

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Federal Way / 54

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 900

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$78,800	\$232,900	\$311,700	\$346,100	90.1%	13.10%
2008 Value	\$82,300	\$253,900	\$336,200	\$346,100	97.1%	13.10%
Change	+\$3,500	+\$21,000	+\$24,500		+7.0%	0.00%
% Change	+4.4%	+9.0%	+7.9%		+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	\$80,400	\$234,400	\$314,800
2008 Value	\$83,900	\$255,600	\$339,500
Percent Change	+4.4%	+9.0%	+7.8%

Number of one to three unit residences in the Population: 4188

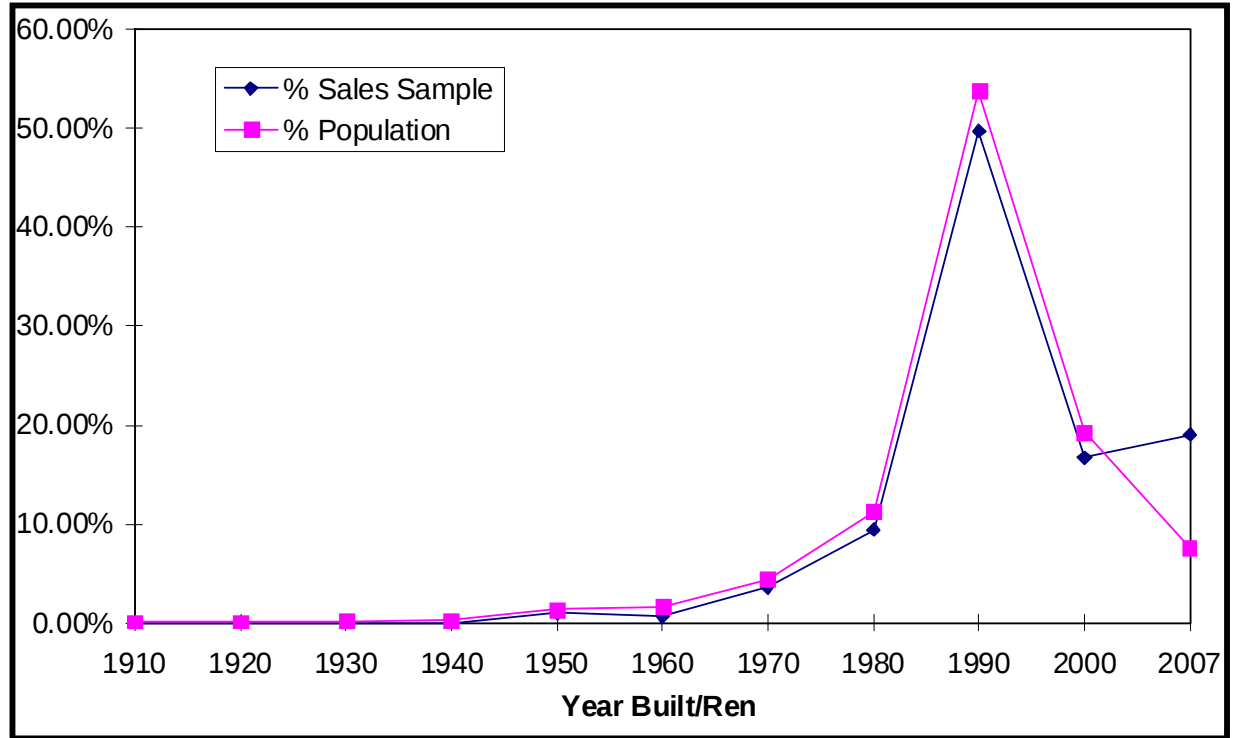
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	9	1.00%
1960	6	0.67%
1970	32	3.56%
1980	85	9.44%
1990	447	49.67%
2000	150	16.67%
2007	171	19.00%
	900	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.07%
1920	3	0.07%
1930	9	0.21%
1940	12	0.29%
1950	57	1.36%
1960	68	1.62%
1970	188	4.49%
1980	470	11.22%
1990	2252	53.77%
2000	807	19.27%
2007	319	7.62%
	4188	

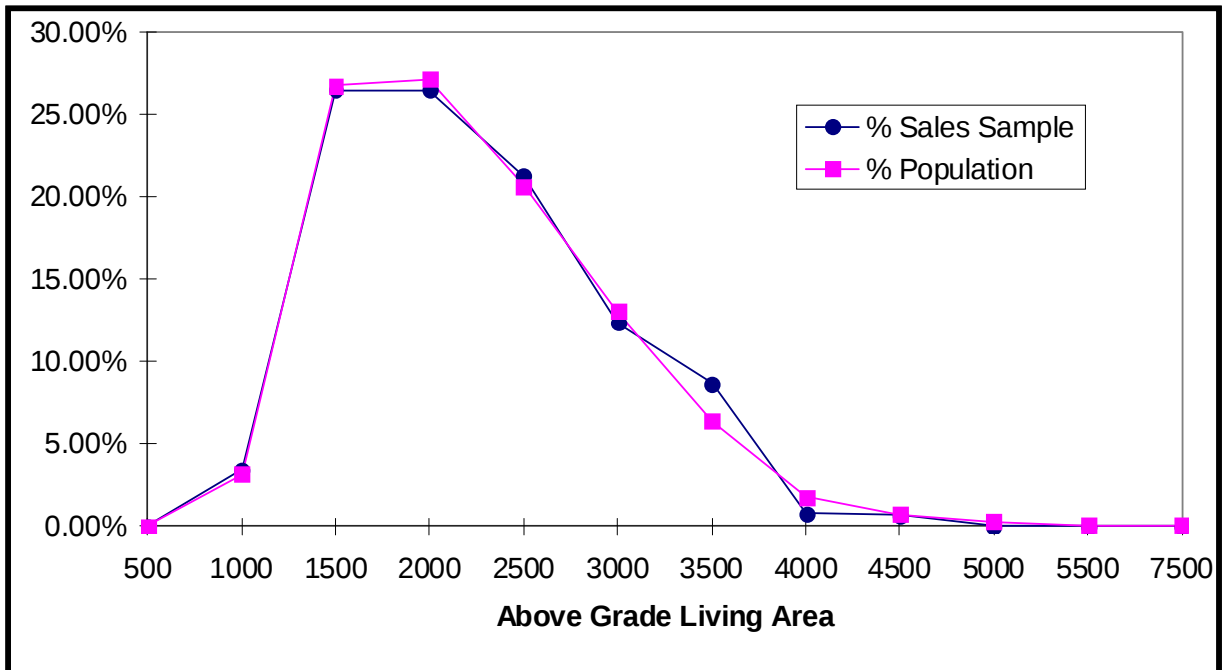


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	3.44%
1500	238	26.44%
2000	238	26.44%
2500	191	21.22%
3000	111	12.33%
3500	78	8.67%
4000	7	0.78%
4500	6	0.67%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	900	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	134	3.20%
1500	1119	26.72%
2000	1136	27.13%
2500	865	20.65%
3000	545	13.01%
3500	268	6.40%
4000	75	1.79%
4500	31	0.74%
5000	11	0.26%
5500	2	0.05%
7500	2	0.05%
	4188	

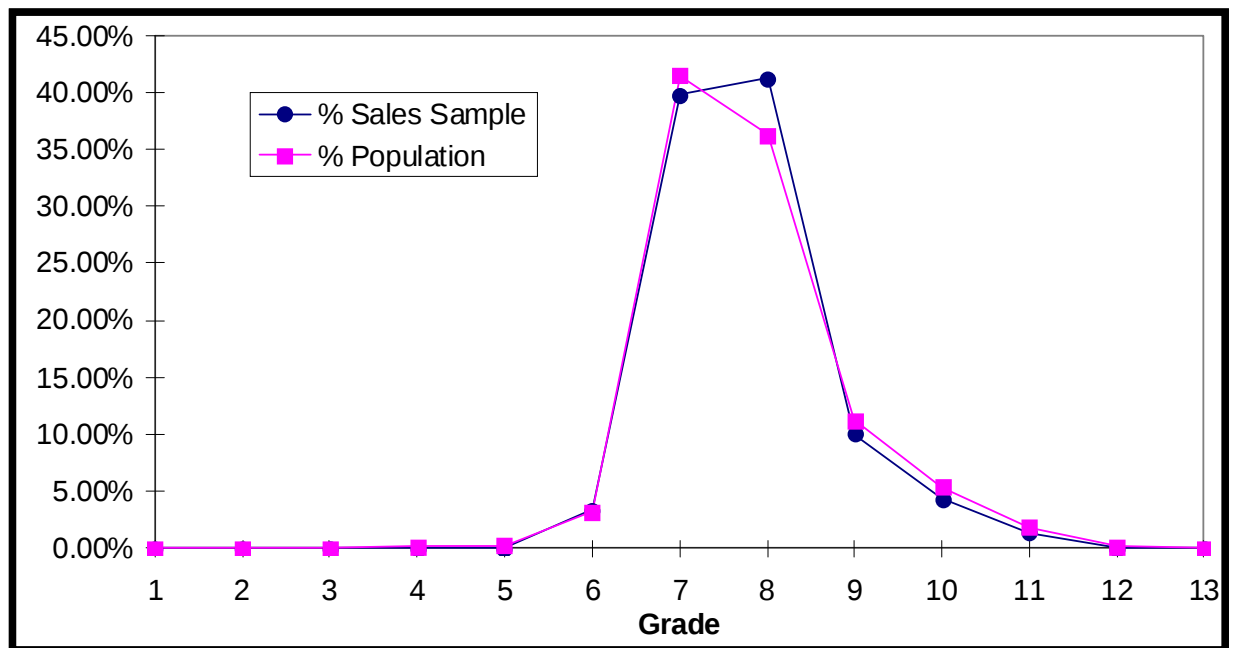


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

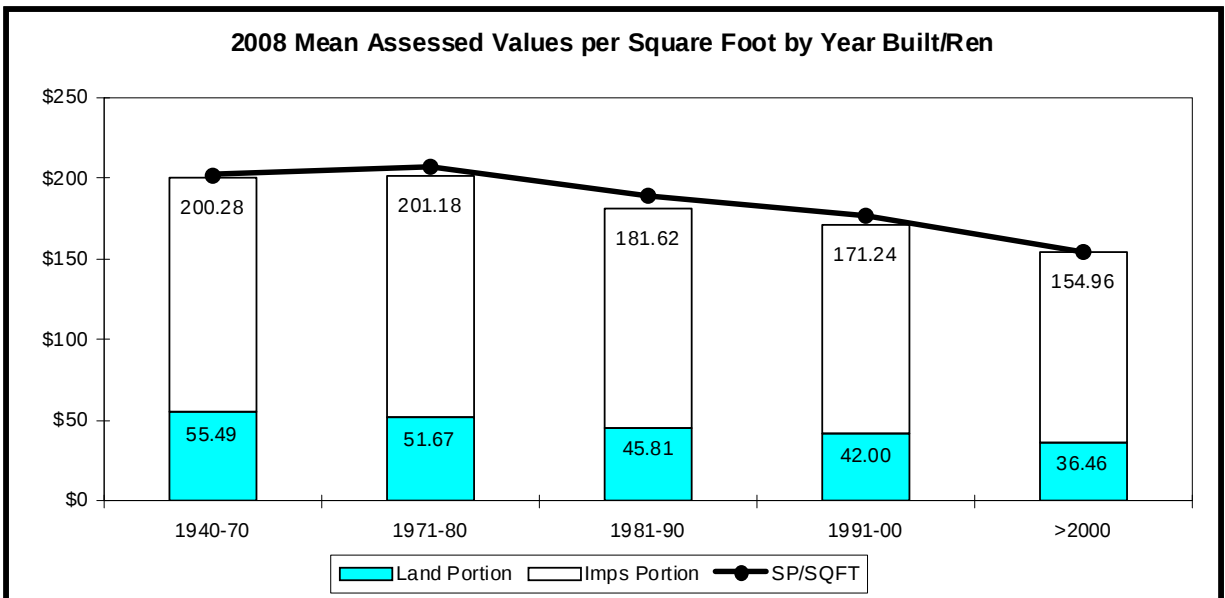
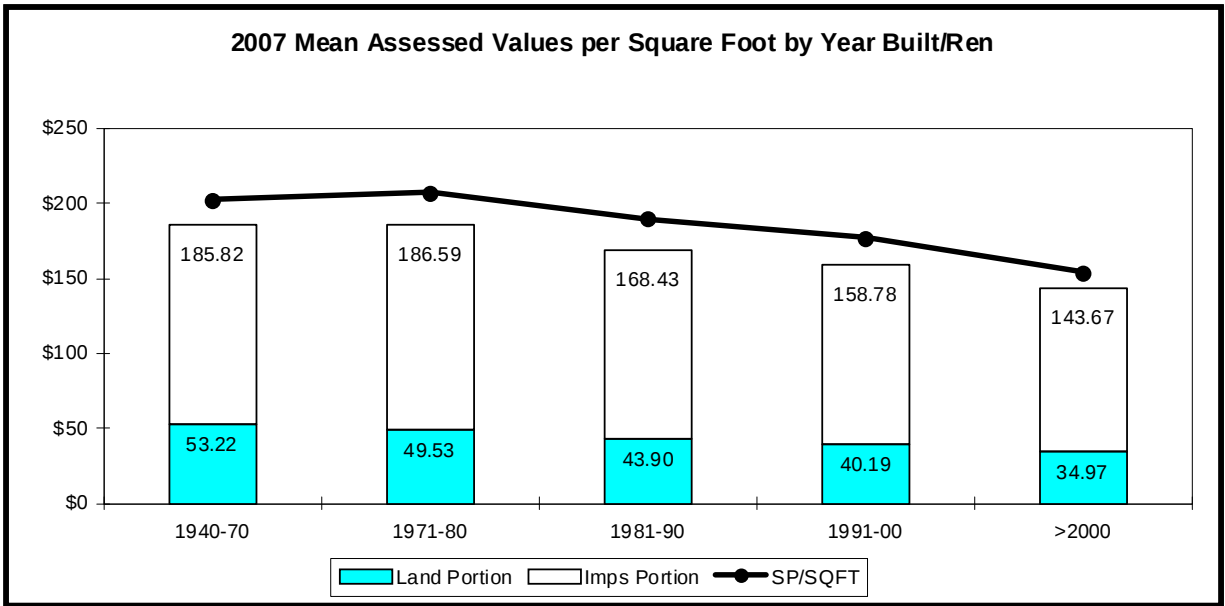
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	30	3.33%
7	358	39.78%
8	371	41.22%
9	90	10.00%
10	39	4.33%
11	12	1.33%
12	0	0.00%
13	0	0.00%
900		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.14%
5	10	0.24%
6	135	3.22%
7	1738	41.50%
8	1519	36.27%
9	471	11.25%
10	225	5.37%
11	76	1.81%
12	7	0.17%
13	1	0.02%
4188		



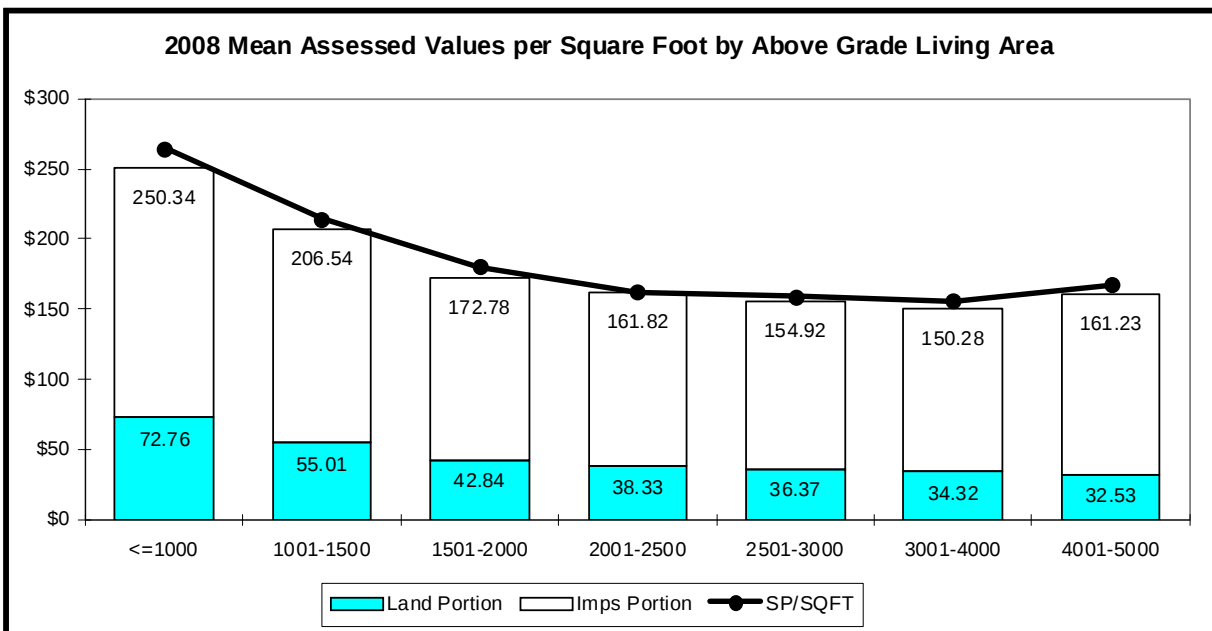
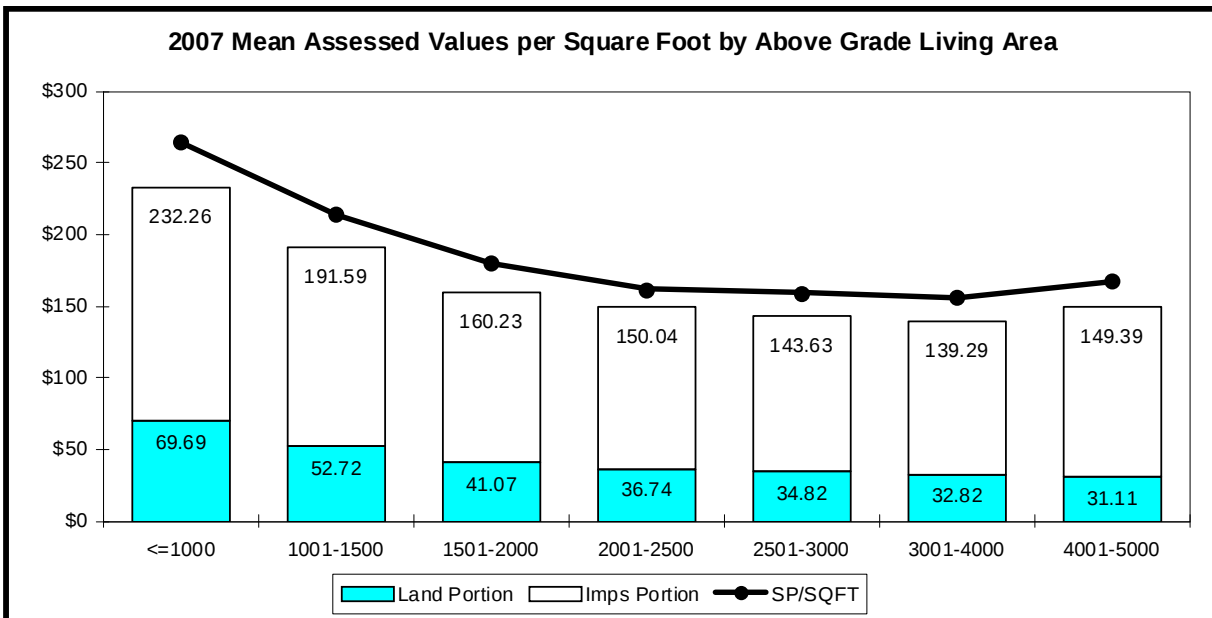
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

