

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Jovita / 55

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 1013

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$97,700	\$205,500	\$303,200	\$343,400	88.3%	13.42%
2008 Value	\$102,200	\$231,000	\$333,200	\$343,400	97.0%	13.42%
Change	+\$4,500	+\$25,500	+\$30,000		+8.7%	0.00%
% Change	+4.6%	+12.4%	+9.9%		+9.9%	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	\$96,500	\$190,000	\$286,500
2008 Value	\$100,900	\$213,900	\$314,800
Percent Change	+4.6%	+12.6%	+9.9%

Number of one to three unit residences in the Population: 4561

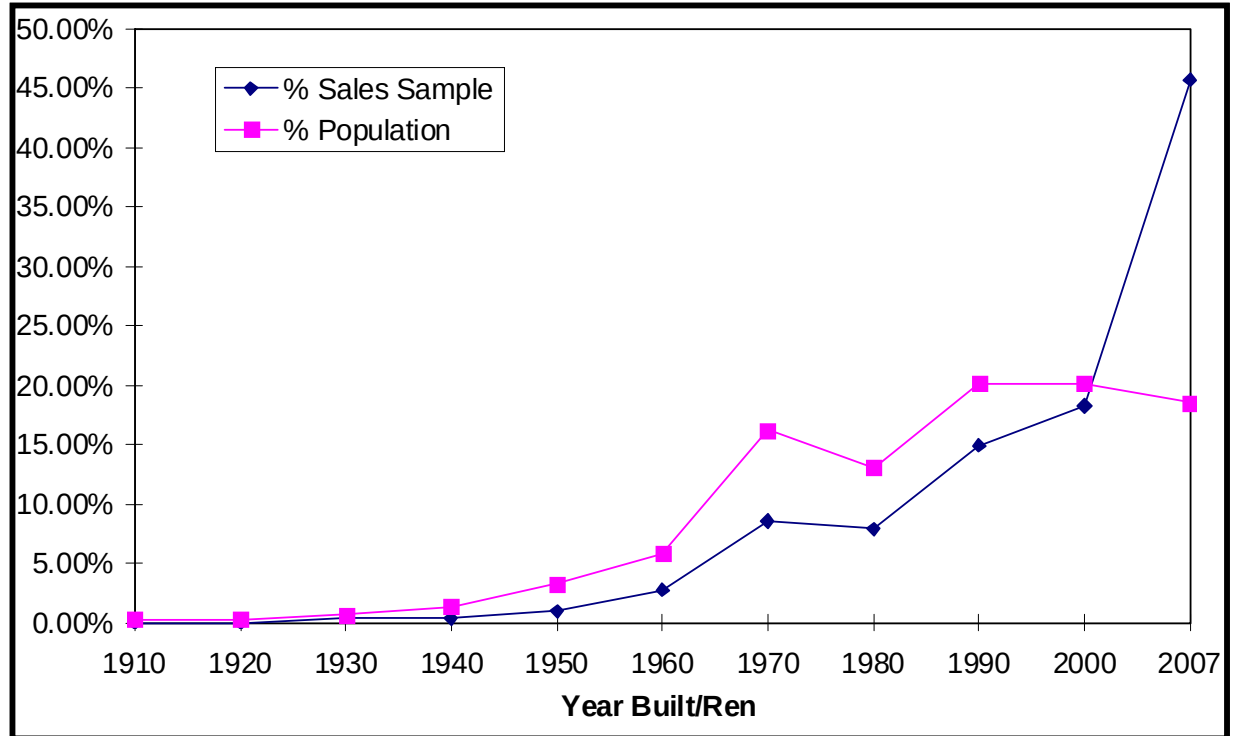
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving 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	5	0.49%
1940	4	0.39%
1950	10	0.99%
1960	28	2.76%
1970	87	8.59%
1980	80	7.90%
1990	151	14.91%
2000	185	18.26%
2007	463	45.71%
	1013	

Population		
Year Built/Ren	Frequency	% Population
1910	15	0.33%
1920	12	0.26%
1930	31	0.68%
1940	62	1.36%
1950	151	3.31%
1960	265	5.81%
1970	741	16.25%
1980	598	13.11%
1990	920	20.17%
2000	919	20.15%
2007	847	18.57%
	4561	

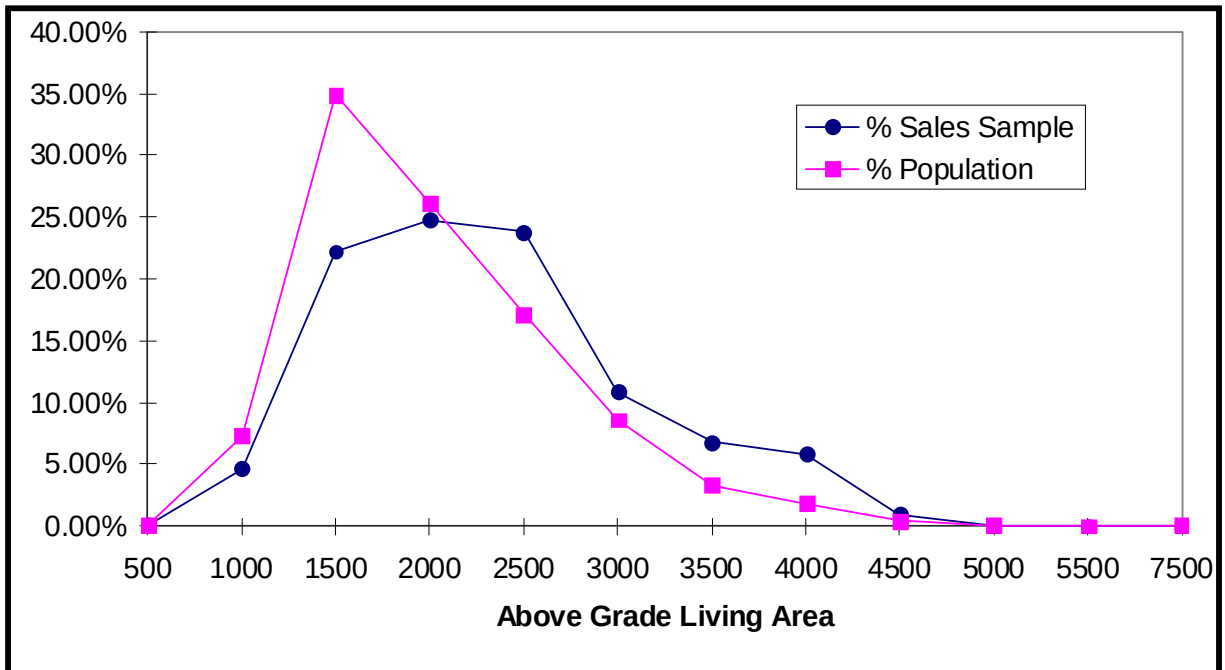


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.10%
1000	47	4.64%
1500	225	22.21%
2000	251	24.78%
2500	241	23.79%
3000	110	10.86%
3500	69	6.81%
4000	59	5.82%
4500	10	0.99%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1013	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	334	7.32%
1500	1591	34.88%
2000	1195	26.20%
2500	782	17.15%
3000	393	8.62%
3500	153	3.35%
4000	83	1.82%
4500	20	0.44%
5000	2	0.04%
5500	1	0.02%
7500	3	0.07%
	4561	

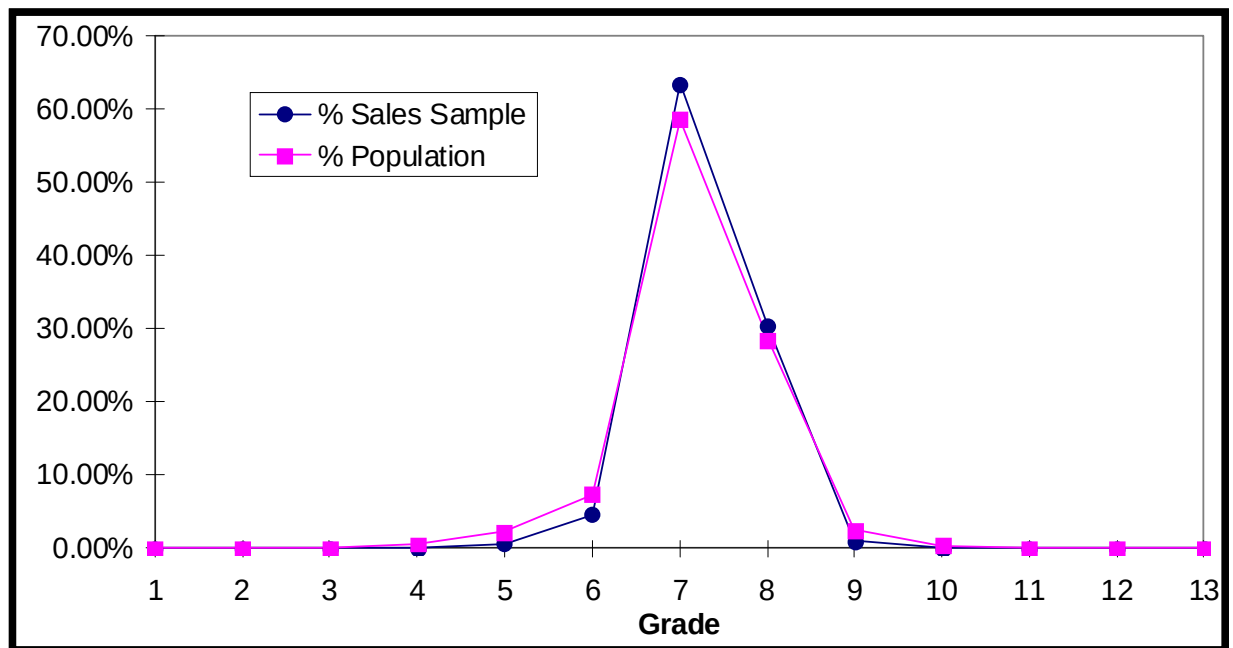


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. This distribution is adequate for both analysis and appraisals.

Sales Sample Representation of Population - Grade

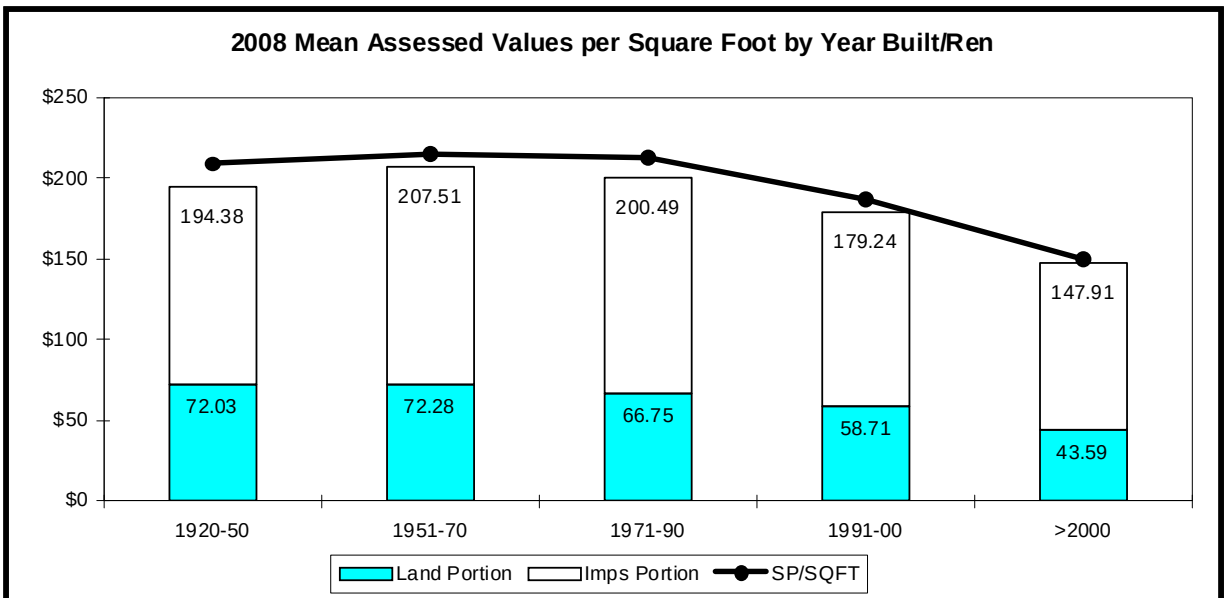
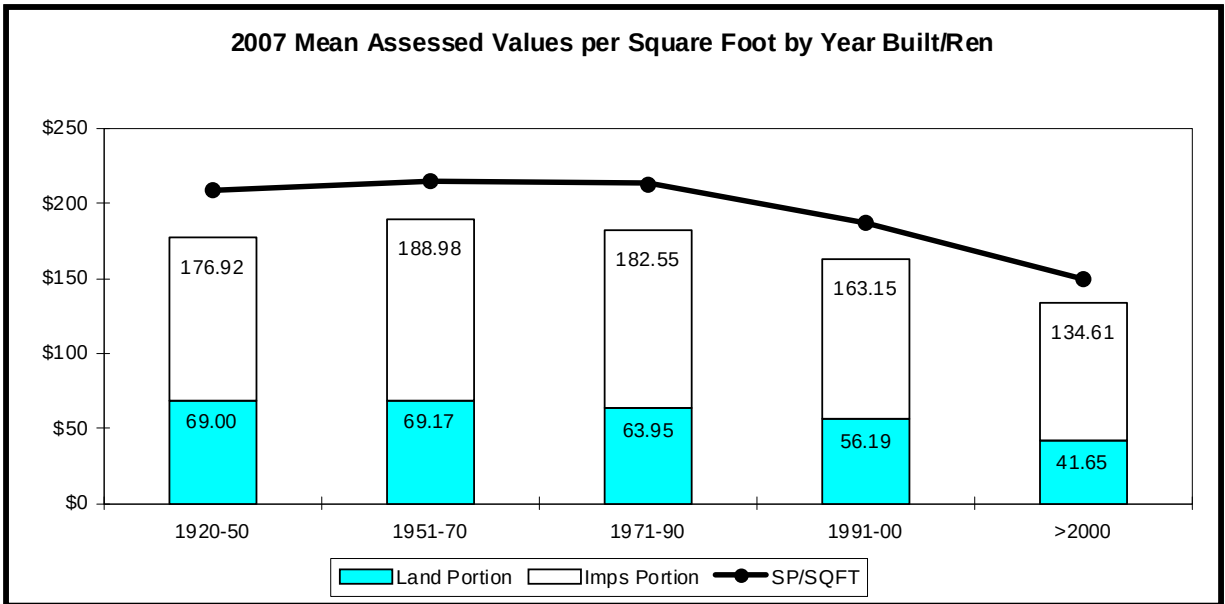
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	0.69%
6	47	4.64%
7	642	63.38%
8	307	30.31%
9	10	0.99%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1013	

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	2	0.04%
4	25	0.55%
5	101	2.21%
6	334	7.32%
7	2668	58.50%
8	1297	28.44%
9	116	2.54%
10	16	0.35%
11	0	0.00%
12	1	0.02%
13	0	0.00%
	4561	



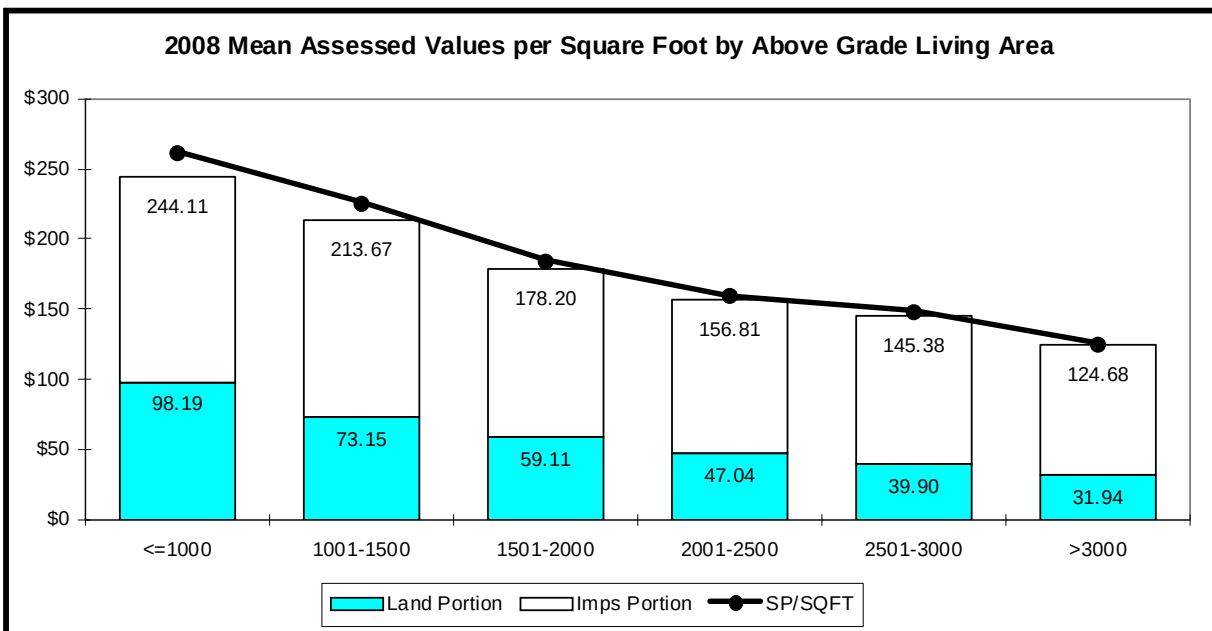
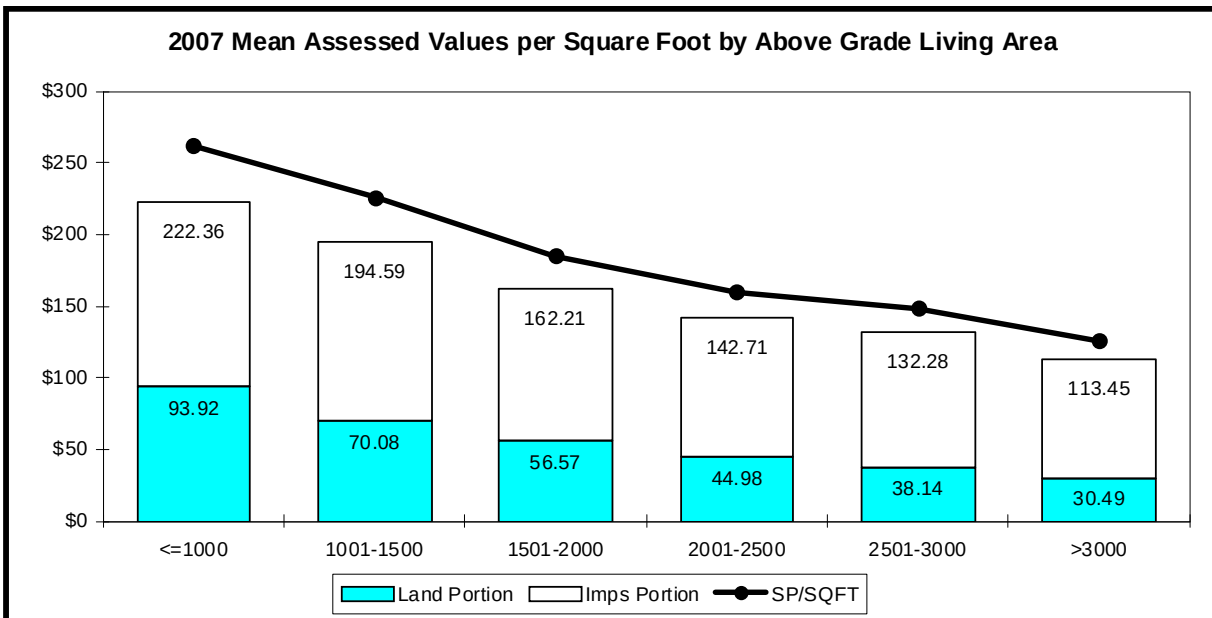
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

