	DOR RATIO;QUIT CLAIM DEED;
013	667265	0510	4/25/06	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	787520	0110	10/18/07	\$119,000	NON-REPRESENTATIVE SALE
013	787520	0135	7/14/05	\$210,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	787520	0190	8/15/06	\$55,537	DOR RATIO;QUIT CLAIM DEED;
013	787540	0041	9/6/05	\$120,000	DOR RATIO
013	787540	0145	4/17/07	\$252,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	794150	0150	7/9/07	\$109,406	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	794160	0350	5/13/05	\$152,000	NO MARKET EXPOSURE
013	794170	0020	1/10/05	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	858220	0130	2/9/06	\$65,682	DOR RATIO;QUIT CLAIM DEED;
013	858800	0110	2/2/06	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	858800	0185	5/12/05	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	010060	0280	9/26/07	\$197,477	RELATED PARTY, FRIEND, OR NEIGHBOR;
017	010060	0680	3/29/05	\$189,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	010920	0190	9/26/05	\$111,042	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
017	010921	0040	9/13/07	\$324,000	RELOCATION - SALE TO SERVICE
017	010921	0640	5/20/05	\$259,950	RELOCATION - SALE TO SERVICE
017	011460	0100	10/31/06	\$202,500	EXEMPT FROM EXCISE TAX
017	011460	0290	11/30/05	\$70,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
017	109960	0090	11/15/05	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	109960	0360	8/4/05	\$185,000	QUIT CLAIM DEED
017	109960	0530	11/17/06	\$87,181	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
017	109960	0560	7/30/07	\$202,120	EXEMPT FROM EXCISE TAX
017	109961	0480	2/15/07	\$328,950	1031 TRADE
017	109961	1250	10/17/06	\$218,000	EXEMPT FROM EXCISE TAX
017	109975	0390	6/23/06	\$126,749	DOR RATIO;QUIT CLAIM DEED
017	132103	9061	4/5/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	142103	9082	7/13/05	\$560,000	Lack of Representation-AGLA>5000
017	150310	0210	12/5/06	\$183,000	QUIT CLAIM DEED; STATEMENT TO DOR
017	150320	0040	10/18/07	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	150330	0150	4/26/06	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	167300	0230	10/12/06	\$192,969	DOR RATIO;QUIT CLAIM DEED
017	167300	0270	8/29/07	\$154,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
017	167300	0540	2/27/07	\$494,950	DOR RATIO;PREVIMP<=25K
017	167300	0790	9/25/07	\$482,370	%COMPL
017	167300	0800	9/24/07	\$427,120	%COMPL
017	167300	0810	12/28/07	\$444,155	%COMPL
017	176110	0100	8/23/06	\$286,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	176110	0280	12/26/07	\$272,000	UNFIN AREA
017	176110	0500	8/10/06	\$105,824	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
017	179000	0070	9/12/05	\$111,517	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
017	193840	0050	2/15/05	\$165,600	NON-REPRESENTATIVE SALE
017	193840	0190	3/23/05	\$201,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	242103	9087	10/15/07	\$675,000	Diagnostic Outlier-SAS
017	255700	0090	8/14/05	\$127,611	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
017	255700	0270	11/6/06	\$241,378	RELATED PARTY, FRIEND, OR NEIGHBOR
017	294451	0070	12/13/07	\$280,000	NON-REPRESENTATIVE SALE
017	294451	0300	11/29/06	\$82,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
017	308900	0089	12/18/05	\$185,000	DOR RATIO
017	327900	0080	2/6/06	\$32,747	DOR RATIO;STATEMENT TO DOR
017	327900	0270	8/14/06	\$82,490	DOR RATIO;QUIT CLAIM DEED
017	327905	0070	11/18/05	\$709,950	Lack of Representation-Grade10