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



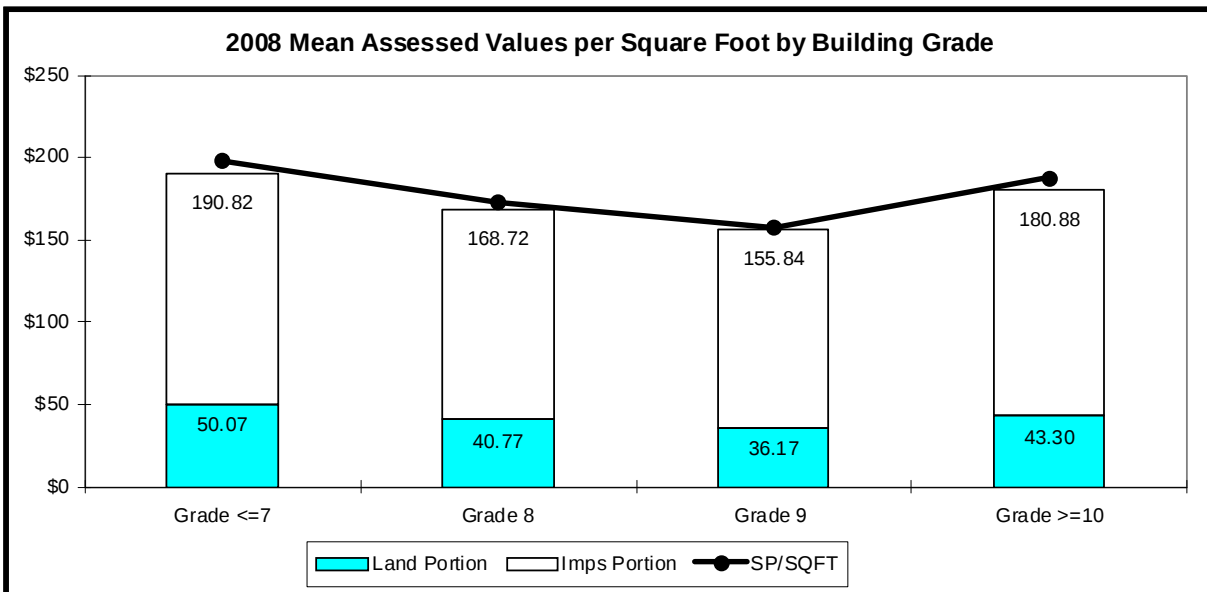
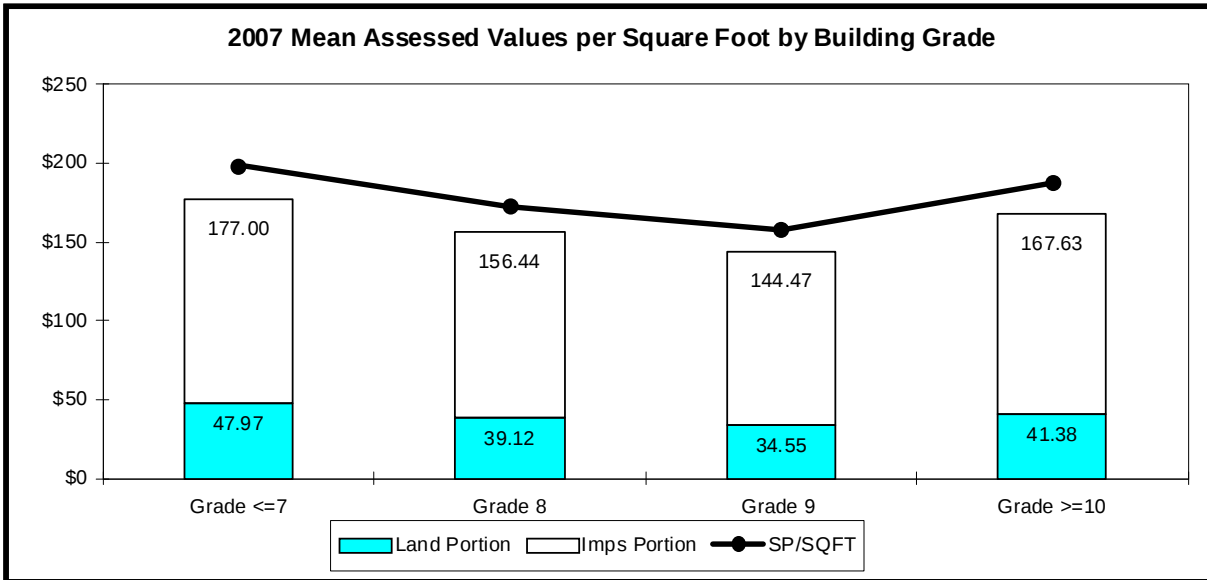
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

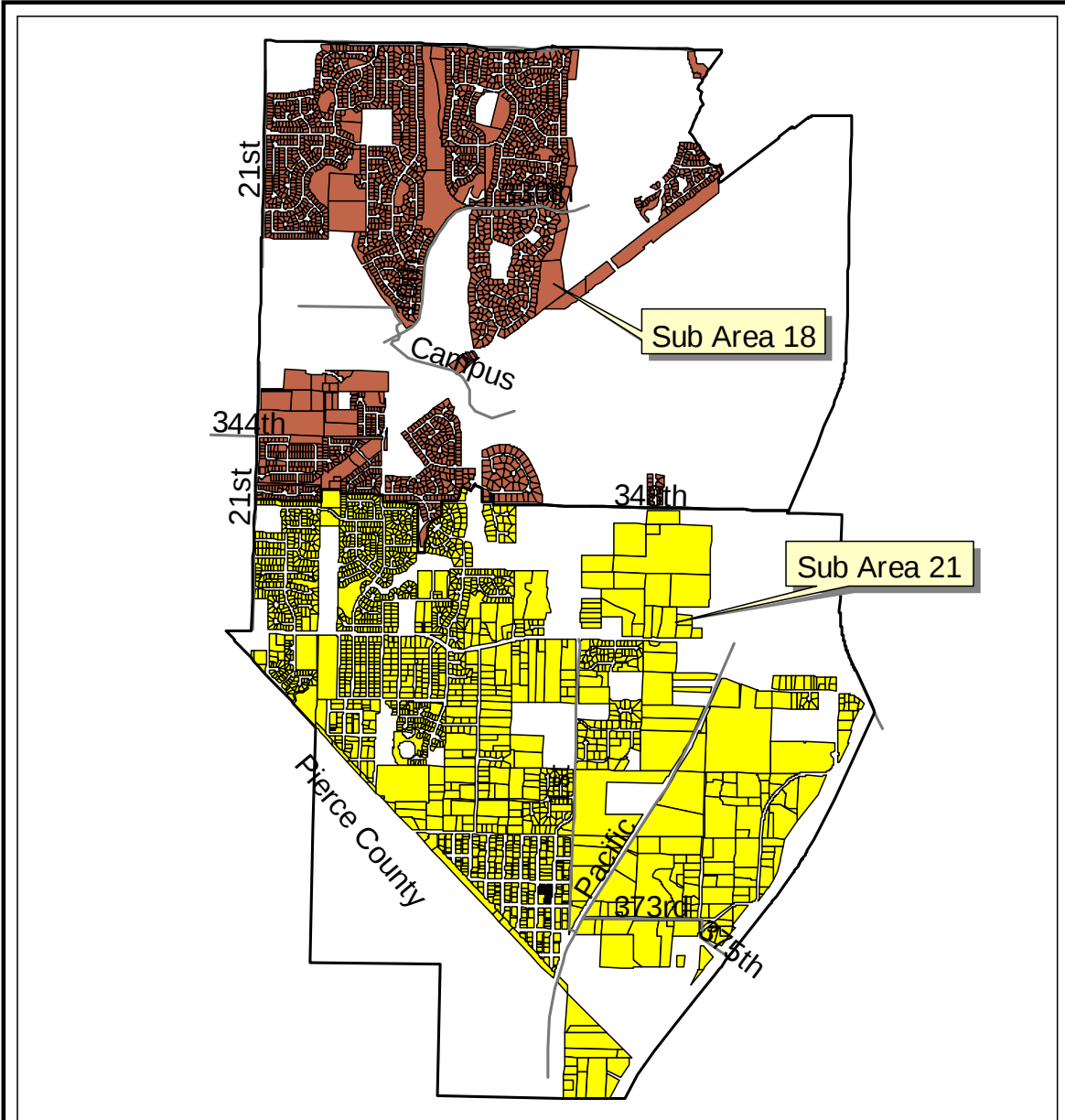


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



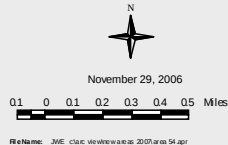
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 54

Federal Way

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Area 54 outline.shp
- Area 54 streets.shp
- New area 54 subs.shp
- 018
- 021

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 05 Day 13, 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 7 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.4% 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 900 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 * 1.09)
 - *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 * 1.09, 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 54 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%

Comments

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

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

Area 54 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 0.971.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=7	388	0.892	0.962	7.8%	0.949	0.975
8	371	0.907	0.978	7.8%	0.964	0.991
9	90	0.914	0.987	7.9%	0.960	1.013
>=10	51	0.889	0.959	7.9%	0.927	0.990
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1940-1970	47	0.925	0.997	7.8%	0.950	1.045
1971-1980	85	0.896	0.967	7.8%	0.937	0.996
1981-1990	447	0.891	0.960	7.8%	0.949	0.972
1991-2000	150	0.890	0.960	7.9%	0.941	0.978
>2000	171	0.930	1.004	7.9%	0.982	1.025
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	834	0.900	0.971	7.8%	0.962	0.979
Good	66	0.914	0.985	7.8%	0.947	1.023
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	312	0.894	0.964	7.8%	0.949	0.979
1.5	18	0.868	0.936	7.8%	0.885	0.987
2	570	0.905	0.976	7.9%	0.965	0.986
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	31	0.879	0.947	7.8%	0.896	0.999
1001-1500	238	0.893	0.963	7.8%	0.945	0.980
1501-2000	238	0.891	0.961	7.8%	0.945	0.976
2001-2500	191	0.927	0.999	7.9%	0.981	1.018
2501-3000	111	0.901	0.972	7.8%	0.949	0.995
3001-4000	85	0.892	0.962	7.9%	0.932	0.992
4001-5000	6	0.892	0.963	7.9%	0.898	1.027

Area 54 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 0.971.

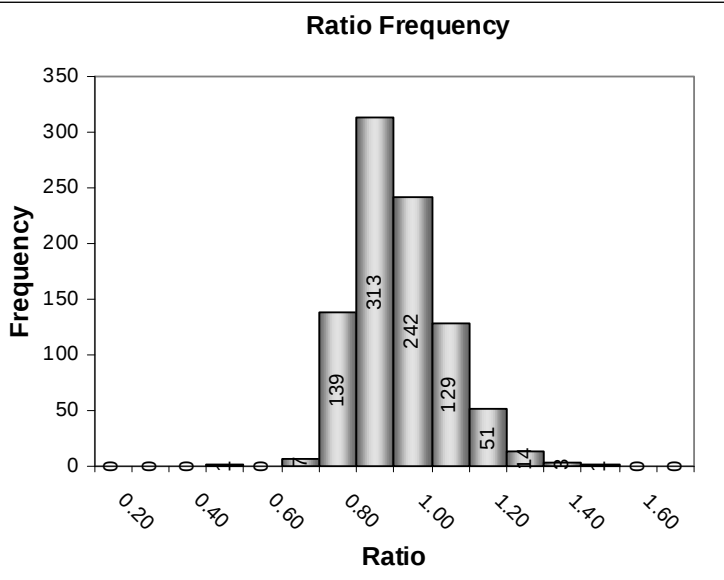
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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	894	0.901	0.972	7.9%	0.963	0.980
Y	6	0.888	0.956	7.8%	0.829	1.083
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	900	0.901	0.971	7.9%	0.963	0.980
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
18	562	0.901	0.972	7.8%	0.962	0.982
21	338	0.899	0.970	7.9%	0.956	0.985
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=8000	496	0.907	0.978	7.8%	0.967	0.990
8001-12000	304	0.894	0.964	7.8%	0.950	0.978
12001-16000	45	0.909	0.981	7.9%	0.951	1.010
16001-20000	26	0.896	0.967	7.9%	0.911	1.022
20001-43559	29	0.872	0.941	7.9%	0.883	0.998

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / Team - 2	Lien Date: 01/01/2007	Date of Report: 05/13/2008	Sales Dates: 1/2005 - 12/2007																						
Area Federal Way	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		Ratio Frequency  A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 Unit Residences. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 350 with increments of 50. The histogram has 11 bars. The frequencies for each bar are: 139, 313, 242, 129, 51, 14, 8, 2, 1, 1, 1. The distribution is unimodal and slightly right-skewed, with the highest frequency of 313 occurring in the 0.80-0.90 ratio bin. <table border="1"><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>139</td></tr><tr><td>0.80-0.90</td><td>313</td></tr><tr><td>0.90-1.00</td><td>242</td></tr><tr><td>1.00-1.10</td><td>129</td></tr><tr><td>1.10-1.20</td><td>51</td></tr><tr><td>1.20-1.30</td><td>14</td></tr><tr><td>1.30-1.40</td><td>8</td></tr><tr><td>1.40-1.50</td><td>2</td></tr><tr><td>1.50-1.60</td><td>1</td></tr><tr><td>1.60-1.70</td><td>1</td></tr></tbody></table>		Ratio Bin	Frequency	0.70-0.80	139	0.80-0.90	313	0.90-1.00	242	1.00-1.10	129	1.10-1.20	51	1.20-1.30	14	1.30-1.40	8	1.40-1.50	2	1.50-1.60	1	1.60-1.70	1
Ratio Bin	Frequency																								
0.70-0.80	139																								
0.80-0.90	313																								
0.90-1.00	242																								
1.00-1.10	129																								
1.10-1.20	51																								
1.20-1.30	14																								
1.30-1.40	8																								
1.40-1.50	2																								
1.50-1.60	1																								
1.60-1.70	1																								
Sample size (n)	900																								
Mean Assessed Value	311,700																								
Mean Sales Price	346,100																								
Standard Deviation AV	83,450																								
Standard Deviation SP	101,657																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.913																								
Median Ratio	0.896																								
Weighted Mean Ratio	0.901																								
UNIFORMITY																									
Lowest ratio	0.449																								
Highest ratio:	1.401																								
Coefficient of Dispersion	10.49%																								
Standard Deviation	0.120																								
Coefficient of Variation	13.10%																								
Price Related Differential (PRD)	1.014																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.884																								
Upper limit	0.906																								
95% Confidence: Mean																									
Lower limit	0.905																								
Upper limit	0.921																								
SAMPLE SIZE EVALUATION																									
N (population size)	4188																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.120																								
Recommended minimum:	23																								
Actual sample size:	900																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	511																								
# ratios above mean:	389																								
z:	4.067																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout area 54

COMMENTS:

1 to 3 Unit Residences throughout area 54

Annual Update Ratio Study Report (After)

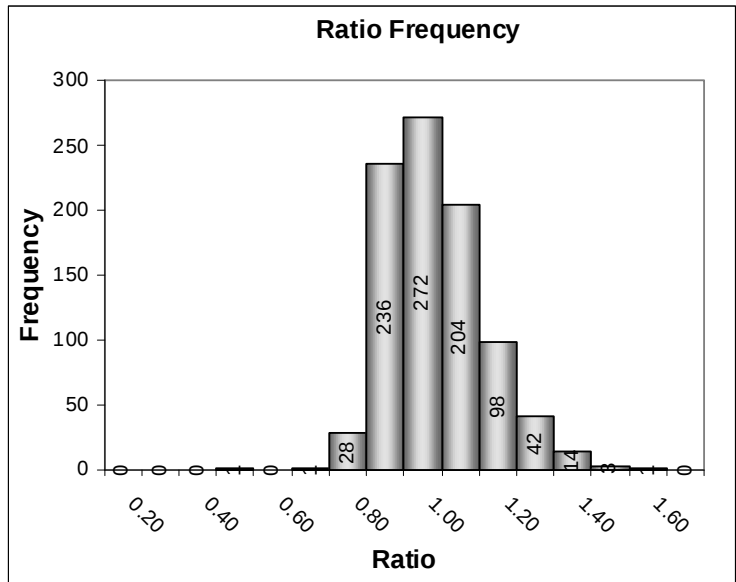
2008 Assessments

District/Team: SW / Team - 2	Lien Date: 01/01/2008	Date of Report: 05/13/2008	Sales Dates: 1/2005 - 12/2007																				
Area Federal Way	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 Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>28</td></tr><tr><td>0.80-0.90</td><td>236</td></tr><tr><td>0.90-1.00</td><td>272</td></tr><tr><td>1.00-1.10</td><td>204</td></tr><tr><td>1.10-1.20</td><td>98</td></tr><tr><td>1.20-1.30</td><td>42</td></tr><tr><td>1.30-1.40</td><td>14</td></tr><tr><td>1.40-1.50</td><td>3</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio Bin	Frequency	0.70-0.80	28	0.80-0.90	236	0.90-1.00	272	1.00-1.10	204	1.10-1.20	98	1.20-1.30	42	1.30-1.40	14	1.40-1.50	3	1.50-1.60	0
Ratio Bin	Frequency																						
0.70-0.80	28																						
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1.20-1.30	42																						
1.30-1.40	14																						
1.40-1.50	3																						
1.50-1.60	0																						
Sample size (n)	900																						
Mean Assessed Value	336,200																						
Mean Sales Price	346,100																						
Standard Deviation AV	90,115																						
Standard Deviation SP	101,657																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.985																						
Median Ratio	0.967																						
Weighted Mean Ratio	0.971																						
UNIFORMITY																							
Lowest ratio	0.484																						
Highest ratio:	1.511																						
Coefficient of Dispersion	10.49%																						
Standard Deviation	0.129																						
Coefficient of Variation	13.10%																						
Price Related Differential (PRD)	1.014																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.954																						
Upper limit	0.978																						
95% Confidence: Mean																							
Lower limit	0.976																						
Upper limit	0.993																						
SAMPLE SIZE EVALUATION																							
N (population size)	4188																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.129																						
Recommended minimum:	27																						
Actual sample size:	900																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	509																						
# ratios above mean:	391																						
z:	3.933																						
Conclusion:	Non-normal																						

COMMENTS:

1 to 3 Unit Residences throughout area 54

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



COMMENTS:

1 to 3 Unit Residences throughout area 54

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010450	0010	4/26/06	\$277,000	1300	0	7	1982	3	8928	N	N	32102 14TH AVE SW
018	010450	0050	3/19/05	\$239,950	1130	0	7	1983	3	8238	N	N	32126 14TH AVE SW
018	010450	0170	7/13/05	\$265,000	1460	0	7	1983	4	7463	N	N	1320 SW 323RD ST
018	010450	0180	3/2/07	\$307,000	1420	0	7	1983	4	7615	N	N	1323 SW 323RD ST
018	010450	0190	7/22/05	\$251,700	1370	600	7	1983	3	8680	N	N	1333 SW 323RD ST
018	010450	0260	6/21/06	\$263,900	1380	0	7	1981	3	8343	N	N	32217 16TH AVE SW
018	010450	0290	3/7/05	\$198,500	980	0	7	1981	4	6711	N	N	1611 SW 322ND ST
018	010450	0320	9/24/07	\$311,800	1060	360	7	1981	3	8806	N	N	32218 16TH PL SW
018	010450	0360	10/12/05	\$220,000	1400	0	7	1981	4	7350	N	N	32205 16TH PL SW
018	010450	0380	3/9/06	\$253,000	870	450	7	1981	3	7350	N	N	32119 16TH PL SW
018	010450	0460	11/3/06	\$272,888	1110	0	7	1984	4	8400	N	N	1506 SW 320TH PL
018	010450	0480	5/15/07	\$270,000	1020	0	7	1984	3	8400	N	N	1444 SW 320TH PL
018	010450	0500	6/23/07	\$250,000	1110	0	7	1984	4	8400	N	N	1432 SW 320TH PL
018	010450	0540	10/16/06	\$264,950	1020	0	7	1984	4	9789	N	N	1408 SW 320TH PL
018	010450	0580	12/6/06	\$352,000	1740	0	7	1983	3	9218	N	N	1409 SW 320TH PL
018	010450	0610	5/18/07	\$273,950	1170	0	7	1983	3	7210	N	N	1427 SW 320TH PL
018	010450	0620	4/23/07	\$319,950	1130	460	7	1983	3	7210	N	N	1433 SW 320TH PL
018	010450	0670	4/14/06	\$280,000	1530	0	7	1983	4	8874	N	N	1426 SW 321ST ST
018	010450	0710	3/24/06	\$271,000	1340	0	7	1981	3	8391	N	N	1516 SW 320TH CT
018	010450	0710	1/7/05	\$229,000	1340	0	7	1981	3	8391	N	N	1516 SW 320TH CT
018	010450	0790	12/26/05	\$268,750	1060	360	7	1981	4	7210	N	N	32108 16TH PL SW
018	010450	0810	5/5/06	\$267,950	1160	0	7	1981	4	8106	N	N	1618 SW 322ND ST
018	010450	0830	4/4/07	\$310,000	1570	0	7	1981	4	8084	N	N	1606 SW 322ND ST
018	010450	0870	8/9/05	\$234,500	1160	0	7	1981	3	7304	N	N	1415 SW 321ST ST
018	010450	0900	8/2/06	\$280,000	1400	0	7	1981	3	7334	N	N	1511 SW 321ST ST
018	010450	0970	11/9/06	\$260,000	1130	530	7	1983	3	7261	N	N	32234 16TH AVE SW
018	010450	1040	10/29/07	\$320,000	1500	0	7	1983	4	7854	N	N	32215 14TH AVE SW
018	010450	1050	3/1/06	\$259,950	1130	0	7	1983	3	8012	N	N	32211 14TH AVE SW
018	010451	0060	8/17/05	\$240,000	1720	0	7	1984	3	7210	N	N	32213 13TH PL SW
018	010451	0070	10/7/05	\$279,500	1140	400	7	1984	3	7210	N	N	32219 13TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010451	0100	6/27/07	\$324,950	1610	0	7	1986	3	8039	N	N	1306 SW 323RD ST
018	010451	0120	6/1/05	\$262,000	1610	0	7	1986	3	7210	N	N	1313 SW 323RD ST
018	010451	0130	9/20/07	\$317,888	1170	300	7	1986	3	7311	N	N	1307 SW 323RD ST
018	010451	0200	4/2/07	\$275,000	1120	0	7	1984	3	7210	N	N	32212 13TH PL SW
018	010451	0200	10/6/05	\$245,000	1120	0	7	1984	3	7210	N	N	32212 13TH PL SW
018	010451	0250	12/26/07	\$292,500	1160	360	7	1984	3	7210	N	N	32215 12TH PL SW
018	010451	0280	7/6/06	\$313,500	1170	300	7	1986	3	10875	N	N	32227 12TH PL SW
018	010451	0440	5/2/07	\$275,000	1150	350	7	1984	3	7615	N	N	32110 12TH PL SW
018	010451	0450	8/21/07	\$315,000	1950	0	7	1983	3	14065	N	N	32106 12TH PL SW
018	010451	0460	12/13/05	\$270,500	940	450	7	1984	3	11283	N	N	32102 12TH PL SW
018	010451	0540	12/12/06	\$299,000	1190	260	7	1984	3	8107	N	N	32133 12TH AVE SW
018	010451	0590	8/22/05	\$271,000	1210	890	7	1983	3	11550	N	N	32030 13TH AVE SW
018	010452	0050	5/22/06	\$279,000	1250	0	7	1984	3	7247	N	N	1531 SW 325TH PL
018	010452	0090	7/17/06	\$328,000	1750	0	7	1985	3	7210	N	N	1507 SW 325TH PL
018	010452	0100	4/25/07	\$289,950	1250	0	7	1984	3	8100	N	N	1501 SW 325TH PL
018	010452	0150	5/11/05	\$255,000	1640	0	7	1984	4	8377	N	N	32424 16TH AVE SW
018	010452	0170	7/31/06	\$328,500	1690	0	7	1986	3	7237	N	N	32408 16TH AVE SW
018	010452	0230	5/9/05	\$271,500	1170	280	7	1986	3	8493	N	N	1618 SW 324TH PL
018	010452	0310	5/25/06	\$284,950	1780	0	7	1985	3	7224	N	N	1622 SW 325TH PL
018	010453	0010	3/28/06	\$284,950	910	0	7	1986	3	7541	N	N	32432 18TH AVE SW
018	010453	0010	4/7/05	\$232,000	910	0	7	1986	3	7541	N	N	32432 18TH AVE SW
018	010453	0220	6/21/06	\$265,000	1140	0	7	1986	3	6974	N	N	32515 17TH AVE SW
018	010453	0230	10/18/07	\$310,000	1730	0	7	1986	3	5665	N	N	1708 SW 326TH CT
018	010453	0270	3/21/05	\$194,950	1100	0	7	1987	3	6943	N	N	1728 SW 326TH CT
018	010453	0350	4/20/05	\$249,900	1400	0	7	1987	3	6408	N	N	32703 17TH AVE SW
018	010453	0390	4/26/06	\$239,000	1040	0	7	1986	3	6258	N	N	1605 SW 327TH ST
018	010453	0400	3/8/07	\$275,000	1290	0	7	1986	3	5900	N	N	1545 SW 327TH ST
018	010453	0400	9/21/05	\$229,950	1290	0	7	1986	3	5900	N	N	1545 SW 327TH ST
018	010453	0510	3/8/05	\$187,500	900	0	7	1986	3	7718	N	N	32622 16TH CT SW
018	010453	0580	11/30/06	\$268,990	1070	0	7	1987	3	5558	N	N	32617 16TH CT SW
018	010453	0600	7/17/07	\$294,000	1270	0	7	1986	3	6497	N	N	1618 SW 327TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010454	0020	4/25/05	\$234,000	1460	0	7	1987	3	6852	N	N	32424 18TH AVE SW
018	010454	0030	8/11/05	\$310,000	1910	0	7	1987	3	8783	N	N	32416 18TH AVE SW
018	010454	0110	10/3/05	\$295,740	1300	600	7	1989	3	5992	N	N	1714 SW 324TH ST
018	010454	0160	9/18/07	\$326,000	1220	400	7	1987	3	5737	N	N	32314 18TH AVE SW
018	010454	0170	6/4/07	\$333,000	1540	0	7	1987	3	6577	N	N	32306 18TH AVE SW
018	010454	0260	9/29/05	\$318,000	1530	540	7	1986	3	6180	N	N	1720 SW 323RD ST
018	010454	0350	5/10/07	\$295,000	1230	0	7	1987	3	6000	N	N	1912 SW 323RD ST
018	010454	0350	4/6/06	\$286,498	1230	0	7	1987	3	6000	N	N	1912 SW 323RD ST
018	010454	0410	10/1/05	\$254,500	1580	0	7	1987	3	7231	N	N	32313 20TH PL SW
018	010454	0420	8/17/06	\$315,000	1800	0	7	1987	4	7199	N	N	32321 20TH PL SW
018	010454	0430	6/7/07	\$330,000	1930	0	7	1987	3	7199	N	N	32329 20TH AVE SW
018	010454	0440	8/22/05	\$251,000	1540	0	7	1987	3	7199	N	N	32327 20TH AVE SW
018	010454	0520	1/12/05	\$228,500	1460	0	7	1987	3	6060	N	N	1905 SW 324TH ST
018	010454	0530	7/21/05	\$268,000	1450	0	7	1987	3	6060	N	N	1839 SW 324TH ST
018	010454	0570	2/28/06	\$304,720	1700	0	7	1986	3	5995	N	N	32403 18TH AVE SW
018	010454	0580	6/10/05	\$263,750	1630	0	7	1986	3	5095	N	N	32411 18TH AVE SW
018	010454	0610	4/25/06	\$286,000	1490	0	7	1986	3	6091	N	N	32337 18TH AVE SW
018	010454	0620	10/1/07	\$309,950	1670	0	7	1987	3	6204	N	N	1820 SW 324TH ST
018	010454	0640	6/14/07	\$319,600	1670	0	7	1987	3	6031	N	N	32332 19TH CT SW
018	010454	0760	7/18/05	\$263,000	1400	0	7	1987	3	6588	N	N	1913 SW 323RD ST
018	010454	0770	9/14/06	\$307,150	1510	0	7	1987	3	6409	N	N	1905 SW 323RD ST
018	010454	0820	8/28/07	\$298,000	1430	0	7	1987	3	5999	N	N	32321 18TH AVE SW
018	010455	0080	2/22/07	\$267,800	1260	0	7	1988	3	7077	N	N	32928 17TH AVE SW
018	010455	0130	10/26/05	\$309,950	1970	0	7	1989	3	6489	N	N	32912 16TH PL SW
018	010455	0230	3/10/05	\$247,000	1650	0	7	1989	3	6947	N	N	32718 17TH AVE SW
018	010455	0270	5/16/07	\$360,500	1270	860	7	1989	3	6768	N	N	32725 17TH AVE SW
018	010455	0320	2/8/06	\$313,000	1940	0	7	1989	3	6900	N	N	32602 18TH PL SW
018	010455	0370	5/24/06	\$353,500	1990	0	7	1989	3	6300	N	N	1842 SW 326TH ST
018	010455	0540	4/9/07	\$314,950	1610	0	7	1989	4	6650	N	N	32706 19TH AVE SW
018	010455	0550	11/7/07	\$350,400	1970	0	7	1989	3	5987	N	N	32801 17TH AVE SW
018	010455	0560	9/26/06	\$300,000	1960	0	7	1988	3	6432	N	N	32807 17TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010455	0570	12/7/05	\$264,950	1340	0	7	1988	3	6815	N	N	32813 17TH AVE SW
018	010455	0630	7/18/05	\$315,000	2060	0	7	1989	3	6730	N	N	32849 17TH AVE SW
018	010455	0670	4/27/07	\$306,000	1490	0	7	1988	3	6533	N	N	32919 17TH AVE SW
018	010455	0680	11/28/06	\$342,500	1970	0	7	1988	3	7092	N	N	32929 17TH AVE SW
018	010455	0820	12/14/05	\$297,000	1990	0	7	1989	3	6500	N	N	32610 19TH PL SW
018	010456	0070	12/24/07	\$313,775	1990	0	7	1991	3	6300	N	N	32830 19TH AVE SW
018	010456	0120	5/19/05	\$300,000	2140	0	7	1990	3	8100	N	N	1910 SW 328TH CT
018	010456	0130	5/24/05	\$289,950	1960	0	7	1989	3	7534	N	N	1914 SW 328TH CT
018	010456	0170	10/12/06	\$374,000	2370	0	7	1989	3	7578	N	N	1902 SW 329TH PL
018	010456	0210	12/19/07	\$355,000	2430	0	7	1990	3	6180	N	N	32816 20TH AVE SW
018	010456	0240	10/25/06	\$378,000	1470	610	7	1989	3	6180	N	N	32730 20TH AVE SW
018	010456	0260	9/6/05	\$279,000	1980	0	7	1990	3	6180	N	N	32718 20TH AVE SW
018	010456	0370	6/26/06	\$337,500	2040	0	7	1990	3	7084	N	N	32512 20TH CT SW
018	010456	0380	11/15/06	\$335,950	1910	0	7	1990	3	9550	N	N	32513 20TH CT SW
018	010456	0410	9/26/06	\$359,950	1940	0	7	1990	3	8603	N	N	32603 20TH AVE SW
018	010456	0410	5/25/05	\$272,000	1940	0	7	1990	3	8603	N	N	32603 20TH AVE SW
018	010456	0480	12/1/05	\$312,500	1490	520	7	1990	3	7320	N	N	32713 20TH AVE SW
018	010456	0510	2/6/06	\$285,000	1940	0	7	1990	3	7320	N	N	32731 20TH AVE SW
018	010456	0520	3/22/06	\$360,000	2430	0	7	1990	3	7320	N	N	32805 20TH AVE SW
018	010456	0580	9/21/05	\$345,000	1890	0	7	1990	3	9213	N	N	1920 SW 329TH CT
018	010457	0010	8/18/06	\$341,000	2060	0	8	1991	3	7200	N	N	33009 20TH PL SW
018	010457	0080	4/10/07	\$377,500	1910	0	8	1995	3	6960	N	N	1927 SW 331ST PL
018	010457	0090	3/14/05	\$264,000	1930	0	8	1993	3	6369	N	N	1921 SW 331ST PL
018	010457	0170	8/4/05	\$285,300	1740	0	8	1992	3	6180	N	N	1801 SW 331ST PL
018	010457	0200	2/16/06	\$278,000	1500	0	8	1992	3	6180	N	N	1705 SW 331ST PL
018	010457	0300	9/26/06	\$320,000	1500	0	8	1994	3	6000	N	N	33038 16TH PL SW
018	010457	0330	7/15/05	\$297,600	1830	0	8	1994	3	9182	N	N	33020 16TH PL SW
018	010457	0360	1/20/07	\$320,000	1830	0	8	1994	3	6184	N	N	33002 16TH PL SW
018	010457	0360	12/5/05	\$252,000	1830	0	8	1994	3	6184	N	N	33002 16TH PL SW
018	010457	0370	2/8/06	\$314,000	1770	0	8	1993	3	6489	N	N	32924 16TH PL SW
018	010457	0380	8/10/05	\$277,000	1500	0	8	1994	3	6489	N	N	32918 16TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010457	0420	5/18/07	\$380,000	1890	0	8	1991	3	8190	N	N	1625 SW 330TH PL
018	010457	0460	4/12/07	\$400,950	2330	0	8	1992	3	7802	N	N	33011 17TH CT SW
018	010457	0480	5/21/07	\$380,000	2540	0	8	1992	3	9418	N	N	33022 17TH CT SW
018	010457	0500	6/14/05	\$299,999	1910	0	8	1993	3	6330	N	N	33010 17TH CT SW
018	010457	0590	1/31/05	\$240,000	1510	0	8	1993	3	6300	N	N	1626 SW 331ST PL
018	010457	0630	9/12/06	\$365,000	1890	0	8	1992	3	6866	N	N	1716 SW 331ST PL
018	010457	0660	5/4/05	\$290,000	2040	0	8	1994	3	5948	N	N	32925 18TH AVE SW
018	010457	0780	12/1/06	\$360,000	1900	0	8	1992	3	7685	N	N	33032 20TH AVE SW
018	010457	0780	11/15/05	\$327,950	1900	0	8	1992	3	7685	N	N	33032 20TH AVE SW
018	132140	0020	9/11/07	\$390,000	2180	0	7	1995	3	6106	N	N	511 S 330TH PL
018	132140	0090	3/10/06	\$362,000	2180	0	7	1995	3	7200	N	N	547 S 330TH PL
018	132140	0180	11/21/05	\$295,000	1710	0	7	1995	3	8210	N	N	544 S 330TH PL
018	132140	0220	11/14/06	\$339,950	1730	0	7	1995	3	6000	N	N	512 S 330TH PL
018	132140	0240	2/7/05	\$240,000	1710	0	7	1996	3	7653	N	N	520 S 328TH PL
018	132140	0280	9/26/07	\$337,000	1710	0	7	1995	3	7370	N	N	622 S 328TH PL
018	132140	0300	7/14/06	\$371,000	2260	0	7	1995	3	7580	N	N	32806 6TH PL S
018	132140	0390	7/22/05	\$255,000	1330	0	7	1995	3	9557	N	N	637 S 331ST PL
018	132140	0410	8/8/06	\$337,500	1710	0	7	1995	3	12635	N	N	634 S 331ST PL
018	132140	0520	7/15/05	\$244,950	1330	0	7	1995	3	7200	N	N	418 S 331ST PL
018	132140	0660	9/9/05	\$338,810	2230	0	7	1995	3	7719	N	N	33009 4TH PL S
018	132140	0740	11/8/06	\$304,950	1380	0	7	1996	3	6225	N	N	214 S 330TH PL
018	132140	0800	3/22/06	\$351,000	2230	0	7	1995	3	10087	N	N	403 S 330TH PL
018	132140	0880	1/9/06	\$355,000	2230	0	7	1995	3	6268	N	N	32817 6TH PL S
018	132140	0890	1/26/07	\$320,000	1710	0	7	1995	3	6715	N	N	32823 6TH PL S
018	132140	0910	7/17/06	\$325,000	1380	0	7	1995	3	13306	N	N	515 S 331ST PL
018	132140	0940	10/27/05	\$343,000	2230	0	7	1996	3	6928	N	N	33020 4TH PL S
018	132170	0040	10/3/05	\$576,598	3330	0	10	1990	3	21437	N	N	460 SW 345TH PL
018	132170	0110	5/21/07	\$785,000	3470	0	11	1997	3	20957	N	N	415 SW 346TH PL
018	132170	0110	5/8/06	\$720,000	3470	0	11	1997	3	20957	N	N	415 SW 346TH PL
018	132170	0140	11/20/06	\$859,282	4320	0	11	1990	3	24027	N	N	416 SW 346TH PL
018	132170	0150	6/18/07	\$785,000	3360	0	10	1990	3	20270	N	N	419 SW 345TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	132170	0200	4/26/07	\$710,000	3440	0	11	1989	3	21632	N	N	34526 5TH PL SW
018	132170	0460	12/5/06	\$387,000	2060	0	8	1989	3	7528	N	N	830 SW 345TH ST
018	132170	0520	11/16/06	\$395,000	2030	0	8	1990	3	7555	N	N	34433 8TH AVE SW
018	132170	0570	7/27/05	\$304,990	1840	0	8	1990	3	9595	N	N	34407 8TH CT SW
018	132170	0580	11/16/07	\$350,000	2060	0	8	1989	3	17521	N	N	34403 8TH CT SW
018	132170	0600	6/21/05	\$335,000	2390	0	8	1990	3	9094	N	N	34408 8TH CT SW
018	132170	0740	4/18/06	\$365,000	2050	0	8	1989	3	7490	N	N	34522 8TH AVE SW
018	132171	0020	10/26/06	\$388,500	2430	0	8	1990	3	9810	N	N	833 SW 346TH ST
018	132171	0070	5/24/07	\$388,950	2050	0	8	1990	3	7875	N	N	34525 10TH AVE SW
018	132171	0140	4/7/05	\$295,950	2020	0	8	1990	3	7875	N	N	34427 10TH AVE SW
018	132171	0170	7/21/06	\$393,900	2090	0	8	1990	3	7541	N	N	932 SW 344TH PL
018	132171	0320	3/25/05	\$290,000	2070	0	8	1990	3	8543	N	N	34446 9TH AVE SW
018	132171	0360	7/11/05	\$294,950	1870	0	8	1990	3	8972	N	N	34470 9TH AVE SW
018	132171	0440	12/12/05	\$329,950	2120	0	8	1990	3	7295	N	N	911 SW 344TH PL
018	132171	0540	5/19/05	\$359,950	2540	0	8	1990	3	8175	N	N	34518 10TH AVE SW
018	132171	0550	9/15/05	\$367,000	2560	0	8	1990	3	7447	N	N	34526 10TH AVE SW
018	132171	0590	5/30/06	\$409,950	2500	0	8	1990	3	13358	N	N	832 SW 346TH ST
018	132172	0010	1/10/07	\$650,000	3520	0	10	1996	3	19360	N	N	34604 4TH PL SW
018	132172	0050	11/25/05	\$612,000	3060	0	10	1997	3	19758	N	N	34636 4TH PL SW
018	132172	0080	8/22/06	\$719,950	3240	0	10	1991	3	21320	N	N	413 SW 347TH ST
018	132172	0140	5/23/06	\$633,000	3090	0	10	1995	3	18645	N	N	34711 5TH AVE SW
018	132172	0240	10/9/06	\$690,000	3170	0	10	1997	3	22117	N	N	34615 4TH PL SW
018	132172	0240	6/13/06	\$635,000	3170	0	10	1997	3	22117	N	N	34615 4TH PL SW
018	132172	0260	9/19/07	\$485,000	2620	0	9	1990	3	15284	N	N	34705 6TH AVE SW
018	132173	0240	7/13/07	\$455,000	2670	0	8	1992	3	8391	N	N	34743 9TH PL SW
018	132173	0240	3/23/06	\$421,300	2670	0	8	1992	3	8391	N	N	34743 9TH PL SW
018	132173	0240	10/19/05	\$399,990	2670	0	8	1992	3	8391	N	N	34743 9TH PL SW
018	132173	0280	5/25/05	\$349,950	2290	0	8	1995	3	8636	N	N	945 SW 347TH ST
018	132173	0310	7/17/07	\$397,500	1990	0	8	1995	3	7140	N	N	1005 SW 347TH ST
018	132173	0370	9/6/06	\$361,500	1900	0	8	1991	3	9441	N	N	34629 11TH CT SW
018	132173	0440	9/19/05	\$365,350	2010	0	8	1991	3	8319	N	N	34620 11TH CT SW