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



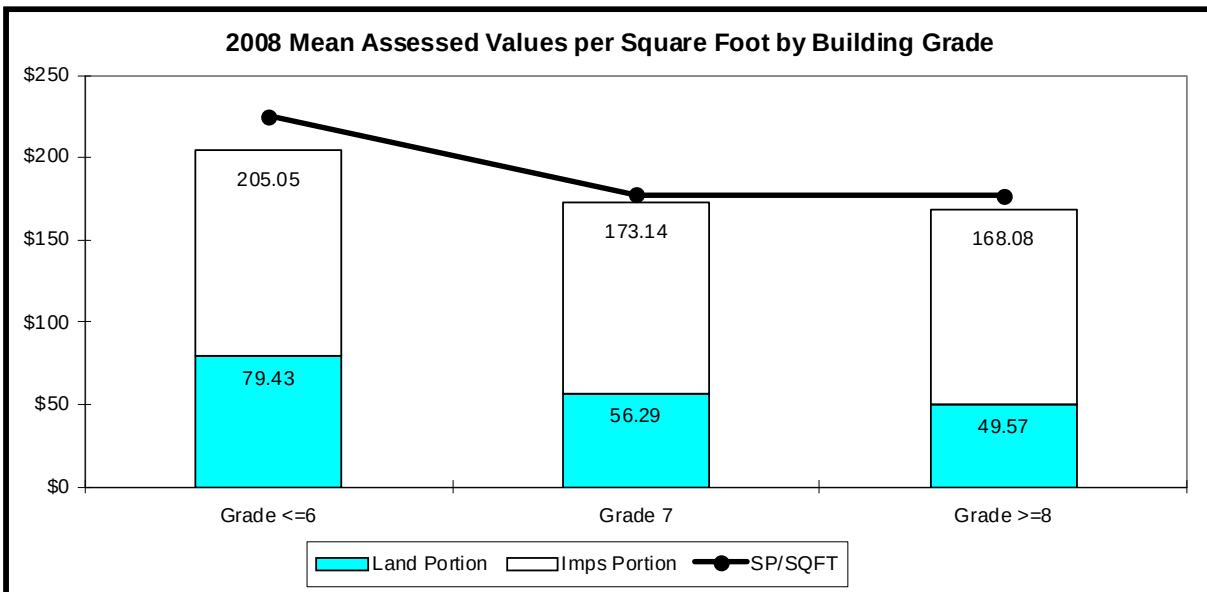
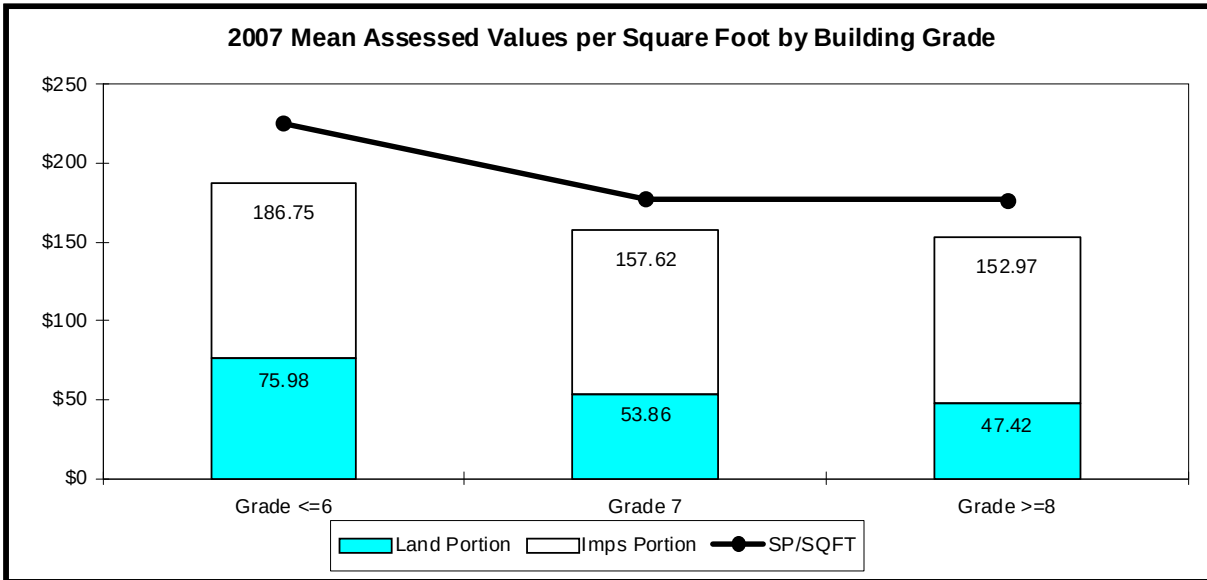
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

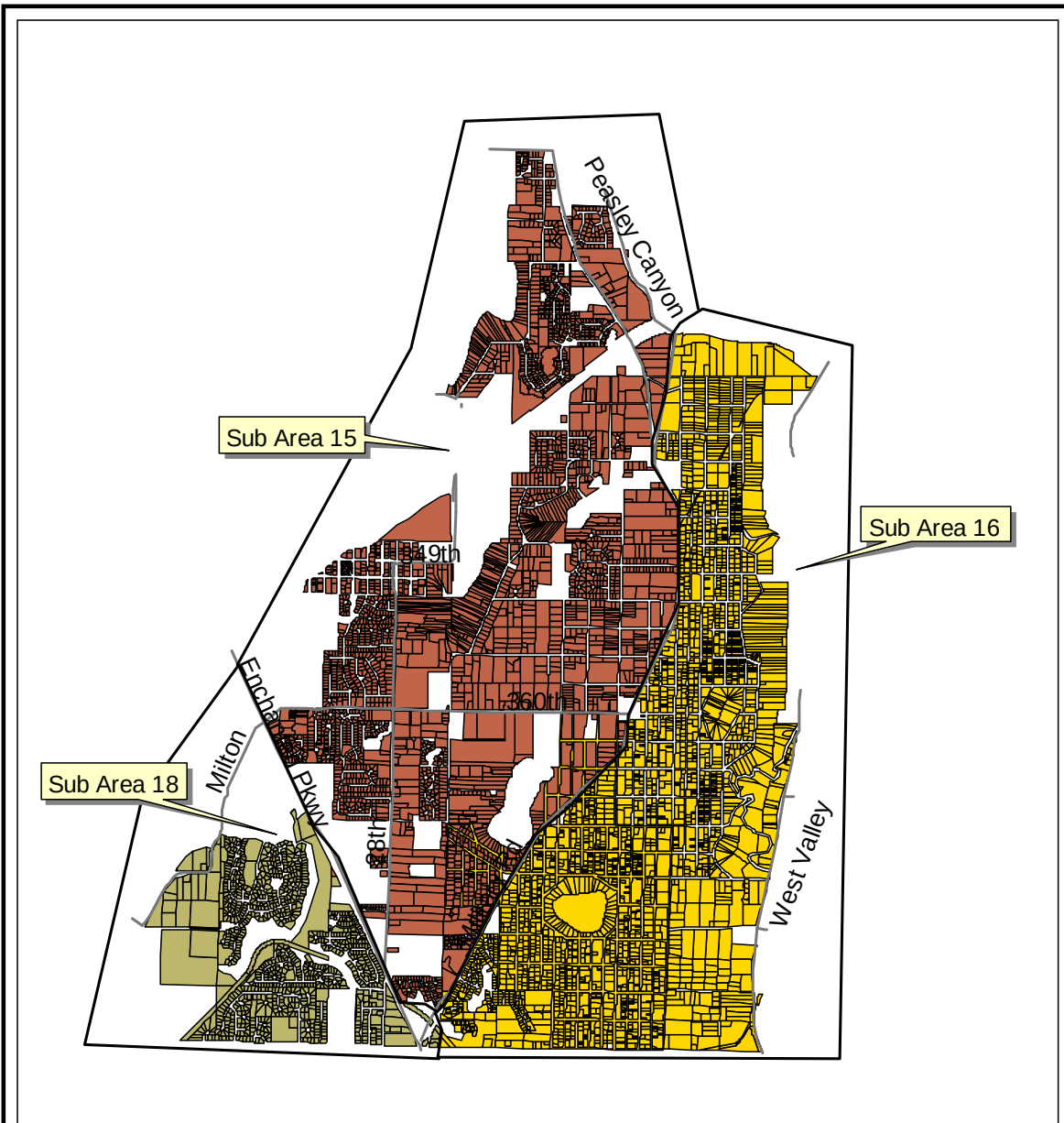


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



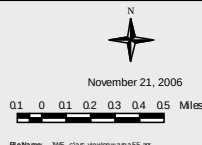
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 55

Jovita

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 55 streets.shp
- New area 55 11_21_06.shp
- 015
- 016
- 018

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 19, 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 25 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 1013 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 * 1.10

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 * 1.124)
 - *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 * 1.124, 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 55 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)

10.00%

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 55 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 0.970.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=6	54	0.846	0.929	9.8%	0.884	0.974
7	642	0.897	0.985	9.9%	0.975	0.995
>=8	317	0.864	0.949	9.9%	0.935	0.964
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1920-1950	19	0.855	0.939	9.9%	0.853	1.024
1951-1970	115	0.878	0.964	9.8%	0.935	0.993
1971-1990	231	0.852	0.936	9.8%	0.920	0.953
1991-2000	185	0.867	0.952	9.9%	0.934	0.970
>2000	463	0.903	0.992	9.9%	0.981	1.004
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	869	0.886	0.973	9.9%	0.965	0.982
Good	137	0.864	0.949	9.8%	0.923	0.976
Very Good	7	0.852	0.936	9.9%	0.826	1.046
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	335	0.843	0.926	9.8%	0.911	0.942
1.5	26	0.937	1.030	9.9%	0.963	1.096
2	652	0.898	0.986	9.9%	0.977	0.996
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	48	0.857	0.941	9.8%	0.897	0.985
1001-1500	225	0.862	0.946	9.8%	0.928	0.964
1501-2000	251	0.877	0.963	9.9%	0.948	0.979
2001-2500	241	0.892	0.980	9.9%	0.963	0.997
2501-3000	110	0.890	0.978	9.9%	0.955	1.001
>3000	138	0.901	0.991	9.9%	0.969	1.013

Area 55 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 0.970.

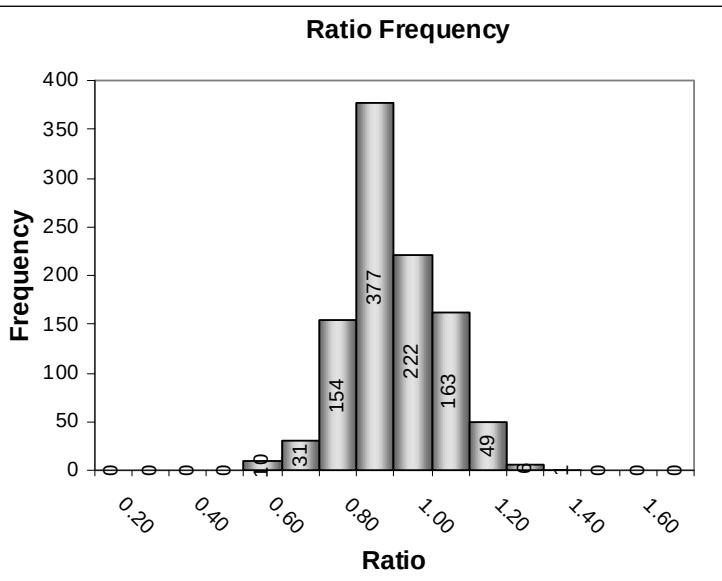
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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	981	0.886	0.974	9.9%	0.965	0.982
Y	32	0.812	0.892	9.9%	0.826	0.958
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	994	0.885	0.972	9.9%	0.964	0.980
Y	19	0.814	0.895	9.9%	0.794	0.996
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
15	661	0.889	0.977	9.9%	0.967	0.987
16	188	0.858	0.943	9.8%	0.922	0.964
18	164	0.885	0.972	9.9%	0.956	0.988
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=8000	578	0.902	0.991	9.9%	0.981	1.001
8001-12000	242	0.880	0.967	9.8%	0.953	0.981
12001-16000	69	0.867	0.952	9.8%	0.918	0.987
16001-30000	76	0.858	0.943	9.8%	0.902	0.983
>30000	48	0.753	0.827	9.9%	0.773	0.882

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / Team - 3	Lien Date: 01/01/2007	Date of Report: 06/18/2008	Sales Dates: 1/2005 - 12/2007																								
Area Jovita	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50</td><td>10</td></tr><tr><td>0.60</td><td>31</td></tr><tr><td>0.70</td><td>154</td></tr><tr><td>0.80</td><td>377</td></tr><tr><td>0.90</td><td>222</td></tr><tr><td>1.00</td><td>163</td></tr><tr><td>1.10</td><td>49</td></tr><tr><td>1.20</td><td>10</td></tr><tr><td>1.30</td><td>5</td></tr><tr><td>1.40</td><td>2</td></tr><tr><td>1.50</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.50	10	0.60	31	0.70	154	0.80	377	0.90	222	1.00	163	1.10	49	1.20	10	1.30	5	1.40	2	1.50	1
Ratio	Frequency																										
0.50	10																										
0.60	31																										
0.70	154																										
0.80	377																										
0.90	222																										
1.00	163																										
1.10	49																										
1.20	10																										
1.30	5																										
1.40	2																										
1.50	1																										
Sample size (n)	1013																										
Mean Assessed Value	303,200																										
Mean Sales Price	343,400																										
Standard Deviation AV	62,572																										
Standard Deviation SP	84,549																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.897																										
Median Ratio	0.881																										
Weighted Mean Ratio	0.883																										
UNIFORMITY																											
Lowest ratio	0.530																										
Highest ratio:	1.345																										
Coefficient of Dispersion	10.84%																										
Standard Deviation	0.120																										
Coefficient of Variation	13.42%																										
Price Related Differential (PRD)	1.016																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.872																										
Upper limit	0.890																										
95% Confidence: Mean																											
Lower limit	0.890																										
Upper limit	0.904																										
SAMPLE SIZE EVALUATION																											
N (population size)	4561																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.120																										
Recommended minimum:	23																										
Actual sample size:	1013																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	560																										
# ratios above mean:	453																										
z:	3.362																										
Conclusion:	Non-normal																										

COMMENTS:

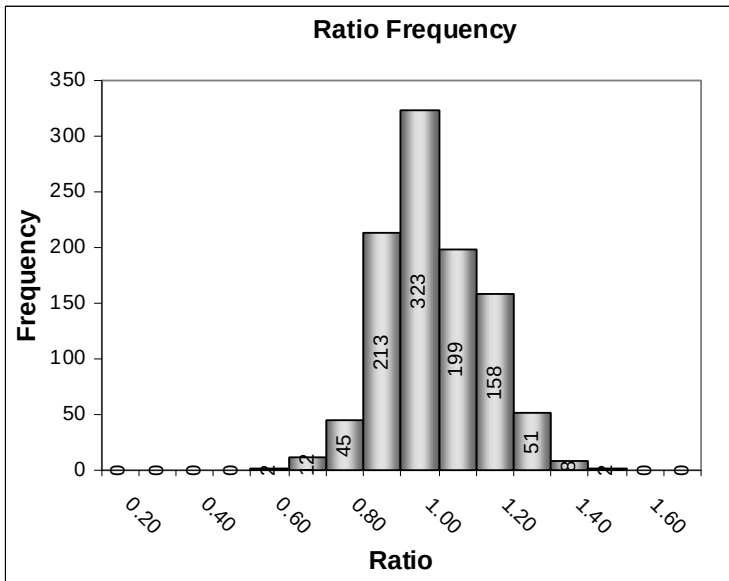
1 to 3 Unit Residences throughout area 55.

COMMENTS:

1 to 3 Unit Residences throughout area 55.

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SW / Team - 3	Lien Date: 01/01/2008	Date of Report: 06/18/2008	Sales Dates: 1/2005 - 12/2007																								
Area Jovita	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios. 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: 12, 45, 213, 323, 199, 158, 51, 8, 2, 0, 0. The bars are centered at 0.60, 0.70, 0.80, 0.90, 1.00, 1.10, 1.20, 1.30, 1.40, 1.50, and 1.60 respectively. <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>12</td></tr><tr><td>0.70</td><td>45</td></tr><tr><td>0.80</td><td>213</td></tr><tr><td>0.90</td><td>323</td></tr><tr><td>1.00</td><td>199</td></tr><tr><td>1.10</td><td>158</td></tr><tr><td>1.20</td><td>51</td></tr><tr><td>1.30</td><td>8</td></tr><tr><td>1.40</td><td>2</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60	12	0.70	45	0.80	213	0.90	323	1.00	199	1.10	158	1.20	51	1.30	8	1.40	2	1.50	0	1.60	0
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Sample size (n)	1013																										
Mean Assessed Value	333,200																										
Mean Sales Price	343,400																										
Standard Deviation AV	68,860																										
Standard Deviation SP	84,549																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.985																										
Median Ratio	0.969																										
Weighted Mean Ratio	0.970																										
UNIFORMITY																											
Lowest ratio	0.581																										
Highest ratio:	1.474																										
Coefficient of Dispersion	10.83%																										
Standard Deviation	0.132																										
Coefficient of Variation	13.42%																										
Price Related Differential (PRD)	1.016																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.958																										
Upper limit	0.978																										
95% Confidence: Mean																											
Lower limit	0.977																										
Upper limit	0.994																										
SAMPLE SIZE EVALUATION																											
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Recommended minimum:	28																										
Actual sample size:	1013																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	563																										
# ratios above mean:	450																										
z:	3.550																										
Conclusion:	Non-normal																										

COMMENTS:

1 to 3 Unit Residences throughout area 55

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 55
(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
015	212104	9045	2/11/05	\$215,000	940	0	5	1948	3	49658	N	N	1928 S 344TH ST
015	234550	0240	7/17/07	\$230,000	770	0	6	1981	3	8717	N	N	36227 21ST PL S
015	234550	0060	7/5/07	\$236,000	770	0	6	1981	4	7490	N	N	36317 21ST CT S
015	234550	0200	11/21/06	\$245,000	810	0	6	1981	3	8772	N	N	2100 S 362ND CT
015	234550	0320	3/13/05	\$200,000	810	0	6	1981	3	7582	N	N	36216 20TH PL S
015	412940	0025	9/21/06	\$233,950	820	0	6	1954	3	8451	N	N	33503 18TH AVE S
015	234550	0210	5/19/06	\$245,000	860	0	6	1981	4	5889	N	N	2103 S 362ND CT
015	375060	7296	5/23/05	\$211,100	880	0	6	1981	3	9600	N	N	37316 34TH AVE S
015	404570	0690	3/10/05	\$183,000	900	0	6	1947	4	15000	N	N	35810 32ND AVE S
015	234550	0390	12/15/05	\$217,200	920	480	6	1981	3	9065	N	N	36229 20TH PL S
015	234550	0290	3/28/07	\$274,500	920	480	6	1981	3	7575	N	N	36234 20TH PL S
015	234550	0270	10/5/07	\$280,000	920	520	6	1981	3	7307	N	N	2030 S 363RD PL
015	234550	0300	8/28/06	\$277,000	920	680	6	1982	4	7575	N	N	36228 20TH PL S
015	234550	0140	9/11/07	\$260,000	940	490	6	1982	3	6545	N	N	36214 21ST PL S
015	404570	0420	8/18/06	\$206,000	950	0	6	1954	3	20000	N	N	35230 34TH AVE S
015	234550	0100	8/21/06	\$253,000	1000	0	6	1981	3	7650	N	N	36304 21ST CT S
015	234550	0070	3/10/06	\$235,500	1000	0	6	1981	4	8164	N	N	36320 21ST CT S
015	404570	0240	8/14/06	\$200,000	1080	0	6	1946	4	4800	N	N	35261 34TH AVE S
015	412940	0040	3/13/07	\$263,798	1100	0	6	1954	3	8241	N	N	33518 18TH AVE S
015	234550	0010	12/14/06	\$278,000	1430	300	6	1985	3	8600	N	N	2019 S 363RD PL
015	797820	0165	4/3/06	\$265,000	1440	0	6	1975	3	17368	N	N	33211 24TH AVE S
015	375160	4126	3/31/06	\$345,000	1470	0	6	1977	3	122403	N	N	4318 S 360TH ST
015	342104	9069	4/12/05	\$207,000	1470	0	6	1991	3	22877	N	N	3221 S 374TH ST
015	726120	0150	7/25/06	\$391,850	1500	0	6	1958	4	20000	N	N	33620 33RD PL S
015	152104	9097	8/24/07	\$302,500	1610	0	6	1934	4	15681	N	N	32634 MILITARY RD S
015	273000	0060	10/9/07	\$249,927	1640	0	6	1962	4	10638	N	N	4646 S 349TH ST
015	404570	0687	2/28/07	\$324,950	1690	980	6	1955	4	34248	N	N	35828 32ND AVE S
015	273000	0230	8/29/05	\$235,950	1820	0	6	1961	4	10506	N	N	4807 S 349TH ST
015	797880	0681	6/23/05	\$204,000	1890	0	6	1993	3	27200	N	N	33049 24TH AVE S
015	614360	0475	11/17/05	\$255,000	1900	0	6	1945	4	43995	N	N	33406 38TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	513100	0430	11/30/05	\$205,950	850	0	7	1983	3	8467	N	N	36324 25TH PL S
015	513100	0170	8/15/07	\$280,000	910	480	7	1983	3	7287	N	N	36015 24TH CT S
015	242260	0055	1/9/07	\$236,000	920	0	7	1962	4	9000	N	N	3910 S 344TH ST
015	614360	0430	2/22/07	\$275,000	920	0	7	1983	3	18591	N	N	3317 S 334TH ST
015	513100	0120	2/6/07	\$262,650	940	0	7	1982	3	7884	N	N	36129 24TH PL S
015	403100	0250	12/5/06	\$256,680	960	350	7	1962	3	9612	N	N	34025 39TH AVE S
015	403100	0430	4/25/05	\$215,000	970	0	7	1962	4	11178	N	N	34203 42ND AVE S
015	282410	0530	6/6/07	\$253,000	1000	0	7	1977	4	10000	N	N	4312 S 325TH ST
015	273080	0250	6/23/05	\$165,000	1010	0	7	1962	3	11519	N	N	4244 S 340TH PL
015	273080	0250	4/18/06	\$223,000	1010	0	7	1962	3	11519	N	N	4244 S 340TH PL
015	226800	0050	3/25/05	\$198,000	1010	0	7	1968	3	12150	N	N	2600 S 365TH PL
015	226800	0210	12/26/06	\$270,000	1010	0	7	1968	4	14160	N	N	36419 25TH AVE S
015	219060	1049	7/19/07	\$277,990	1010	0	7	1973	4	10000	N	N	3009 S 349TH ST
015	273050	0130	2/16/06	\$262,000	1010	480	7	1974	4	8665	N	N	4309 S 347TH ST
015	404570	0599	10/14/05	\$374,900	1010	480	7	1976	4	35037	N	N	35649 34TH PL S
015	282104	9082	11/23/05	\$239,950	1040	0	7	1947	4	11500	N	N	2606 S 360TH ST
015	404570	0125	6/24/05	\$439,000	1040	1040	7	1958	4	19960	Y	Y	35037 37TH AVE S
015	432230	0280	4/19/06	\$280,000	1060	560	7	1967	4	11880	N	N	2607 S 357TH ST
015	226800	0260	2/24/06	\$224,000	1060	0	7	1968	4	10395	N	N	36511 25TH AVE S
015	375160	2875	10/19/05	\$278,000	1060	580	7	2001	3	17335	N	N	35621 42ND PL S
015	375160	2875	6/16/06	\$299,950	1060	580	7	2001	3	17335	N	N	35621 42ND PL S
015	614360	0030	6/14/07	\$480,000	1070	0	7	1939	5	10960	Y	Y	32821 38TH AVE S
015	403100	0420	9/17/07	\$234,000	1080	0	7	1962	3	9600	N	N	4031 S 342ND ST
015	403100	0390	6/28/05	\$250,000	1080	0	7	1962	4	9734	N	N	4007 S 342ND ST
015	273050	0120	1/18/07	\$540,000	1080	1040	7	1994	3	19433	Y	Y	4305 S 347TH ST
015	432230	0360	3/31/06	\$239,000	1090	0	7	1961	4	14608	N	N	35764 26TH AVE S
015	226800	0520	10/10/07	\$242,000	1090	0	7	1968	3	11700	N	N	2603 S 365TH PL
015	226800	0100	1/2/07	\$273,000	1090	0	7	1968	4	12152	N	N	36403 26TH PL S
015	226800	0290	6/2/05	\$260,000	1090	380	7	1968	4	10425	N	N	2517 S 364TH PL
015	226800	0170	12/21/06	\$290,000	1090	380	7	1968	4	10425	N	N	2510 S 364TH PL
015	404570	0365	2/22/07	\$170,000	1100	0	7	1959	3	20000	N	N	35444 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	415800	0020	6/22/07	\$316,500	1120	420	7	1971	4	15120	N	N	36431 32ND AVE S
015	242200	0115	10/11/05	\$349,500	1120	760	7	1978	3	17440	Y	Y	34660 38TH AVE S
015	242200	0115	3/28/06	\$434,950	1120	760	7	1978	3	17440	Y	Y	34660 38TH AVE S
015	282104	9150	5/16/05	\$208,800	1140	0	7	1962	4	11500	N	N	2704 S 360TH ST
015	403100	0010	1/13/06	\$247,000	1140	0	7	1962	4	10350	N	N	33845 42ND AVE S
015	432230	0470	5/23/05	\$240,000	1140	570	7	1969	4	10375	N	N	35713 26TH AVE S
015	506640	0480	3/25/06	\$200,000	1150	0	7	1967	3	14400	N	N	4219 S 342ND ST
015	282104	9074	8/22/06	\$269,950	1170	0	7	1962	3	11500	N	N	2714 S 360TH ST
015	403110	0410	6/28/05	\$231,900	1180	0	7	1962	4	9754	N	N	4452 S 351ST ST
015	403110	0670	9/19/06	\$281,000	1180	0	7	1962	4	9559	N	N	35000 45TH AVE S
015	282104	9162	9/14/06	\$274,950	1180	0	7	1964	3	10018	N	N	35505 28TH AVE S
015	797880	0522	6/20/05	\$249,950	1180	1180	7	1977	3	16728	N	N	32844 20TH AVE S
015	115070	0100	5/16/06	\$278,950	1180	0	7	1996	3	7805	N	N	2650 S 362ND PL
015	115070	0050	3/30/06	\$255,000	1180	0	7	1996	3	6537	N	N	2622 S 362ND PL
015	273080	0170	3/17/05	\$198,900	1188	0	7	1962	4	9899	N	N	34023 44TH AVE S
015	242200	0130	3/21/05	\$340,000	1190	1020	7	1956	4	18755	Y	Y	3814 S 348TH ST
015	375060	7085	6/17/05	\$251,000	1190	340	7	1979	3	12650	N	N	37412 34TH AVE S
015	513100	0470	7/26/06	\$264,000	1190	0	7	1982	3	7708	N	N	36315 25TH PL S
015	273050	0180	2/23/07	\$280,550	1200	0	7	1968	3	9627	N	N	4353 S 347TH ST
015	413150	0290	6/19/06	\$285,000	1200	570	7	1978	3	8400	N	N	2020 S 332ND ST
015	403120	0150	2/8/05	\$175,000	1210	0	7	1967	4	10303	N	N	35014 42ND AVE S
015	375160	4055	2/22/06	\$376,000	1220	520	7	1957	4	60984	N	N	35815 MILITARY RD S
015	236810	0040	3/24/06	\$355,000	1220	1200	7	1966	4	11850	N	N	32217 39TH AVE S
015	403120	0160	9/12/06	\$274,950	1230	0	7	1967	3	9280	N	N	4205 S 350TH ST
015	201920	0520	6/6/05	\$210,000	1240	300	7	1985	3	8856	N	N	36626 26TH CT S
015	201920	0640	8/18/05	\$278,040	1240	400	7	1985	3	7487	N	N	36616 25TH AVE S
015	201920	0610	4/15/05	\$264,000	1240	400	7	1987	3	8692	N	N	2516 S 367TH PL
015	432230	0320	5/6/05	\$244,950	1250	680	7	1966	3	10400	N	N	35736 26TH AVE S
015	403170	0280	6/18/06	\$484,500	1260	0	7	1963	3	13000	Y	Y	3821 S 345TH ST
015	432230	0400	3/24/06	\$300,000	1260	600	7	1967	3	10000	N	N	35765 26TH AVE S
015	413150	0260	6/10/05	\$281,000	1260	990	7	1978	3	8715	N	N	2037 S 331ST ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	413150	0240	1/19/07	\$280,000	1260	990	7	1978	3	8400	N	N	2021 S 331ST ST
015	386145	0440	4/4/05	\$246,000	1260	0	7	1989	4	6600	N	N	2615 S 355TH PL
015	273080	0060	9/8/05	\$219,950	1280	0	7	1962	4	9514	N	N	34041 43RD AVE S
015	513100	0230	5/26/05	\$239,000	1280	0	7	1985	3	7350	N	N	2512 S 361ST ST
015	386144	0400	7/25/05	\$247,500	1280	0	7	1988	3	7225	N	N	2316 S 357TH ST
015	273050	0140	8/10/05	\$267,800	1290	600	7	1969	4	9623	N	N	4317 S 347TH ST
015	375060	7164	5/11/05	\$334,950	1290	580	7	1977	4	14400	N	N	37210 35TH AVE S
015	513100	0490	12/20/07	\$286,800	1290	0	7	1985	3	7108	N	N	2505 S 363RD ST
015	010050	0310	10/4/05	\$249,500	1290	0	7	1994	3	8796	N	N	2407 S 354TH ST
015	432230	0480	6/1/07	\$347,000	1300	710	7	1967	4	11375	N	N	35705 26TH AVE S
015	614360	0555	6/27/05	\$273,000	1300	0	7	1969	4	21000	N	N	32838 38TH AVE S
015	386145	0100	11/13/07	\$289,000	1300	530	7	1988	3	7263	N	N	35419 27TH AVE S
015	386145	0100	4/19/06	\$299,950	1300	530	7	1988	3	7263	N	N	35419 27TH AVE S
015	236810	0060	11/18/05	\$258,000	1300	0	7	1992	3	11850	N	N	32233 39TH AVE S
015	386145	0250	8/16/05	\$325,000	1310	1310	7	1987	3	10787	N	N	35405 26TH PL S
015	513100	0420	1/4/07	\$281,000	1320	0	7	1983	3	7398	N	N	36320 25TH PL S
015	242200	0005	10/21/05	\$249,950	1320	0	7	1988	3	15000	N	N	3711 S 344TH ST
015	386145	0230	7/26/06	\$337,500	1330	440	7	1987	3	9742	N	N	35406 26TH PL S
015	412960	0050	12/19/06	\$300,900	1340	580	7	1955	3	10435	N	N	34251 18TH PL S
015	282104	9037	10/13/05	\$525,000	1340	1340	7	1969	4	103672	Y	Y	35214 28TH AVE S
015	513100	0800	12/28/05	\$260,000	1340	0	7	1982	3	7878	N	N	2515 S 361ST ST
015	201920	0440	3/20/06	\$315,000	1340	420	7	1985	3	8836	N	N	2615 S 366TH PL
015	010340	0130	5/30/06	\$289,950	1350	0	7	1989	4	9705	N	N	35208 26TH CT S
015	219160	0035	8/20/07	\$272,500	1360	0	7	1928	3	9600	N	N	34821 28TH AVE S
015	506640	0481	8/1/07	\$338,000	1360	0	7	1935	4	30020	N	N	34226 42ND AVE S
015	386144	0130	4/30/07	\$293,000	1360	0	7	1988	3	6813	N	N	2329 S 359TH ST
015	010340	0280	4/8/05	\$235,000	1360	0	7	1989	4	8311	N	N	2524 S 354TH ST
015	375160	2796	8/3/06	\$249,996	1370	530	7	1977	3	37368	N	N	35432 44TH AVE S
015	375160	2796	12/7/07	\$318,500	1370	530	7	1977	3	37368	N	N	35432 44TH AVE S
015	513100	0720	6/12/06	\$280,750	1370	0	7	1985	3	7236	N	N	36222 25TH PL S
015	201920	0020	8/7/07	\$311,000	1370	420	7	1986	3	8443	N	N	36601 25TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	386145	0040	2/17/05	\$245,000	1370	0	7	1988	3	9199	N	N	35412 27TH AVE S
015	386145	0040	5/29/07	\$305,000	1370	0	7	1988	3	9199	N	N	35412 27TH AVE S
015	386150	0330	7/21/05	\$272,000	1370	0	7	1988	4	8137	N	N	2400 S 359TH ST
015	236810	0080	5/20/05	\$254,500	1370	680	7	1992	3	11850	N	N	32249 39TH AVE S
015	413150	0270	6/9/06	\$306,000	1380	350	7	1978	3	8715	N	N	33115 21ST AVE S
015	332104	9058	3/20/06	\$262,000	1400	0	7	1973	3	21315	N	N	37410 28TH AVE S
015	412980	0180	4/18/06	\$256,000	1410	0	7	1959	3	13832	N	N	35778 26TH AVE S
015	614400	0040	6/12/07	\$352,900	1410	650	7	1970	4	16371	N	N	3924 S 325TH PL
015	386150	0050	4/25/07	\$350,000	1410	560	7	1989	3	8010	N	N	35824 25TH PL S
015	273080	0050	10/13/05	\$220,500	1430	0	7	1962	4	10484	N	N	34031 43RD AVE S
015	432230	0230	6/6/07	\$339,950	1430	1200	7	1964	4	9200	N	N	35769 27TH AVE S
015	614360	0385	2/6/06	\$400,000	1430	600	7	1966	4	16100	Y	Y	33485 33RD PL S
015	412960	0080	12/24/07	\$280,000	1440	680	7	1959	3	10260	N	N	34205 18TH PL S
015	513100	0550	3/6/07	\$275,000	1460	0	7	1986	3	7236	N	N	36202 24TH PL S
015	513100	0740	6/6/06	\$265,000	1470	0	7	1984	3	7236	N	N	36206 25TH PL S
015	273080	0120	11/22/05	\$217,000	1480	0	7	1962	3	10341	N	N	4213 S 340TH PL
015	010050	0300	6/27/06	\$308,300	1480	0	7	1994	3	6993	N	N	2403 S 354TH ST
015	219060	0765	6/24/05	\$215,950	1490	0	7	1961	3	19500	N	N	2928 S 349TH ST
015	386145	0090	7/5/06	\$272,950	1490	0	7	1987	3	6847	N	N	35413 27TH AVE S
015	386144	0040	2/14/06	\$307,500	1490	0	7	1988	3	8399	N	N	35726 23RD PL S
015	219060	0245	11/22/05	\$250,000	1500	0	7	1966	4	9600	N	N	34912 28TH AVE S
015	386144	0170	6/13/07	\$302,500	1500	0	7	1988	3	10109	N	N	35926 23RD PL S
015	386144	0100	8/24/05	\$259,500	1500	0	7	1988	3	8399	N	N	35822 23RD PL S
015	386144	0100	11/2/06	\$305,000	1500	0	7	1988	3	8399	N	N	35822 23RD PL S
015	618142	0470	5/15/07	\$323,043	1516	0	7	2007	3	4554	N	N	32814 42ND AVE S
015	618142	0020	7/19/07	\$346,710	1516	0	7	2007	3	3960	N	N	4206 S 331ST ST
015	513100	0690	4/20/07	\$326,000	1520	0	7	1985	4	7414	N	N	36235 25TH PL S
015	010340	0190	8/28/07	\$302,000	1520	0	7	1989	3	8420	N	N	2509 S 354TH ST
015	386145	0160	6/7/05	\$258,000	1520	0	7	1989	3	7503	N	N	2648 S 355TH PL
015	403110	0630	8/14/06	\$250,000	1530	0	7	1964	3	9559	N	N	35100 45TH AVE S
015	512880	0040	10/24/07	\$295,000	1540	0	7	1989	3	7200	N	N	2218 S 361ST ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	226800	0510	6/15/05	\$239,950	1560	0	7	1968	3	12825	N	N	2569 S 365TH PL
015	513100	0130	6/16/06	\$289,950	1570	0	7	1984	3	7884	N	N	36123 24TH PL S
015	404570	0596	3/5/07	\$335,000	1580	500	7	1962	3	36154	N	N	35656 32ND AVE S
015	386150	0340	5/10/07	\$321,575	1580	0	7	1988	3	6620	N	N	2401 S 359TH ST
015	010340	0390	8/11/06	\$329,950	1580	0	7	1989	4	7225	N	N	2621 S 353RD ST
015	618141	0070	6/8/05	\$259,610	1580	0	7	2005	3	4716	N	N	33002 41ST WAY S
015	010340	0160	11/30/07	\$305,000	1590	0	7	1991	3	7748	N	N	35219 26TH CT S
015	201920	0140	9/25/07	\$284,000	1600	0	7	1985	3	7232	N	N	2619 S 367TH PL
015	010050	0180	4/19/06	\$315,000	1610	0	7	1994	3	7470	N	N	35410 25TH PL S
015	513100	0520	8/8/05	\$270,000	1620	0	7	1985	3	8932	N	N	36322 25TH AVE S
015	010050	0260	12/13/05	\$310,000	1620	0	7	1994	3	6312	N	N	2422 S 354TH ST
015	412960	0065	9/8/06	\$266,000	1640	0	7	1955	3	10436	N	N	34229 18TH PL S
015	614400	0030	6/6/05	\$320,000	1650	990	7	1983	3	15400	N	N	3918 S 325TH PL
015	010340	0300	12/20/07	\$263,000	1650	0	7	1989	3	7857	N	N	2510 S 354TH ST
015	010340	0350	11/20/07	\$334,000	1650	0	7	1989	3	7245	N	N	2519 S 353RD ST
015	386150	0130	2/18/05	\$265,000	1660	0	7	1987	3	7437	N	N	2509 S 357TH ST
015	010340	0330	12/20/06	\$300,000	1660	0	7	1989	3	7606	N	N	2507 S 353RD ST
015	386145	0370	3/17/05	\$250,000	1660	0	7	1990	3	7200	N	N	35416 26TH AVE S
015	201920	0350	5/1/06	\$307,000	1670	0	7	1985	4	8300	N	N	2526 S 366TH PL
015	512880	0220	3/29/05	\$250,000	1670	0	7	1989	4	7970	N	N	36123 23RD PL S
015	512880	0220	4/4/06	\$279,900	1670	0	7	1989	4	7970	N	N	36123 23RD PL S
015	010050	0370	6/6/06	\$310,000	1670	0	7	1994	3	6031	N	N	2431 S 354TH ST
015	152104	9121	11/4/05	\$319,950	1680	560	7	1962	3	15554	N	N	32441 MILITARY RD S
015	010050	0150	4/18/06	\$324,950	1680	0	7	1994	3	7353	N	N	35430 25TH PL S
015	618140	0400	3/8/05	\$254,925	1680	0	7	2004	3	6038	N	N	4440 S 332ND PL
015	618141	0090	10/13/05	\$285,990	1680	0	7	2005	3	6251	N	N	33014 41ST WAY S
015	618140	0410	3/18/05	\$303,272	1680	0	7	2005	3	5275	N	N	4432 S 332ND PL
015	618140	0270	3/17/05	\$250,804	1680	0	7	2005	3	4829	N	N	4401 S 333RD ST
015	618140	0290	3/10/05	\$251,385	1680	0	7	2005	3	4822	N	N	4417 S 333RD ST
015	618143	0350	5/8/06	\$338,350	1680	0	7	2006	3	8209	N	N	33516 42ND AVE S
015	618143	0260	6/1/06	\$318,610	1680	0	7	2006	3	5500	N	N	3921 S 337TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	432230	0130	6/28/05	\$269,950	1690	0	7	1967	4	13500	N	N	35766 27TH AVE S
015	375060	7517	8/30/07	\$327,500	1690	0	7	1978	3	21360	N	N	37302 32ND AVE S
015	386144	0260	5/1/07	\$320,000	1690	0	7	1988	3	8402	N	N	35831 23RD PL S
015	282104	9033	10/12/05	\$495,000	1700	0	7	1930	5	18225	Y	Y	35224 28TH AVE S
015	512880	0200	5/12/05	\$245,000	1700	0	7	1993	4	7207	N	N	2212 S 362ND ST
015	512880	0200	8/8/07	\$315,000	1700	0	7	1993	4	7207	N	N	2212 S 362ND ST
015	614400	0070	2/7/05	\$195,000	1710	0	7	1963	4	10880	N	N	3911 S 325TH PL
015	386150	0140	9/21/06	\$340,000	1710	0	7	1987	3	7399	N	N	35706 25TH PL S
015	115070	0150	5/17/06	\$312,000	1720	0	7	1996	3	6518	N	N	2641 S 362ND PL
015	789385	0080	3/16/05	\$240,000	1720	0	7	1997	3	6304	N	N	36319 31ST PL S
015	152104	9047	5/23/07	\$549,000	1730	320	7	1959	4	104979	N	N	33010 MILITARY RD S
015	403170	0200	7/13/07	\$310,000	1730	0	7	1962	4	14786	N	N	3830 S 345TH ST
015	115070	0040	9/16/05	\$285,000	1730	0	7	1996	3	7576	N	N	36212 26TH AVE S
015	115070	0040	11/22/05	\$316,000	1730	0	7	1996	3	7576	N	N	36212 26TH AVE S
015	115070	0210	1/9/06	\$312,000	1730	0	7	1996	3	6960	N	N	2601 S 362ND PL
015	618142	0380	3/1/07	\$364,606	1734	0	7	2007	3	4365	N	N	32815 42ND AVE S
015	618141	0600	10/28/05	\$284,555	1744	0	7	2005	3	4191	N	N	33014 40TH AVE S
015	386150	0280	7/24/05	\$292,000	1750	0	7	1987	3	10630	N	N	35805 25TH PL S
015	386145	0380	9/19/05	\$262,200	1770	0	7	1989	3	9574	N	N	35410 26TH AVE S
015	618142	0180	7/16/07	\$354,903	1770	0	7	2007	3	3960	N	N	33009 44TH AVE S
015	618143	0230	6/19/06	\$320,580	1785	0	7	2006	3	5000	N	N	3909 S 337TH ST
015	512880	0260	5/9/07	\$339,000	1790	0	7	1989	4	7296	N	N	36107 23RD PL S
015	618141	0950	5/5/05	\$283,150	1794	0	7	2005	3	4769	N	N	33047 41ST LN S
015	010340	0040	12/22/05	\$314,625	1810	0	7	1988	4	8645	N	N	35204 27TH CT S
015	325800	0020	5/3/06	\$235,000	1820	0	7	1967	4	14794	N	N	3488 S 336TH ST
015	789385	0090	10/18/06	\$340,000	1820	0	7	1997	3	10459	N	N	36323 31ST PL S
015	282104	9112	7/21/05	\$506,000	1830	0	7	1955	3	50965	N	N	1740 S 356TH ST
015	797820	0102	1/27/06	\$254,000	1830	0	7	1968	3	14900	N	N	33353 20TH AVE S
015	386144	0110	11/17/05	\$306,750	1830	0	7	1988	3	8399	N	N	35828 23RD PL S
015	618140	0110	2/1/05	\$253,172	1830	0	7	2004	3	4500	N	N	33249 44TH AVE S
015	412960	0045	4/21/05	\$240,000	1840	910	7	1966	3	10918	N	N	34259 18TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	412960	0045	4/2/07	\$290,300	1840	910	7	1966	3	10918	N	N	34259 18TH PL S
015	386145	0360	6/8/05	\$277,500	1840	0	7	1990	3	7095	N	N	35422 26TH AVE S
015	115070	0180	7/5/06	\$324,950	1840	0	7	1996	3	7321	N	N	2619 S 362ND PL
015	618141	0430	5/12/06	\$339,625	1841	0	7	2006	3	3870	N	N	4002 S 329TH ST
015	618142	0030	2/6/07	\$382,228	1847	0	7	2007	3	3929	N	N	4210 S 331ST ST
015	272104	9046	3/7/06	\$270,000	1850	400	7	1926	4	31798	N	N	36710 34TH AVE S
015	115070	0120	11/21/06	\$330,000	1850	0	7	1996	3	6137	N	N	2659 S 362ND PL
015	789385	0190	10/4/06	\$349,950	1850	0	7	1997	3	5383	N	N	3029 S 363RD ST
015	506640	0520	1/9/07	\$695,000	1860	750	7	1992	3	101494	Y	Y	34243 45TH AVE S
015	176155	0070	6/16/06	\$313,000	1870	0	7	1990	3	7638	N	N	2707 S 353RD PL
015	115070	0170	5/5/06	\$310,000	1870	0	7	1996	3	6693	N	N	2627 S 362ND PL
015	618142	0170	2/1/07	\$364,675	1871	0	7	2007	3	3994	N	N	33005 44TH AVE S
015	618142	0240	12/19/06	\$355,315	1871	0	7	2007	3	3960	N	N	33033 44TH AVE S
015	618142	0190	2/26/07	\$359,457	1871	0	7	2007	3	3960	N	N	33013 44TH AVE S
015	103570	0050	4/25/06	\$257,000	1890	0	7	1961	3	7875	N	N	32829 22ND AVE S
015	614360	0365	10/26/05	\$515,000	1900	0	7	1965	4	16140	Y	Y	33453 33RD PL S
015	512880	0270	1/13/06	\$282,000	1900	0	7	1994	3	7200	N	N	36106 23RD PL S
015	512880	0270	11/22/06	\$355,000	1900	0	7	1994	3	7200	N	N	36106 23RD PL S
015	618141	0590	12/12/05	\$294,425	1911	0	7	2005	3	4321	N	N	32936 40TH AVE S
015	010050	0010	7/27/05	\$305,000	1920	0	7	1994	3	8162	N	N	2505 S 355TH PL
015	404570	0162	11/7/06	\$690,000	1920	920	7	1998	3	34020	Y	Y	35201 37TH AVE S
015	618142	0440	7/10/07	\$354,716	1923	0	7	2007	3	3483	N	N	32806 42ND AVE S
015	375160	1817	4/13/05	\$305,500	1930	0	7	1999	3	17161	N	N	35226 42ND AVE S
015	618141	0230	11/3/05	\$286,285	1948	0	7	2005	3	5181	N	N	4137 S 331ST PL
015	618141	0820	9/27/05	\$285,980	1948	0	7	2005	3	5063	N	N	32913 41ST WAY S
015	618141	0760	9/27/05	\$285,708	1948	0	7	2005	3	4294	N	N	33043 41ST PL S
015	375060	7872	11/1/06	\$313,232	1970	0	7	1974	3	14602	N	N	3525 S 368TH PL
015	618143	0600	6/1/06	\$340,555	1980	0	7	2006	3	5000	N	N	33513 39TH AVE S
015	618142	0330	3/9/07	\$361,755	1984	0	7	2007	3	5000	N	N	33010 42ND AVE S
015	152104	9218	6/20/07	\$368,900	1984	0	7	2007	3	4950	N	N	4209 S 331ST ST
015	618142	0430	6/27/07	\$364,435	1984	0	7	2007	3	4662	N	N	32804 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	614360	0325	2/15/07	\$655,000	1990	0	7	2006	3	17063	N	Y	33435 33RD PL S
015	010050	0070	3/16/06	\$350,000	1990	0	7	1996	3	8463	N	N	35427 26TH AVE S
015	618141	0650	11/23/05	\$288,955	2001	0	7	2005	3	3975	N	N	33054 40TH AVE S
015	618141	0630	11/15/05	\$293,075	2001	0	7	2005	3	3975	N	N	33038 40TH AVE S
015	618142	0340	7/3/07	\$378,115	2007	0	7	2007	3	5263	N	N	33006 42ND AVE S
015	010050	0040	5/17/06	\$360,000	2010	470	7	1995	3	9879	N	N	2524 S 355TH PL
015	512880	0080	8/21/07	\$404,950	2020	0	7	1988	3	7200	N	N	2237 S 361ST ST
015	375060	7905	9/23/05	\$292,500	2020	0	7	1993	3	22080	N	N	3402 S 369TH PL
015	010340	0260	5/23/06	\$307,000	2040	0	7	1990	3	7350	N	N	2532 S 354TH ST
015	010050	0250	12/7/06	\$360,000	2040	920	7	1996	3	7813	N	N	2442 S 354TH ST
015	512880	0370	8/12/05	\$440,000	2050	800	7	1989	3	23634	N	N	36017 22ND PL S
015	789385	0130	4/20/05	\$259,950	2080	0	7	1997	3	7153	N	N	36324 30TH AVE S
015	789385	0130	4/10/06	\$350,150	2080	0	7	1997	3	7153	N	N	36324 30TH AVE S
015	618141	0550	12/29/05	\$293,460	2088	0	7	2005	3	4338	N	N	32903 40TH AVE S
015	618143	0660	6/6/06	\$344,210	2088	0	7	2006	3	5000	N	N	33609 39TH AVE S
015	618142	0010	12/8/06	\$375,858	2091	0	7	2007	3	4941	N	N	4200 S 331ST ST
015	614360	0020	4/20/05	\$490,000	2110	640	7	1959	4	19600	Y	Y	32817 38TH AVE S
015	618141	0480	3/3/06	\$325,638	2129	0	7	2005	3	5396	N	N	32851 41ST WAY S
015	618140	0480	8/8/06	\$370,000	2130	0	7	2004	3	5859	N	N	4318 S 332ND PL
015	618140	0470	11/16/06	\$349,500	2130	0	7	2004	3	4496	N	N	4326 S 332ND PL
015	618140	0020	4/4/05	\$294,198	2130	0	7	2005	3	6362	N	N	4437 S 332ND PL
015	618140	0220	5/4/05	\$268,225	2130	0	7	2005	3	5507	N	N	4311 S 333RD ST
015	618140	0430	3/22/05	\$274,545	2130	0	7	2005	3	4497	N	N	4416 S 332ND PL
015	618143	0570	6/13/06	\$394,535	2161	0	7	2006	3	5044	N	N	33510 39TH AVE S
015	241260	0090	7/2/07	\$347,950	2180	0	7	1980	3	7161	N	N	33047 22ND PL S
015	404570	0085	9/11/07	\$430,000	2190	0	7	2001	3	19840	N	Y	35013 37TH AVE S
015	618141	0350	1/20/06	\$317,025	2194	0	7	2005	3	4982	N	N	33123 40TH AVE S
015	618141	0880	8/1/05	\$323,380	2194	0	7	2005	3	4807	N	N	33106 41ST PL S
015	618141	0920	9/1/05	\$304,785	2194	0	7	2005	3	4750	N	N	33117 41ST LN S
015	618141	0740	10/13/05	\$301,946	2194	0	7	2005	3	4226	N	N	33059 41ST PL S
015	618141	0840	8/1/05	\$296,780	2194	0	7	2005	3	3376	N	N	33052 41ST PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618142	0450	3/16/07	\$363,743	2194	0	7	2007	3	6955	N	N	32808 42ND AVE S
015	618142	0420	2/21/07	\$369,118	2194	0	7	2007	3	4230	N	N	32801 42ND AVE S
015	618142	0040	2/1/07	\$365,995	2194	0	7	2007	3	3892	N	N	4214 S 331ST ST
015	412960	0005	9/28/06	\$320,000	2210	0	7	1962	4	10260	N	N	34204 18TH PL S
015	797880	0660	1/26/06	\$328,000	2214	0	7	1996	3	9668	N	N	33004 22ND PL S
015	618140	0560	6/27/07	\$390,000	2230	0	7	2004	3	6921	N	N	33253 43RD PL S
015	618140	0740	5/19/05	\$323,000	2230	0	7	2004	3	5865	N	N	4139 S 332ND PL
015	618140	0320	8/28/07	\$367,000	2230	0	7	2004	3	5592	N	N	33306 45TH WAY S
015	618141	0100	6/14/05	\$276,900	2230	0	7	2005	3	5175	N	N	33012 41ST PL S
015	618140	0260	4/13/05	\$317,435	2230	0	7	2005	3	4832	N	N	4343 S 333RD ST
015	618142	0260	6/4/07	\$381,653	2264	0	7	2007	3	4606	N	N	33046 42ND AVE S
015	618142	0050	12/6/06	\$367,125	2290	0	7	2007	3	3959	N	N	4218 S 331ST ST
015	618141	0340	1/11/06	\$361,235	2294	0	7	2005	3	4365	N	N	33131 40TH AVE S
015	618141	0420	1/25/06	\$324,205	2294	0	7	2006	3	5056	N	N	32901 40TH AVE S
015	618142	0410	2/12/07	\$382,088	2294	0	7	2007	3	4365	N	N	32807 42ND AVE S
015	618142	0230	12/1/06	\$381,884	2294	0	7	2007	3	3960	N	N	33029 44TH AVE S
015	618140	0940	1/10/05	\$291,140	2300	0	7	2004	3	4997	N	N	33307 41ST PL S
015	618142	0220	7/18/07	\$402,306	2300	0	7	2007	3	3960	N	N	33025 44TH AVE S
015	618142	0210	12/19/06	\$409,922	2300	0	7	2007	3	3960	N	N	33021 44TH AVE S
015	618140	0950	5/11/07	\$380,000	2304	0	7	2004	3	4998	N	N	33315 41ST PL S
015	618141	0320	12/14/05	\$334,675	2304	0	7	2005	3	4070	N	N	4009 S 331ST PL
015	789385	0040	2/17/05	\$284,950	2340	0	7	1999	3	5809	N	N	36320 31ST PL S
015	618141	0150	6/24/05	\$286,210	2340	0	7	2005	3	5543	N	N	33029 41ST WAY S
015	618141	0130	7/22/05	\$285,670	2340	0	7	2005	3	4708	N	N	33017 41ST WAY S
015	618141	0140	7/1/05	\$319,945	2340	0	7	2005	3	4360	N	N	33021 41ST WAY S
015	618141	0140	11/7/06	\$384,500	2340	0	7	2005	3	4360	N	N	33021 41ST WAY S
015	618143	0240	6/15/06	\$348,595	2341	0	7	2006	3	5000	N	N	3913 S 337TH ST
015	618143	0560	6/1/06	\$346,970	2341	0	7	2006	3	4999	N	N	33514 39TH AVE S
015	618141	0790	12/22/05	\$301,880	2370	0	7	2005	3	3606	N	N	33019 41ST PL S
015	618143	0790	7/28/06	\$383,000	2374	0	7	2006	3	5159	N	N	33520 38TH AVE S
015	241260	0080	5/1/06	\$343,900	2410	0	7	1980	3	5984	N	N	33043 22ND PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618141	0810	10/31/05	\$313,200	2426	0	7	2005	3	5178	N	N	33009 41ST PL S
015	618143	0100	7/19/06	\$356,585	2440	0	7	2006	3	4875	N	N	33521 38TH AVE S
015	618141	0720	7/1/05	\$317,440	2442	0	7	2005	3	4068	N	N	33075 41ST PL S
015	618141	0490	2/16/06	\$320,620	2446	0	7	2005	3	4698	N	N	32847 41ST WAY S
015	618143	0480	6/6/06	\$335,925	2446	0	7	2006	3	6681	N	N	33529 42ND AVE S
015	618143	0750	7/28/06	\$434,560	2446	0	7	2006	3	5390	N	N	33610 38TH AVE S
015	618143	0120	7/5/06	\$388,390	2446	0	7	2006	3	5210	N	N	33603 38TH AVE S
015	618143	0120	10/2/07	\$393,000	2446	0	7	2006	3	5210	N	N	33603 38TH AVE S
015	618143	0430	5/15/06	\$390,800	2446	0	7	2006	3	5208	N	N	33503 42ND AVE S
015	618143	0420	4/28/06	\$387,360	2446	0	7	2006	3	5196	N	N	33501 42ND AVE S
015	618143	0170	7/19/06	\$366,680	2446	0	7	2006	3	5184	N	N	33627 38TH AVE S
015	618143	0180	8/2/06	\$378,365	2446	0	7	2006	3	5169	N	N	3803 S 337TH ST
015	618143	0730	8/2/06	\$419,650	2446	0	7	2006	3	5050	N	N	33622 38TH AVE S
015	618143	0680	6/8/06	\$351,980	2446	0	7	2006	3	5000	N	N	33617 39TH AVE S