017	330630	0080	4/12/05	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	330630	0340	1/9/07	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	330630	0470	8/14/07	\$228,600	EXEMPT FROM EXCISE TAX
017	330630	0590	11/22/05	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	438800	0310	12/9/05	\$240,000	OBSOL
017	438801	0280	10/16/07	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	438801	0400	5/22/07	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	442410	0010	6/9/05	\$176,905	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	502945	0550	1/13/05	\$206,950	BANKRUPTCY - RECEIVER OR TRUSTEE
017	502945	0770	7/25/07	\$288,000	RELOCATION - SALE TO SERVICE
017	502946	0370	5/4/07	\$150,000	QUIT CLAIM DEED
017	502946	0530	5/12/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	536020	0008	10/21/05	\$710,000	MOBILE HOME
017	536020	0017	11/7/07	\$869,950	Lack of Representation-AGLA>4000
017	536020	0027	2/9/07	\$77,254	DOR RATIO
017	536020	0045	3/23/05	\$177,400	Lack of Representation-Grade 5
017	638515	0160	5/17/07	\$260,000	QUESTIONABLE PER SALES IDENTIFICATION
017	638670	0360	10/15/07	\$272,500	EXEMPT FROM EXCISE TAX
017	797200	0020	6/29/06	\$203,500	RELATED PARTY, FRIEND, OR NEIGHBOR
017	858120	0210	1/24/07	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873180	0120	10/17/06	\$335,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873180	0360	3/9/06	\$397,000	RELOCATION - SALE TO SERVICE
017	873180	0550	7/19/06	\$366,950	QUESTIONABLE PER SALES IDENTIFICATION
017	873180	0920	10/31/06	\$113,500	DOR RATIO;STATEMENT TO DOR
017	873180	1180	4/22/06	\$78,195	DOR RATIO;QUIT CLAIM DEED
017	873190	0060	12/1/05	\$162,000	Diagnostic Outlier-Box Plot
017	873190	0190	3/23/05	\$215,000	QUIT CLAIM DEED
017	873190	0330	3/14/06	\$292,500	QUIT CLAIM DEED;
017	873190	0370	2/23/05	\$172,867	QUIT CLAIM DEED; STATEMENT TO DOR
017	873190	0390	6/2/05	\$311,762	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873190	0710	12/20/05	\$271,800	1031 TRADE
017	873190	1000	3/9/05	\$195,489	QUIT CLAIM DEED;STATEMENT TO DOR
017	873190	1490	10/31/06	\$332,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873190	2150	11/3/07	\$316,175	EXEMPT FROM EXCISE TAX
017	873195	0130	6/30/06	\$662,000	Lack of Representation-Grade11
017	873195	0130	6/30/06	\$662,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	873195	0210	10/20/06	\$365,000	RELOCATION - SALE TO SERVICE
017	873195	0350	11/9/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873195	0520	3/23/05	\$254,950	Diagnostic Outlier-SAS
017	873195	0730	5/11/06	\$99,500	DOR RATIO;STATEMENT TO DOR
017	873195	1560	2/22/07	\$379,950	RELOCATION - SALE TO SERVICE
017	873195	1690	6/14/05	\$250,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873196	0320	3/26/07	\$316,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873196	0460	6/19/06	\$26,000	DOR RATIO;QUIT CLAIM DEED;
017	873196	0460	7/3/06	\$234,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
017	873196	0560	12/27/06	\$95,575	DOR RATIO;QUIT CLAIM DEED;
017	873196	0640	8/15/06	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	873198	0060	1/6/05	\$283,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
017	873198	0400	4/26/05	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873198	0470	5/27/05	\$262,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873198	1770	8/27/07	\$400,000	RELOCATION - SALE TO SERVICE
017	873198	2100	8/7/07	\$355,950	RELOCATION - SALE TO SERVICE
