

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: East Auburn-SE Kent / Area 58

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 621

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$127,000	\$255,300	\$382,300	\$412,200	92.7%	11.22%
2008 Value	\$142,600	\$262,700	\$405,300	\$412,200	98.3%	10.37%
Change	+\$15,600	+\$7,400	+\$23,000		+5.6%	-0.85%
% Change	+12.3%	+2.9%	+6.0%		+6.0%	-7.58%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.85% and -7.58% represent an improvement.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$135,900	\$254,600	\$390,500
2008 Value	\$152,700	\$266,700	\$419,400
Percent Change	+12.4%	+4.8%	+7.4%

Number of one to three unit residences in the Population: 4474

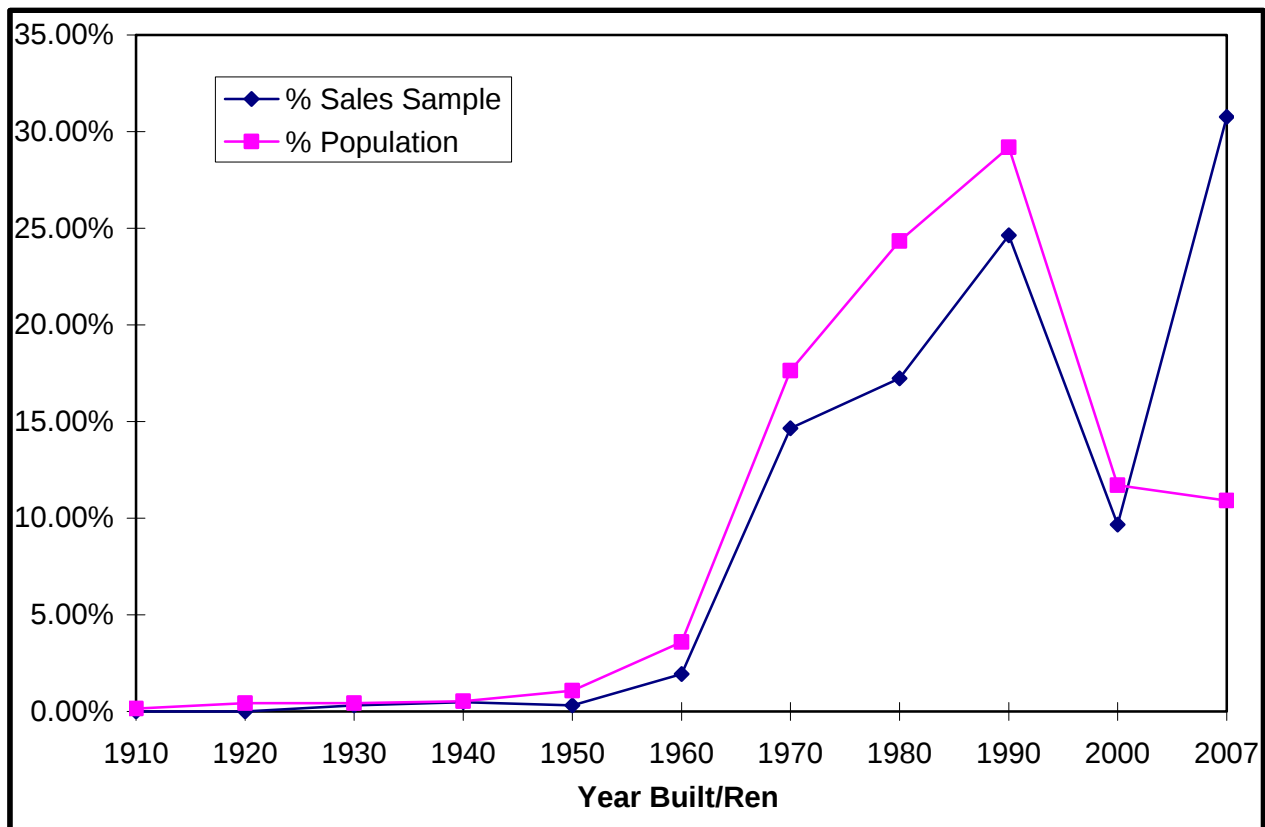
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization. However, parcels in a platted neighborhood called Kentlake Highlands Division 1A and 1B were at a higher average ratio (assessed value/ sale price) in comparison to the rest of the population. Therefore these parcels were excluded and resulted in a zero adjustment.