015	618143	0590	7/12/06	\$379,845	2446	0	7	2006	3	5000	N	N	33509 39TH AVE S
015	618142	0070	11/17/06	\$379,283	2446	0	7	2007	3	5027	N	N	33044 44TH AVE S
015	618142	0280	12/5/06	\$380,235	2446	0	7	2007	3	4606	N	N	33036 42ND AVE S
015	618142	0400	3/27/07	\$402,550	2446	0	7	2007	3	4500	N	N	32809 42ND AVE S
015	618141	0380	3/8/06	\$366,035	2452	0	7	2006	3	5621	N	N	32933 40TH AVE S
015	618141	0390	2/17/06	\$341,835	2452	0	7	2006	3	4650	N	N	32925 40TH AVE S
015	618140	0390	3/3/05	\$332,059	2460	0	7	2004	3	10417	N	N	4448 S 332ND PL
015	618140	0830	1/12/05	\$300,391	2460	0	7	2004	3	7260	N	N	4120 S 333RD PL
015	618140	0840	2/9/05	\$287,950	2460	0	7	2004	3	6955	N	N	4112 S 333RD PL
015	618140	0350	12/29/06	\$405,000	2460	0	7	2004	3	5688	N	N	33232 45TH WAY S
015	618140	0420	2/18/05	\$339,479	2460	0	7	2004	3	4498	N	N	4424 S 332ND PL
015	618140	0250	4/27/05	\$299,085	2460	0	7	2005	3	4836	N	N	4335 S 333RD ST
015	618140	0250	11/9/07	\$398,000	2460	0	7	2005	3	4836	N	N	4335 S 333RD ST
015	618140	0280	3/31/05	\$300,474	2460	0	7	2005	3	4826	N	N	4409 S 333RD ST
015	618140	0800	1/7/05	\$294,090	2468	0	7	2004	3	5953	N	N	33317 42ND AVE S
015	618141	0080	6/7/05	\$307,610	2480	0	7	2005	3	5775	N	N	33010 41ST WAY S
015	618141	0120	6/10/05	\$291,140	2480	0	7	2005	3	5096	N	N	33013 41ST WAY S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618141	0280	3/30/06	\$324,400	2488	0	7	2005	3	5016	N	N	4037 S 331ST PL
015	618141	0280	8/29/06	\$393,000	2488	0	7	2005	3	5016	N	N	4037 S 331ST PL
015	618141	0020	3/28/06	\$340,725	2488	0	7	2005	3	4883	N	N	32816 41ST WAY S
015	618141	0020	4/27/06	\$399,000	2488	0	7	2005	3	4883	N	N	32816 41ST WAY S
015	618141	0010	3/1/06	\$347,850	2488	0	7	2005	3	4846	N	N	32808 41ST WAY S
015	618141	0300	12/13/05	\$327,700	2488	0	7	2005	3	4465	N	N	4025 S 331ST PL
015	618141	0290	12/6/05	\$338,460	2488	0	7	2005	3	4449	N	N	4033 S 331ST PL
015	618141	0250	4/7/06	\$325,100	2488	0	7	2006	3	4449	N	N	4121 S 331ST PL
015	618141	0250	4/12/07	\$385,950	2488	0	7	2006	3	4449	N	N	4121 S 331ST PL
015	618141	0690	9/14/05	\$374,860	2538	0	7	2005	3	5196	N	N	33119 41ST PL S
015	618141	0830	9/20/05	\$329,500	2538	0	7	2005	3	4727	N	N	32907 41ST WAY S
015	618141	0780	12/22/05	\$330,190	2538	0	7	2005	3	3696	N	N	33027 41ST PL S
015	618143	0320	7/11/06	\$365,930	2541	0	7	2006	3	7168	N	N	33708 42ND CT S
015	618142	0460	5/10/07	\$400,220	2547	0	7	2007	3	6134	N	N	32810 42ND AVE S
015	618142	0110	2/1/07	\$414,542	2547	0	7	2007	3	5000	N	N	33028 44TH AVE S
015	618140	0030	2/28/05	\$305,712	2580	0	7	2005	3	6000	N	N	4427 S 332ND PL
015	618140	0050	2/18/05	\$297,050	2580	0	7	2005	3	4650	N	N	33222 44TH AVE S
015	618141	0520	3/15/06	\$362,545	2632	0	7	2005	3	4684	N	N	32823 41ST WAY S
015	618142	0160	11/21/06	\$393,698	2632	0	7	2007	3	6539	N	N	33004 44TH AVE S
015	618142	0320	1/23/07	\$390,103	2632	0	7	2007	3	5097	N	N	33016 42ND AVE S
015	618142	0390	5/22/07	\$396,790	2632	0	7	2007	3	4700	N	N	3280 42ND AVE S
015	618142	0270	1/2/07	\$399,065	2632	0	7	2007	3	4606	N	N	33042 42ND AVE S
015	618141	0680	11/14/05	\$364,039	2646	0	7	2005	3	4609	N	N	33126 40TH AVE S
015	618141	0660	12/1/05	\$334,570	2646	0	7	2005	3	4147	N	N	33110 40TH AVE S
015	618141	0770	9/1/05	\$321,550	2652	0	7	2005	3	5562	N	N	33035 41ST PL S
015	618141	0540	3/10/06	\$387,610	2652	0	7	2005	3	4849	N	N	32807 41ST WAY S
015	618141	0610	12/2/05	\$371,380	2652	0	7	2005	3	4037	N	N	33022 40TH AVE S
015	618141	0640	10/13/05	\$330,000	2652	0	7	2005	3	3975	N	N	33046 40TH AVE S
015	618141	0750	8/19/05	\$302,020	2652	0	7	2005	3	3909	N	N	33051 41ST PL S
015	618141	0800	1/11/06	\$328,010	2652	0	7	2006	3	5216	N	N	33011 41ST PL S
015	618141	0460	2/17/06	\$354,715	2652	0	7	2006	3	4900	N	N	4026 S 329TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618141	0560	2/23/06	\$341,225	2652	0	7	2006	3	4475	N	N	32912 40TH AVE S
015	618141	0570	1/9/06	\$316,695	2652	0	7	2006	3	4450	N	N	32920 40TH AVE S
015	618141	0670	10/24/05	\$344,215	2663	0	7	2005	3	4310	N	N	33118 40TH AVE S
015	618143	0510	6/19/06	\$352,685	2663	0	7	2006	3	5000	N	N	33610 39TH AVE S
015	618140	0900	1/3/05	\$313,980	2688	0	7	2004	3	4996	N	N	33219 41ST PL S
015	618141	0220	11/11/05	\$330,267	2688	0	7	2005	3	7486	N	N	4145 S 331ST PL
015	618141	0240	11/14/05	\$322,490	2688	0	7	2005	3	4474	N	N	4129 S 331ST PL
015	618141	0710	7/27/05	\$322,830	2688	0	7	2005	3	4068	N	N	33105 41ST PL S
015	618140	0240	4/12/05	\$320,375	2690	0	7	2005	3	4839	N	N	4327 S 333RD ST
015	618140	0770	1/10/05	\$293,797	2726	0	7	2004	3	6618	N	N	33239 42ND AVE S
015	618140	0360	1/31/07	\$393,500	2730	0	7	2004	3	5883	N	N	33224 45TH WAY S
015	618140	0730	9/1/06	\$415,000	2730	0	7	2004	3	5865	N	N	4131 S 332ND PL
015	618140	0440	1/27/05	\$332,003	2730	0	7	2004	3	5397	N	N	4408 S 332ND PL
015	618140	0930	1/17/05	\$338,008	2730	0	7	2004	3	4997	N	N	33243 41ST PL S
015	618142	0200	2/16/07	\$389,716	2789	0	7	2007	3	3960	N	N	33017 44TH AVE S
015	618142	0060	1/16/07	\$416,256	2789	0	7	2007	3	3960	N	N	4222 S 331ST ST
015	618142	0250	12/7/06	\$412,353	2789	0	7	2007	5	3960	N	N	33037 44TH AVE S
015	618141	0530	4/17/06	\$362,845	2843	0	7	2005	3	4809	N	N	32815 41ST WAY S
015	618141	0580	12/6/05	\$358,805	2843	0	7	2005	3	4450	N	N	32928 40TH AVE S
015	618142	0360	6/13/07	\$413,613	2843	0	7	2007	3	6336	N	N	32823 42ND AVE S
015	618142	0310	12/22/06	\$458,384	2843	0	7	2007	3	5775	N	N	33020 42ND AVE S
015	618142	0120	1/11/07	\$386,161	2843	0	7	2007	3	5000	N	N	33024 44TH AVE S
015	618142	0130	1/30/07	\$388,601	2843	0	7	2007	3	5000	N	N	33018 44TH AVE S
015	618142	0370	2/27/07	\$407,121	2843	0	7	2007	3	4850	N	N	32819 42ND AVE S
015	618143	0550	6/8/06	\$389,962	2883	0	7	2006	3	5678	N	N	33518 39TH AVE S
015	618143	0490	5/16/06	\$364,030	2883	0	7	2006	3	5366	N	N	33618 39TH AVE S
015	618143	0650	5/25/06	\$380,640	2883	0	7	2006	3	5286	N	N	33605 39TH AVE S
015	618143	0390	5/12/06	\$365,905	2883	0	7	2006	3	5138	N	N	33500 42ND AVE S
015	618143	0860	7/11/06	\$369,895	2883	0	7	2006	3	5000	N	N	804 S 335TH PL
015	618141	0400	1/23/06	\$378,900	2883	0	7	2006	3	4654	N	N	32917 40TH AVE S
015	618141	0730	7/6/05	\$331,670	2887	0	7	2005	3	4082	N	N	33067 41ST PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618141	0960	4/26/05	\$323,905	2914	0	7	2005	3	5519	N	N	33039 41ST LN S
015	618141	0180	5/17/05	\$340,130	2950	0	7	2005	3	4944	N	N	33108 41ST LN S
015	618141	0370	2/3/06	\$360,215	3016	0	7	2005	3	5493	N	N	33107 40TH AVE S
015	618140	0060	1/18/05	\$344,886	3030	0	7	2004	3	6000	N	N	33230 44TH AVE S
015	618140	0040	1/1/05	\$325,655	3030	0	7	2004	3	5716	N	N	33214 44TH AVE S
015	618140	0040	12/23/05	\$410,000	3030	0	7	2004	3	5716	N	N	33214 44TH AVE S
015	618140	0780	3/7/05	\$343,693	3035	0	7	2004	3	6428	N	N	33247 42ND AVE S
015	618140	0780	8/3/05	\$399,900	3035	0	7	2004	3	6428	N	N	33247 42ND AVE S
015	618143	0470	5/23/06	\$376,275	3167	0	7	2006	3	5727	N	N	33523 42ND AVE S
015	618141	0510	3/22/06	\$373,040	3176	0	7	2005	3	4981	N	N	32831 41ST WAY S
015	618141	0620	10/5/05	\$342,813	3176	0	7	2005	3	4612	N	N	33030 40TH AVE S
015	618141	0700	8/26/05	\$359,200	3176	0	7	2005	3	4353	N	N	33113 41ST PL S
015	618143	0270	5/9/06	\$421,830	3176	0	7	2006	3	5307	N	N	3927 S 337TH ST
015	152104	9216	6/11/07	\$427,725	3176	0	7	2007	3	7927	N	N	4219 S 331ST ST
015	152104	9220	5/30/07	\$405,315	3176	0	7	2007	3	5536	N	N	33112 42ND AVE S
015	618142	0080	11/21/06	\$418,145	3176	0	7	2007	3	5500	N	N	33038 44TH AVE S
015	618142	0300	12/1/06	\$445,141	3176	0	7	2007	3	5129	N	N	33022 42ND AVE S
015	618142	0140	11/22/06	\$431,203	3176	0	7	2007	3	5074	N	N	33014 44TH AVE S
015	618142	0350	1/17/07	\$432,985	3176	0	7	2007	3	4838	N	N	32827 42ND AVE S
015	618141	0410	2/1/06	\$364,660	3182	0	7	2006	3	4653	N	N	32909 40TH AVE S
015	618143	0370	6/1/06	\$372,665	3193	0	7	2006	3	7709	N	N	33508 42ND AVE S
015	618143	0370	8/3/06	\$439,950	3193	0	7	2006	3	7709	N	N	33508 42ND AVE S
015	618143	0340	5/1/06	\$395,165	3193	0	7	2006	3	7188	N	N	33702 42ND CT S
015	618141	0061	5/24/07	\$432,390	3213	0	7	2007	3	9632	N	N	32903 42ND AVE S
015	618140	0960	1/1/05	\$339,290	3218	0	7	2004	3	6363	N	N	33323 41ST PL S
015	618141	0310	3/24/06	\$353,350	3218	0	7	2005	3	4807	N	N	4017 S 331ST PL
015	618140	0490	10/9/06	\$445,000	3220	0	7	2004	3	8324	N	N	4310 S 332ND PL
015	618141	0110	6/8/05	\$340,545	3220	0	7	2005	3	6265	N	N	33008 41ST PL S
015	618143	0150	8/1/06	\$431,150	3253	0	7	2006	3	8016	N	N	33615 38TH AVE S
015	618143	0640	7/6/06	\$416,560	3253	0	7	2006	3	6472	N	N	33601 39TH AVE S
015	618143	0690	8/7/06	\$445,705	3253	0	7	2006	3	6370	N	N	33621 39TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618143	0110	7/17/06	\$407,930	3253	0	7	2006	3	6175	N	N	33525 38TH AVE S
015	618143	0250	5/30/06	\$384,445	3253	0	7	2006	3	6000	N	N	3917 S 337TH ST
015	618143	0500	6/1/06	\$389,750	3253	0	7	2006	3	6000	N	N	33614 39TH AVE S
015	618143	0220	7/7/06	\$440,393	3253	0	7	2006	3	6000	N	N	3905 S 337TH ST
015	618143	0670	8/4/06	\$420,910	3253	0	7	2006	3	6000	N	N	33613 39TH AVE S
015	618143	0400	4/26/06	\$423,340	3253	0	7	2006	3	5987	N	N	33422 42ND AVE S
015	618143	0840	7/11/06	\$439,720	3253	0	7	2006	3	5971	N	N	3812 S 335TH PL
015	618143	0410	5/19/06	\$406,955	3253	0	7	2006	3	5865	N	N	33418 42ND AVE S
015	618143	0410	6/14/07	\$452,500	3253	0	7	2006	3	5865	N	N	33418 42ND AVE S
015	618143	0080	8/18/06	\$435,756	3253	0	7	2006	3	5856	N	N	33511 38TH AVE S
015	618141	0050	3/1/06	\$376,390	3256	0	7	2005	3	8627	N	N	32840 41ST AVE S
015	618143	0140	7/28/06	\$447,235	3256	0	7	2006	3	6171	N	N	33611 38TH AVE S
015	618140	0700	3/23/05	\$362,975	3316	0	7	2004	3	5843	N	N	4114 S 332ND PL
015	618140	0070	2/1/05	\$346,665	3320	0	7	2004	3	6000	N	N	33238 44TH AVE S
015	618140	0340	1/22/07	\$461,425	3320	0	7	2004	3	5700	N	N	33240 45TH WAY S
015	618140	0130	2/7/05	\$350,000	3320	0	7	2004	3	5400	N	N	33233 44TH AVE S
015	618140	0450	2/4/05	\$352,297	3320	0	7	2004	3	5396	N	N	4400 S 332ND PL
015	618140	0090	2/25/05	\$357,344	3320	0	7	2005	3	6366	N	N	33254 44TH AVE S
015	618143	0620	6/27/06	\$408,750	3325	0	7	2006	3	5421	N	N	33521 39TH AVE S
015	618143	0200	7/7/06	\$427,495	3504	0	7	2006	3	7500	N	N	3809 S 337TH ST
015	618141	0330	11/22/05	\$408,830	3541	0	7	2005	3	6001	N	N	4001 S 331ST PL
015	618141	0910	12/15/05	\$391,360	3541	0	7	2005	3	4992	N	N	33121 41ST LN S
015	618141	0062	6/6/07	\$464,018	3542	0	7	2007	3	10567	N	N	32907 42ND AVE S
015	618141	0870	7/27/05	\$361,303	3557	0	7	2005	3	4807	N	N	33076 41ST PL S
015	618141	0890	9/8/05	\$374,320	3557	0	7	2005	3	4807	N	N	33114 41ST PL S
015	618141	0860	7/18/05	\$374,885	3557	0	7	2005	3	4798	N	N	33068 41ST PL S
015	618141	0850	9/6/05	\$386,780	3557	0	7	2005	3	4626	N	N	33060 41ST PL S
015	618141	0450	2/15/06	\$396,645	3557	0	7	2006	3	5255	N	N	4018 S 329TH ST
015	618141	0440	3/23/06	\$377,255	3557	0	7	2006	3	5139	N	N	4010 S 329TH ST
015	618141	0470	2/22/06	\$398,690	3557	0	7	2006	3	4890	N	N	4034 S 329TH ST
015	618142	0150	1/11/07	\$429,834	3557	0	7	2007	3	8588	N	N	33012 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618141	0900	4/3/06	\$412,149	3560	0	7	2006	3	5152	N	N	33118 41ST PL S
015	618143	0740	8/8/06	\$456,100	3564	0	7	2006	3	6523	N	N	33618 38TH AVE S
015	618141	0160	5/28/05	\$370,860	3580	0	7	2005	3	5208	N	N	4149 S 330TH PL
015	618141	0040	3/14/06	\$373,445	3596	0	7	2005	3	5900	N	N	32832 41ST WAY S
015	618141	0030	3/17/06	\$393,445	3596	0	7	2005	3	5195	N	N	32824 41ST WAY S
015	618141	0210	10/14/05	\$369,700	3596	0	7	2005	3	5013	N	N	33132 41ST LN S
015	618141	0200	10/5/05	\$371,960	3596	0	7	2005	3	4967	N	N	33124 41ST LN S
015	618141	0200	2/2/06	\$447,000	3596	0	7	2005	3	4967	N	N	33124 41ST LN S
015	618141	0190	8/24/05	\$362,347	3596	0	7	2005	3	4944	N	N	33116 41ST LN S
015	618141	0190	8/18/06	\$424,500	3596	0	7	2005	3	4944	N	N	33116 41ST LN S
015	618143	0360	6/27/06	\$420,405	3597	0	7	2006	3	7388	N	N	33512 42ND AVE S
015	618143	0300	8/1/06	\$418,025	3597	0	7	2006	3	6800	N	N	33709 42ND CT S
015	618143	0580	7/6/06	\$458,425	3597	0	7	2006	3	6241	N	N	33505 39TH AVE S
015	618143	0540	6/8/06	\$439,305	3597	0	7	2006	3	5892	N	N	33522 39TH AVE S
015	618143	0460	5/4/06	\$407,075	3597	0	7	2006	3	5729	N	N	33517 42ND AVE S
015	618143	0460	6/19/06	\$500,000	3597	0	7	2006	3	5729	N	N	33517 42ND AVE S
015	618143	0830	7/3/06	\$430,465	3597	0	7	2006	3	5723	N	N	3816 S 335TH PL
015	618143	0830	7/19/07	\$485,000	3597	0	7	2006	3	5723	N	N	3816 S 335TH PL
015	618143	0380	5/1/06	\$410,165	3597	0	7	2006	3	5531	N	N	33504 42ND AVE S
015	618143	0380	2/16/07	\$460,000	3597	0	7	2006	3	5531	N	N	33504 42ND AVE S
015	618143	0780	7/26/06	\$438,105	3597	0	7	2006	3	5523	N	N	33524 38TH AVE S
015	618143	0780	7/2/07	\$470,000	3597	0	7	2006	3	5523	N	N	33524 38TH AVE S
015	618143	0630	6/27/06	\$421,660	3597	0	7	2006	3	5403	N	N	33525 39TH AVE S
015	618143	0440	5/26/06	\$395,525	3597	0	7	2006	3	5041	N	N	33507 42ND AVE S
015	618143	0520	6/28/06	\$404,410	3597	0	7	2006	3	5000	N	N	33606 39TH AVE S
015	618143	0210	8/3/06	\$425,040	3597	0	7	2006	3	5000	N	N	3817 S 337TH ST
015	618143	0280	6/13/06	\$404,540	3597	0	7	2006	3	4972	N	N	33705 42ND CT S
015	618142	0090	12/20/06	\$442,219	3597	0	7	2007	3	6114	N	N	33034 44TH AVE S
015	618142	0100	1/1/07	\$458,149	3597	0	7	2007	3	6037	N	N	33032 44TH AVE S
015	618142	0290	12/29/06	\$485,340	3597	0	7	2007	3	4702	N	N	33030 42ND AVE S
015	618141	0940	4/25/05	\$354,830	3599	0	7	2005	3	4750	N	N	33055 41ST LN S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618141	0930	5/5/05	\$382,920	3599	0	7	2005	3	4750	N	N	33109 41ST LN S
015	618140	0080	3/10/05	\$350,735	3600	0	7	2005	3	5000	N	N	33246 44TH AVE S
015	618140	0230	4/29/05	\$375,244	3600	0	7	2005	3	4851	N	N	4319 S 333RD ST
015	618143	0130	7/24/06	\$442,215	3617	0	7	2006	3	5200	N	N	33607 38TH AVE S
015	618143	0190	8/10/06	\$417,010	3617	0	7	2006	3	5000	N	N	3807 S 337TH ST
015	618143	0290	7/19/06	\$448,835	3617	0	7	2006	3	5000	N	N	33707 42ND CT S
015	618140	0100	4/5/05	\$349,977	3620	0	7	2005	3	5716	N	N	33257 44TH AVE S
015	618143	0450	5/3/06	\$442,135	3637	0	7	2006	3	6698	N	N	33513 42ND AVE S
015	618143	0530	6/27/06	\$462,340	3637	0	7	2006	3	6687	N	N	33602 39TH AVE S
015	618143	0610	6/22/06	\$460,480	3637	0	7	2006	3	6269	N	N	33517 39TH AVE S
015	618141	0170	6/21/05	\$338,470	3640	0	7	2005	3	4944	N	N	33058 41ST LN S
015	618141	0360	2/10/06	\$373,175	3697	0	7	2005	3	5110	N	N	33115 40TH AVE S
015	618141	0500	4/19/06	\$398,555	3700	0	7	2005	3	5817	N	N	32839 41ST WAY S
015	618143	0040	8/24/06	\$537,655	4010	0	7	2006	3	6398	N	N	33425 38TH AVE S
015	618143	0330	5/25/06	\$481,915	4016	0	7	2006	3	9498	N	N	33704 42ND CT S
015	152104	9219	4/5/07	\$520,173	4051	0	7	2007	3	6433	N	N	4203 S 331ST ST
015	618141	0060	4/26/06	\$411,155	4060	0	7	2007	3	9801	N	N	32911 42ND AVE S
015	618141	0060	6/25/07	\$499,235	4060	0	7	2007	3	9801	N	N	32911 42ND AVE S
015	618140	0790	2/2/05	\$379,620	4104	0	7	2004	3	6121	N	N	33309 42ND AVE S
015	618140	0330	3/14/07	\$465,000	4110	0	7	2004	3	5659	N	N	33248 45TH WAY S
015	618140	0120	1/31/05	\$373,836	4110	0	7	2004	3	5400	N	N	33241 44TH AVE S
015	152104	9217	4/24/07	\$438,060	4383	0	7	2007	3	4950	N	N	4213 S 331ST ST
015	415800	0015	10/10/06	\$414,000	1200	350	8	1977	3	14580	N	N	36423 32ND AVE S
015	403110	0510	6/29/06	\$282,950	1250	0	8	1963	4	9600	N	N	4449 S 351ST ST
015	403170	0180	3/16/05	\$232,500	1400	900	8	1965	3	14133	N	N	3826 S 345TH ST
015	375060	7304	6/8/05	\$275,000	1410	400	8	1979	4	11520	N	N	37335 35TH AVE S
015	403110	0320	7/14/06	\$292,000	1470	0	8	1963	4	9683	N	N	4430 S 350TH ST
015	282410	0100	3/22/06	\$290,000	1480	510	8	1974	4	9594	N	N	4210 S 324TH PL
015	282410	0100	12/6/07	\$325,000	1480	510	8	1974	4	9594	N	N	4210 S 324TH PL
015	236810	0130	2/8/07	\$305,000	1600	0	8	2004	3	10956	N	N	32240 39TH AVE S
015	375060	7938	4/28/06	\$299,000	1620	0	8	1976	4	9627	N	N	3227 S 368TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	152104	9189	2/8/07	\$325,900	1680	0	8	1978	3	13503	N	N	3825 S 325TH ST
015	236800	0075	3/10/06	\$319,950	1716	0	8	2005	3	13875	N	N	3810 S 322ND ST
015	236800	0115	10/6/06	\$348,950	1716	0	8	2005	3	13875	N	N	3811 S 321ST ST
015	236800	0110	3/27/07	\$349,950	1716	0	8	2005	3	13875	N	N	3817 S 321ST ST
015	236800	0080	4/26/07	\$357,950	1716	0	8	2005	3	13875	N	N	3818 S 322ND ST
015	404570	0562	4/18/06	\$419,000	1790	0	8	1979	3	53578	N	N	35313 42ND AVE S
015	386150	0120	3/22/06	\$312,450	1800	0	8	1988	3	7863	N	N	35714 25TH PL S
015	152104	9171	5/16/07	\$540,000	1810	0	8	1970	4	51401	N	N	33071 MILITARY RD S
015	386150	0300	8/30/07	\$345,000	1860	0	8	1988	3	9575	N	N	35819 25TH PL S
015	152104	9155	6/28/05	\$425,000	1890	0	8	1968	3	63327	N	N	33059 45TH WAY S
015	614300	0050	4/11/05	\$340,000	1900	700	8	1966	4	16280	N	N	3917 S 326TH PL
015	332104	9079	5/25/05	\$274,400	1940	0	8	2005	3	5540	N	N	2796 S 374TH PL
015	403120	0220	1/3/07	\$348,950	1960	0	8	1965	4	9245	N	N	34906 42ND AVE S
015	186493	0110	7/20/05	\$307,000	1960	0	8	2003	3	6233	N	N	3333 S 376TH ST
015	186493	0040	6/21/07	\$370,000	1960	0	8	2003	3	4993	N	N	37623 32ND PL S
015	168700	0390	7/25/07	\$376,313	2039	0	8	2007	3	5500	N	N	4146 S 350TH PL
015	404570	0150	3/18/05	\$424,000	2040	1030	8	1992	3	21680	Y	Y	35053 37TH AVE S
015	390310	0120	1/24/05	\$269,900	2040	0	8	2004	3	3264	N	N	2720 S 374TH PL
015	390310	0120	9/7/06	\$347,950	2040	0	8	2004	3	3264	N	N	2720 S 374TH PL
015	390310	0110	4/20/05	\$279,950	2040	0	8	2005	3	4748	N	N	2726 S 374TH PL
015	390310	0110	1/20/06	\$320,000	2040	0	8	2005	3	4748	N	N	2726 S 374TH PL
015	144510	0130	11/28/05	\$354,000	2060	0	8	2001	3	6880	N	N	36269 23RD PL S
015	144510	0100	6/21/07	\$350,000	2060	0	8	2001	3	5141	N	N	36256 23RD PL S
015	144510	0170	7/26/07	\$379,000	2060	0	8	2002	3	6721	N	N	36253 23RD PL S
015	168700	0070	6/15/07	\$380,950	2065	0	8	2007	3	5173	N	N	35105 42ND AVE S
015	520500	0220	9/11/06	\$348,000	2070	0	8	1990	3	7733	N	N	3105 S 364TH ST
015	168700	0060	12/11/06	\$360,400	2087	0	8	2007	3	5500	N	N	35082 41ST PL S
015	168700	0380	8/9/07	\$379,263	2087	0	8	2007	3	5366	N	N	4140 S 350TH PL
015	520500	0400	9/15/05	\$320,000	2090	0	8	1989	3	7163	N	N	36545 31ST AVE S
015	520500	0400	12/7/06	\$377,500	2090	0	8	1989	3	7163	N	N	36545 31ST AVE S
015	321165	0160	1/19/05	\$274,950	2090	0	8	2005	3	4722	N	N	32109 37TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	321165	0140	2/8/05	\$274,950	2090	0	8	2005	3	4718	N	N	32063 37TH PL S
015	321165	0100	1/5/05	\$275,000	2090	0	8	2005	3	4515	N	N	32056 37TH PL S
015	321165	0100	3/20/07	\$369,900	2090	0	8	2005	3	4515	N	N	32056 37TH PL S
015	168700	0030	12/7/06	\$443,790	2105	0	8	2007	3	5500	N	N	4147 S 350TH PL
015	386170	0050	8/8/05	\$333,000	2150	750	8	1973	4	14343	N	N	35157 38TH AVE S
015	168700	0200	7/11/07	\$425,659	2153	0	8	2007	3	4400	N	N	35067 41ST PL S
015	168700	0310	6/29/07	\$390,075	2153	0	8	2007	3	4194	N	N	35032 41ST PL S
015	168700	0170	3/5/07	\$404,256	2153	0	8	2007	3	4066	N	N	35079 41ST PL S
015	168700	0130	1/26/07	\$399,195	2153	0	8	2007	3	3888	N	N	35095 41ST PL S
015	168700	0150	2/13/07	\$429,655	2153	0	8	2007	3	3888	N	N	35087 41ST PL S
015	168700	0280	6/4/07	\$391,750	2161	0	8	2007	3	4400	N	N	35035 41ST PL S
015	606460	0343	11/26/07	\$487,500	2190	0	8	1994	3	63162	N	N	5017 S 347TH PL
015	186493	0060	8/8/06	\$379,950	2190	0	8	2003	3	7237	N	N	3215 S 376TH PL
015	234570	0100	9/1/06	\$420,000	2190	0	8	2004	3	6610	N	N	3134 S 381ST WAY
015	236810	0140	4/13/07	\$370,000	2210	0	8	2002	3	11288	N	N	32250 39TH AVE S
015	390310	0070	1/25/05	\$269,950	2210	0	8	2004	3	4109	N	N	2750 S 374TH PL
015	390310	0030	1/5/05	\$272,900	2210	0	8	2004	3	4106	N	N	2774 S 374TH PL
015	390310	0060	3/4/05	\$272,900	2210	0	8	2005	3	4107	N	N	2756 S 374TH PL
015	390310	0020	3/18/05	\$276,400	2210	0	8	2005	3	4098	N	N	2780 S 374TH PL
015	797820	0106	10/29/07	\$376,000	2220	620	8	1967	3	45038	N	N	33366 20TH AVE S
015	144510	0090	8/28/07	\$400,000	2240	0	8	2001	3	5245	N	N	36250 23RD PL S
015	390310	0100	3/31/05	\$288,400	2250	0	8	2005	3	4064	N	N	2732 S 374TH PL
015	144510	0120	3/21/07	\$380,000	2260	0	8	2001	3	8325	N	N	36264 23RD PL S
015	272104	9030	8/28/06	\$650,000	2280	1450	8	1976	4	60548	N	N	3239 S 364TH ST
015	390310	0050	2/7/05	\$274,500	2280	0	8	2005	3	4132	N	N	2762 S 374TH PL
015	186493	0160	8/23/07	\$393,000	2290	0	8	2002	3	4675	N	N	3237 S 376TH ST
015	186493	0020	4/28/05	\$329,500	2290	0	8	2003	3	5009	N	N	37611 32ND PL S
015	403170	0040	9/1/05	\$324,950	2310	0	8	2001	3	9757	N	N	4005 S 344TH ST
015	520500	0380	10/17/06	\$359,999	2320	0	8	1990	3	8634	N	N	36535 31ST AVE S
015	520500	0050	8/14/07	\$379,000	2320	0	8	1990	3	8100	N	N	36616 31ST AVE S
015	520500	0250	5/23/05	\$339,000	2320	0	8	1990	3	7140	N	N	3017 S 364TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	332104	9111	7/29/05	\$299,950	2320	0	8	2005	3	5800	N	N	2790 S 374TH PL
015	332104	9110	8/9/05	\$313,000	2320	0	8	2005	3	5541	N	N	2792 S 374TH PL
015	332104	9109	8/3/05	\$310,000	2320	0	8	2005	3	5538	N	N	2804 S 374TH PL
015	520500	0270	5/1/07	\$394,000	2360	0	8	1990	3	8191	N	N	36407 31ST AVE S
015	520500	0070	3/16/07	\$394,900	2380	0	8	1989	3	9033	N	N	3115 S 366TH CT
015	144510	0160	11/6/06	\$365,000	2380	0	8	2002	3	7200	N	N	36257 23RD PL S
015	520500	0190	1/10/05	\$329,900	2390	0	8	1990	3	8053	N	N	36502 31ST AVE S
015	390310	0090	1/25/05	\$284,500	2400	0	8	2004	3	4315	N	N	2738 S 374TH PL
015	390310	0090	9/27/06	\$360,000	2400	0	8	2004	3	4315	N	N	2738 S 374TH PL
015	144510	0290	11/10/05	\$369,950	2410	0	8	2002	3	6156	N	N	36210 22ND PL S
015	168700	0080	2/14/07	\$393,151	2411	0	8	2007	3	5185	N	N	35109 42ND AVE S
015	520500	0420	10/26/07	\$400,000	2430	0	8	1989	3	8826	N	N	36557 31ST AVE S
015	168700	0100	6/28/07	\$442,582	2434	0	8	2007	3	8696	N	N	35094 41ST PL S
015	168700	0370	6/16/07	\$444,950	2434	0	8	2007	3	6570	N	N	35023 42ND AVE S
015	168700	0320	7/10/07	\$449,647	2434	0	8	2007	3	5741	N	N	35036 41ST PL S
015	168700	0340	12/7/06	\$395,381	2434	0	8	2007	3	4819	N	N	35044 41ST PL S
015	168700	0290	6/5/07	\$421,997	2434	0	8	2007	3	4411	N	N	35031 41ST PL S
015	168700	0230	3/23/07	\$404,950	2434	0	8	2007	3	4400	N	N	35055 41ST PL S
015	168700	0250	6/1/07	\$426,420	2434	0	8	2007	3	4400	N	N	35047 41ST PL S
015	168700	0220	5/7/07	\$418,146	2434	0	8	2007	3	4400	N	N	35059 41ST PL S
015	168700	0190	3/5/07	\$395,601	2434	0	8	2007	3	4397	N	N	35071 41ST PL S
015	168700	0160	2/9/07	\$412,255	2434	0	8	2007	3	3903	N	N	35083 41ST PL S
015	168700	0140	2/5/07	\$439,530	2434	0	8	2007	3	3888	N	N	35091 41ST PL S
015	520500	0460	8/16/07	\$390,000	2460	0	8	1989	3	9710	N	N	3022 S 367TH CT
015	520500	0330	5/3/07	\$408,000	2460	0	8	1990	3	7215	N	N	3015 S 365TH CT
015	234570	0110	6/20/06	\$414,540	2480	0	8	2004	3	11904	N	N	3130 S 381ST WAY
015	234570	0380	7/29/05	\$444,950	2490	0	8	2002	3	7285	N	N	38121 30TH CT S
015	234570	0370	3/7/07	\$487,500	2490	0	8	2002	3	7036	N	N	2933 S 381ST WAY
015	168700	0360	5/7/07	\$499,800	2495	0	8	2007	3	6959	N	N	35017 42ND AVE S
015	168700	0330	7/10/07	\$477,265	2495	0	8	2007	3	5550	N	N	35040 41ST PL S
015	168700	0050	12/8/06	\$419,930	2495	0	8	2007	3	5500	N	N	35078 41ST PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	168700	0410	8/10/07	\$444,032	2495	0	8	2007	3	5276	N	N	4158 S 350TH PL
015	168700	0300	7/30/07	\$436,950	2495	0	8	2007	3	4721	N	N	35027 41ST PL S
015	168700	0270	5/4/07	\$437,400	2495	0	8	2007	3	4400	N	N	35039 41ST PL S
015	168700	0240	5/7/07	\$450,358	2495	0	8	2007	3	4400	N	N	35051 41ST PL S
015	168700	0260	5/25/07	\$454,348	2495	0	8	2007	3	4400	N	N	35043 41ST PL S
015	168700	0180	4/2/07	\$439,103	2495	0	8	2007	3	4264	N	N	35075 41ST PL S
015	168700	0040	12/21/06	\$442,510	2497	0	8	2007	3	5366	N	N	4141 S 350TH PL
015	168700	0010	12/20/06	\$449,565	2497	0	8	2007	3	5180	N	N	4159 S 350TH PL
015	168700	0210	3/26/07	\$458,017	2497	0	8	2007	3	4400	N	N	35063 41ST PL S
015	152104	9176	5/9/05	\$299,950	2510	0	8	1973	4	15700	N	N	3810 S 328TH ST
015	152104	9176	10/14/06	\$340,000	2510	0	8	1973	4	15700	N	N	3810 S 328TH ST
015	186493	0130	3/21/06	\$380,000	2550	0	8	2002	3	4675	N	N	3261 S 376TH ST
015	144510	0110	11/30/05	\$375,000	2580	0	8	2001	3	6745	N	N	36260 23RD PL S
015	144510	0380	10/30/06	\$403,000	2580	0	8	2002	3	10763	N	N	36209 22ND PL S
015	144510	0230	9/22/05	\$391,000	2580	0	8	2002	3	5655	N	N	36219 23RD PL S
015	234570	0130	2/27/07	\$493,000	2590	0	8	2002	3	6804	N	N	38000 31ST CT S
015	234570	0050	7/31/06	\$455,000	2590	0	8	2002	3	6059	N	N	3138 S 381ST WAY
015	144510	0350	12/8/05	\$394,500	2600	0	8	2002	3	10763	N	N	36227 22ND PL S
015	234570	0060	2/24/05	\$379,500	2610	0	8	2002	3	6060	N	N	3126 S 381ST WAY
015	234570	0210	10/31/05	\$475,000	2610	0	8	2003	3	7371	N	N	3040 S 381ST WAY
015	234570	0260	5/8/07	\$490,000	2610	0	8	2003	3	6305	N	N	3000 S 381ST WAY
015	234570	0390	6/28/05	\$444,950	2750	0	8	2002	3	6546	N	N	38127 30TH CT S
015	234570	0580	12/14/07	\$464,500	2750	0	8	2004	3	5507	N	N	3137 S 381ST WAY
015	234570	0580	11/1/06	\$487,000	2750	0	8	2004	3	5507	N	N	3137 S 381ST WAY
015	234570	0580	8/29/06	\$489,900	2750	0	8	2004	3	5507	N	N	3137 S 381ST WAY
015	168700	0350	11/28/06	\$448,784	2820	0	8	2007	3	6024	N	N	35048 41ST PL S
015	375060	7692	11/1/06	\$465,000	2840	0	8	1977	4	26700	N	N	37112 32ND AVE S
015	234570	0290	12/2/05	\$484,800	2920	0	8	2002	3	6306	N	N	2928 S 381ST WAY
015	234570	0410	3/9/05	\$442,500	2990	0	8	2002	3	8119	N	N	38132 30TH CT S
015	234570	0270	6/16/05	\$469,500	2990	0	8	2002	3	6306	N	N	2942 S 381ST WAY
015	234570	0570	11/2/05	\$489,950	2990	0	8	2003	3	5501	N	N	3125 S 381ST WAY