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Area 54
(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
018	132173	0470	11/14/05	\$359,950	2540	0	8	1991	3	7216	N	N	1006 SW 347TH ST
018	132173	0510	1/25/05	\$265,000	2260	0	8	1991	3	7272	N	N	34614 10TH PL SW
018	132173	0560	9/1/06	\$385,000	1920	0	8	1992	3	10777	N	N	912 SW 346TH CT
018	132173	0800	9/1/05	\$346,500	2180	0	8	1993	3	7212	N	N	34642 9TH CT SW
018	132173	0810	6/20/06	\$456,900	2840	0	8	1993	3	10215	N	N	818 SW 347TH PL
018	132173	0830	5/16/06	\$410,000	1990	0	8	1991	3	21500	N	N	34633 8TH AVE SW
018	132190	0010	10/4/05	\$364,950	2170	0	8	1993	3	8050	N	N	717 SW 323RD ST
018	132190	0030	2/23/05	\$350,000	2680	0	8	1994	3	7104	N	N	32317 7TH AVE SW
018	132190	0050	12/13/05	\$400,000	2680	0	8	1994	3	6006	N	N	32329 7TH AVE SW
018	132190	0220	5/26/06	\$440,000	2420	0	8	1992	3	9078	N	N	32316 7TH AVE SW
018	189545	0020	11/28/07	\$400,000	2320	0	8	2003	3	8542	N	N	1975 SW 344TH PL
018	189545	0060	7/26/06	\$430,000	2170	0	8	2004	3	7336	N	N	34442 20TH AVE SW
018	189545	0130	10/26/05	\$389,000	2060	0	8	2004	3	7299	N	N	1848 SW 345TH PL
018	189545	0150	10/5/06	\$460,000	2330	0	8	2004	3	7483	N	N	1824 SW 345TH PL
018	189545	0160	9/7/07	\$439,950	2330	0	8	2003	3	7929	N	N	1790 SW 345TH PL
018	189545	0170	12/1/05	\$399,000	2190	0	8	2004	3	7707	N	N	1788 SW 345TH PL
018	189545	0210	7/20/06	\$450,000	2390	0	8	2004	3	8120	N	N	1748 SW 345TH PL
018	189545	0240	12/5/06	\$430,000	2390	0	8	2003	3	7461	N	N	1712 SW 345TH PL
018	189545	0270	11/2/07	\$425,000	2270	0	8	2003	3	8779	N	N	34433 16TH AVE SW
018	189546	0010	8/24/05	\$355,126	2251	0	8	2005	3	8117	N	N	1923 SW 346TH PL
018	189546	0020	9/2/05	\$374,352	2494	0	8	2005	3	8546	N	N	1919 SW 346TH PL
018	189546	0030	4/25/05	\$348,900	2240	0	8	2005	3	9000	N	N	1913 SW 346TH PL
018	189546	0040	6/24/05	\$318,700	2151	0	8	2005	3	8100	N	N	1909 SW 346TH PL
018	189546	0050	4/12/05	\$308,000	2240	0	8	2005	3	9000	N	N	1827 SW 346TH PL
018	189546	0060	9/14/05	\$347,000	2251	0	8	2005	3	8100	N	N	1823 SW 346TH PL
018	189546	0070	5/31/05	\$332,800	2240	0	8	2005	3	9000	N	N	1817 SW 346TH PL
018	189546	0080	2/2/06	\$383,900	2494	0	8	2005	3	8100	N	N	1811 SW 346TH PL
018	189546	0090	1/25/07	\$445,000	2325	0	8	2005	3	9317	N	N	1807 SW 346TH PL
018	189546	0090	12/20/05	\$359,500	2325	0	8	2005	3	9317	N	N	1807 SW 346TH PL
018	189546	0100	4/17/06	\$414,000	2251	0	8	2005	3	9615	N	N	1735 SW 346TH PL
018	189546	0100	9/27/05	\$332,800	2251	0	8	2005	3	9615	N	N	1735 SW 346TH PL

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Area 54
(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
018	189546	0110	11/14/05	\$357,500	2251	0	8	2005	3	9075	N	N	1731 SW 346TH PL
018	189546	0120	12/16/05	\$397,087	2494	0	8	2005	3	8325	N	N	1725 SW 346TH PL
018	189546	0130	3/30/06	\$414,000	2251	0	8	2005	3	9075	N	N	1721 SW 346TH PL
018	189546	0130	1/17/06	\$355,900	2251	0	8	2005	3	9075	N	N	1721 SW 346TH PL
018	189546	0140	12/20/05	\$375,000	2494	0	8	2005	3	8295	N	N	1717 SW 346TH PL
018	189546	0160	11/30/05	\$368,900	2408	0	8	2005	3	7955	N	N	34520 16TH AVE SW
018	189546	0170	10/19/05	\$375,000	2428	0	8	2005	3	7338	N	N	34516 16TH AVE SW
018	189546	0180	4/12/07	\$429,500	2325	0	8	2005	3	7202	N	N	34512 16TH AVE SW
018	189546	0180	11/23/05	\$384,900	2325	0	8	2005	3	7202	N	N	34512 16TH AVE SW
018	189546	0190	2/7/06	\$386,900	2356	0	8	2005	3	7201	N	N	34506 19TH AVE SW
018	189546	0200	6/27/05	\$339,980	2240	0	8	2005	3	8050	N	N	34502 16TH AVE SW
018	189546	0210	5/12/05	\$365,400	2730	0	8	2005	3	8195	N	N	1714 SW 346TH PL
018	189546	0220	7/26/05	\$392,100	2732	0	8	2005	3	8414	N	N	1720 SW 346TH PL
018	189546	0230	2/18/05	\$392,000	2930	0	8	2005	3	8401	N	N	1728 SW 344TH PL
018	189546	0240	2/21/05	\$394,300	2650	0	8	2005	3	8388	N	N	1734 SW 346TH PL
018	189546	0250	3/15/05	\$363,400	2470	0	8	2005	3	8375	N	N	1740 SW 346TH PL
018	189546	0260	4/22/05	\$407,800	2650	0	8	2005	3	8183	N	N	SW 346TH PL
018	189546	0270	7/6/05	\$384,500	2340	0	8	2005	3	7204	N	N	1713 SW 345TH PL
018	189546	0280	3/16/05	\$329,900	2152	0	8	2005	3	7208	N	N	1721 SW 345TH ST
018	189546	0290	8/12/05	\$387,900	2350	0	8	2005	3	7200	N	N	1733 SW 345TH ST
018	189546	0300	8/29/05	\$360,700	2336	0	8	2005	3	7201	N	N	1747 SW 347TH PL
018	189546	0310	4/4/05	\$343,131	2370	0	8	2005	3	7202	N	N	1753 SW 345TH ST
018	189546	0320	6/15/05	\$348,690	2240	0	8	2005	3	7202	N	N	1763 SW 345TH ST
018	189546	0330	3/24/05	\$356,900	2408	0	8	2005	3	7202	N	N	1781 SW 185TH PL
018	189546	0340	7/8/05	\$376,500	2325	0	8	2005	3	7204	N	N	1789 SW 345TH PL
018	189546	0350	10/18/05	\$391,115	2375	0	8	2005	3	7233	N	N	1957 SW 345TH PL
018	189546	0360	1/24/06	\$389,900	2246	0	8	2005	3	7216	N	N	1971 SW 345TH PL
018	189546	0370	12/2/05	\$379,900	2408	0	8	2005	3	7204	N	N	1983 SW 345TH PL
018	189546	0380	4/5/05	\$339,700	2150	0	8	2005	3	7295	N	N	1822 SW 346TH PL
018	189546	0390	8/23/05	\$366,000	2408	0	8	2005	3	7278	N	N	1828 SW 346TH PL
018	189546	0400	10/5/05	\$353,400	2251	0	8	2005	3	7278	N	N	1834 SW 346TH PL

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Area 54
(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
018	189546	0410	10/26/05	\$392,727	2498	0	8	2005	3	7232	N	N	1964 SW 346TH PL
018	189546	0420	7/27/06	\$495,000	2574	0	8	2005	3	8209	N	N	1970 SW 346TH PL
018	189546	0430	3/6/07	\$479,900	2472	0	8	2005	3	9550	N	N	1984 SW 346TH PL
018	276230	0040	12/1/05	\$290,750	1740	0	8	1976	3	9750	N	N	34702 4TH PL S
018	276230	0140	2/28/06	\$315,000	1300	720	8	1976	3	7975	N	N	34711 4TH PL S
018	276230	0160	5/1/05	\$245,000	810	600	8	1976	3	11200	N	N	34723 4TH PL S
018	640370	0010	3/17/05	\$366,955	3180	0	8	2004	3	6155	N	N	34317 13TH PL SW
018	640370	0020	4/15/05	\$339,950	2383	0	8	2004	3	5472	N	N	34313 13TH PL SW
018	640370	0030	5/2/05	\$348,993	2413	0	8	2005	3	5472	N	N	34309 13TH PL SW
018	640370	0040	6/22/07	\$440,000	2600	0	8	2005	3	6136	N	N	34305 13TH PL SW
018	640370	0040	3/23/05	\$358,195	2600	0	8	2005	3	6136	N	N	34305 13TH PL SW
018	640370	0050	4/6/05	\$355,556	3180	0	8	2005	3	6706	N	N	34231 13TH PL SW
018	640370	0060	4/12/05	\$349,589	2588	0	8	2005	3	6270	N	N	34227 13TH PL SW
018	640370	0070	4/5/05	\$290,495	2125	0	8	2005	3	6270	N	N	34223 13TH PL SW
018	640370	0080	3/29/05	\$391,350	3180	0	8	2005	3	6156	N	N	34219 13TH PL SW
018	640370	0090	4/26/05	\$352,136	2576	0	8	2005	3	5682	N	N	34217 13TH PL SW
018	640370	0100	5/9/05	\$349,554	2406	0	8	2005	3	5379	N	N	34213 13TH PL SW
018	640370	0110	3/28/06	\$365,000	2083	0	8	2005	3	6369	N	N	34209 13TH PL SW
018	640370	0110	5/10/05	\$302,648	2083	0	8	2005	3	6369	N	N	34209 13TH PL SW
018	640370	0120	5/26/05	\$315,670	2093	0	8	2005	3	5559	N	N	34207 13TH PL SW
018	640370	0130	6/29/05	\$366,386	2392	0	8	2005	3	8942	N	N	34205 13TH PL SW
018	640370	0140	1/8/07	\$519,900	2588	0	8	2005	3	5337	N	N	34201 13TH PL SW
018	640370	0140	2/14/06	\$439,000	2588	0	8	2005	3	5337	N	N	34201 13TH PL SW
018	640370	0140	6/3/05	\$399,077	2588	0	8	2005	3	5337	N	N	34201 13TH PL SW
018	640370	0150	5/25/05	\$322,235	2115	0	8	2005	3	5402	N	N	34117 13TH PL SW
018	640370	0160	6/7/05	\$329,950	2383	0	8	2005	3	6310	N	N	34113 13TH PL SW
018	640370	0170	7/13/05	\$344,950	2383	0	8	2005	3	6241	N	N	34109 13TH PL SW
018	640370	0180	8/11/05	\$335,523	2129	0	8	2005	3	5239	N	N	34105 13TH PL SW
018	640370	0190	6/27/05	\$356,207	2383	0	8	2005	3	6372	N	N	34101 13TH PL SW
018	640370	0200	6/21/05	\$385,504	2598	0	8	2005	3	4953	N	N	34102 13TH PL SW
018	640370	0210	6/21/05	\$445,635	3180	0	8	2005	3	5935	N	N	34106 13TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
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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
018	640370	0220	7/21/05	\$428,632	3180	0	8	2005	3	5472	N	N	1314 SW 342ND PL
018	640370	0230	8/1/05	\$411,120	2610	0	8	2005	3	4728	N	N	1310 SW 342ND PL
018	640370	0240	8/11/05	\$421,050	3180	0	8	2005	3	4728	N	N	1306 SW 342ND PL
018	640370	0250	7/26/05	\$426,672	2610	0	8	2005	3	4728	N	N	1302 SW 342ND PL
018	640370	0260	5/9/05	\$349,950	2139	0	8	2004	3	4728	N	N	1212 SW 342ND PL
018	640370	0270	5/13/05	\$412,950	2610	0	8	2004	3	4728	N	N	1208 SW 342ND PL
018	640370	0280	3/3/05	\$465,950	3220	0	8	2004	3	5428	N	N	1204 SW 342ND PL
018	640370	0300	2/7/05	\$358,520	3180	0	8	2004	3	5900	N	N	34222 13TH CT SW
018	640370	0310	9/22/06	\$414,000	2383	0	8	2004	3	5546	N	N	34226 13TH CT SW
018	640370	0310	2/10/05	\$335,001	2383	0	8	2004	3	5546	N	N	34226 13TH CT SW
018	640370	0320	1/30/06	\$399,900	2383	0	8	2005	3	5462	N	N	34302 13TH CT SW
018	640370	0320	4/30/05	\$311,261	2383	0	8	2005	3	5462	N	N	34302 13TH CT SW
018	640370	0370	3/2/05	\$334,225	2576	0	8	2004	3	5000	N	N	34307 13TH CT SW
018	640370	0390	2/9/05	\$316,260	2576	0	8	2004	3	5000	N	N	34301 13TH CT SW
018	640370	0410	3/3/05	\$342,890	2576	0	8	2004	3	5000	N	N	34225 13TH CT SW
018	640370	0420	1/12/05	\$317,057	2420	0	8	2004	3	5866	N	N	34221 13TH CT SW
018	640370	0430	2/23/05	\$350,725	3180	0	8	2004	3	5866	N	N	34224 13TH PL SW
018	640370	0440	3/2/05	\$302,796	2408	0	8	2004	3	5000	N	N	34228 13TH PL SW
018	640370	0450	2/22/05	\$290,948	2075	0	8	2004	3	5000	N	N	34232 13TH PL SW
018	640370	0490	1/12/05	\$259,950	2093	0	8	2004	3	5000	N	N	34314 13TH CT SW
018	666490	0020	7/29/05	\$307,500	1940	0	7	1990	3	6300	N	N	1210 SW 346TH ST
018	666490	0040	12/18/05	\$218,000	1670	0	7	1990	3	6296	N	N	34530 14TH WAY SW
018	666490	0070	7/13/06	\$270,500	1620	0	7	1990	3	7257	N	N	34605 14TH PL SW
018	666490	0230	4/10/06	\$325,000	1920	0	7	1990	3	6243	N	N	34718 14TH PL SW
018	666490	0260	11/15/05	\$279,950	1650	0	7	1990	3	6000	N	N	1325 SW 347TH PL
018	666490	0280	5/16/06	\$360,500	1970	0	7	1992	3	6000	N	N	1313 SW 347TH PL
018	666490	0290	8/30/05	\$295,000	1770	0	7	1992	3	6086	N	N	1307 SW 347TH PL
018	666490	0530	6/12/07	\$320,000	1740	0	7	1990	3	5500	N	N	1217 SW 346TH ST
018	666490	0540	1/10/06	\$317,000	1940	0	7	1991	3	5500	N	N	1211 SW 346TH ST
018	666490	0550	8/11/05	\$265,000	1650	0	7	1991	3	6031	N	N	1205 SW 346TH ST
018	666491	0010	10/3/06	\$315,000	1180	570	7	1992	3	6774	N	N	34414 14TH WAY 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
018	666491	0110	1/10/06	\$255,000	1290	0	7	1991	3	6000	N	N	1438 SW 344TH PL
018	666491	0140	3/23/05	\$266,500	1980	0	7	1991	3	6000	N	N	34331 15TH PL SW
018	666491	0240	3/22/05	\$235,000	1630	0	7	1992	3	6090	N	N	34510 15TH PL SW
018	666491	0300	7/17/06	\$288,950	1460	0	7	1992	3	7360	N	N	1445 SW 344TH PL
018	666491	0370	6/27/06	\$302,760	960	560	7	1992	3	6173	N	N	34416 15TH CT SW
018	666491	0390	7/14/05	\$236,000	1290	0	7	1991	3	6299	N	N	1419 SW 344TH PL
018	670530	0010	9/27/06	\$469,950	3004	0	8	2006	3	9215	N	N	2026 SW 344TH PL
018	670530	0020	12/14/06	\$405,000	2208	0	8	2006	3	7761	N	N	2024 SW 344TH PL
018	670530	0030	9/27/06	\$449,950	2528	0	8	2006	3	7205	N	N	1984 SW 344TH PL
018	670530	0040	10/25/06	\$469,950	3004	0	8	2006	3	7205	N	N	1970 SW 344TH PL
018	670530	0050	10/25/06	\$476,385	3010	0	8	2006	3	7205	N	N	1854 SW 344TH PL
018	670530	0060	8/16/06	\$472,145	3004	0	8	2006	3	7205	N	N	1842 SW 344TH PL
018	670530	0070	6/27/06	\$465,025	2580	0	8	2006	3	7215	N	N	1822 SW 344TH PL
018	683782	0010	7/22/05	\$395,000	3000	0	9	1990	3	7926	N	N	32704 7TH AVE SW
018	683782	0050	11/26/07	\$500,000	3010	0	9	1991	3	8281	N	N	32812 7TH AVE SW
018	683782	0120	7/18/07	\$517,000	2510	0	9	1990	4	7141	N	N	731 SW 328TH PL
018	683782	0190	2/22/06	\$383,900	2710	0	8	1990	3	9192	N	N	32851 8TH CT SW
018	683782	0190	12/8/06	\$370,000	2710	0	8	1990	3	9192	N	N	32851 8TH CT SW
018	683782	0200	5/25/06	\$455,000	2890	0	8	1990	3	8112	N	N	32849 8TH CT SW
018	683782	0200	5/9/05	\$400,000	2890	0	8	1990	3	8112	N	N	32849 8TH CT SW
018	683782	0250	10/25/06	\$462,950	2790	0	8	1990	3	7800	N	N	32819 8TH PL SW
018	683782	0290	7/7/05	\$349,900	1950	0	8	1990	3	7922	N	N	807 SW 328TH CT
018	683782	0370	3/4/05	\$332,501	2600	0	8	1990	3	8775	N	N	708 SW 328TH ST
018	683782	0390	4/13/06	\$350,000	2420	0	9	1990	3	6166	N	N	32805 7TH AVE SW
018	683782	0460	1/18/07	\$465,000	2710	0	9	1991	3	7109	N	N	32841 7TH CT SW
018	683782	0560	7/22/05	\$395,000	2490	0	8	1991	3	7173	N	N	805 SW 328TH CT
018	729800	0050	8/24/05	\$439,000	2860	0	9	1986	3	11285	N	N	33231 2ND PL SW
018	729800	0070	8/18/06	\$575,000	2680	0	9	1986	3	10567	N	N	33243 2ND PL SW
018	729800	0150	8/10/06	\$625,000	3050	0	9	1987	3	11024	N	N	33210 2ND PL SW
018	729800	0200	11/27/06	\$620,000	2870	1640	10	1987	3	11458	N	N	33130 2ND PL SW
018	729800	0200	6/23/05	\$586,000	2870	1640	10	1987	3	11458	N	N	33130 2ND PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	729800	0220	3/27/07	\$570,000	2690	0	10	1987	3	10223	N	N	33127 2ND PL SW
018	729800	0220	7/7/05	\$490,000	2690	0	10	1987	3	10223	N	N	33127 2ND PL SW
018	729801	0050	5/25/05	\$415,000	2690	0	9	1986	3	13485	N	N	509 SW 331ST ST
018	729801	0260	9/27/06	\$599,000	2910	860	10	1986	3	11128	N	N	562 SW 333RD CT
018	729803	0020	5/27/05	\$538,000	3490	580	10	1988	3	10565	N	N	606 SW 331ST ST
018	729803	0030	10/30/07	\$485,000	2850	0	10	1988	3	12147	N	N	612 SW 331ST ST
018	729803	0080	8/27/07	\$605,000	2780	0	9	1988	3	10951	N	N	638 SW 331ST ST
018	729803	0140	11/10/05	\$585,000	3430	0	10	1988	3	11700	N	N	635 SW 331ST ST
018	729803	0170	3/7/05	\$493,000	2960	0	10	1987	3	12672	N	N	601 SW 331ST ST
018	729803	0180	1/15/07	\$570,375	3520	0	9	1988	3	12955	N	N	33129 6TH AVE SW
018	729803	0190	11/1/07	\$615,000	3290	0	10	1988	3	12896	N	N	33203 6TH AVE SW
018	729803	0190	4/24/06	\$608,950	3290	0	10	1988	3	12896	N	N	33203 6TH AVE SW
018	729804	0090	5/18/06	\$608,000	3410	0	10	1988	3	12123	N	N	33537 7TH PL SW
018	729804	0200	5/24/05	\$660,000	4100	0	11	1989	3	15327	N	N	33653 7TH CT SW
018	729804	0270	3/11/05	\$421,000	2700	0	10	1990	3	19969	N	N	763 SW 337TH ST
018	729804	0290	12/4/06	\$557,000	3110	0	10	1989	3	16115	N	N	751 SW 337TH ST
018	729804	0360	7/20/05	\$628,000	3990	0	11	1990	3	11150	N	N	33648 7TH PL SW
018	729804	0410	5/24/06	\$649,950	3720	0	10	1988	3	10594	N	N	33606 7TH PL SW
018	729804	0440	9/4/07	\$735,000	4300	0	11	1990	3	10598	N	N	33520 7TH PL SW
018	729805	0100	7/2/07	\$618,888	3260	0	10	1990	3	12215	N	N	530 SW 336TH ST
018	729805	0130	11/21/05	\$686,000	4320	0	11	1996	3	10391	N	N	545 SW 336TH ST
018	729805	0160	5/22/06	\$599,900	3260	0	11	1990	3	11205	N	N	515 SW 336TH ST
018	729805	0220	5/3/05	\$500,000	3520	0	11	1992	3	11191	N	N	33635 5TH PL SW
018	729805	0280	6/20/05	\$379,950	2270	0	10	1994	3	11289	N	N	33620 4TH AVE SW
018	729805	0320	8/15/06	\$560,000	2810	0	10	1990	4	12481	N	N	33532 4TH AVE SW
018	729805	0390	9/13/05	\$558,000	2960	0	10	1990	3	11846	N	N	33422 4TH CT SW
018	729805	0440	7/12/05	\$653,000	4180	0	11	1992	3	10638	N	N	33407 4TH CT SW
018	729805	0460	2/14/07	\$579,000	2700	0	10	1992	3	11115	N	N	33419 4TH CT SW
018	729805	0540	7/27/05	\$540,000	2920	0	10	1997	3	10462	N	N	33634 5TH PL SW
018	742800	0010	4/6/06	\$320,000	1730	0	7	1988	3	7093	N	N	2019 SW 347TH PL
018	742800	0030	12/20/05	\$274,950	1550	0	7	1988	3	8249	N	N	2009 SW 347TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	742800	0140	4/5/06	\$274,950	1400	0	7	1988	3	6736	N	N	1737 SW 347TH PL
018	742800	0220	4/20/05	\$260,600	1360	0	7	1989	3	7571	N	N	1704 SW 347TH PL
018	742800	0230	5/26/06	\$290,000	940	410	7	1989	3	6511	N	N	1708 SW 347TH PL
018	742800	0420	9/29/06	\$309,000	1060	360	7	1989	3	5476	N	N	2022 SW 347TH PL
018	926490	0030	2/24/05	\$271,500	1280	700	8	1978	3	7700	N	N	32416 2ND AVE SW
018	926490	0240	8/17/06	\$300,000	1240	290	8	1979	3	10350	N	N	32019 2ND AVE SW
018	926490	0260	8/26/05	\$299,950	1240	470	8	1978	3	8400	N	N	32031 2ND AVE SW
018	926490	0300	9/16/05	\$224,000	1150	520	8	1979	4	19550	N	N	32022 3RD AVE SW
018	926490	0360	6/30/05	\$281,500	1390	630	8	1984	3	15400	N	N	32020 4TH AVE SW
018	926490	0430	10/24/05	\$296,000	1130	1090	8	1981	3	12500	N	N	32019 5TH AVE SW
018	926490	0550	5/18/05	\$265,000	1300	520	8	1979	3	9200	N	N	528 SW 320TH PL
018	926490	0590	7/27/05	\$304,950	1340	1000	8	1979	3	9900	N	N	621 SW 320TH PL
018	926490	0630	2/24/05	\$242,000	2020	0	8	1979	3	7500	N	N	602 SW 321ST ST
018	926490	0690	9/19/07	\$335,000	2140	0	8	1979	3	10500	N	N	609 SW 321ST ST
018	926490	0760	7/22/05	\$285,000	1660	0	8	1979	3	8025	N	N	32318 6TH AVE SW
018	926490	0800	1/29/07	\$325,500	1660	0	8	1979	3	9000	N	N	516 SW 324TH ST
018	926490	0810	12/21/05	\$373,000	2300	0	8	1979	3	8470	N	N	510 SW 324TH ST
018	926490	0820	11/22/05	\$300,000	1290	670	8	1979	3	9900	N	N	506 SW 324TH ST
018	926490	0820	3/11/05	\$277,000	1290	670	8	1979	3	9900	N	N	506 SW 324TH ST
018	926490	0880	7/18/07	\$306,000	1330	460	8	1979	3	7490	N	N	523 SW 324TH ST
018	926490	0930	6/20/05	\$296,000	1490	1280	8	1978	3	9800	N	N	306 SW 325TH PL
018	926490	1060	3/25/05	\$265,000	1460	780	8	1980	3	8625	N	N	413 SW 322ND ST
018	926490	1080	4/24/06	\$282,000	1510	0	8	1979	3	8249	N	N	425 SW 322ND ST
018	926490	1130	1/10/06	\$284,000	1300	600	8	1983	3	7600	N	N	513 SW 321ST ST
018	926490	1180	7/27/07	\$363,000	1440	600	8	1979	3	7420	N	N	403 SW 321ST ST
018	926490	1300	4/4/06	\$290,000	1360	500	8	1979	3	8568	N	N	316 SW 322ND ST
018	926490	1360	1/6/05	\$254,950	1340	600	8	1979	3	7500	N	N	422 SW 322ND ST
018	926490	1410	9/8/05	\$315,000	1490	850	8	1978	3	7350	N	N	32218 3RD AVE SW
018	926490	1440	9/26/05	\$285,950	1610	0	8	1978	3	8025	N	N	32236 3RD AVE SW
018	926490	1500	4/18/05	\$267,500	2360	0	8	1978	3	7500	N	N	246 SW 325TH PL
018	926490	1590	5/2/06	\$345,000	1620	600	8	1978	3	7280	N	N	209 SW 324TH CT