The Annual Update Values described in this report improve assessment levels and 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	2	0.32%
1940	3	0.48%
1950	2	0.32%
1960	12	1.93%
1970	91	14.65%
1980	107	17.23%
1990	153	24.64%
2000	60	9.66%
2007	191	30.76%
	621	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.16%
1920	19	0.42%
1930	19	0.42%
1940	24	0.54%
1950	48	1.07%
1960	161	3.60%
1970	789	17.64%
1980	1089	24.34%
1990	1306	29.19%
2000	524	11.71%
2007	488	10.91%
	4474	

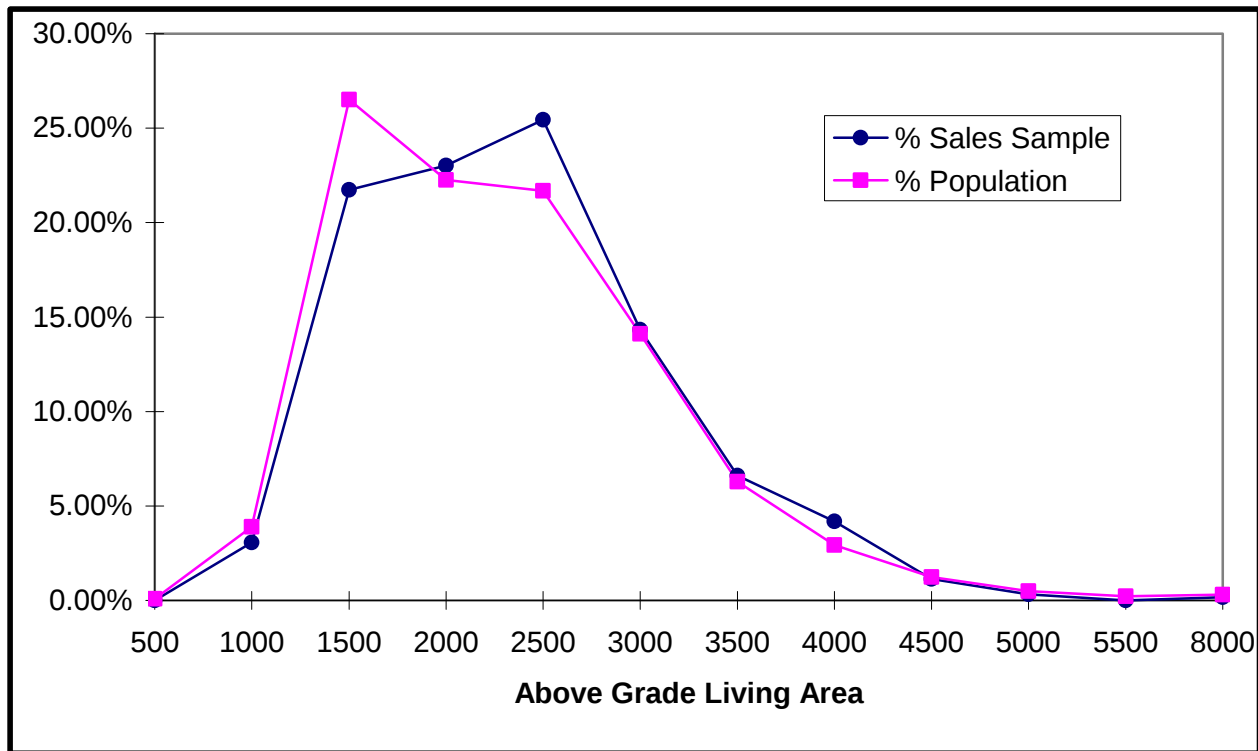


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	19	3.06%
1500	135	21.74%
2000	143	23.03%
2500	158	25.44%
3000	89	14.33%
3500	41	6.60%
4000	26	4.19%
4500	7	1.13%
5000	2	0.32%
5500	0	0.00%
8000	1	0.16%
	621	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	174	3.89%
1500	1186	26.51%
2000	996	22.26%
2500	970	21.68%
3000	631	14.10%
3500	281	6.28%
4000	131	2.93%
4500	55	1.23%
5000	22	0.49%
5500	10	0.22%
8000	14	0.31%
	4474	