Improved Sales Used in this Annual Update Analysis
Area 55
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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
015	168700	0090	2/5/07	\$441,200	3058	0	8	2007	3	10636	N	N	35088 41ST PL S
015	168700	0110	3/5/07	\$457,928	3058	0	8	2007	3	10215	N	N	35098 41ST PL S
015	168700	0120	1/11/07	\$519,651	3058	0	8	2007	3	6185	N	N	35099 41ST PL S
015	168700	0020	12/7/06	\$409,987	3058	0	8	2007	3	5000	N	N	4153 S 350TH PL
015	168700	0400	7/6/07	\$462,715	3058	0	8	2007	3	5000	N	N	4152 S 350TH PL
015	614360	0617	7/13/06	\$600,000	1620	1140	9	1968	4	101494	N	N	33222 38TH AVE S
015	404570	0503	5/24/05	\$285,000	1810	0	9	1980	3	42034	N	N	3752 S 349TH PL
015	403170	0230	3/3/05	\$400,000	3120	0	9	2001	3	11505	N	N	4008 S 345TH ST
015	403170	0160	4/22/05	\$470,000	3250	0	9	2005	3	10387	N	N	3816 S 345TH ST
015	797820	0108	10/30/07	\$450,000	4000	0	9	1967	3	48180	N	N	33350 20TH AVE S
015	342104	9045	6/12/07	\$780,000	4350	0	9	1996	3	52533	N	N	37845 MILITARY RD S
016	375160	6523	11/30/07	\$220,000	448	0	5	2005	3	18228	Y	N	36820 55TH AVE S
016	375160	6525	10/12/07	\$240,000	600	0	5	2005	3	19812	Y	N	36820 55TH AVE S
016	375060	6855	9/12/06	\$219,000	920	0	5	1989	3	10697	N	N	4410 S 384TH ST
016	375060	0660	10/3/05	\$198,500	1220	0	5	1942	3	23689	N	N	36655 45TH AVE S
016	375160	5228	12/21/06	\$331,500	1450	0	5	1944	4	14079	N	N	4625 S 364TH ST
016	375060	2853	11/14/06	\$529,000	1840	0	5	1989	3	21655	Y	Y	4501 S 372ND PL
016	375160	0997	6/13/06	\$230,800	770	0	6	1976	4	9600	N	N	34643 53RD AVE S
016	375060	0702	10/12/06	\$250,000	910	0	6	1954	3	18955	N	N	36602 MILITARY RD S
016	375160	1061	2/23/05	\$189,500	910	0	6	1991	3	15656	N	N	5119 S 346TH ST
016	375160	6652	12/6/07	\$195,000	920	0	6	1960	4	10872	Y	N	35950 WEST VALLEY HWY S
016	375160	1179	12/11/06	\$240,000	1020	0	6	1955	3	9600	N	N	34817 53RD AVE S
016	375160	1039	2/14/06	\$266,000	1100	0	6	1976	4	14000	N	N	34729 52ND AVE S
016	375160	5865	12/11/06	\$276,000	1140	780	6	1967	4	19200	N	N	36621 52ND AVE S
016	375060	5655	3/28/07	\$235,000	1150	0	6	1946	4	14400	N	N	38004 43RD AVE S
016	375160	1591	3/4/05	\$164,500	1160	0	6	1981	3	9600	N	N	35108 54TH AVE S
016	375160	0235	10/24/06	\$280,000	1280	0	6	1942	3	17334	N	N	5141 S 340TH ST
016	375160	2313	9/29/05	\$255,000	1510	0	6	1991	3	19618	N	N	5522 S 354TH ST
016	375160	6349	10/21/05	\$230,000	1630	0	6	1946	4	11440	N	N	37055 55TH AVE S
016	375060	3945	2/23/06	\$231,000	1640	0	6	1936	4	9600	N	N	37633 43RD AVE S
016	375160	3783	9/1/05	\$269,000	1728	0	6	1973	4	24000	N	N	35816 51ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	375160	3783	9/4/07	\$315,000	1728	0	6	1973	4	24000	N	N	35816 51ST AVE S
016	335640	7860	2/24/06	\$230,000	2190	0	6	1922	4	45302	N	N	35409 WEST VALLEY HWY S
016	375060	3088	1/12/05	\$285,000	2210	0	6	1953	4	87555	N	N	5003 S 372ND ST
016	375160	0030	11/17/05	\$195,000	770	0	7	1978	3	17334	N	N	33701 53RD AVE S
016	375060	3549	9/14/05	\$207,950	820	0	7	1965	4	12240	N	N	37445 38TH AVE S
016	375060	6595	9/19/05	\$200,000	850	0	7	1991	3	20340	N	N	38219 48TH AVE S
016	375060	0558	12/27/07	\$240,000	880	0	7	1925	3	15690	N	N	36430 MILITARY RD S
016	375160	0051	5/27/05	\$229,000	910	570	7	1980	4	17334	N	N	33708 53RD AVE S
016	375060	2345	2/27/06	\$229,900	940	0	7	1970	5	7500	N	N	37016 MILITARY RD S
016	375160	5141	7/19/06	\$155,355	950	0	7	1960	4	17400	N	N	4626 S 364TH ST
016	375160	1535	9/19/06	\$259,500	960	0	7	1977	4	9600	N	N	35120 55TH AVE S
016	375060	2475	5/12/06	\$218,800	960	0	7	1981	3	9600	N	N	37308 38TH AVE S
016	375060	1268	5/24/05	\$190,000	1000	0	7	1970	4	13800	N	N	36812 44TH AVE S
016	375060	4002	4/11/05	\$232,000	1000	750	7	1972	4	9600	N	N	37640 43RD AVE S
016	375160	1025	10/9/06	\$249,900	1040	0	7	1962	3	10024	N	N	34634 MILITARY RD S
016	375060	6526	9/22/06	\$250,000	1060	390	7	1965	4	21600	N	N	38245 49TH AVE S
016	375060	6817	8/29/07	\$310,000	1060	450	7	1981	4	13200	N	N	38218 44TH AVE S
016	375160	5631	6/6/05	\$238,000	1080	1080	7	1966	4	12000	N	N	36447 55TH AVE S
016	375160	0043	9/23/05	\$262,000	1080	740	7	1979	3	17160	N	N	33612 53RD AVE S
016	375160	2682	6/19/07	\$329,950	1080	600	7	1998	3	19532	N	N	35415 51ST AVE SE
016	375060	2440	3/16/07	\$332,500	1090	720	7	1978	4	16650	N	N	37331 38TH AVE S
016	375060	3616	6/15/05	\$240,500	1120	310	7	1977	3	9600	N	N	37604 38TH AVE S
016	375060	5450	9/23/05	\$275,000	1140	520	7	1968	4	12000	N	N	37806 38TH AVE S
016	375160	3791	8/3/07	\$350,000	1140	480	7	1973	3	19200	N	N	35832 51ST AVE S
016	375060	4806	9/11/06	\$285,950	1150	0	7	1959	4	9600	N	N	37805 49TH AVE S
016	375160	0075	4/21/05	\$228,500	1150	0	7	1978	4	22409	N	N	5419 S 336TH ST
016	375060	2613	8/7/07	\$280,000	1150	0	7	1981	3	9600	N	N	37264 39TH AVE S
016	375060	3912	2/9/06	\$257,000	1160	400	7	1975	4	14400	N	N	37644 42ND AVE S
016	375160	4438	1/3/05	\$220,000	1160	360	7	1990	3	8800	N	N	5115 S 360TH ST
016	375160	4434	6/21/06	\$268,000	1160	480	7	1990	3	8800	N	N	36015 52ND AVE S
016	375060	5385	5/15/07	\$347,000	1180	820	7	1978	4	8400	N	N	37832 39TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	375060	2544	10/13/06	\$250,000	1190	0	7	1964	4	14400	N	N	37225 39TH AVE S
016	375060	3978	7/11/06	\$237,000	1200	0	7	1957	4	9600	N	N	37620 43RD AVE S
016	375060	2568	2/28/06	\$275,000	1210	680	7	1978	3	14000	N	N	3905 S 372ND ST
016	375060	5934	6/26/06	\$297,000	1220	0	7	1974	4	38640	N	N	38026 46TH AVE S
016	375060	2436	10/28/05	\$230,000	1220	460	7	1991	3	21120	N	N	37268 MILITARY RD S
016	375060	3640	6/11/07	\$379,950	1242	842	7	2006	3	14400	N	N	37712 38TH AVE S
016	375060	3098	10/7/05	\$345,000	1250	660	7	1978	4	36000	N	N	37404 49TH AVE S
016	375160	1623	6/23/05	\$238,000	1260	0	7	2002	3	9600	N	N	35015 55TH AVE S
016	375160	0660	9/4/07	\$295,000	1270	500	7	1980	3	14400	N	N	34418 54TH AVE S
016	375160	5158	1/24/05	\$219,750	1300	0	7	1955	4	11067	N	N	36220 MILITARY RD S
016	375060	5212	7/20/06	\$273,000	1310	0	7	1977	3	14400	N	N	37832 42ND AVE S
016	375060	3539	11/13/06	\$286,570	1310	0	7	1981	3	18800	N	N	37512 37TH AVE S
016	375060	2103	11/16/05	\$295,000	1310	0	7	1991	3	38400	N	N	37110 42ND AVE S
016	375060	2103	9/20/07	\$391,800	1310	0	7	1991	3	38400	N	N	37110 42ND AVE S
016	375160	1270	6/6/05	\$220,000	1320	0	7	1979	4	9600	N	N	34917 55TH AVE S
016	375160	1755	4/4/05	\$209,000	1330	0	7	1961	5	7080	N	N	35008 MILITARY RD S
016	375160	1755	12/11/06	\$267,500	1330	0	7	1961	5	7080	N	N	35008 MILITARY RD S
016	375160	1627	7/13/07	\$295,300	1340	0	7	1979	4	14400	N	N	35007 55TH AVE S
016	375160	0266	10/3/05	\$249,000	1340	0	7	1991	3	13340	N	N	34005 56TH AVE S
016	375060	5184	9/22/05	\$200,000	1360	0	7	1972	4	14400	N	N	37815 44TH AVE S
016	375060	5571	8/28/06	\$255,000	1370	0	7	1959	4	9600	N	N	38016 42ND AVE S
016	375160	0991	8/29/05	\$234,000	1390	320	7	1964	4	14400	N	N	5224 S 346TH ST
016	375160	4681	12/30/05	\$215,000	1400	0	7	1978	3	23858	N	N	5528 S 362ND PL
016	375160	1513	5/19/05	\$257,500	1400	0	7	1990	3	14400	N	N	35004 55TH AVE S
016	375160	0027	11/16/05	\$216,500	1410	0	7	1978	3	17420	N	N	33715 53RD AVE S
016	375160	5931	8/16/07	\$299,975	1430	0	7	1952	5	18480	N	N	5025 S 366TH ST
016	375160	0005	2/27/07	\$274,000	1440	0	7	1978	3	19028	N	N	5103 S 336TH ST
016	375160	4463	8/30/06	\$269,950	1470	0	7	1988	3	19488	N	N	36124 52ND AVE S
016	281785	0300	8/10/05	\$279,500	1480	0	7	1998	3	6953	N	N	3653 S 378TH ST
016	375160	6583	3/19/07	\$374,950	1490	0	7	1960	4	84070	Y	N	36855 56TH PL S
016	375060	3606	8/14/06	\$225,000	1500	0	7	1977	3	10454	N	N	37703 38TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	375060	3606	11/9/06	\$272,000	1500	0	7	1977	3	10454	N	N	37703 38TH AVE S
016	281785	0150	4/12/05	\$259,950	1520	0	7	1998	3	7243	N	N	3660 S 378TH ST
016	375160	0849	6/28/06	\$324,950	1550	860	7	1981	3	19200	N	N	34624 54TH AVE S
016	375160	3810	9/2/05	\$264,500	1550	0	7	1994	3	9600	N	N	35849 52ND AVE S
016	375160	0905	4/10/07	\$279,450	1580	0	7	1985	3	9600	N	N	34610 53RD AVE S
016	375060	3401	5/25/05	\$250,000	1610	0	7	2000	3	14000	N	N	37514 39TH AVE S
016	375160	1343	2/1/06	\$305,000	1690	0	7	1994	3	15427	Y	N	34907 56TH AVE S
016	281785	0210	10/25/05	\$303,000	1700	0	7	1998	3	5893	N	N	3607 S 378TH ST
016	281785	0040	12/14/07	\$325,000	1710	0	7	1998	3	6300	N	N	37619 37TH AVE S
016	375060	3783	8/20/07	\$265,000	1750	0	7	1967	3	12600	N	N	37615 40TH AVE S
016	375160	6781	9/14/05	\$369,950	1770	0	7	1963	4	39999	Y	N	5605 S 362ND PL
016	281785	0320	8/21/06	\$319,950	1770	0	7	1998	3	6000	N	N	3667 S 378TH ST
016	281785	0310	8/17/05	\$295,000	1780	0	7	1998	3	6000	N	N	3659 S 378TH ST
016	281785	0355	12/7/06	\$339,950	1780	0	7	1999	3	5971	N	N	37803 37TH AVE S
016	281785	0220	2/15/07	\$364,900	1800	0	7	1998	3	6002	N	N	3611 S 378TH ST
016	375060	6996	4/18/06	\$315,000	1810	0	7	1969	4	19200	N	N	38216 42ND AVE S
016	375060	3402	5/2/05	\$325,000	1900	0	7	2000	3	17093	N	N	37530 39TH AVE S
016	375060	6594	7/20/06	\$325,000	1920	0	7	1989	3	13600	N	N	38207 48TH AVE S
016	375060	5598	8/18/06	\$341,500	1940	0	7	1988	3	19200	N	N	38054 42ND AVE S
016	375160	0418	10/15/07	\$406,850	1970	0	7	1999	3	18066	N	N	34318 51ST AVE S
016	375060	3817	11/9/07	\$360,000	1990	1200	7	1974	4	9600	N	N	37630 40TH AVE S
016	375060	6984	12/26/06	\$396,000	1993	0	7	2006	3	14400	N	N	38203 44TH AVE S
016	375060	3095	4/26/05	\$300,000	2144	0	7	2005	3	43560	N	N	5020 S 376TH ST
016	375160	0229	4/14/06	\$414,950	2289	0	7	2006	3	17334	N	N	34015 53RD AVE S
016	375060	3194	8/21/06	\$465,000	2710	0	7	1991	3	33600	N	N	37437 49TH AVE S
016	375060	3105	8/11/05	\$350,000	2770	0	7	1968	4	36000	N	N	37446 49TH AVE S
016	335340	4481	5/16/07	\$505,000	1130	1700	8	1959	4	15000	Y	N	37224 56TH AVE S
016	375060	2337	6/29/06	\$369,950	1190	540	8	1977	4	14400	N	N	37026 MILITARY RD S
016	375060	3840	11/6/06	\$348,000	1390	700	8	1978	3	9600	N	N	37655 42ND AVE S
016	375060	3732	11/7/06	\$296,300	1440	800	8	1968	3	9200	N	N	37636 39TH AVE S
016	375160	0867	10/15/07	\$384,500	1560	1100	8	1979	4	19200	N	N	34726 54TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	541210	1020	9/17/07	\$355,000	1570	0	8	2000	3	6642	N	N	38135 38TH AVE S
016	375060	5207	5/16/07	\$352,000	1650	840	8	1976	3	19200	N	N	37820 42ND AVE S
016	352104	9025	1/17/05	\$289,950	1730	0	8	1987	3	28912	Y	N	38208 55TH AVE S
016	114140	0080	8/29/05	\$299,950	1797	0	8	2005	3	5675	N	N	38215 34TH PL S
016	114140	0080	2/26/07	\$360,000	1797	0	8	2005	3	5675	N	N	38215 34TH PL S
016	114140	0100	10/14/05	\$294,950	1797	0	8	2005	3	4822	N	N	38227 34TH PL S
016	114140	0010	9/1/05	\$303,950	1797	0	8	2005	3	4779	N	N	3409 S 382ND ST
016	114140	0140	12/9/05	\$299,950	1797	0	8	2005	3	4208	N	N	38220 34TH PL S
016	114140	0050	12/8/05	\$308,000	1797	0	8	2005	3	4207	N	N	3433 S 382ND ST
016	114140	0060	11/21/05	\$302,450	1816	0	8	2005	3	4207	N	N	3439 S 382ND ST
016	335340	4296	8/23/06	\$499,950	1820	580	8	1978	4	40600	N	N	37807 55TH AVE S
016	375160	0165	3/26/05	\$360,000	1820	1000	8	1981	3	18760	N	N	5105 S 338TH ST
016	375160	0165	10/2/06	\$443,000	1820	1000	8	1981	3	18760	N	N	5105 S 338TH ST
016	541210	1040	6/30/05	\$299,950	1830	0	8	2000	3	7561	N	N	38147 38TH AVE S
016	541210	0920	2/1/07	\$315,000	1830	0	8	2001	3	6643	N	N	38041 38TH AVE S
016	342104	9075	11/11/07	\$335,000	1840	0	8	2000	3	8168	N	N	37801 35TH WAY S
016	541210	1000	9/20/05	\$334,000	1850	0	8	2001	3	6563	N	N	38119 38TH AVE S
016	375060	4365	9/13/06	\$339,950	1880	0	8	1991	3	13600	N	N	4717 S 376TH ST
016	541210	0350	5/8/07	\$380,000	1880	0	8	2000	3	6415	N	N	37843 35TH WAY S
016	541210	0950	1/27/06	\$347,000	1880	0	8	2001	3	6052	N	N	38065 38TH AVE S
016	541210	1050	7/18/07	\$404,950	1950	0	8	2000	3	6748	N	N	38151 38TH AVE S
016	114140	0130	9/8/05	\$309,950	1981	0	8	2005	3	6149	N	N	38226 34TH PL S
016	114140	0130	2/22/06	\$360,000	1981	0	8	2005	3	6149	N	N	38226 34TH PL S
016	114140	0110	10/11/05	\$314,950	1981	0	8	2005	3	5919	N	N	38233 34TH PL S
016	114140	0090	9/19/05	\$330,000	1981	0	8	2005	3	4913	N	N	38221 34TH PL S
016	114140	0020	12/27/05	\$319,950	1981	0	8	2005	3	4706	N	N	3415 S 382ND ST
016	114140	0070	9/21/05	\$313,730	1981	0	8	2005	3	4514	N	N	3445 S 382ND ST
016	114140	0070	3/21/07	\$390,000	1981	0	8	2005	3	4514	N	N	3445 S 382ND ST
016	114140	0040	12/8/05	\$319,950	1981	0	8	2005	3	4387	N	N	3427 S 382ND ST
016	541210	1110	4/21/05	\$324,990	1990	0	8	2001	3	7428	N	N	38068 38TH AVE S
016	375160	1316	9/16/06	\$355,000	2010	0	8	1994	4	14400	Y	N	34914 55TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	335340	4482	5/25/07	\$453,000	2100	950	8	1973	3	10800	Y	N	37202 56TH AVE S
016	541210	1080	10/24/06	\$389,950	2200	0	8	2001	3	5866	N	N	3807 S 381ST PL
016	375160	3160	11/16/06	\$389,500	2200	0	8	2002	3	9600	N	N	35626 52ND AVE S
016	541210	0210	4/21/05	\$355,000	2240	0	8	2001	3	6901	N	N	38020 34TH CT S
016	352104	9006	7/20/05	\$431,000	2280	550	8	1986	3	63162	N	N	38132 51ST AVE S
016	541210	0670	5/18/05	\$334,950	2330	0	8	2001	3	10257	N	N	38045 36TH PL S
016	541210	0010	2/17/06	\$320,000	2380	0	8	2000	3	7246	N	N	38001 34TH CT S
016	541210	0680	10/19/07	\$433,000	2400	0	8	2001	3	7261	N	N	38053 36TH PL S
016	541210	0890	4/20/06	\$393,000	2400	0	8	2001	3	6680	N	N	38017 38TH AVE S
016	541210	0890	2/8/07	\$480,000	2400	0	8	2001	3	6680	N	N	38017 38TH AVE S
016	541225	0020	8/24/07	\$415,500	2400	0	8	2004	3	5630	N	N	38124 35TH WAY S
016	114140	0160	11/9/05	\$339,950	2416	0	8	2005	3	5399	N	N	38208 34TH PL S
016	114140	0150	12/16/05	\$364,950	2449	0	8	2005	3	4218	N	N	38214 34TH PL S
016	114140	0120	11/16/05	\$365,067	2500	0	8	2005	3	7381	N	N	38252 34TH PL S
016	114140	0170	11/22/05	\$349,950	2500	0	8	2005	3	5016	N	N	38202 34TH PL S
016	114140	0030	10/3/05	\$349,950	2500	0	8	2005	3	4706	N	N	3421 S 382ND ST
016	375160	1503	7/7/05	\$375,000	2550	0	8	1997	3	24800	Y	N	35051 57TH AVE S
016	375160	1503	4/24/06	\$429,950	2550	0	8	1997	3	24800	Y	N	35051 57TH AVE S
016	541210	0750	7/2/07	\$460,000	2550	0	8	2001	3	8615	N	N	38022 36TH PL S
016	541210	0170	11/27/07	\$429,000	2550	0	8	2001	3	6800	N	N	38011 35TH WAY S
016	541210	0170	11/14/06	\$458,000	2550	0	8	2001	3	6800	N	N	38011 35TH WAY S
016	541210	0780	7/18/05	\$357,000	2580	0	8	2001	3	6858	N	N	38007 37TH PL S
016	541210	0810	3/12/07	\$436,750	2580	0	8	2001	3	6709	N	N	38031 37TH PL S
016	541210	0740	7/9/07	\$464,700	2590	0	8	2001	3	8469	N	N	38030 36TH PL S
016	541210	0550	2/26/07	\$470,000	2590	0	8	2001	3	7213	N	N	38004 35TH WAY S
016	541210	0160	4/7/05	\$377,000	2590	0	8	2001	3	6800	N	N	38019 35TH WAY S
016	541210	0180	10/5/05	\$427,000	2590	0	8	2001	3	6800	N	N	38003 35TH WAY S
016	541210	0160	1/13/06	\$430,000	2590	0	8	2001	3	6800	N	N	38019 35TH WAY S
016	541210	0800	9/21/06	\$449,999	2590	0	8	2001	3	6758	N	N	38023 37TH PL S
016	541210	0540	5/11/07	\$459,000	2590	0	8	2001	3	6599	N	N	37924 35TH WAY S
016	335340	4318	2/24/06	\$570,000	2690	1230	8	1978	4	38324	Y	N	5528 S 380TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	541210	0520	12/7/06	\$414,950	2690	0	8	2000	3	6000	N	N	37912 35TH WAY S
016	541210	0060	3/13/07	\$458,450	2780	0	8	2001	3	7502	N	N	3408 S 381ST CT
016	335340	4275	2/20/07	\$590,000	2790	0	8	1981	3	40511	N	N	37901 53RD AVE S
016	541210	1160	6/21/05	\$381,000	2800	0	8	2001	3	6406	N	N	38010 38TH AVE S
016	342104	9047	9/13/06	\$749,950	2820	0	8	1973	3	110206	N	N	3912 COUNTY LINE RD E
016	541210	0330	5/24/06	\$445,000	2910	0	8	2001	3	7365	N	N	3414 S 379TH CT
016	541210	0860	2/28/07	\$465,000	3070	0	8	2001	3	6471	N	N	38016 37TH PL S
016	375160	4950	6/29/07	\$849,900	3100	0	8	2000	3	49280	N	N	36218 50TH AVE S
016	541210	0500	6/13/05	\$390,000	3140	0	8	2001	3	5767	N	N	37900 35TH WAY S
016	342104	9051	1/23/07	\$601,000	3160	0	8	1999	3	41817	N	N	38134 MILITARY RD S
016	375060	2814	10/22/07	\$875,000	3230	0	8	1999	3	26040	Y	Y	4628 S 375TH PL
016	352104	9056	5/4/07	\$615,000	2630	1400	9	1983	3	64469	Y	N	38028 55TH AVE S
016	335340	4310	6/26/07	\$621,000	3780	0	9	1986	3	44126	N	N	37922 55TH AVE S
018	327531	0100	11/28/05	\$291,000	1590	960	6	1993	3	11541	N	N	1806 BACCHANT CT
018	327530	0240	3/18/05	\$187,500	920	0	7	1981	3	9800	N	N	1702 DOUGLAS CT
018	387654	0960	4/12/06	\$211,500	960	0	7	1984	3	8714	N	N	37804 26TH DR S
018	387654	0960	9/14/06	\$274,000	960	0	7	1984	3	8714	N	N	37804 26TH DR S
018	327530	0180	9/7/05	\$259,000	990	940	7	1983	3	10100	N	N	1705 CYPRESS CT
018	327530	0070	8/29/05	\$224,950	990	0	7	1983	3	10000	N	N	1704 BALSA CT
018	327530	0400	8/9/05	\$239,000	1050	510	7	1983	3	12014	N	N	73 HYLEBOS AVE
018	327530	0400	11/14/07	\$264,900	1050	510	7	1983	3	12014	N	N	73 HYLEBOS AVE
018	111630	0250	7/21/05	\$270,000	1060	740	7	1994	3	11636	N	N	78 20TH AVCT
018	715340	0050	11/7/06	\$340,000	1080	580	7	1980	3	18323	N	N	88 22ND AVCT
018	715340	0040	7/27/05	\$293,500	1080	700	7	1980	3	10139	N	N	2282 ALDER ST
018	715340	0150	12/9/05	\$385,000	1080	580	7	1980	4	13366	N	N	2201 VIRGINIA CT
018	387654	0380	4/14/06	\$310,000	1130	500	7	1984	3	8004	N	N	2629 S 376TH PL
018	387654	0730	10/2/07	\$272,000	1130	440	7	1985	3	8633	N	N	2618 S 379TH PL
018	327530	0100	3/13/06	\$265,000	1150	0	7	1981	3	9500	N	N	1705 BALSA CT
018	327534	0050	5/10/05	\$228,325	1150	0	7	1987	3	9600	N	N	92 ALDER CT
018	800020	0200	6/19/06	\$259,950	1160	0	7	1996	3	9707	N	N	83 26TH AVE
018	387654	0370	5/19/05	\$229,990	1170	0	7	1984	3	7357	N	N	2633 S 376TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(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	387654	0470	2/28/06	\$233,900	1180	0	7	1985	3	7620	N	N	2606 S 377TH ST
018	387654	0700	5/25/05	\$233,900	1200	0	7	1985	3	8168	N	N	2607 S 379TH PL
018	387654	0200	11/21/06	\$266,500	1220	0	7	1984	3	7202	N	N	2323 S 376TH PL
018	327533	0160	5/9/05	\$245,000	1230	0	7	1987	3	10800	N	N	50 HYLEBOS AVE
018	387654	0340	10/24/06	\$350,000	1250	380	7	1983	3	7430	N	N	2626 S 376TH PL
018	721268	0870	9/1/06	\$306,000	1250	380	7	1997	3	16915	N	N	37912 20TH CT S
018	721268	0880	11/4/05	\$282,000	1250	380	7	1997	3	10346	N	N	37910 20TH CT S
018	327532	0060	8/28/06	\$294,500	1260	0	7	1982	3	10393	Y	N	96 HYLEBOS AVE
018	387654	0810	11/5/07	\$308,000	1264	290	7	1985	3	7201	N	N	37707 27TH PL S
018	327531	0170	10/11/05	\$254,900	1350	0	7	1983	3	9610	N	N	1802 ALDER PL
018	327531	0020	5/20/05	\$237,500	1370	0	7	1983	3	10088	N	N	93 18TH AVE
018	327531	0020	5/3/07	\$297,950	1370	0	7	1983	3	10088	N	N	93 18TH AVE
018	387654	0570	4/19/06	\$250,000	1370	0	7	1984	3	8041	N	N	37718 27TH PL S
018	111630	0200	5/30/06	\$264,000	1390	0	7	1993	3	9602	N	N	68 20TH AVCT
018	327534	0080	5/5/05	\$304,000	1410	810	7	1987	3	15810	N	N	91 ALDER CT
018	327531	0190	12/12/07	\$266,000	1410	0	7	1996	3	10004	N	N	1900 ALDER PL
018	327531	0190	5/23/06	\$291,504	1410	0	7	1996	3	10004	N	N	1900 ALDER PL
018	800020	0160	4/4/06	\$299,000	1450	0	7	1996	3	9688	N	N	91 26TH AVE
018	327533	0030	4/15/05	\$285,000	1460	610	7	1987	3	9900	N	N	47 HYLEBOS AVE
018	715340	0090	7/27/05	\$280,000	1480	700	7	1980	3	12898	N	N	2208 VIRGINIA CT
018	387654	0030	1/24/06	\$300,000	1480	320	7	1983	3	7713	N	N	37821 26TH DR S
018	327530	0460	2/17/06	\$338,000	1500	510	7	1981	3	9600	N	N	83 17TH AVE
018	721268	0670	5/18/06	\$307,000	1500	0	7	1996	3	6362	N	N	2011 S 380TH PL
018	387654	0220	5/27/05	\$265,800	1510	0	7	1985	3	8397	N	N	2311 S 376TH PL
018	387654	0320	4/23/07	\$312,000	1530	0	7	1987	3	7700	N	N	2616 S 376TH ST
018	387654	0060	7/27/07	\$300,000	1550	480	7	1983	3	9630	N	N	37803 26TH DR S
018	387654	0490	1/20/05	\$239,000	1550	480	7	1984	3	7200	N	N	2620 S 377TH ST
018	800020	0260	12/11/06	\$327,500	1550	0	7	1996	3	9625	N	N	86 DOUGLAS ST
018	111630	0270	12/19/05	\$307,000	1560	0	7	1993	3	10568	N	N	75 20TH AVCT
018	111630	0230	10/10/05	\$270,000	1560	0	7	1993	3	10025	N	N	74 20TH AVCT
018	387654	0360	4/8/05	\$258,000	1590	0	7	1983	3	7325	N	N	2634 S 376TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(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	721268	0180	12/18/07	\$330,000	1600	0	7	1993	3	5712	N	N	2306 S 380TH ST
018	721268	1080	2/27/07	\$319,000	1600	0	7	1995	3	7349	N	N	38012 23RD CT S
018	800020	0090	11/29/05	\$286,000	1610	0	7	1996	3	10022	N	N	90 26TH AVE
018	800020	0100	9/14/07	\$290,950	1630	0	7	2001	3	10026	N	N	88 26TH AVE
018	800020	0150	9/19/05	\$297,850	1700	0	7	1996	3	9683	N	N	93 26TH AVE
018	327533	0130	6/6/07	\$369,500	1720	280	7	1987	3	14000	N	N	63 19TH AVCT
018	327531	0090	11/29/05	\$324,995	1750	670	7	1998	3	10016	N	N	1804 BACCHANT CT
018	715340	0080	11/8/06	\$349,950	1760	0	7	1980	3	13841	N	N	2202 VIRGINIA CT
018	327532	0170	12/12/05	\$255,000	1760	0	7	1983	3	13455	N	N	85 HYLEBOS AVE
018	540980	0190	12/1/06	\$285,000	1780	960	7	1975	3	8610	N	N	91 23RD AVE
018	721268	1100	10/3/05	\$302,950	1780	0	7	1995	3	6208	N	N	2313 S 380TH ST
018	111630	0020	11/16/05	\$295,000	1790	0	7	1994	3	10117	N	N	37 HYLEBOS AVE
018	111630	0020	6/16/06	\$317,500	1790	0	7	1994	3	10117	N	N	37 HYLEBOS AVE
018	111630	0220	11/29/06	\$280,000	1830	0	7	1993	3	10436	N	N	72 20TH AVCT
018	111630	0220	1/12/07	\$318,000	1830	0	7	1993	3	10436	N	N	72 20TH AVCT
018	721268	0200	12/28/07	\$363,500	1830	0	7	1993	3	6080	N	N	2220 S 380TH ST
018	331701	0070	11/7/07	\$355,000	1860	0	7	1994	3	6814	N	N	38013 24TH CT S
018	721268	0110	5/11/06	\$348,000	1890	0	7	1993	3	6402	N	N	37922 23RD PL S
018	721268	0040	10/20/05	\$300,000	1930	0	7	1993	3	7558	N	N	37960 23RD PL S
018	721268	0070	12/26/06	\$347,500	1930	0	7	1993	3	7347	N	N	37942 23RD PL S
018	800020	0180	5/8/06	\$345,000	2100	0	7	1998	3	9698	N	N	87 26TH AVE
018	387654	0920	11/21/07	\$320,000	2180	0	7	1984	3	12838	N	N	37724 26TH DR S
018	721268	0920	4/12/06	\$314,900	1220	510	8	1996	3	8118	N	N	2023 S 380TH ST
018	721265	0400	5/23/05	\$366,000	1340	920	8	1993	3	7859	N	N	1946 S 375TH ST
018	721268	0520	12/20/05	\$326,000	1460	700	8	1994	3	6987	N	N	1900 S 379TH ST
018	721268	0440	8/13/07	\$379,950	1460	1420	8	1994	3	6503	N	N	2014 S 379TH ST
018	721265	1820	4/11/05	\$254,900	1480	0	8	1992	3	7496	N	N	2016 S 370TH ST
018	721265	0710	10/6/05	\$275,000	1490	0	8	1994	3	9295	N	N	37632 17TH PL S
018	721266	0410	7/12/07	\$450,000	1530	690	8	1993	3	9367	N	N	37205 17TH AVE S
018	721266	0470	7/26/06	\$319,950	1550	0	8	1994	3	7913	N	N	37025 17TH AVE S
018	721266	0380	1/2/07	\$305,000	1550	0	8	1994	3	6813	N	N	37223 17TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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	721266	0060	4/26/05	\$275,000	1590	0	8	1993	3	7904	N	N	37434 18TH AVE S
018	721266	0830	4/15/05	\$321,000	1630	650	8	1992	3	8563	N	N	1724 S 373RD PL
018	721266	0830	2/1/06	\$378,000	1630	650	8	1992	3	8563	N	N	1724 S 373RD PL
018	721266	0100	9/23/05	\$285,000	1640	0	8	1992	3	10298	N	N	37458 18TH AVE S
018	721268	0770	8/28/06	\$330,000	1680	0	8	1994	3	5866	N	N	37942 19TH AVE S
018	802960	0320	9/10/07	\$350,000	1680	0	8	2004	3	4775	N	N	37437 26TH DR S
018	715340	0290	4/13/07	\$459,000	1690	870	8	1976	3	35676	N	N	2205 VIRGINIA CT
018	721265	0800	12/29/05	\$313,300	1700	0	8	1992	3	7168	N	N	37623 18TH PL S
018	721268	0400	4/14/06	\$399,950	1710	950	8	1996	3	7242	N	N	37811 21ST CT S
018	721265	0740	7/22/05	\$320,000	1730	0	8	1992	3	6861	N	N	37616 17TH PL S
018	721266	0010	1/27/06	\$334,900	1730	0	8	1993	3	6706	N	N	37404 18TH AVE S
018	721266	0090	3/1/06	\$330,000	1770	0	8	1991	3	9231	N	N	37452 18TH AVE S
018	721266	0460	10/25/05	\$334,000	1770	0	8	1993	3	9746	N	N	37103 17TH AVE S
018	721266	0460	5/9/07	\$355,000	1770	0	8	1993	3	9746	N	N	37103 17TH AVE S
018	721268	0840	2/17/05	\$264,950	1780	0	8	1994	3	6046	N	N	37905 20TH CT S
018	721268	0810	9/27/05	\$315,900	1780	0	8	1994	3	6000	N	N	1909 S 379TH ST
018	721266	0240	7/12/05	\$294,450	1800	0	8	1991	3	7949	N	N	1629 S 374TH CT
018	721266	0240	12/8/06	\$325,000	1800	0	8	1991	3	7949	N	N	1629 S 374TH CT
018	721266	1020	4/2/07	\$330,000	1800	0	8	1991	3	7110	N	N	37328 18TH AVE S
018	721265	2150	1/19/05	\$260,000	1830	0	8	1992	3	6890	N	N	37218 20TH AVE S
018	721265	0510	6/27/05	\$345,000	1830	0	8	1993	3	7762	N	N	37309 19TH PL S
018	721265	0590	11/14/05	\$317,500	1840	0	8	1993	3	8805	N	N	1917 S 374TH PL
018	721265	1750	11/13/07	\$361,000	1860	0	8	1991	3	7071	N	N	37020 20TH AVE S
018	721268	1010	10/11/05	\$315,000	1860	0	8	1994	3	6720	N	N	2207 S 380TH ST
018	721265	1970	11/9/05	\$320,950	1870	0	8	1992	3	6354	N	N	2117 S 373RD CT
018	721268	0240	8/24/05	\$318,900	1890	0	8	1994	3	7023	N	N	37944 21ST PL S
018	721265	1200	2/26/07	\$355,950	1930	0	8	1992	3	8808	N	N	2001 S 375TH ST
018	721266	0880	10/5/06	\$355,000	1930	0	8	1992	3	5954	N	N	1711 S 373RD PL
018	721265	2070	4/19/07	\$409,000	1940	0	8	1992	3	6808	N	N	2015 S 374TH CT
018	721266	0740	5/23/06	\$367,000	1950	0	8	1992	3	9935	N	N	1716 S 372ND PL
018	721265	0280	4/21/06	\$346,950	1970	0	8	1992	3	6803	N	N	1945 S 372ND CT