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Area 54
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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
018	926490	1670	6/11/07	\$335,000	1330	330	8	1978	3	8190	N	N	32317 2ND AVE SW
018	926490	1680	8/23/07	\$345,000	1660	0	8	1979	3	7350	N	N	32309 2ND AVE SW
018	926490	1680	3/28/06	\$262,000	1660	0	8	1979	3	7350	N	N	32309 2ND AVE SW
018	926490	1710	8/23/07	\$365,900	2390	0	8	1978	3	7350	N	N	32229 2ND AVE SW
018	926490	1750	7/3/06	\$325,000	1280	490	8	1978	3	7875	N	N	32205 2ND AVE SW
018	926490	1750	4/24/06	\$274,950	1280	490	8	1978	3	7875	N	N	32205 2ND AVE SW
018	926490	1790	12/27/06	\$225,000	1230	400	8	1979	3	9072	N	N	32520 2ND AVE SW
018	926490	1840	4/27/05	\$261,000	1780	0	8	1978	4	7400	N	N	205 SW 325TH PL
018	926490	1890	3/7/06	\$299,950	2250	0	8	1978	3	7952	N	N	32509 2ND PL SW
018	926490	1920	7/6/05	\$289,500	1620	450	8	1978	3	8165	N	N	229 SW 325TH PL
018	926490	1940	6/16/06	\$349,000	1140	490	8	1978	3	7700	N	N	239 SW 325TH PL
018	926490	2020	7/10/06	\$364,500	1620	390	8	1978	4	8547	N	N	530 SW 326TH ST
018	926490	2090	5/11/06	\$375,000	1560	770	8	1978	3	7840	N	N	502 SW 326TH ST
018	926490	2100	5/23/06	\$388,300	3220	0	8	1978	3	9450	N	N	503 SW 326TH ST
018	926490	2300	12/1/06	\$294,550	1530	0	8	1979	3	7770	N	N	32307 6TH AVE SW
018	926491	0040	8/21/07	\$355,000	1460	500	8	1981	4	7384	N	N	32706 6TH AVE SW
018	926491	0040	4/5/05	\$311,000	1460	500	8	1981	4	7384	N	N	32706 6TH AVE SW
018	926491	0070	9/10/07	\$430,000	1610	1000	8	1980	3	7140	N	N	32709 5TH AVE SW
018	926491	0110	2/17/05	\$275,000	1640	420	8	1980	3	7752	N	N	32706 5TH AVE SW
018	926491	0160	10/16/06	\$394,950	2050	0	8	1980	4	7350	N	N	400 SW 327TH PL
018	926491	0190	2/23/05	\$315,000	2310	0	8	1984	3	7350	N	N	224 SW 327TH PL
018	926491	0230	11/18/05	\$380,000	1400	1400	8	1986	3	10692	N	N	200 SW 327TH PL
018	926491	0380	9/22/06	\$358,950	1390	670	8	1986	3	8588	N	N	32425 2ND PL SW
018	926491	0390	9/21/05	\$349,950	2080	0	8	1986	3	10292	N	N	32919 2ND PL SW
018	926491	0560	8/31/05	\$360,000	2170	0	8	1986	3	9000	N	N	32905 4TH AVE SW
018	926491	0630	9/22/06	\$505,000	2900	0	8	1984	3	9100	N	N	32909 5TH AVE SW
018	926491	0630	8/16/05	\$360,000	2900	0	8	1984	3	9100	N	N	32909 5TH AVE SW
018	926491	0680	6/16/06	\$339,950	1650	0	8	1984	3	8800	N	N	32930 6TH AVE SW
018	926491	0690	9/10/07	\$353,000	1910	0	8	1984	3	8880	N	N	32931 6TH AVE SW
018	926491	0710	2/15/05	\$267,450	1950	0	8	1984	3	7881	N	N	32919 6TH AVE SW
018	926491	0840	6/15/06	\$390,000	1560	1500	8	1980	3	7700	N	N	32707 6TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	926491	0850	6/22/06	\$435,000	1530	1280	8	1986	3	8140	N	N	32701 6TH AVE SW
018	926491	0880	7/30/07	\$360,000	1500	990	8	1984	4	8030	N	N	32615 6TH AVE SW
018	926491	0890	7/10/06	\$373,100	2330	0	8	1986	3	7875	N	N	32724 6TH AVE SW
018	926491	0900	4/15/05	\$284,900	1690	400	8	1982	3	7350	N	N	517 SW 327TH PL
018	926491	1020	3/10/06	\$316,001	1590	360	8	1979	3	8288	N	N	308 SW 328TH ST
018	926491	1030	3/27/06	\$300,000	1550	0	8	1979	3	7490	N	N	314 SW 328TH ST
018	926491	1070	9/29/06	\$317,000	1360	400	8	1984	3	11136	N	N	332 SW 328TH ST
018	926491	1130	5/17/05	\$327,000	1970	1430	8	1979	3	7140	N	N	418 SW 329TH ST
018	926491	1180	10/8/07	\$340,000	1970	0	8	1979	3	7140	N	N	527 SW 328TH CT
018	926491	1200	6/20/07	\$401,950	2610	0	8	1979	3	9240	N	N	519 SW 328TH CT
018	926491	1310	7/11/05	\$319,600	1640	0	8	1980	3	7350	N	N	32732 6TH AVE SW
018	926491	1340	4/25/06	\$320,000	1250	420	8	1986	3	7070	N	N	32725 2ND AVE SW
018	926491	1350	4/2/07	\$350,000	1710	0	8	1984	3	7560	N	N	32733 2ND AVE SW
018	926491	1360	7/21/06	\$349,950	1610	0	8	1985	3	7560	N	N	32739 2ND AVE SW
018	926491	1380	11/3/06	\$336,500	1910	0	8	1982	3	7467	N	N	32813 2ND AVE SW
018	926491	1460	8/1/06	\$365,950	1560	670	8	1980	3	8550	N	N	32825 3RD AVE SW
018	926491	1570	10/24/05	\$380,000	1550	800	8	1980	3	7208	N	N	32734 3RD AVE SW
018	926492	0080	4/19/05	\$339,950	1500	1400	8	1986	3	8120	N	N	32232 7TH AVE SW
018	926492	0210	3/14/05	\$289,000	2560	0	8	1984	3	7700	N	N	32243 7TH AVE SW
018	926492	0230	6/7/06	\$399,950	2660	0	8	1984	3	8944	N	N	32248 7TH PL SW
018	926492	0240	7/10/07	\$360,000	1780	0	8	1983	3	7700	N	N	32242 7TH PL SW
018	926492	0270	8/9/06	\$328,000	3260	0	8	1982	3	7980	N	N	32224 7TH PL SW
018	926492	0280	3/15/06	\$260,000	2070	0	8	1983	3	7980	N	N	32218 7TH PL SW
018	926492	0310	2/6/07	\$350,000	1760	0	8	1983	3	11956	N	N	32204 7TH PL SW
018	926492	0310	12/5/05	\$262,000	1760	0	8	1983	3	11956	N	N	32204 7TH PL SW
018	926492	0400	6/27/06	\$369,950	1730	720	8	1984	3	6298	N	N	32247 7TH PL SW
018	926492	0420	3/14/07	\$250,000	2130	0	8	1986	3	8108	N	N	32246 8TH AVE SW
018	926492	0460	6/16/07	\$391,000	2260	0	8	1984	3	8146	N	N	32222 8TH AVE SW
018	926492	0510	7/24/07	\$295,000	1850	0	8	1986	3	13783	N	N	32201 8TH AVE SW
018	926492	0510	8/9/05	\$279,990	1850	0	8	1986	3	13783	N	N	32201 8TH AVE SW
018	926492	0590	6/28/06	\$429,300	1910	1270	8	1984	3	7819	N	N	32245 8TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
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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
018	926492	0590	6/23/05	\$280,000	1910	1270	8	1984	3	7819	N	N	32245 8TH AVE SW
018	926492	0600	12/5/06	\$350,950	1640	0	8	1983	3	7831	N	N	32251 8TH AVE SW
018	926492	0640	9/18/05	\$348,950	1600	0	8	1986	3	7891	N	N	32327 8TH AVE SW
018	926492	0860	5/20/05	\$264,900	1520	0	8	1983	3	11865	N	N	32606 7TH AVE SW
018	926492	0950	2/3/05	\$324,950	2130	510	8	1983	3	9360	N	N	720 SW 327TH ST
018	926492	1050	6/2/05	\$285,000	1790	0	8	1983	3	10683	N	N	32428 8TH AVE SW
018	926492	1060	4/30/06	\$349,900	1840	0	8	1983	3	11331	N	N	32420 8TH AVE SW
018	926492	1080	1/11/05	\$275,000	1970	0	8	1985	3	9180	N	N	32332 8TH AVE SW
018	926493	0020	12/12/05	\$350,000	1650	820	8	1987	3	7700	N	N	32008 11TH AVE SW
018	926493	0030	9/13/06	\$396,300	1790	0	8	1986	3	7698	N	N	32014 11TH AVE SW
018	926493	0120	11/3/05	\$300,000	1730	0	8	1986	3	7700	N	N	32204 11TH AVE SW
018	926493	0140	9/26/06	\$389,500	1700	840	8	1985	3	7700	N	N	32216 11TH AVE SW
018	926493	0190	7/10/07	\$339,950	1860	0	8	1985	3	7645	N	N	32302 11TH AVE SW
018	926493	0190	5/23/05	\$329,950	1860	0	8	1985	3	7645	N	N	32302 11TH AVE SW
018	926493	0280	10/25/05	\$369,999	1790	1770	8	1985	3	7700	N	N	32412 11TH AVE SW
018	926493	0300	10/25/05	\$395,000	2320	0	8	1985	3	7937	N	N	32424 11TH AVE SW
018	926493	0320	12/6/05	\$371,000	2260	0	8	1986	3	9264	N	N	1076 SW 325TH CT
018	926493	0350	7/25/05	\$464,900	3130	0	8	1984	3	11817	N	N	1064 SW 325TH CT
018	926493	0590	5/12/05	\$344,950	2000	500	8	1986	3	9133	N	N	32205 11TH AVE SW
018	926493	0600	2/20/07	\$400,000	1640	520	8	1986	3	8309	N	N	32204 11TH PL SW
018	926493	0620	8/29/05	\$292,000	2020	0	8	1988	3	9507	N	N	32218 11TH PL SW
018	926493	0650	11/22/05	\$340,000	2100	0	8	1986	3	8660	N	N	32236 11TH PL SW
018	926493	0740	7/31/07	\$409,900	1810	670	8	1989	3	13039	N	N	32209 11TH PL SW
018	926493	0790	5/25/05	\$361,500	2340	0	8	1986	3	13041	N	N	1124 SW 322ND ST
018	926493	0800	10/18/07	\$400,000	2140	0	8	1987	3	11523	N	N	1122 SW 322ND ST
018	926493	0840	3/14/05	\$329,000	2080	0	8	1985	4	8345	N	N	32109 11TH AVE SW
018	926493	0870	6/22/05	\$315,000	2070	0	8	1987	3	8515	N	N	32027 11TH AVE SW
018	926493	0900	10/27/06	\$367,000	2190	0	8	1986	3	8452	N	N	1133 SW 320TH PL
018	926493	0920	6/23/06	\$375,000	2110	0	8	1986	3	11850	N	N	1140 SW 320TH PL
018	926493	0940	7/19/06	\$335,000	1740	0	8	1987	3	9790	N	N	1132 SW 320TH PL
018	926493	0950	7/18/07	\$390,000	2440	0	8	1988	3	13845	N	N	1126 SW 320TH PL