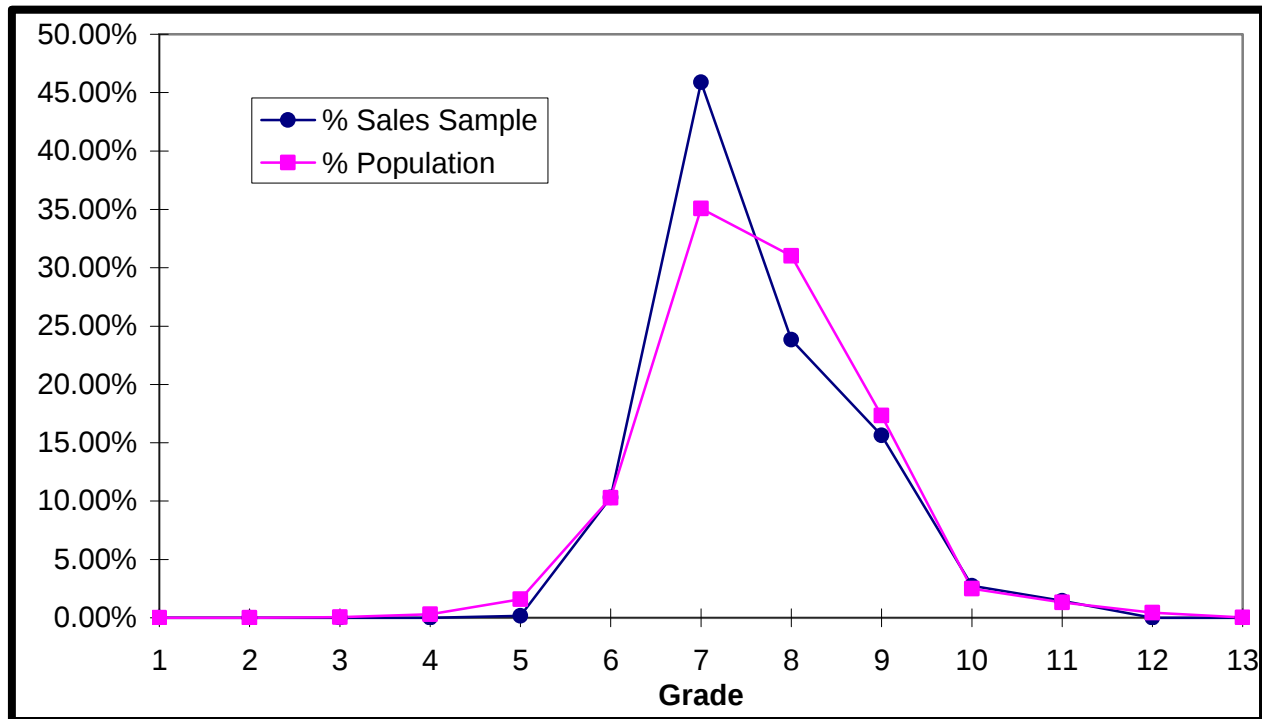


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

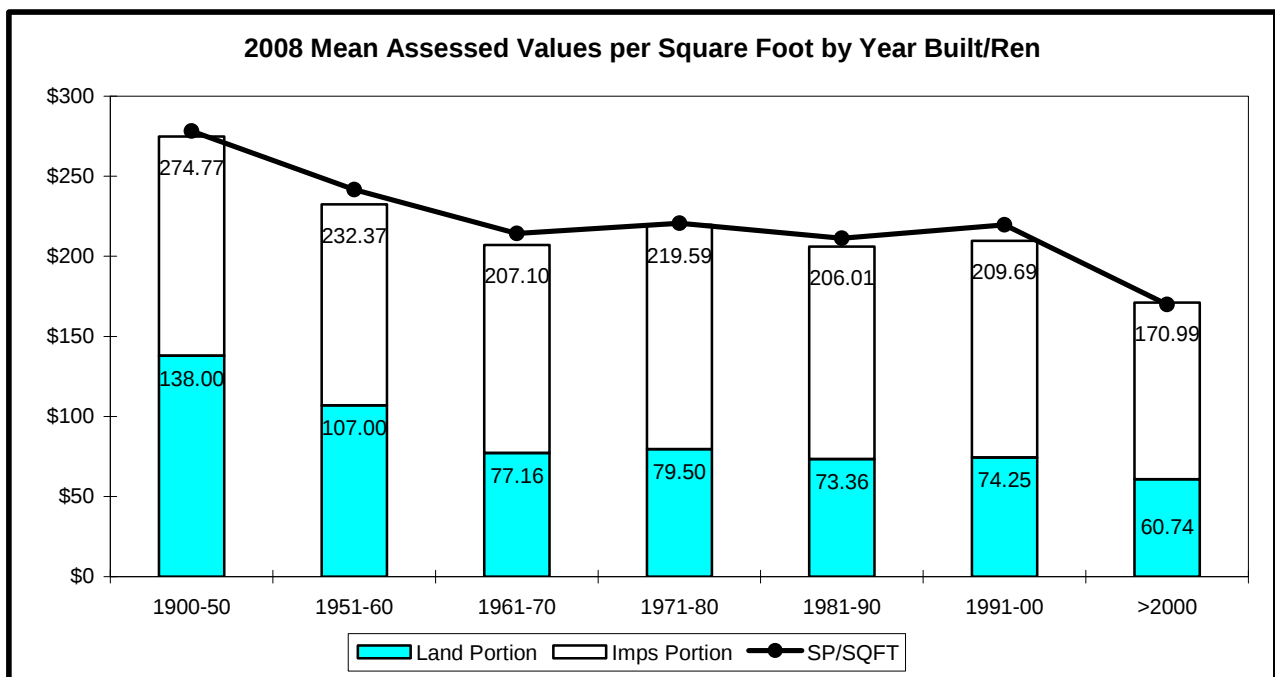
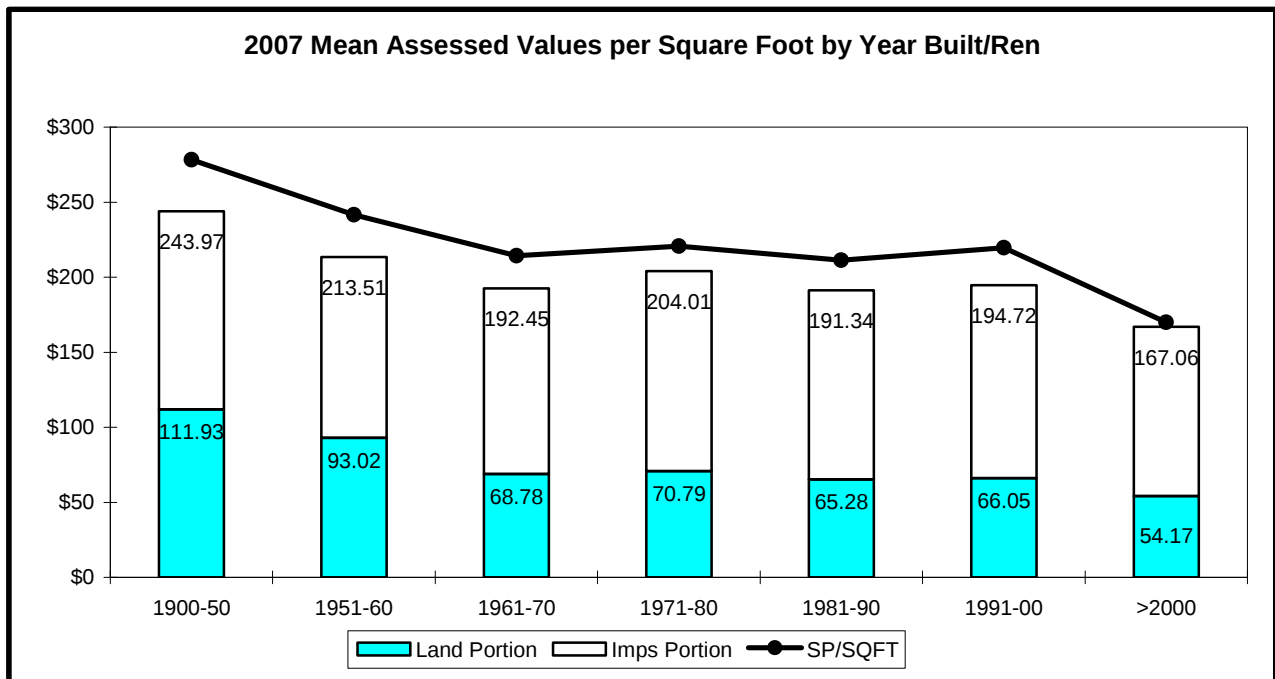
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.16%
6	64	10.31%
7	285	45.89%
8	148	23.83%
9	97	15.62%
10	17	2.74%
11	9	1.45%
12	0	0.00%
13	0	0.00%
621		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.07%
4	14	0.31%
5	71	1.59%
6	460	10.28%
7	1570	35.09%
8	1388	31.02%
9	776	17.34%
10	112	2.50%
11	59	1.32%
12	20	0.45%
13	1	0.02%
4474		