Improved Sales Used in this Annual Update Analysis
Area 55
(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	721265	1320	10/22/07	\$329,000	1970	0	8	1992	3	6610	N	N	37534 21ST AVE S
018	721268	0640	4/14/05	\$282,000	1970	0	8	1994	3	6000	N	N	1919 S 380TH PL
018	721265	1700	7/7/06	\$385,000	1990	0	8	1992	3	8161	N	N	2014 S 372ND ST
018	721265	1280	7/18/06	\$429,950	2020	0	8	1992	3	9255	N	N	37556 21ST AVE S
018	721268	0620	3/14/05	\$284,500	2030	0	8	1994	3	6000	N	N	1907 S 380TH PL
018	721268	0410	8/10/05	\$310,000	2030	0	8	1995	3	7520	N	N	37819 21ST CT S
018	721265	2180	9/22/05	\$338,000	2050	0	8	1993	3	13303	N	N	37122 19TH WAY S
018	721266	0890	5/12/06	\$357,000	2050	0	8	1993	3	6366	N	N	1705 S 373RD PL
018	721266	0480	12/7/07	\$365,000	2050	0	8	1994	3	6366	N	N	1647 S 370TH PL
018	721266	0810	11/8/05	\$315,000	2080	0	8	1992	3	7554	N	N	1712 S 373RD PL
018	721268	0360	1/26/06	\$344,990	2090	0	8	1995	3	7002	N	N	37816 21ST CT S
018	721265	1720	9/26/07	\$360,000	2100	0	8	1992	3	7428	N	N	37104 20TH AVE S
018	721266	0720	7/27/05	\$365,000	2110	0	8	1993	3	7288	N	N	1704 S 372ND PL
018	721266	0220	10/21/05	\$374,950	2130	0	8	1993	3	7896	N	N	1639 S 374TH CT
018	721268	0570	8/14/06	\$381,950	2160	0	8	1994	3	6731	N	N	1817 S 380TH PL
018	721265	1790	9/20/07	\$416,000	2210	0	8	1992	3	16038	N	N	2017 S 370TH ST
018	802960	0110	10/30/07	\$447,000	2210	0	8	2004	3	9215	N	N	37542 27TH PL S
018	721265	1560	7/14/05	\$348,500	2220	0	8	1991	3	7680	N	N	37012 22ND AVE S
018	721268	0680	6/2/06	\$279,000	2220	0	8	1996	3	9045	N	N	2022 S 380TH ST
018	721265	2040	12/28/07	\$365,000	2240	0	8	1992	3	7566	N	N	2006 S 375TH ST
018	721265	0240	3/17/05	\$310,000	2250	0	8	1992	3	7757	N	N	1953 S 371ST PL
018	721265	1000	5/19/05	\$343,000	2260	0	8	1992	3	7949	N	N	37624 18TH PL S
018	721265	1020	7/11/05	\$335,000	2260	0	8	1992	3	7311	N	N	37612 18TH PL S
018	721268	0370	6/21/05	\$396,000	2260	0	8	1994	3	9752	N	N	37812 21ST CT S
018	721268	0370	7/25/07	\$480,000	2260	0	8	1994	3	9752	N	N	37812 21ST CT S
018	721265	1710	10/9/06	\$443,000	2290	350	8	1992	3	7827	N	N	2008 S 372ND ST
018	721265	2060	5/25/07	\$410,000	2290	0	8	1992	3	7564	N	N	37408 20TH AVE S
018	111630	0100	7/3/06	\$381,900	2340	0	8	1993	3	9622	N	N	28 HYLEBOS AVE
018	721265	0810	9/19/07	\$400,000	2380	0	8	1992	3	8141	N	N	37629 18TH PL S
018	721265	0310	10/13/06	\$385,000	2430	0	8	1992	3	11590	N	N	1936 S 372ND CT
018	721265	0310	1/23/07	\$390,000	2430	0	8	1992	3	11590	N	N	1936 S 372ND CT