017	873198	2440	5/1/07	\$332,500	EXEMPT FROM EXCISE TAX
017	873198	2690	3/2/05	\$213,000	FULFILLMENT OF CONTRACT DEED
017	873198	2820	5/24/07	\$127,500	DOR RATIO;EXEMPT FROM EXCISE TAX;
017	873198	3010	8/23/05	\$20,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
017	873204	0240	9/8/06	\$254,014	QUIT CLAIM DEED;
017	873204	0310	2/18/05	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873204	0310	1/28/05	\$215,000	EXEMPT FROM EXCISE TAX
017	873204	0660	10/12/06	\$330,000	%COMPL
017	873213	0450	2/10/06	\$110,000	DOR RATIO;QUIT CLAIM DEED;
017	873213	0450	1/10/06	\$110,000	DOR RATIO;QUIT CLAIM DEED;
017	894430	0030	10/2/07	\$247,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	894430	0410	7/10/07	\$228,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	894500	0050	1/3/07	\$160,000	NON-REPRESENTATIVE SALE
017	894500	0510	10/9/06	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	894500	0620	10/25/06	\$88,503	DOR RATIO;QUIT CLAIM DEED;
017	894500	0820	9/28/07	\$187,452	EXEMPT FROM EXCISE TAX
017	894500	0820	12/18/07	\$183,400	FORCED SALE
017	894510	0200	5/2/07	\$87,500	DOR RATIO;QUIT CLAIM DEED;
017	894520	0200	11/10/05	\$147,000	NON-REPRESENTATIVE SALE
017	894520	0340	1/21/05	\$98,296	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
017	894520	0550	3/17/07	\$100,668	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
017	894520	0640	1/16/07	\$304,000	OBSOL
017	894520	0880	2/23/06	\$212,700	EXEMPT FROM EXCISE TAX
017	894530	0440	2/27/07	\$284,950	STATEMENT TO DOR;
017	894720	0080	3/14/05	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	921150	0380	10/21/05	\$233,800	EXEMPT FROM EXCISE TAX
017	921150	0690	5/23/06	\$51,650	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
017	921151	0020	2/3/06	\$288,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	921151	0680	8/2/07	\$268,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	921152	0260	9/7/06	\$281,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	921152	0520	3/8/05	\$93,051	DOR RATIO;QUIT CLAIM DEED;
017	932090	0020	1/11/07	\$145,000	EXEMPT FROM EXCISE TAX
017	932090	0040	5/14/07	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0340	11/7/06	\$155,903	BANKRUPTCY - RECEIVER OR TRUSTEE;
017	932090	0500	3/1/07	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0540	1/25/05	\$154,340	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	932090	0610	8/29/07	\$176,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0630	2/28/06	\$163,350	Lack of Representation LotSize<3000
017	932090	0740	10/5/06	\$118,909	RELATED PARTY, FRIEND, OR NEIGHBOR
017	932090	0840	1/7/05	\$98,500	EXEMPT FROM EXCISE TAX
017	932090	0900	7/27/05	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	932090	0910	2/4/05	\$104,000	NON-REPRESENTATIVE SALE
017	932090	0950	4/3/06	\$170,000	PREVLAND<=25K
017	932090	0960	8/29/06	\$175,000	PREVLAND<=25K
017	932090	0960	9/15/05	\$169,950	PREVLAND<=25K
017	932090	0960	10/23/07	\$157,900	PREVLAND<=25K;BANKRUPTCY
017	932090	0960	9/4/07	\$153,850	PREVLAND<=25K;EXEMPT FROM EXCISE TAX
017	932090	0970	4/27/07	\$161,000	PREVLAND<=25K
017	932090	0970	2/15/06	\$155,000	PREVLAND<=25K
017	932090	0980	2/15/06	\$159,950	PREVLAND<=25K
017	932090	0980	4/25/07	\$140,495	PREVLAND<=25K;EXEMPT FROM EXCISE TAX
017	932090	0990	4/12/06	\$164,000	PREVLAND<=25K
017	932090	1000	3/31/06	\$164,000	PREVLAND<=25K
017	932090	1010	3/29/05	\$134,950	PREVLAND<=25K
017	932090	1020	1/27/06	\$142,000	PREVLAND<=25K