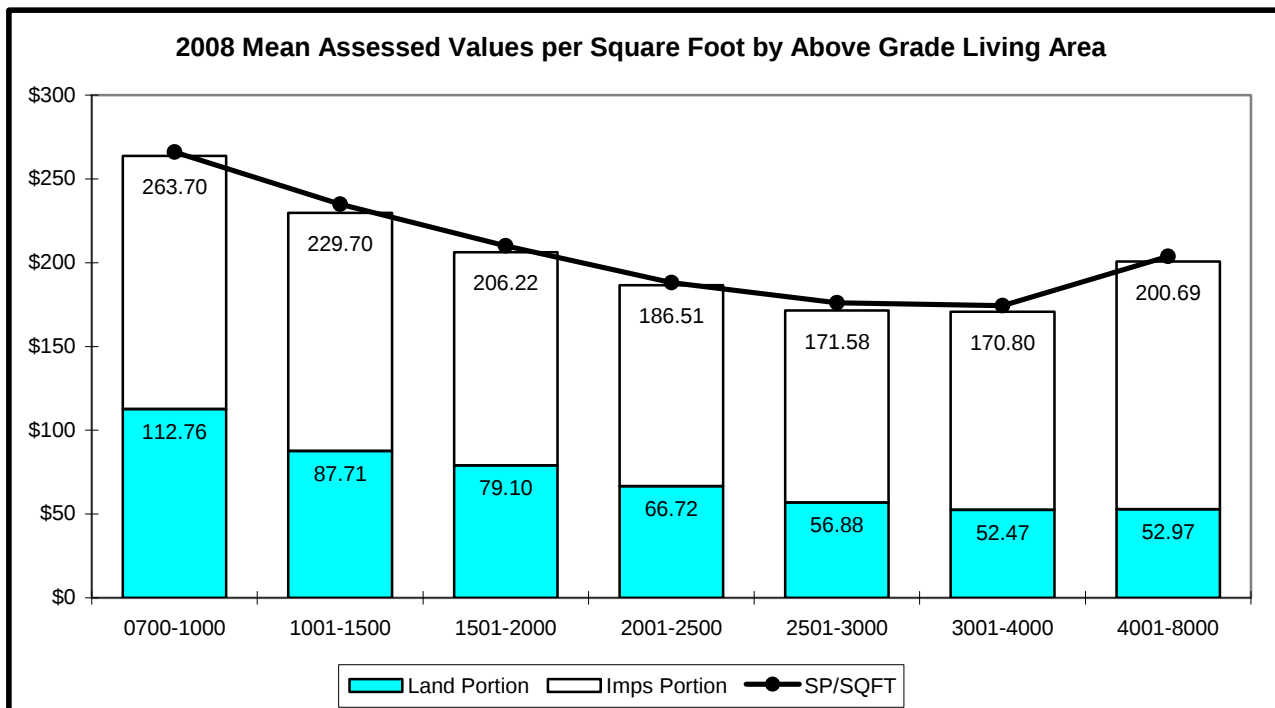
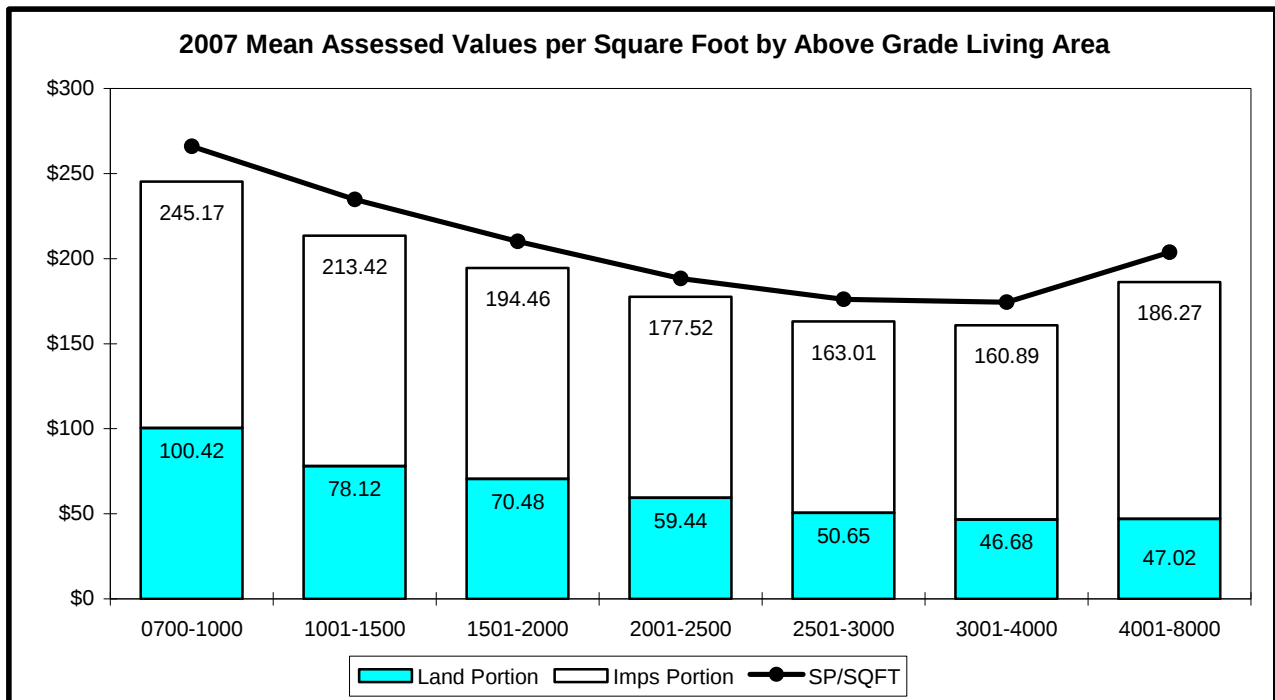
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