Improved Sales Used in this Annual Update Analysis
Area 55
(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	721265	0930	1/20/06	\$399,950	2470	0	8	1993	3	8590	N	N	37664 18TH PL S
018	721265	1690	8/31/07	\$338,000	2480	0	8	1992	3	6534	N	N	2020 S 372ND ST
018	721265	1260	9/11/07	\$425,000	2510	0	8	1992	3	7704	N	N	37553 21ST AVE S
018	721265	0950	6/13/05	\$373,500	2530	0	8	1993	3	8169	N	N	37654 18TH PL S
018	802960	0050	5/3/06	\$474,950	2570	0	8	2004	3	7841	N	N	37533 27TH PL S
018	540980	0050	3/21/06	\$435,000	2613	0	8	2004	3	8600	N	N	88 23RD AVCT
018	540980	0070	3/9/05	\$352,000	2613	0	8	2005	3	8600	N	N	84 23RD AVCT
018	721265	0790	8/1/05	\$368,000	2760	0	8	1993	3	6759	N	N	37607 18TH PL S
018	540980	0130	2/10/05	\$349,950	2770	0	8	2005	3	8598	N	N	79 23RD AVCT
018	721265	0640	2/24/05	\$410,000	2900	1020	8	1992	3	8009	N	N	37423 19TH PL S
018	721268	0820	11/17/05	\$413,998	2970	0	8	1994	3	6717	N	N	1917 S 379TH ST
018	802960	0180	3/9/05	\$448,600	3030	0	8	2004	3	5760	N	N	37500 27TH PL S
018	802960	0180	3/7/06	\$503,000	3030	0	8	2004	3	5760	N	N	37500 27TH PL S
018	540980	0160	1/3/05	\$362,950	3052	0	8	2004	3	8604	N	N	85 23RD AVCT
018	802960	0220	6/28/05	\$499,900	3140	0	8	2004	3	6575	N	N	37428 27TH PL S
018	802960	0130	1/7/05	\$413,675	3140	0	8	2004	3	5764	N	N	37530 27TH PL S
018	802960	0130	4/12/06	\$480,000	3140	0	8	2004	3	5764	N	N	37530 27TH PL S
018	802960	0190	2/4/05	\$427,860	3144	0	8	2005	3	5760	N	N	37446 27TH PL S
018	802960	0160	2/28/05	\$433,880	3144	0	8	2005	3	5760	N	N	37512 27TH PL S
018	540980	0040	9/27/06	\$512,000	3360	0	8	2004	3	8600	N	N	90 23RD AVE
018	721265	1030	6/8/06	\$375,000	2370	0	9	1993	3	7914	N	N	37538 19TH WAY S
018	721265	0700	4/19/07	\$672,950	3600	0	9	1993	3	35023	N	N	37611 17TH PL S