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Area 54
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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
018	926493	0960	12/6/05	\$370,000	1410	500	8	1988	4	21019	N	N	1120 SW 320TH PL
018	926494	0160	9/18/07	\$469,000	2500	0	8	1987	3	11200	N	N	32413 12TH AVE SW
018	926494	0200	1/18/06	\$391,000	2550	0	8	1987	3	13361	N	N	1200 SW 325TH PL
018	926494	0200	12/13/07	\$370,000	2550	0	8	1987	3	13361	N	N	1200 SW 325TH PL
018	926494	0230	8/12/05	\$379,950	2530	0	8	1987	3	8225	N	N	1113 SW 325TH PL
018	926494	0260	3/30/06	\$382,950	2340	0	8	1988	3	8888	N	N	1131 SW 325TH PL
018	926494	0380	6/21/06	\$419,950	2340	0	8	1988	3	8939	N	N	1210 SW 326TH PL
018	926494	0390	5/11/05	\$349,900	2310	0	8	1987	3	11090	N	N	1204 SW 326TH PL
018	926494	0400	2/27/07	\$415,000	2610	0	8	1988	3	9056	N	N	1140 SW 326TH PL
018	926494	0410	3/22/06	\$375,000	2210	0	8	1988	3	8736	N	N	1134 SW 326TH PL
018	926494	0420	6/26/06	\$435,000	2720	0	8	1987	3	9422	N	N	1124 SW 326TH PL
018	926494	0430	7/22/05	\$355,000	2150	0	8	1987	3	10566	N	N	1112 SW 326TH PL
018	926494	0460	12/22/05	\$350,000	2270	0	8	1987	3	8036	N	N	1073 SW 326TH ST
018	926494	0460	9/16/05	\$280,000	2270	0	8	1987	3	8036	N	N	1073 SW 326TH ST
018	926494	0570	9/5/07	\$473,450	2030	820	8	1988	3	7700	N	N	32617 13TH AVE SW
018	926494	0580	4/26/05	\$356,000	2520	0	8	1989	3	7700	N	N	32623 13TH AVE SW
018	926494	0660	3/7/06	\$375,000	2400	0	8	1989	3	7511	N	N	32826 13TH AVE SW
018	926494	0680	5/18/05	\$325,000	2090	0	8	1987	3	7424	N	N	32814 13TH AVE SW
018	926494	0810	7/11/06	\$360,000	1900	0	8	1987	3	7350	N	N	1229 SW 326TH PL
018	926494	0910	11/12/07	\$417,000	2320	0	8	1989	3	7782	N	N	32627 11TH AVE SW
018	926494	0910	11/9/05	\$288,850	2320	0	8	1989	3	7782	N	N	32627 11TH AVE SW
018	926494	0950	8/10/05	\$320,000	2040	0	8	1987	3	7339	N	N	32821 11TH AVE SW
018	926494	0990	9/26/05	\$308,000	1950	0	8	1987	3	7803	N	N	32820 12TH AVE SW
018	926494	1020	7/4/07	\$385,000	2240	0	8	1987	3	8739	N	N	32808 12TH AVE SW
018	926495	0080	8/29/06	\$359,950	2010	0	8	1987	3	7218	N	N	1221 SW 330TH PL
018	926495	0120	4/26/06	\$380,000	2530	0	9	1989	3	7350	N	N	1216 SW 331ST ST
018	926495	0180	8/3/06	\$443,900	2070	1280	8	1988	3	7875	N	N	33007 11TH AVE SW
018	926495	0280	9/15/05	\$369,000	2460	0	9	1989	3	8491	N	N	1093 SW 330TH CT
018	926495	0300	9/6/05	\$358,000	2460	0	9	1989	3	9416	N	N	33020 11TH AVE SW
018	926495	0340	7/11/05	\$362,000	2470	0	9	1989	3	7842	N	N	1084 SW 332ND PL
018	926495	0410	5/3/07	\$404,850	2550	0	9	1989	3	7349	N	N	32823 10TH PL 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
018	926495	0530	2/15/05	\$321,950	2430	0	9	1988	3	7700	N	N	32614 10TH PL SW
018	926495	0580	5/31/07	\$406,388	2260	0	9	1988	3	7700	N	N	32812 10TH PL SW
018	926495	0630	6/12/07	\$487,000	2660	0	9	1989	3	8064	N	N	33108 10TH PL SW
018	926495	0960	3/12/07	\$427,500	2480	0	9	1988	3	7657	N	N	33116 12TH CT SW
018	926495	1020	6/7/06	\$386,500	2290	0	9	1988	3	7088	N	N	33106 13TH AVE SW
018	926495	1070	7/9/07	\$521,000	2460	0	9	1988	3	10907	N	N	33121 13TH AVE SW
018	926496	0080	8/2/07	\$449,950	2464	0	9	1987	3	7443	N	N	33349 12TH AVE SW
018	926496	0270	4/25/05	\$407,500	2370	890	9	1987	4	10842	N	N	33446 11TH PL SW
018	926496	0290	11/20/07	\$500,000	2440	560	9	1987	3	8694	N	N	33438 11TH PL SW
018	926496	0390	10/3/05	\$350,000	2340	0	9	1986	3	7768	N	N	33416 12TH AVE SW
018	926496	0440	6/13/05	\$364,000	2430	0	9	1989	3	7773	N	N	1111 SW 334TH PL
018	926496	0520	9/14/05	\$357,000	2490	0	9	1989	3	7633	N	N	1134 SW 333RD PL
018	926496	0540	7/18/05	\$340,000	2570	0	9	1991	3	8119	N	N	33308 12TH AVE SW
018	926496	0650	6/26/06	\$430,000	2210	0	9	1988	4	10348	N	N	33338 12TH AVE SW
018	926496	0730	12/19/05	\$419,950	2910	0	9	1987	3	9066	N	N	33412 10TH CT SW
018	926496	0790	7/12/07	\$399,990	2040	0	9	1989	3	9015	N	N	33328 10TH CT SW
018	926496	0920	12/16/05	\$379,900	2420	0	9	1990	3	9052	N	N	33325 10TH CT SW
018	926870	0100	11/15/07	\$250,000	1470	0	7	1984	3	2052	N	N	200 S 329TH CT
018	926870	0180	9/18/06	\$244,950	1470	0	7	1984	3	2052	N	N	235 S 329TH LN
018	926870	0310	6/13/07	\$245,950	1100	0	7	1984	3	1302	N	N	247 S 329TH LN
018	926870	0310	5/19/05	\$187,450	1100	0	7	1984	3	1302	N	N	247 S 329TH LN
018	926870	0320	12/12/06	\$245,000	1470	0	7	1984	3	2052	N	N	253 S 328TH LN
018	926871	0090	4/6/06	\$252,599	1470	0	7	1986	3	2052	N	N	32900 3RD PL S
018	926871	0100	7/25/06	\$245,000	1390	0	7	1987	3	1302	N	N	32906 3RD PL S
018	926871	0170	6/21/06	\$231,500	1470	0	7	1987	3	2052	N	N	32833 4TH LN S
018	926871	0250	6/15/06	\$243,000	1490	0	7	1986	3	1302	N	N	312 S 328TH LN
018	926871	0340	1/3/07	\$254,000	1390	0	7	1987	3	1302	N	N	32910 4TH LN S
018	926871	0340	5/26/05	\$200,000	1390	0	7	1987	3	1302	N	N	32910 4TH LN S
018	926871	0350	10/24/06	\$245,000	1390	0	7	1987	3	1302	N	N	32912 4TH LN S
018	926871	0380	7/12/07	\$250,000	1090	0	7	1986	3	2052	N	N	415 S 329TH LN
018	926871	0410	2/14/07	\$259,500	1390	0	7	1987	3	1302	N	N	414 S 329TH LN

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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
018	926871	0420	1/28/05	\$179,000	1390	0	7	1987	3	1302	N	N	416 S 329TH LN
018	926871	0450	2/13/06	\$206,950	1390	0	7	1986	3	1302	N	N	411 S 328TH PL
018	926910	0040	4/27/06	\$450,000	1990	780	7	1999	3	10550	N	N	33836 7TH WAY SW
018	926910	0050	10/13/06	\$292,000	1760	0	7	1998	3	10391	N	N	33840 7TH WAY SW
018	926910	0050	2/17/06	\$249,000	1760	0	7	1998	3	10391	N	N	33840 7TH WAY SW
021	066230	0120	3/23/07	\$400,000	2560	0	9	1996	3	7800	N	N	524 SW 352ND ST
021	066230	0160	1/27/05	\$347,000	1940	0	9	1996	3	8265	N	N	430 SW 352ND ST
021	066230	0170	12/2/05	\$359,950	2020	0	9	1996	3	8361	N	N	431 SW 352ND ST
021	066231	0270	10/28/05	\$444,950	2730	0	9	1997	3	8471	N	N	35235 6TH AVE SW
021	066231	0300	9/9/05	\$429,000	2510	0	9	1997	3	7575	N	N	35232 6TH AVE SW
021	066231	0340	8/8/05	\$465,000	2780	0	9	1996	3	8286	N	N	35219 5TH AVE SW
021	066231	0370	7/18/05	\$479,000	2700	0	9	1997	3	9946	N	N	513 SW 353RD ST
021	066231	0490	8/2/06	\$460,000	2500	0	9	1996	3	6997	N	N	427 SW 352ND ST
021	066231	0510	3/14/05	\$425,000	3120	0	9	1996	3	17931	N	N	413 SW 352ND ST
021	066231	0590	2/7/06	\$509,000	3160	0	9	1996	3	10749	N	N	708 SW 353RD PL
021	066231	0610	10/15/07	\$498,500	2510	0	9	1996	3	8762	N	N	713 SW 353RD PL
021	066231	0630	6/28/05	\$471,000	3140	0	9	1996	3	12132	N	N	705 SW 353RD PL
021	066231	0640	11/10/05	\$455,000	3270	0	8	1998	3	8885	N	N	857 SW 354TH ST
021	066231	0730	8/20/07	\$400,000	2880	0	8	1998	3	6232	N	N	35431 7TH AVE SW
021	066231	0760	3/14/05	\$375,000	2730	0	9	1997	3	6127	N	N	35455 8TH AVE SW
021	066231	0790	1/29/07	\$535,000	3040	0	9	1997	3	7080	N	N	822 SW 355TH CT
021	066231	0810	12/7/05	\$480,000	2860	0	9	1998	3	13398	N	N	813 SW 354TH ST
021	066231	0880	5/31/05	\$395,000	3070	0	9	1997	3	6589	N	N	827 SW 355TH CT
021	066231	0900	2/9/05	\$419,000	2730	0	9	1998	3	7372	N	N	819 SW 355TH CT
021	113780	0060	2/1/07	\$649,500	4100	0	10	1990	3	34691	N	N	123 S 363RD PL
021	113780	0140	9/7/05	\$469,000	2520	0	10	1988	3	15600	N	N	318 S 361ST PL
021	113780	0140	4/29/05	\$415,000	2520	0	10	1988	3	15600	N	N	318 S 361ST PL
021	113780	0200	7/26/06	\$450,000	1840	800	8	1990	3	25598	N	N	36005 3RD AVE S
021	113780	0280	10/12/07	\$535,000	3020	0	10	1988	3	18586	N	N	214 S 361ST PL
021	113780	0400	9/12/07	\$510,000	2970	0	10	1988	3	25963	N	N	36117 2ND AVE S
021	113780	0420	10/27/05	\$479,000	2850	0	10	1988	3	21169	N	N	150 S 363RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	113960	0040	6/16/06	\$385,000	1950	620	8	1988	3	9602	N	N	102 SW 366TH ST
021	113960	0080	7/22/05	\$350,350	1910	620	8	1988	3	9761	N	N	36512 1ST PL SW
021	113960	0110	5/16/06	\$379,000	1500	550	8	1987	3	9631	N	N	36509 1ST PL SW
021	113960	0200	3/26/07	\$344,900	2140	0	8	1987	3	10159	N	N	36504 2ND AVE SW
021	113960	0220	4/20/05	\$377,000	2790	0	8	1987	3	14398	N	N	36503 2ND AVE SW
021	113960	0280	3/7/05	\$373,850	1990	780	8	1987	3	12299	N	N	206 SW 366TH ST
021	113960	0320	12/4/07	\$364,000	1400	570	8	1987	3	10061	N	N	125 SW 366TH ST
021	113960	0350	7/11/05	\$334,950	1370	570	8	1987	3	10643	N	N	101 SW 366TH ST
021	114000	0060	3/18/05	\$228,000	1140	1100	7	1973	3	9919	N	N	122 S 357TH ST
021	114000	0140	12/22/06	\$262,000	1420	0	7	1973	3	9610	N	N	161 S 357TH ST
021	114000	0180	9/19/06	\$275,750	1470	0	7	1973	4	9620	N	N	213 S 357TH ST
021	114000	0190	5/26/05	\$195,000	1300	0	7	1971	4	9620	N	N	221 S 357TH ST
021	114000	0300	6/2/06	\$274,950	1300	0	7	1973	3	9513	N	N	35606 2ND AVE S
021	114001	0080	8/3/07	\$289,000	1260	540	7	1984	3	10194	N	N	156 S 358TH ST
021	132174	0100	8/3/05	\$668,815	3210	0	10	1997	3	20677	N	N	406 SW 350TH PL
021	132174	0120	8/10/05	\$600,000	3190	0	9	1994	3	19922	N	N	411 SW 350TH PL
021	132174	0170	7/26/06	\$679,500	2960	0	11	1995	3	19002	N	N	34815 5TH AVE SW
021	132174	0250	11/17/06	\$450,000	2490	0	8	1996	3	11236	N	N	34819 7TH AVE SW
021	132174	0250	10/21/05	\$365,000	2490	0	8	1996	3	11236	N	N	34819 7TH AVE SW
021	132174	0270	11/16/06	\$425,000	2150	0	8	1994	3	16614	N	N	34839 7TH AVE SW
021	132174	0270	5/6/05	\$342,950	2150	0	8	1994	3	16614	N	N	34839 7TH AVE SW
021	132174	0320	12/9/07	\$515,000	2890	0	8	1995	3	14946	N	N	34828 8TH PL SW
021	132174	0450	6/12/07	\$386,605	2980	0	8	1994	3	7979	N	N	34853 8TH PL SW
021	132174	0470	6/16/06	\$405,000	2410	0	8	1996	3	7809	N	N	828 SW 349TH WAY
021	132174	0520	3/13/06	\$360,000	2410	0	8	1997	3	8157	N	N	845 SW 349TH WAY
021	132174	0630	2/3/07	\$490,000	2870	0	8	1997	3	8694	N	N	35022 8TH PL SW
021	132174	0650	6/13/06	\$398,000	2010	0	8	1997	3	7182	N	N	35030 8TH PL SW
021	132174	0710	6/6/05	\$320,000	2410	0	8	1997	3	8223	N	N	715 SW 350TH CT
021	132174	0850	10/3/06	\$407,000	2260	0	8	1996	3	15027	N	N	34950 7TH AVE SW
021	132174	0880	11/13/06	\$499,888	2870	0	8	1997	3	17714	N	N	34920 7TH AVE SW
021	202100	0010	5/4/05	\$430,000	3188	0	9	2005	3	9618	N	N	1113 SW 360TH 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
021	202100	0020	6/30/05	\$380,000	2805	0	9	2005	3	8884	N	N	36003 11TH AVE SW
021	202100	0030	6/24/05	\$402,240	3068	0	9	2005	3	6110	N	N	36007 11TH AVE SW
021	202100	0040	10/4/05	\$395,000	2826	0	9	2005	3	5000	N	N	36011 11TH AVE SW
021	202100	0050	5/19/05	\$379,000	3068	0	9	2005	3	5000	N	N	36015 11TH AVE SW
021	202100	0060	11/16/05	\$383,500	2722	0	9	2005	3	5244	N	N	36019 11TH AVE SW
021	202100	0070	8/9/05	\$382,950	2826	0	9	2005	3	9586	N	N	36002 11TH AVE SW
021	202100	0080	7/27/05	\$393,500	3120	0	9	2005	3	5000	N	N	36006 11TH AVE SW
021	202100	0090	8/18/05	\$390,500	3120	0	9	2005	3	5000	N	N	36010 11TH AVE SW
021	202100	0100	3/29/06	\$409,535	3120	0	9	2005	3	5422	N	N	1011 SW 360TH ST
021	202100	0110	1/23/06	\$397,500	3068	0	9	2005	3	5422	N	N	1009 SW 360TH ST
021	202100	0120	7/18/05	\$379,000	2823	0	9	2005	3	6932	N	N	914 SW 361ST ST
021	202100	0130	7/21/05	\$376,000	3068	0	9	2005	3	5266	N	N	918 SW 361ST ST
021	202100	0140	11/9/05	\$388,000	3120	0	9	2005	3	5244	N	N	1002 SW 361ST ST
021	202100	0150	10/6/05	\$381,500	3068	0	9	2005	3	5223	N	N	1006 SW 361ST ST
021	202100	0160	7/8/05	\$380,000	3068	0	9	2005	3	5783	N	N	1010 SW 361ST ST
021	202100	0170	11/1/05	\$389,000	3120	0	9	2005	3	5371	N	N	1013 SW 361ST ST
021	202100	0180	8/20/05	\$388,000	3120	0	9	2005	3	5001	N	N	1009 SW 361ST ST
021	202100	0190	7/13/05	\$379,000	3068	0	9	2005	3	5525	N	N	1005 SW 361ST ST
021	202100	0200	6/21/05	\$375,950	3068	0	9	2005	3	6920	N	N	36109 10TH CT SW
021	202100	0210	7/26/05	\$380,950	3120	0	9	2005	3	5109	N	N	36113 10TH CT SW
021	202100	0220	9/21/05	\$375,950	3068	0	9	2005	3	5790	N	N	36119 10TH CT SW
021	202100	0230	5/23/05	\$392,300	3068	0	9	2005	3	8743	N	N	36121 10TH CT SW
021	202100	0240	6/16/05	\$361,950	3120	0	9	2005	3	8796	N	N	36120 10TH CT SW
021	202100	0250	6/13/05	\$375,950	3068	0	9	2005	3	6070	N	N	36116 10TH CT SW
021	202100	0260	10/19/05	\$379,000	3068	0	9	2005	3	5524	N	N	36114 10TH CT SW
021	202100	0270	10/17/05	\$387,000	3120	0	9	2005	3	5500	N	N	36110 10TH CT SW
021	202100	0280	9/2/05	\$390,500	3120	0	9	2005	3	5244	N	N	36104 10TH CT SW
021	202100	0290	12/7/05	\$469,900	3068	0	9	2005	3	5359	N	N	915 SW 361ST ST
021	218000	0590	6/27/06	\$250,000	1190	0	7	1978	4	11050	N	N	36002 14TH AVE SW
021	218000	0770	8/3/05	\$280,000	1540	0	7	1979	4	12000	N	N	36102 14TH AVE SW
021	218000	1060	6/29/07	\$270,000	1120	0	7	1979	3	13000	N	N	36115 14TH 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
021	218000	1070	7/6/06	\$301,000	1540	0	7	1979	3	12000	N	N	36125 14TH AVE SW
021	218820	0065	8/2/07	\$296,000	1260	620	8	1979	3	15000	N	N	36805 7TH AVE SW
021	218820	0555	8/17/06	\$190,000	1160	0	7	1980	3	9000	N	N	36809 4TH AVE SW
021	218820	0660	6/28/06	\$280,000	1160	0	7	1980	3	12000	N	N	36822 5TH AVE SW
021	218820	0725	11/2/05	\$233,000	880	0	7	1978	3	9000	N	N	36823 3RD AVE SW
021	218820	0820	12/23/05	\$270,000	1740	0	7	1980	3	12000	N	N	36814 4TH AVE SW
021	218820	0830	2/10/06	\$289,900	1740	0	7	1981	3	12000	N	N	36806 4TH AVE SW
021	218820	0941	6/20/05	\$306,000	1610	780	7	1980	3	14200	N	N	36836 3RD AVE SW
021	218820	1740	6/22/07	\$419,000	1284	1284	8	2006	3	12000	N	N	36936 3RD AVE SW
021	218820	1760	10/13/05	\$251,000	810	810	7	1982	3	12000	N	N	36924 3RD AVE SW
021	218820	1825	3/14/05	\$164,000	880	0	7	1978	4	12000	N	N	36935 3RD AVE SW
021	218820	1950	1/18/07	\$245,000	880	0	7	1978	3	9000	N	N	36910 4TH AVE SW
021	218820	1970	4/13/05	\$185,900	880	0	7	1978	3	16100	N	N	36902 4TH AVE SW
021	218820	2105	6/30/05	\$204,000	960	0	7	1978	3	12000	N	N	36916 5TH AVE SW
021	218820	2160	5/14/07	\$282,000	1260	0	7	1967	4	9000	N	N	36915 5TH AVE SW
021	218820	3475	7/19/07	\$245,000	860	0	7	1979	3	9000	N	N	37201 1ST AVE SW
021	218820	3615	9/20/06	\$269,450	910	0	7	1979	3	12000	Y	N	37206 2ND AVE SW
021	218820	3615	12/12/05	\$238,000	910	0	7	1979	3	12000	Y	N	37206 2ND AVE SW
021	252103	9052	4/7/06	\$384,990	2230	0	6	1996	3	19250	N	N	35708 20TH AVE SW
021	257180	0065	5/13/05	\$175,000	1150	0	7	1962	4	10800	N	N	35421 11TH AVE SW
021	257180	0075	7/13/06	\$291,050	1410	0	7	1967	4	10800	N	N	1105 SW 354TH ST
021	292104	9054	3/23/07	\$332,500	1270	0	6	1994	3	27100	N	N	1514 S 359TH ST
021	292104	9066	12/13/07	\$263,000	2340	0	7	1955	3	17914	N	N	35817 16TH AVE S
021	302104	9092	12/29/05	\$400,000	1630	0	7	1974	4	39204	N	N	35929 1ST AVE S
021	302104	9105	9/24/07	\$275,000	1170	0	7	1967	3	9583	N	N	35803 6TH AVE SW
021	302104	9108	4/26/07	\$499,950	2166	0	8	2007	3	26000	N	N	35805 4TH PL SW
021	302104	9123	6/16/05	\$355,000	1750	1710	8	1992	4	33634	N	N	35513 6TH PL SW
021	302104	9131	9/13/07	\$412,000	1740	500	8	1978	3	36300	Y	N	36232 6TH AVE SW
021	302104	9140	12/2/05	\$399,000	2890	0	8	1994	3	17349	N	N	35606 4TH AVE SW
021	302104	9165	2/17/05	\$449,950	2980	0	8	1988	3	35418	N	N	36721 6TH AVE SW
021	306560	0010	6/12/06	\$306,000	1520	0	7	1993	3	5477	N	N	1926 SW 358TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
021	306560	0030	9/12/05	\$273,000	1390	0	7	1992	3	5148	N	N	1914 SW 358TH CT
021	306560	0040	4/24/07	\$279,950	1150	0	7	1992	3	8954	N	N	1908 SW 358TH CT
021	306560	0150	1/22/07	\$299,000	1520	0	7	1992	3	5400	N	N	35925 18TH AVE SW
021	306560	0160	1/3/06	\$243,800	1070	0	7	1992	3	5400	N	N	35919 18TH AVE SW
021	306560	0160	1/21/05	\$195,500	1070	0	7	1992	3	5400	N	N	35919 18TH AVE SW
021	306560	0230	11/21/05	\$260,500	1270	0	7	1994	3	5523	N	N	1726 SW 359TH ST
021	306560	0310	12/19/05	\$280,000	1520	0	7	1992	3	7493	N	N	1719 SW 359TH ST
021	306560	0320	9/18/06	\$299,950	1870	0	7	1993	3	5042	N	N	1725 SW 359TH ST
021	306560	0380	3/7/05	\$211,000	1110	0	7	1992	3	7625	N	N	35925 18TH CT SW
021	306560	0470	8/30/05	\$271,500	1510	0	7	1992	3	6266	N	N	36012 20TH AVE SW
021	306561	0090	7/20/07	\$398,000	1910	0	7	1993	3	5872	N	N	35723 18TH AVE SW
021	306561	0090	7/20/05	\$275,000	1910	0	7	1993	3	5872	N	N	35723 18TH AVE SW
021	306561	0110	5/10/05	\$244,000	1330	0	7	1994	3	7079	N	N	35731 18TH AVE SW
021	322104	9128	3/27/06	\$220,000	1220	0	7	1969	4	36877	N	N	37125 12TH AVE S
021	440560	0016	3/30/06	\$270,000	1570	0	7	1954	4	11479	N	N	35611 11TH AVE SW
021	440560	0027	6/28/05	\$257,650	1060	300	6	1942	4	16530	N	N	35707 11TH AVE SW
021	440560	0035	12/19/05	\$248,000	1150	0	6	1942	3	14826	N	N	35803 11TH AVE SW
021	440560	0045	5/18/07	\$279,000	860	860	6	1942	3	32967	N	N	35827 11TH AVE SW
021	440560	0050	11/15/06	\$268,950	960	480	6	1942	3	17553	N	N	35901 11TH AVE SW
021	440560	0050	11/30/05	\$234,950	960	480	6	1942	3	17553	N	N	35901 11TH AVE SW
021	440560	0060	11/18/05	\$250,000	1100	0	6	1950	3	32829	N	N	35927 11TH AVE SW
021	440560	0060	4/19/05	\$221,000	1100	0	6	1950	3	32829	N	N	35927 11TH AVE SW
021	440560	0115	10/17/07	\$250,000	1400	0	6	1942	4	16074	N	N	35814 11TH AVE SW
021	440560	0120	9/10/07	\$315,000	1150	0	6	1986	3	14364	N	N	35826 11TH AVE SW
021	440560	0180	9/14/05	\$230,000	1780	0	7	1957	4	32148	N	N	35623 9TH AVE SW
021	440560	0190	9/29/05	\$237,000	1242	0	7	1954	3	21439	N	N	801 SW 356TH ST
021	440561	0090	2/16/05	\$399,000	3100	0	9	2004	3	9602	N	N	35832 9TH AVE SW
021	440561	0120	2/1/07	\$1,000,000	3140	0	9	2003	3	9600	N	N	35804 9TH AVE SW
021	440561	0120	1/4/05	\$405,950	3140	0	9	2003	3	9600	N	N	35804 9TH AVE SW
021	440561	0130	6/29/06	\$586,300	3470	0	9	2003	3	9600	N	N	35796 9TH AVE SW
021	440561	0140	8/29/05	\$242,000	1270	0	7	1977	3	12750	N	N	35839 9TH AVE SW