017	932090	1080	9/14/06	\$50,500	DOR RATIO;PREVLAND<=25K
017	932090	1080	11/17/06	\$163,300	PREVLAND<=25K
017	932090	1090	1/13/06	\$173,000	PREVLAND<=25K
017	932090	1090	10/29/07	\$144,000	PREVLAND<=25K;BANKRUPTCY
017	932090	1090	4/19/07	\$171,579	PREVLAND<=25K;EXEMPT FROM EXCISE TAX
017	932090	1100	5/11/06	\$168,000	PREVLAND<=25K
017	932090	1110	1/24/06	\$162,950	PREVLAND<=25K
017	932090	1120	2/15/06	\$157,000	PREVLAND<=25K
017	932090	1240	10/19/07	\$136,000	PREVLAND<=25K;EXEMPT FROM EXCISE TAX
017	932090	1250	2/23/07	\$176,000	PREVLAND<=25K
017	932090	1260	2/7/07	\$174,900	PREVLAND<=25K
017	932090	1270	4/24/07	\$158,600	PREVLAND<=25K
017	932090	1280	9/21/06	\$158,000	PREVLAND<=25K
017	932090	1290	11/28/06	\$181,550	PREVLAND<=25K
017	932090	1300	11/30/06	\$178,500	PREVLAND<=25K
017	932090	1320	3/1/05	\$86,700	NON-REPRESENTATIVE SALE
017	932090	1350	4/24/06	\$68,753	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
017	951090	0030	10/30/06	\$194,400	QUIT CLAIM DEED
017	954280	0140	5/10/05	\$106,874	DOR RATIO;QUIT CLAIM DEED;

***Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	954280	0560	10/26/06	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	954280	1600	5/16/05	\$204,757	RELATED PARTY, FRIEND, OR NEIGHBOR;

***Vacant Sales Used in this Annual Update Analysis
Area 53***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
17	286730	0010	10/16/2006	208000	8639	N	N
17	286730	0040	10/24/2006	205000	8408	N	N
17	286730	0050	10/23/2006	208000	8331	N	N
17	286730	0090	12/06/2006	208000	8023	N	N
17	286730	0100	10/16/2006	208000	7946	N	N
17	286730	0110	11/27/2006	208000	7869	N	N
17	286730	0120	12/15/2006	208000	7791	N	N
17	286730	0130	10/16/2006	208000	9941	N	N
17	286730	0140	12/29/2006	208000	9693	N	N
17	286730	0160	10/23/2006	208000	9497	N	N
17	286730	0170	10/26/2006	208000	14355	N	N
17	286730	0180	10/23/2006	208000	7260	N	N
17	286730	0200	10/23/2006	215000	8195	N	N
17	286730	0210	01/18/2007	205000	7499	N	N
17	286730	0220	10/16/2006	208000	9375	N	N
17	286730	0230	01/25/2007	208000	7200	N	N
17	286730	0240	10/24/2006	208000	7200	N	N
17	286730	0250	10/24/2006	208000	7200	N	N
17	286730	0260	10/23/2006	208000	7200	N	N
17	286730	0270	10/24/2006	208000	7200	N	N
17	286730	0280	10/23/2006	208000	7200	N	N
17	286730	0290	10/23/2006	208000	7200	N	N
17	286730	0300	10/23/2006	208000	7200	N	N
17	286730	0310	10/27/2006	208000	7200	N	N
17	286730	0320	11/13/2006	208000	7200	N	N
17	286730	0330	10/23/2006	208000	7200	N	N
17	286730	0340	10/23/2006	208000	7473	N	N
17	286730	0350	10/12/2006	208000	7930	N	N
17	308900	0088	03/14/2006	170000	19158	N	N
17	797200	0140	09/14/2005	48000	9690	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 53***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
13	072104	9109	06/19/2007	22500	NO MARKET EXPOSURE
13	072104	9114	09/12/2007	24000	NO MARKET EXPOSURE
13	082104	9178	04/03/2007	165000	DORRatio
13	082104	9207	07/07/2005	1110000	BUILDER OR DEVELOPER SALES
17	122103	9017	09/01/2005	43750	NO MARKET EXPOSURE
17	150310	0480	09/01/2005	43750	DORRatio
17	252103	9048	10/26/2007	89000	BUILDER OR DEVELOPER SALES
17	286730	0190	11/30/2006	215000	DORRatio
17	894720	0120	06/25/2007	675000	BUILDER OR DEVELOPER SALES
17	957480	0010	06/26/2007	17500	NON-REPRESENTATIVE SALE

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

King County Administration Bldg.
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(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