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	010050	0010	7/25/05	\$305,000	RELOCATION - SALE TO SERVICE
015	103570	0100	6/1/06	\$265,000	UNFIN AREA
015	115070	0130	9/13/06	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	144510	0290	6/14/06	\$182,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
015	152104	9103	6/22/05	\$100,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	152104	9138	1/26/05	\$284,900	MULTI-PARCEL SALE;
015	152104	9154	6/8/05	\$190,000	NO MARKET EXPOSURE; MOBILE HOME
015	152104	9176	10/14/06	\$340,000	RELOCATION - SALE TO SERVICE
015	152104	9204	5/4/06	\$14,000	DOR RATIO
015	186493	0100	11/21/06	\$110,865	DOR RATIO;QUIT CLAIM DEED;
015	201920	0610	10/2/06	\$299,000	FORCED SALE
015	219160	0170	3/4/05	\$118,000	%COMPL;UNFIN AREA
015	226800	0110	7/16/05	\$150,000	NON-REPRESENTATIVE SALE
015	226800	0200	9/12/07	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	226800	0430	7/28/05	\$143,000	NON-REPRESENTATIVE SALE
015	234550	0030	5/25/05	\$192,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	234550	0210	4/12/05	\$161,250	BANKRUPTCY - RECEIVER OR TRUSTEE
015	234550	0320	1/3/05	\$148,000	NON-REPRESENTATIVE SALE
015	234570	0580	8/28/06	\$489,900	RELOCATION - SALE TO SERVICE
015	236800	0005	10/3/06	\$245,000	Lack of Reapresentation-Cond2
015	236810	0110	6/6/06	\$38,548	DOR RATIO;QUIT CLAIM DEED
015	241260	0080	12/17/07	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	242200	0110	1/10/07	\$241,000	Lack of Representation-Grade4
015	272104	9046	9/14/06	\$459,950	Sale Price doesn't appear to reflect characteristics
015	273000	0270	7/6/07	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	273050	0020	6/6/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	282104	9016	7/8/05	\$575,000	Lack of Representation-3-5AC
015	282104	9074	4/19/06	\$171,200	Diagnostic Outlier-Box Plot
015	282104	9082	1/25/05	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	282104	9113	6/30/05	\$521,190	MULTI-PARCEL SALE
015	282104	9124	9/22/06	\$1,002,000	MULTI-PARCEL SALE
015	282104	9141	7/11/05	\$420,000	IMP COUNT
015	282104	9146	4/3/07	\$527,500	IMP COUNT;MULTI-PARCEL SALE
015	282104	9214	4/4/05	\$880,000	TEAR DOWN;
015	282410	0100	12/6/07	\$325,000	RELOCATION - SALE TO SERVICE
015	282410	0100	7/27/06	\$386,950	Sale Price doesn't appear to reflect characteristics
015	282410	0540	6/7/07	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	332104	9060	4/20/05	\$380,000	NON-REPRESENTATIVE SALE
015	375060	7110	4/13/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	375060	7242	5/1/07	\$321,000	MULTI-PARCEL SALE
015	375060	7845	2/7/05	\$249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	375160	2730	5/16/06	\$175,000	Lack of Representation-YearBuilt
015	403100	0410	3/6/06	\$60,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
015	403110	0700	6/20/06	\$46,820	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	403110	0730	11/28/07	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	403120	0150	9/25/07	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	403170	0370	7/2/07	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	404570	0415	8/26/05	\$226,500	Lack of Rerepresentation-Cond2
015	404570	0456	12/16/05	\$59,781	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	404570	0456	12/15/05	\$59,781	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	404570	0656	3/23/07	\$160,000	Diagnostic Outlier-Box Plot
015	412960	0010	10/11/07	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	412960	0045	10/22/05	\$204,000	QUIT CLAIM DEED
015	413150	0020	6/12/07	\$71,746	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	432230	0220	3/10/06	\$102,983	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
015	432230	0400	4/27/05	\$144,000	DOR RATIO;
015	506640	0120	5/22/06	\$925,000	OPEN SPACE/
015	506640	0402	3/3/05	\$77,204	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
015	512880	0030	9/15/05	\$261,203	QUIT CLAIM DEED;
015	512880	0100	4/18/06	\$308,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
015	513100	0220	8/26/05	\$88,670	DOR RATIO;QUIT CLAIM DEED
015	513100	0780	6/22/07	\$72,407	DOR RATIO
015	606460	0081	9/12/05	\$404,000	IMP COUNT
015	614360	0110	9/11/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	614360	0155	3/10/06	\$340,000	Lack of Rerepresentation-Cond2
015	614360	0275	10/8/07	\$17,314	DOR RATIO;QUIT CLAIM DEED
015	614360	0310	8/17/06	\$195,000	PREVIMP<=25K;STATEMENT TO DOR
015	614360	0325	1/31/05	\$368,995	EXEMPT FROM EXCISE TAX
015	614360	0325	4/20/05	\$403,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	614360	0365	6/6/07	\$569,950	ACTIVE PERMIT BEFORE SALE>25K
015	614360	0375	10/27/05	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	614360	0420	2/23/06	\$222,750	NO MARKET EXPOSURE
015	614360	0579	12/12/07	\$185,246	EXEMPT FROM EXCISE TAX
015	618140	0620	10/26/06	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	618140	0660	3/12/07	\$126,207	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	618140	0780	7/18/05	\$399,900	RELOCATION - SALE TO SERVICE
015	618141	0970	7/15/05	\$460,000	NO MARKET EXPOSURE
015	618143	0010	9/1/06	\$433,230	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0020	9/12/06	\$432,695	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0030	8/18/06	\$384,829	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0050	9/11/06	\$377,358	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0060	9/14/06	\$420,655	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0070	9/5/06	\$380,667	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0090	9/28/06	\$376,367	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0160	9/15/06	\$398,505	%COMPL
015	618143	0310	10/16/06	\$412,102	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0720	8/17/06	\$372,385	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0760	9/20/06	\$353,167	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0770	9/13/06	\$418,020	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	618143	0800	9/27/06	\$424,435	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0810	9/21/06	\$441,774	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0820	10/1/06	\$382,385	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0850	11/21/06	\$428,770	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0870	10/23/06	\$407,288	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0880	10/12/06	\$458,648	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0890	10/12/06	\$415,070	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0900	9/15/06	\$404,590	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	797820	0100	10/10/07	\$1,125,000	Diagnostic Outlier-Box Plot
015	797820	0165	6/25/07	\$229,342	EXEMPT FROM EXCISE TAX
015	797820	0180	8/26/05	\$325,000	IMP COUNT
015	797880	0662	1/26/06	\$326,000	QUESTIONABLE PER APPRAISAL
015	946220	0090	4/29/05	\$305,000	Diagnostic Outlier-Box Plot
016	142104	9069	9/27/07	\$430,000	Lack of Representation-Grade10
016	335340	4315	8/29/05	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	335340	4450	11/8/06	\$68,500	DOR RATIO;GOVERNMENT AGENCY
016	335340	4482	11/10/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	335340	4520	4/22/05	\$405,600	IMP COUNT
016	375060	1263	7/26/07	\$90,000	OBSOL;
016	375060	1860	10/23/06	\$75,000	DOR RATIO;CORRECTION DEED;
016	375060	1860	3/21/07	\$76,000	DOR RATIO;QUIT CLAIM DEED
016	375060	2345	8/8/05	\$177,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	375060	2443	12/23/05	\$227,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	375060	2484	5/23/05	\$199,950	PREVLAND<=25K
016	375060	2484	6/13/07	\$260,000	PREVLAND<=25K
016	375060	2484	3/24/07	\$189,952	PREVLAND<=25K;STATEMENT TO DOR
016	375060	2511	5/11/07	\$79,000	DOR RATIO;STATEMENT TO DOR
016	375060	2568	11/13/06	\$348,000	Sale Price doesn't appear to reflect characteristics
016	375060	2619	6/28/05	\$239,500	IMP COUNT
016	375060	2619	7/31/06	\$277,500	IMP COUNT
016	375060	2619	6/12/06	\$210,461	IMP COUNT;EXEMPT FROM EXCISE TAX
016	375060	2736	6/7/05	\$211,475	DOR RATIO;%COMPL;
016	375060	3344	5/18/07	\$272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	375060	3375	9/15/06	\$240,700	Lack of Representation-Grade4
016	375060	3584	5/3/07	\$64,116	DOR RATIO;QUIT CLAIM DEED;
016	375060	3840	4/26/05	\$194,491	NON-REPRESENTATIVE SALE
016	375060	4484	12/19/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	375060	4806	11/5/07	\$250,000	FORCED SALE
016	375060	5212	5/5/06	\$155,000	NON-REPRESENTATIVE SALE
016	375060	5280	3/6/07	\$262,000	EXEMPT FROM EXCISE TAX
016	375060	6246	5/4/07	\$679,990	MULTI-PARCEL SALE
016	375060	6438	10/25/05	\$101,950	Lack of Representation-Grade4
016	375060	6453	9/27/07	\$300,000	Lack of Reapresentation-Cond2
016	375060	6984	6/7/05	\$110,000	DOR RATIO
016	375160	0165	3/10/06	\$160,000	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
016	375160	0229	2/2/05	\$78,450	DOR RATIO
016	375160	1307	6/7/05	\$236,571	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	1307	5/13/05	\$229,299	EXEMPT FROM EXCISE TAX
016	375160	1527	5/3/06	\$69,335	DOR RATIO;AFFORDABLE HOUSING SALES
016	375160	1535	9/19/06	\$259,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
016	375160	1615	10/31/05	\$77,293	DOR RATIO;QUIT CLAIM DEED
016	375160	1785	4/7/05	\$110,000	%COMPL
016	375160	3263	7/17/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	3791	2/21/07	\$169,000	NON-REPRESENTATIVE SALE
016	375160	3799	7/21/05	\$226,000	QUIT CLAIM DEED
016	375160	4203	11/14/06	\$32,900	DOR RATIO;%NETCOND;PREVIMP<=25K
016	375160	5025	6/14/05	\$195,000	Lack of Representation-YearBuilt
016	375160	5432	1/27/06	\$238,000	PERSONAL PROPERTY INCLUDED
016	375160	6320	9/13/06	\$304,950	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	6651	2/14/06	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	6655	7/17/07	\$137,500	Diagnostic Outlier-Box Plot
016	375160	6719	7/15/05	\$100,000	%NETCOND;PREVIMP<=25K
016	375160	6736	7/26/06	\$340,000	Lack of Representation-YearBuilt
016	375160	6748	1/21/05	\$291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	506640	0062	8/25/06	\$80,000	DOR RATIO;IMP COUNT;UNFIN AREA;
016	541210	0520	12/7/06	\$414,950	RELOCATION - SALE TO SERVICE
016	541210	0710	5/20/05	\$115,696	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
016	541210	0800	9/16/06	\$449,999	RELOCATION - SALE TO SERVICE
016	541210	0810	3/12/07	\$436,750	RELOCATION - SALE TO SERVICE
018	327530	0240	5/21/07	\$93,531	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
018	327530	0310	2/23/07	\$271,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	327530	0360	2/28/05	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	327530	0460	2/17/06	\$338,000	RELOCATION - SALE TO SERVICE
018	327532	0080	6/15/05	\$100,634	DOR RATIO;QUIT CLAIM DEED
018	331701	0070	11/7/07	\$355,000	RELOCATION - SALE TO SERVICE
018	387654	0200	8/17/06	\$190,000	NON-REPRESENTATIVE SALE
018	721265	0230	5/25/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	721265	0250	8/14/06	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	721265	0310	11/20/06	\$385,000	REFUND; EXEMPT FROM EXCISE TAX
018	721265	1030	6/14/06	\$375,000	RELOCATION - SALE TO SERVICE
018	721265	1260	8/31/07	\$425,000	RELOCATION - SALE TO SERVICE
018	721265	1320	4/4/05	\$282,202	NON-REPRESENTATIVE SALE
018	721265	1690	7/5/05	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	721266	0900	3/17/06	\$317,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 55***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
15	219060	0320	03/24/2005	40000	15000	N	N
15	219060	0365	07/20/2006	77000	6000	N	N
15	403120	0040	09/13/2006	137500	9390	N	N
15	404570	0508	05/24/2007	720000	49658	N	N
16	375060	1044	07/13/2006	50000	61419	N	N
16	375060	2470	10/04/2007	117500	4800	N	N
16	375060	2852	08/01/2007	75000	21390	Y	Y
16	375060	4858	06/02/2005	35000	9200	N	N
16	375060	4989	04/23/2007	10000	10560	N	N
16	375060	5408	06/20/2006	25000	4800	N	N
16	375060	6063	02/07/2006	12100	4800	N	N
16	375160	0201	10/24/2006	40000	36934	N	N
16	375160	0249	09/18/2006	37500	31850	N	N
16	375160	0271	01/03/2006	300000	15998	N	N
16	375160	2407	12/04/2007	40000	4800	N	N
16	375160	2463	07/23/2007	70000	9600	N	N
16	375160	2471	11/15/2006	17600	4800	N	N
16	375160	2695	12/15/2005	19500	3040	N	N
16	375160	2987	06/30/2005	296000	19200	N	N
16	375160	2999	09/12/2007	50000	14400	N	N
16	375160	3037	11/06/2007	27500	8000	N	N
16	375160	3195	11/21/2007	15000	4800	N	N
16	375160	4281	03/26/2007	30000	4800	N	N
16	375160	5717	08/23/2006	16700	4800	N	N
16	375160	6007	08/17/2006	25000	38400	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 55***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	242200	0145	01/30/2005	30000	STATEMENT TO DOR;
15	403120	0040	07/22/2005	50000	BUILDER OR DEVELOPER SALES;
16	142104	9068	07/05/2005	80000	QUIT CLAIM DEED;
16	375060	2470	10/13/2006	10000	STATEMENT TO DOR;
16	375060	4980	12/15/2005	39300	NON-REPRESENTATIVE SALE;
16	375060	6670	06/13/2005	10000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	0093	01/12/2005	35000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	0259	12/08/2006	17500	STATEMENT TO DOR;
16	375160	3162	02/03/2005	12000	STATEMENT TO DOR;

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