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Area 54
(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
021	440561	0160	2/25/05	\$244,400	1130	770	7	1977	4	12872	N	N	35857 9TH AVE SW
021	440561	0190	9/25/07	\$295,000	1300	860	7	1977	4	13968	N	N	35836 10TH AVE SW
021	502860	0010	3/21/05	\$239,950	1580	0	7	1989	3	6232	N	N	1307 SW 355TH PL
021	502860	0030	11/22/06	\$299,950	1590	0	7	1990	3	6492	N	N	1319 SW 355TH PL
021	502860	0090	5/16/06	\$301,000	1600	0	7	1990	3	7350	N	N	1318 SW 355TH PL
021	502860	0120	7/1/05	\$265,000	1540	0	7	1989	3	7233	N	N	35345 13TH WAY SW
021	502860	0140	7/20/06	\$303,000	1650	0	7	1989	3	5818	N	N	35337 13TH WAY SW
021	502860	0210	3/22/06	\$292,950	1430	0	7	1991	3	6000	N	N	35320 13TH PL SW
021	502860	0220	9/2/05	\$309,000	1890	0	7	1992	3	6000	N	N	35326 13TH PL SW
021	502860	0260	2/27/07	\$304,500	1430	0	7	1990	3	6905	N	N	35350 13TH PL SW
021	502860	0270	7/13/06	\$315,000	1630	0	7	1990	3	6824	N	N	35356 13TH PL SW
021	502860	0290	3/23/07	\$297,950	1230	0	7	1990	3	7557	N	N	35359 13TH PL SW
021	502860	0290	10/18/05	\$256,500	1230	0	7	1990	3	7557	N	N	35359 13TH PL SW
021	502860	0360	11/29/06	\$312,000	1560	0	7	1990	3	6013	N	N	35313 13TH PL SW
021	502860	0370	9/1/06	\$314,950	1640	0	7	1990	3	6833	N	N	35309 13TH PL SW
021	502860	0410	5/2/05	\$242,500	1620	0	7	1990	3	6000	N	N	1421 SW 352ND CT
021	502860	0450	4/17/06	\$300,700	1620	0	7	1990	3	8668	N	N	1438 SW 352ND CT
021	502860	0460	3/20/06	\$243,000	1340	0	7	1990	3	6414	N	N	1430 SW 352ND CT
021	502860	0540	6/10/05	\$287,500	1220	680	7	1989	3	8527	N	N	1423 SW 351ST ST
021	502860	0610	11/26/07	\$315,950	1720	0	7	1990	3	6380	N	N	35015 14TH AVE SW
021	502860	0620	10/25/05	\$239,000	1320	0	7	1989	3	6380	N	N	35009 14TH AVE SW
021	502860	0630	2/11/05	\$247,500	1730	0	7	1990	3	6246	N	N	35003 14TH AVE SW
021	502860	0690	1/25/06	\$254,000	1320	0	7	1990	3	8584	N	N	1420 SW 350TH ST
021	502860	0740	1/9/06	\$295,000	1970	0	7	1989	3	6600	N	N	1346 SW 350TH ST
021	502860	0860	5/16/07	\$324,950	1690	0	7	1990	3	6039	N	N	35108 13TH PL SW
021	502860	0910	4/8/05	\$248,950	1440	0	7	1990	3	10271	N	N	35210 13TH PL SW
021	502860	0970	6/15/06	\$307,500	1640	0	7	1990	3	6000	N	N	1330 SW 353RD ST
021	502860	0980	6/20/05	\$250,000	1400	0	7	1990	3	6796	N	N	1336 SW 353RD ST
021	502860	1000	5/25/06	\$297,900	1530	0	7	1990	3	7630	N	N	35106 14TH AVE SW
021	502860	1050	9/21/07	\$304,000	1390	0	7	1990	3	9333	N	N	1332 SW 351ST ST
021	502860	1160	11/2/06	\$299,950	1400	0	7	1990	3	6000	N	N	35025 13TH PL SW

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(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
021	502860	1220	1/18/05	\$262,000	1940	0	7	1990	3	6066	N	N	35139 11TH PL SW
021	502860	1230	4/5/07	\$359,950	1940	0	7	1990	3	5993	N	N	35133 11TH PL SW
021	502860	1230	7/27/05	\$294,950	1940	0	7	1990	3	5993	N	N	35133 11TH PL SW
021	502860	1300	10/17/06	\$329,000	1840	0	7	1991	3	6877	N	N	1138 SW 352ND ST
021	502860	1300	1/19/05	\$255,000	1840	0	7	1991	3	6877	N	N	1138 SW 352ND ST
021	502860	1320	3/17/06	\$303,000	1520	0	7	1990	3	6082	N	N	1033 SW 352ND ST
021	502860	1330	5/26/05	\$275,500	1700	0	7	1990	3	6346	N	N	1027 SW 352ND ST
021	502860	1360	6/29/06	\$329,900	1700	0	7	1990	3	6108	N	N	1100 SW 352ND ST
021	502860	1370	6/29/06	\$330,000	1700	0	7	1990	3	10291	N	N	1101 SW 352ND ST
021	502860	1370	5/2/05	\$254,950	1700	0	7	1990	3	10291	N	N	1101 SW 352ND ST
021	502860	1460	4/19/05	\$271,000	1750	0	7	1990	3	6905	N	N	1137 SW 352ND ST
021	502860	1590	12/13/06	\$317,000	1700	0	7	1990	3	6466	N	N	1235 SW 353RD ST
021	502860	1630	9/28/05	\$300,000	1870	0	7	1989	3	5983	N	N	35343 12TH CT SW
021	502860	1790	5/26/05	\$265,700	1570	0	7	1990	3	7058	N	N	35347 10TH PL SW
021	502860	1850	10/10/07	\$288,000	1770	0	7	1990	3	6138	N	N	35344 10TH PL SW
021	502860	1920	3/16/06	\$285,000	1730	0	7	1990	3	7311	N	N	1219 SW 354TH ST
021	502860	1990	10/24/06	\$310,000	1680	0	7	1989	3	6668	N	N	1228 SW 354TH PL
021	502860	2020	3/16/06	\$305,000	1850	0	7	1989	3	7151	N	N	1256 SW 354TH PL
021	502860	2060	6/23/05	\$265,000	1550	0	7	1989	3	6496	N	N	1235 SW 354TH PL
021	502860	2220	8/23/05	\$287,000	1930	0	7	1990	3	5800	N	N	1209 SW 355TH PL
021	502860	2230	2/7/06	\$309,000	1910	0	7	1990	3	5800	N	N	1215 SW 355TH PL
021	542242	0030	8/22/05	\$254,000	1450	0	7	1990	3	6046	N	N	1415 SW 349TH ST
021	542242	0040	9/23/05	\$294,000	1910	0	7	1990	3	6000	N	N	1409 SW 349TH ST
021	542242	0120	8/2/05	\$249,950	1420	0	7	1990	3	6788	N	N	1203 SW 349TH ST
021	542242	0140	8/14/07	\$329,500	1860	0	7	1989	3	6607	N	N	1212 SW 349TH ST
021	542242	0140	3/16/05	\$262,000	1860	0	7	1989	3	6607	N	N	1212 SW 349TH ST
021	542242	0150	6/23/06	\$330,000	1940	0	7	1991	3	7502	N	N	34826 13TH AVE SW
021	542242	0150	7/23/07	\$310,000	1940	0	7	1991	3	7502	N	N	34826 13TH AVE SW
021	542242	0180	12/13/05	\$258,500	1210	0	7	1989	3	7152	N	N	34810 13TH AVE SW
021	542242	0190	10/4/05	\$251,500	1210	0	7	1989	3	9699	N	N	34804 13TH AVE SW
021	542242	0200	8/8/06	\$335,000	1810	0	7	1990	3	11398	N	N	1300 SW 348TH 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
021	542242	0210	9/18/07	\$320,000	1890	0	7	1990	3	7957	N	N	1306 SW 348TH ST
021	542242	0220	8/17/05	\$316,000	1880	0	7	1990	3	6000	N	N	1312 SW 348TH ST
021	542242	0280	11/10/06	\$339,000	1620	0	7	1990	3	6397	N	N	1348 SW 348TH ST
021	542242	0310	6/27/07	\$350,000	1880	0	7	1990	3	6000	N	N	34809 14TH PL SW
021	542242	0360	4/22/05	\$211,000	1220	0	7	1990	3	6553	N	N	34836 14TH PL SW
021	542242	0410	10/23/07	\$302,500	1450	0	7	1990	3	6000	N	N	1341 SW 348TH ST
021	542242	0410	3/11/05	\$234,000	1450	0	7	1990	3	6000	N	N	1341 SW 348TH ST
021	542242	0510	4/22/05	\$280,000	2070	0	7	1990	3	6000	N	N	34819 13TH AVE SW
021	542242	0720	7/28/05	\$291,800	1680	0	7	1991	3	6373	N	N	34826 11TH AVE SW
021	542242	0810	2/24/07	\$335,800	1780	0	7	1990	3	6000	N	N	1102 SW 348TH PL
021	542242	0830	1/28/05	\$246,500	1520	0	7	1990	3	6000	N	N	1038 SW 348TH PL
021	542242	0850	10/16/07	\$289,950	1190	0	7	1989	3	6043	N	N	1026 SW 348TH PL
021	542243	0040	11/26/07	\$309,500	1620	0	7	1989	3	6601	N	N	34800 10TH PL SW
021	542243	0090	7/27/07	\$270,000	1200	0	7	1989	3	6000	N	N	34904 10TH PL SW
021	542243	0090	3/29/05	\$226,000	1200	0	7	1989	3	6000	N	N	34904 10TH PL SW
021	542243	0140	3/13/07	\$322,000	1640	0	7	1989	3	6735	N	N	34942 10TH PL SW
021	542243	0160	2/13/06	\$314,950	1680	0	7	1990	3	6000	N	N	1013 SW 350TH PL
021	542243	0170	8/18/06	\$329,000	1680	0	7	1990	3	6000	N	N	1019 SW 350TH PL
021	542243	0280	12/5/07	\$314,500	1680	0	7	1990	3	7227	N	N	34920 11TH CT SW
021	542243	0300	10/3/06	\$346,000	1780	0	7	1990	3	7428	N	N	34928 11TH CT SW
021	542243	0340	11/28/07	\$320,000	1920	0	7	1989	3	6000	N	N	1016 SW 350TH PL
021	542243	0360	6/28/07	\$344,000	1950	0	7	1990	3	6052	N	N	34921 10TH PL SW
021	542243	0440	7/17/06	\$274,950	1200	0	7	1989	3	7447	N	N	34807 10TH PL SW
021	542350	0050	4/11/06	\$278,500	1390	0	7	1985	3	6740	N	N	2008 SW 348TH ST
021	542350	0060	8/10/06	\$275,000	1120	0	7	1985	3	6740	N	N	2002 SW 348TH ST
021	542350	0080	7/5/06	\$252,000	1070	0	7	1983	3	6740	N	N	1904 SW 348TH ST
021	542350	0100	4/17/06	\$247,000	1080	0	7	1984	3	6740	N	N	1820 SW 348TH ST
021	542350	0160	8/3/05	\$297,000	1180	840	7	1985	3	6740	N	N	1712 SW 348TH ST
021	542350	0180	3/20/07	\$294,900	1070	500	7	1983	3	6740	N	N	1700 SW 348TH ST
021	542350	0190	8/30/05	\$318,500	1100	500	7	1984	3	7301	N	N	1630 SW 348TH ST
021	542350	0270	9/29/06	\$300,000	1120	250	7	1984	3	7366	N	N	1809 SW 348TH 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
021	542350	0320	10/31/05	\$237,000	1060	0	7	1985	3	6524	N	N	34809 19TH CT SW
021	542350	0330	8/16/07	\$299,999	1310	0	7	1984	3	7406	N	N	34805 19TH CT SW
021	542350	0340	3/22/06	\$345,050	1270	890	7	1984	3	7486	N	N	34801 19TH CT SW
021	542350	0380	4/5/06	\$199,950	1060	0	6	1983	3	6650	N	N	1810 SW 349TH PL
021	542350	0400	7/15/05	\$182,000	1510	0	6	1984	3	6483	N	N	1822 SW 349TH PL
021	542350	0450	2/10/06	\$176,500	1080	0	6	1983	3	6496	N	N	1815 SW 349TH PL
021	542350	0520	5/11/06	\$177,450	1040	0	6	1984	3	8017	N	N	1707 SW 349TH PL
021	542350	0530	10/27/06	\$190,000	1060	0	6	1984	3	6746	N	N	1703 SW 349TH PL
021	542350	0550	4/20/06	\$195,000	1080	0	6	1983	3	7318	N	N	1708 SW 349TH PL
021	542350	0600	3/7/06	\$298,450	1230	890	7	1985	3	7260	N	N	34816 19TH CT SW
021	570780	0150	2/15/06	\$495,000	1890	1190	9	1999	3	14643	Y	N	36721 1ST CT SW
021	570780	0230	8/25/06	\$461,900	2500	0	9	1991	3	13600	N	N	222 SW 368TH ST
021	713780	0015	4/26/06	\$230,000	980	600	7	1959	3	8567	N	N	1405 SW 356TH ST
021	713780	0020	2/28/07	\$250,000	1100	0	6	1967	3	9085	N	N	35617 14TH AVE SW
021	713780	0020	2/15/06	\$175,000	1100	0	6	1967	3	9085	N	N	35617 14TH AVE SW
021	713780	0060	4/6/05	\$218,000	1470	0	7	1968	4	9085	N	N	35643 14TH AVE SW
021	713780	0075	3/28/06	\$267,950	1020	450	7	1962	4	9085	N	N	35655 14TH AVE SW
021	713780	0085	8/23/05	\$230,000	1170	0	7	1967	3	9085	N	N	35662 15TH AVE SW
021	713780	0095	3/27/07	\$275,000	1610	0	7	1966	3	9085	N	N	35805 14TH AVE SW
021	713780	0095	7/27/05	\$239,950	1610	0	7	1966	3	9085	N	N	35805 14TH AVE SW
021	713780	0130	6/21/06	\$247,000	1070	0	7	1977	3	9085	N	N	35834 15TH AVE SW
021	713780	0145	12/1/05	\$265,000	1480	0	7	1968	3	9085	N	N	35840 15TH AVE SW
021	713780	0175	5/23/06	\$260,000	1250	0	7	1968	3	9085	N	N	35617 13TH AVE SW
021	713780	0195	7/24/06	\$241,000	1220	0	7	1963	4	9085	N	N	35631 13TH AVE SW
021	713780	0215	1/9/06	\$254,950	1210	0	7	1966	4	9085	N	N	35645 13TH AVE SW
021	713780	0225	6/6/05	\$195,000	1270	0	7	1962	3	9085	N	N	35656 14TH AVE SW
021	713780	0345	12/3/07	\$250,000	1230	0	7	1968	4	9085	N	N	35625 12TH AVE SW
021	713780	0350	2/25/05	\$222,000	1040	0	6	1992	3	9085	N	N	35631 12TH AVE SW
021	713780	0365	2/2/06	\$215,000	1300	0	7	1968	4	9085	N	N	35639 12TH AVE SW
021	713780	0380	8/10/06	\$242,950	850	0	6	1968	4	9085	N	N	35652 13TH AVE SW
021	713780	0450	7/28/06	\$241,000	880	0	6	1976	4	9085	N	N	35845 12TH 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
021	713780	0450	5/16/05	\$170,000	880	0	6	1976	4	9085	N	N	35845 12TH AVE SW
021	738700	0090	1/4/06	\$182,000	1050	0	6	1947	3	15474	N	N	216 SW 355TH PL
021	743680	0050	6/6/07	\$790,000	3670	0	10	2003	3	18035	N	N	613 SW 361ST ST
021	743680	0060	2/22/06	\$732,000	3400	0	10	2004	3	19966	N	N	614 SW 361ST ST
021	743680	0070	10/5/05	\$690,000	3670	0	10	2003	3	20308	N	N	616 SW 361ST ST
021	768390	0120	8/15/07	\$505,000	2680	0	9	2003	3	9680	N	N	780 SW 358TH ST
021	768390	0150	2/14/07	\$579,000	3148	0	9	2007	3	10450	N	N	717 SW 357TH ST
021	768390	0210	1/25/05	\$450,000	2180	1610	9	2004	3	10125	N	N	35626 8TH AVE SW
021	779645	0030	8/7/06	\$374,900	2550	0	8	2003	3	5000	N	N	828 SW 361ST ST
021	779645	0080	4/18/07	\$425,000	3230	0	8	2003	3	6298	N	N	36010 9TH CT SW
021	779645	0100	5/23/06	\$386,000	2550	0	8	2003	3	5761	N	N	36006 9TH CT SW
021	779645	0110	9/13/05	\$390,000	3040	0	8	2003	3	5911	N	N	36005 9TH CT SW
021	779645	0190	10/25/05	\$315,000	1690	0	8	2003	3	5171	N	N	835 SW 361ST ST
021	779645	0200	8/29/07	\$331,500	1690	0	8	2003	3	5025	N	N	833 SW 361ST ST
021	779645	0270	3/14/07	\$360,000	2550	0	8	2003	3	5000	N	N	816 SW 363RD PL
021	779645	0280	11/3/06	\$420,000	2610	0	8	2003	3	5064	N	N	818 SW 363RD PL
021	779645	0290	3/14/07	\$355,000	2120	0	8	2003	3	5368	N	N	820 SW 363RD PL
021	779645	0350	3/21/05	\$309,950	2180	0	8	2003	3	5031	N	N	817 SW 363RD PL
021	779645	0380	12/12/06	\$390,000	2550	0	8	2003	3	5550	N	N	36315 8TH AVE SW
021	779645	0430	6/22/05	\$359,900	2550	0	8	2003	3	5060	N	N	36325 8TH AVE SW
021	779645	0460	8/28/07	\$361,000	2120	0	8	2003	3	5419	N	N	836 SW 364TH PL
021	779645	0540	11/10/05	\$307,000	1680	0	8	2002	3	7068	N	N	36318 8TH AVE SW
021	779645	0550	8/26/05	\$382,500	2980	0	8	2003	3	5346	N	N	36316 8TH AVE SW
021	779645	0600	10/3/05	\$399,500	3240	0	8	2002	3	6796	N	N	703 SW 363RD PL
021	779645	0640	4/4/06	\$411,000	2980	0	8	2002	3	5854	N	N	708 S 363RD PL
021	779645	0680	12/29/05	\$370,000	2640	0	8	2003	3	6275	N	N	36036 8TH AVE SW
021	787960	0090	11/23/05	\$332,500	1850	0	8	2002	3	7200	N	N	1971 SW 352ND ST
021	787960	0120	7/28/05	\$294,950	1850	0	8	2002	3	7203	N	N	1995 SW 352ND ST
021	787960	0140	12/20/05	\$331,000	1850	0	8	2002	3	7205	N	N	1988 SW 352ND ST
021	787960	0150	10/5/05	\$283,000	1850	0	8	2002	3	7709	N	N	1980 SW 352ND ST
021	787960	0180	6/23/06	\$370,000	2120	0	8	2002	3	7206	N	N	1952 SW 352ND ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	795620	0040	7/6/07	\$160,000	1370	0	7	1960	3	9975	N	N	1932 SW 350TH ST
021	795620	0100	10/11/05	\$225,500	1120	0	6	1962	4	9975	N	N	1947 SW 350TH ST
021	795620	0280	5/24/07	\$238,000	840	0	6	1962	4	9975	N	N	1935 SW 351ST ST
021	795620	0290	6/20/05	\$218,200	860	0	6	1962	3	9975	N	N	1927 SW 351ST ST
021	795630	0020	5/16/05	\$223,000	1060	0	6	1962	4	9600	N	N	35014 19TH AVE SW
021	795630	0040	9/19/06	\$249,000	1330	0	6	1962	4	9600	N	N	35030 19TH AVE SW
021	795630	0080	11/28/05	\$244,350	1080	0	6	1962	3	9600	N	N	35128 19TH AVE SW
021	859490	0040	2/24/05	\$276,000	1270	1270	7	1978	4	14617	N	N	418 SW 363RD PL
021	859490	0050	10/25/05	\$285,000	1620	820	7	1966	4	19192	Y	N	408 SW 363RD PL
021	859490	0070	2/6/06	\$269,000	1560	0	7	1966	4	18747	Y	N	407 SW 363RD PL
021	920200	0030	8/19/05	\$248,500	1270	0	7	1967	4	9800	N	N	35023 18TH AVE SW
021	920200	0090	3/4/05	\$205,000	1280	0	7	1967	4	9600	N	N	1617 SW 351ST ST
021	920200	0170	4/20/06	\$230,000	960	0	7	1967	4	11644	N	N	35024 18TH AVE SW
021	920200	0240	5/18/07	\$234,500	960	0	7	1967	3	11060	N	N	1622 SW 350TH ST
021	926975	0030	12/5/06	\$290,000	940	260	7	1982	3	11592	N	N	2013 SW 353RD PL
021	926975	0090	11/16/05	\$246,999	1230	0	7	1985	3	7506	N	N	35311 19TH AVE SW
021	926975	0120	9/4/07	\$306,000	1080	480	7	1986	3	7201	N	N	1916 SW 354TH ST
021	926975	0130	3/3/06	\$285,000	1040	700	7	1984	3	9350	N	N	1920 SW 354TH ST
021	926975	0140	5/31/07	\$280,000	1230	0	7	1986	3	7982	N	N	1924 SW 354TH ST
021	926975	0210	3/14/07	\$322,500	1190	400	7	1987	3	10182	N	N	35411 18TH AVE SW
021	926975	0240	5/16/06	\$311,000	1490	530	7	1986	3	7220	N	N	1802 SW 355TH PL
021	926975	0290	12/8/05	\$235,000	970	0	7	1983	3	12229	N	N	1834 SW 355TH PL
021	926975	0460	3/4/05	\$249,900	1580	0	7	1986	4	7942	N	N	1720 SW 354TH PL
021	926975	0470	9/20/06	\$319,950	1230	500	7	1986	4	8027	N	N	1724 SW 354TH PL
021	926975	0480	8/29/07	\$331,000	1230	500	7	1986	3	8103	N	N	35404 18TH AVE SW
021	926975	0510	3/10/05	\$238,450	1300	0	7	1984	3	8935	N	N	35308 19TH AVE SW
021	926975	0520	4/3/06	\$250,000	1500	480	7	1986	3	8189	N	N	1833 SW 353RD PL
021	926975	0540	4/26/07	\$327,000	1270	520	7	1986	3	7589	N	N	1823 SW 353RD PL
021	926975	0610	11/18/05	\$275,000	1440	0	7	1986	3	7580	N	N	1818 SW 353RD PL
021	926975	0630	6/29/07	\$304,950	1400	0	7	1986	3	7699	N	N	1826 SW 353RD PL
021	926975	0640	5/1/06	\$292,500	1160	310	7	1986	3	7670	N	N	1830 SW 353RD PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	926975	0880	9/26/07	\$300,000	1410	0	7	1986	3	7700	N	N	2004 SW 353RD PL
021	926975	0900	10/13/05	\$287,000	1520	530	7	1987	3	7700	N	N	2020 SW 353RD PL

Improved Sales Removed from this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	010450	0320	6/8/05	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010451	0280	5/10/06	\$221,000	NON-REPRESENTATIVE SALE
018	010452	0080	10/21/05	\$265,000	UNFIN AREA
018	010452	0250	10/4/06	\$100,400	DOR RATIO;EXEMPT FROM EXCISE TAX
018	010453	0480	1/10/06	\$77,922	DOR RATIO;QUIT CLAIM DEED;
018	010454	0560	2/24/05	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010457	0080	4/10/07	\$377,500	RELOCATION - SALE TO SERVICE
018	132140	0210	11/14/05	\$213,000	QUIT CLAIM DEED
018	132170	0590	2/7/06	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	132171	0090	4/20/07	\$405,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	132172	0100	12/29/05	\$665,000	EXEMPT FROM EXCISE TAX
018	132173	0860	8/26/05	\$424,990	RELATED PARTY, FRIEND, OR NEIGHBOR
018	132190	0030	2/18/05	\$350,000	RELOCATION - SALE TO SERVICE;
018	172104	9059	5/25/07	\$627,000	QUESTIONABLE PER APPRAISAL; MULTI-PARCEL SALE
018	182104	9034	8/18/06	\$209,761	DOR RATIO;STATEMENT TO DOR
018	189545	0360	8/30/05	\$397,900	FORCED SALE
018	189546	0150	6/29/06	\$379,500	DOR RATIO;PREVIMP<=25K
018	189546	0150	2/24/06	\$334,000	PREVIMP<=25K
018	640370	0310	9/22/06	\$414,000	RELOCATION - SALE TO SERVICE;
018	666490	0510	1/28/05	\$234,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	683782	0220	2/1/05	\$208,226	QUIT CLAIM DEED;
018	729800	0020	10/18/06	\$150,000	DOR RATIO;STATEMENT TO DOR
018	729800	0060	6/14/06	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	729804	0120	8/18/05	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	729805	0330	6/22/05	\$380,721	QUIT CLAIM DEED
018	742800	0300	3/14/07	\$470,000	Lack of Representation-Sty-3
018	926490	0010	10/26/05	\$140,000	DOR RATIO;NON-REPRESENTATIVE SALE
018	926490	0240	10/17/07	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	0910	1/2/07	\$261,001	EXEMPT FROM EXCISE TAX
018	926490	1210	5/3/06	\$274,950	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	1260	9/16/05	\$273,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	926490	1310	6/12/06	\$212,000	QUIT CLAIM DEED; STATEMENT TO DOR
018	926490	1940	10/11/07	\$282,500	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	1960	8/30/05	\$29,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
018	926491	0150	10/3/06	\$52,124	DOR RATIO;STATEMENT TO DOR
018	926491	0460	9/12/05	\$263,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926491	0880	7/24/07	\$360,000	RELOCATION - SALE TO SERVICE
018	926492	0410	8/10/07	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	926492	0590	7/6/07	\$342,001	EXEMPT FROM EXCISE TAX
018	926493	0140	9/22/06	\$389,500	RELOCATION - SALE TO SERVICE
018	926494	0260	3/30/06	\$382,950	RELOCATION - SALE TO SERVICE
018	926494	0570	6/30/07	\$473,450	RELOCATION - SALE TO SERVICE
018	926496	0100	9/14/06	\$168,750	DOR RATIO;QUIT CLAIM DEED
021	066231	0030	5/25/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	066231	0870	2/23/07	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
021	113780	0500	9/6/05	\$165,000	DOR RATIO;%COMPL
021	132174	0630	2/3/07	\$490,000	RELOCATION - SALE TO SERVICE
021	202100	0210	12/27/05	\$501,000	NON-REPRESENTATIVE SALE
021	202104	9087	4/10/07	\$375,000	IMP COUNT
021	218820	0725	4/21/05	\$147,000	QUESTIONABLE PER SALES IDENTIFICATION
021	218820	1740	4/22/05	\$75,000	DOR RATIO
021	218820	1740	12/15/05	\$26,391	DOR RATIO;QUIT CLAIM DEED
021	218820	2140	1/24/05	\$152,800	NON-REPRESENTATIVE SALE
021	218820	4045	9/16/05	\$185,000	Lack of Representation-Grade5
021	218820	4610	5/6/05	\$138,000	Lack of Representation-Grade4
021	252103	9015	12/21/06	\$164,919	DOR RATIO
021	252103	9034	8/1/07	\$500,000	Lack of Representation-SFLot
021	252103	9054	12/22/06	\$330,000	Lack of Representation-YearBuilt<1941
021	257180	0025	11/13/07	\$220,302	EXEMPT FROM EXCISE TAX
021	292104	9015	5/4/05	\$305,000	UNFIN AREA
021	292104	9054	11/28/05	\$310,950	NON-REPRESENTATIVE SALE
021	302104	9020	6/28/06	\$1,200,000	Lack of Representation-SFLot
021	302104	9022	4/25/07	\$449,950	Lack of Representation-SFLot
021	302104	9025	12/26/07	\$565,000	Diagnostic Outlier-Box Plot
021	302104	9069	11/30/07	\$522,000	OBSOL
021	302104	9118	5/17/05	\$165,000	Lack of Representation-FairCond
021	302104	9118	9/11/06	\$385,000	NO MARKET EXPOSURE
021	302104	9135	4/13/05	\$143,500	DOR RATIO;%COMPL
021	302104	9170	8/2/05	\$555,000	Lack of Representation-SFLot
021	322104	9018	2/28/06	\$279,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
021	322104	9128	6/14/05	\$150,000	DOR RATIO;NON-REPRESENTATIVE SALE
021	322104	9128	1/18/05	\$138,000	DOR RATIO;STATEMENT TO DOR
021	440560	0030	8/8/07	\$300,000	Lack of Representation-Agla<801
021	440560	0170	8/16/05	\$198,000	Lack of Representation-Grade5
021	440560	0175	7/10/06	\$228,061	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
021	440560	0240	2/8/07	\$94,408	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
021	502860	0450	4/24/07	\$266,500	BANKRUPTCY - RECEIVER OR TRUSTEE
021	502860	0980	4/13/05	\$250,000	RELOCATION - SALE TO SERVICE
021	502860	2100	4/20/07	\$352,950	RELATED PARTY, FRIEND, OR NEIGHBOR
021	542242	0520	3/16/06	\$122,198	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
021	542242	0580	2/10/06	\$311,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0590	3/14/05	\$239,000	QUIT CLAIM DEED
021	542242	0680	5/11/05	\$229,661	QUIT CLAIM DEED
021	542243	0320	1/2/05	\$41,203	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
021	542350	0390	9/23/05	\$15,496	DOR RATIO;STATEMENT TO DOR
021	542350	0410	5/18/05	\$150,000	NON-REPRESENTATIVE SALE
021	542350	0440	3/14/05	\$173,000	Diagnostic Outlier-Box Plot
021	542350	0460	1/24/05	\$170,000	Diagnostic Outlier-Box Plot
021	542350	0480	8/23/07	\$214,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	570780	0150	8/14/05	\$495,000	RELOCATION - SALE TO SERVICE
021	713780	0085	6/6/05	\$128,879	QUIT CLAIM DEED
021	713780	0145	4/24/07	\$242,500	BANKRUPTCY - RECEIVER OR TRUSTEE
021	713780	0215	5/12/05	\$165,000	QUESTIONABLE PER SALES IDENTIFICATION
021	713780	0295	8/23/05	\$110,000	DOR RATIO
021	713780	0295	11/17/05	\$130,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
021	713780	0450	7/23/07	\$211,072	EXEMPT FROM EXCISE TAX
021	768390	0070	8/21/06	\$178,000	DOR RATIO
021	768390	0070	1/24/06	\$90,000	DOR RATIO
021	768390	0150	4/26/06	\$180,000	DOR RATIO
021	768390	0150	4/5/05	\$85,000	DOR RATIO
021	779645	0030	4/18/05	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	779645	0540	11/10/05	\$307,000	RELOCATION - SALE TO SERVICE
021	779645	0590	9/2/05	\$387,000	QUESTIONABLE PER SALES IDENTIFICATION
021	779645	0640	4/11/07	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	795620	0200	11/15/06	\$89,470	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
021	795620	0300	11/7/05	\$225,000	Lack of Representation-VGd Cond
021	872450	0010	8/29/07	\$534,950	PCNTCOMP
021	872450	0020	11/13/07	\$589,950	DOR RATIO;PREVIMP<=25K
021	872450	0030	9/24/07	\$509,950	DOR RATIO;PREVIMP<=25K
021	872450	0110	12/19/07	\$519,950	DOR RATIO;PREVIMP<=25K
021	872450	0150	12/5/07	\$579,950	DOR RATIO;PREVIMP<=25K
021	872450	0160	9/12/07	\$534,950	PCNTCOMP
021	872450	0170	10/9/07	\$512,950	DOR RATIO;PREVIMP<=25K
021	872450	0180	11/9/07	\$474,950	DOR RATIO;PREVIMP<=25K
021	872450	0190	8/28/07	\$509,950	PCNTCOMP
021	920200	0230	12/19/07	\$197,000	EXEMPT FROM EXCISE TAX

***Vacant Sales Used in this Annual Update Analysis
Area 54***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
21	218000	0330	06/23/2006	127500	53700	N	N
21	218820	0465	07/28/2006	65000	23100	N	N
21	218820	3155	05/24/2005	35000	15000	N	N
21	218820	3335	03/02/2005	34000	18000	N	N
21	322104	9046	07/19/2005	97850	76230	N	N
21	322104	9158	01/23/2006	203000	44644	N	N
21	795620	0110	01/02/2007	70000	9975	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 54***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	192104	9030	08/03/2007	6130000	MULTI-PARCEL SALE;
18	192104	9030	03/17/2005	950000	BUILDER OR DEVELOPER SALES
21	218000	0360	12/19/2006	12500	DORRatio
21	252103	9017	08/09/2007	350000	BUILDER OR DEVELOPER SALES
21	252103	9017	02/26/2007	260000	BUILDER OR DEVELOPER SALES
21	322104	9144	10/03/2007	127500	DORRatio
21	322104	9144	09/12/2006	79500	BUILDER OR DEVELOPER SALES
21	440560	0053	03/27/2007	170000	DORRatio
21	440560	0055	04/16/2007	150000	DORRatio

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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

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<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