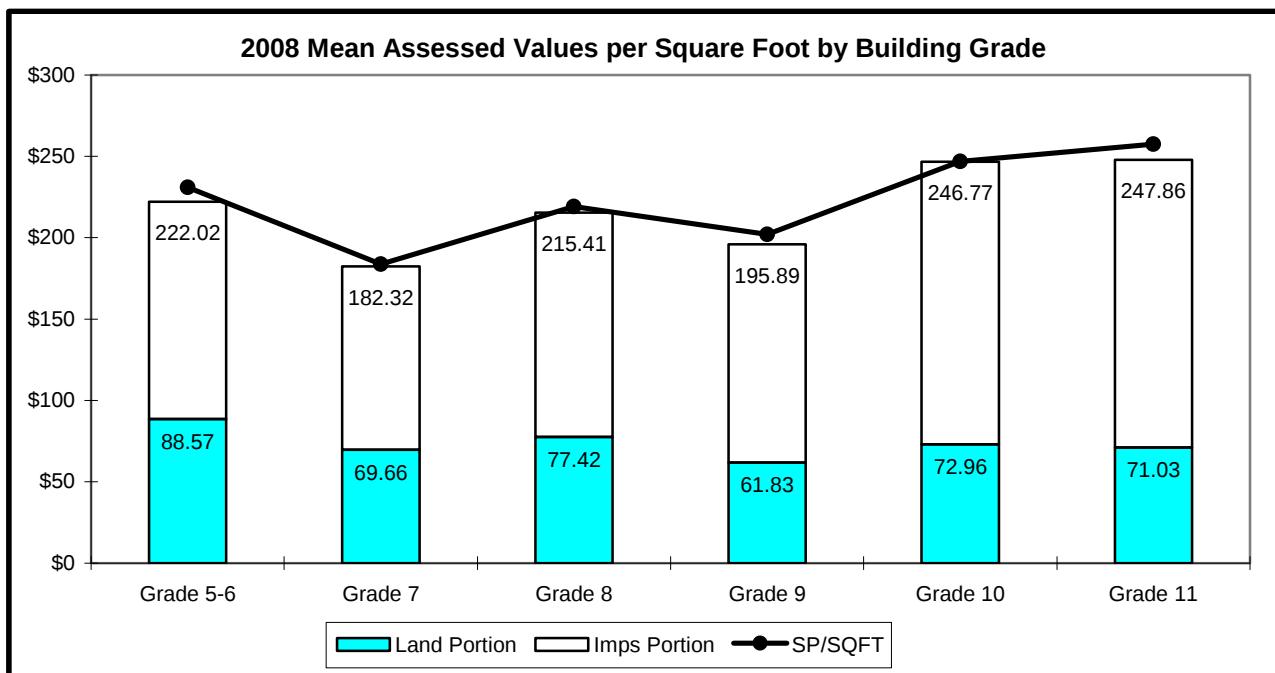
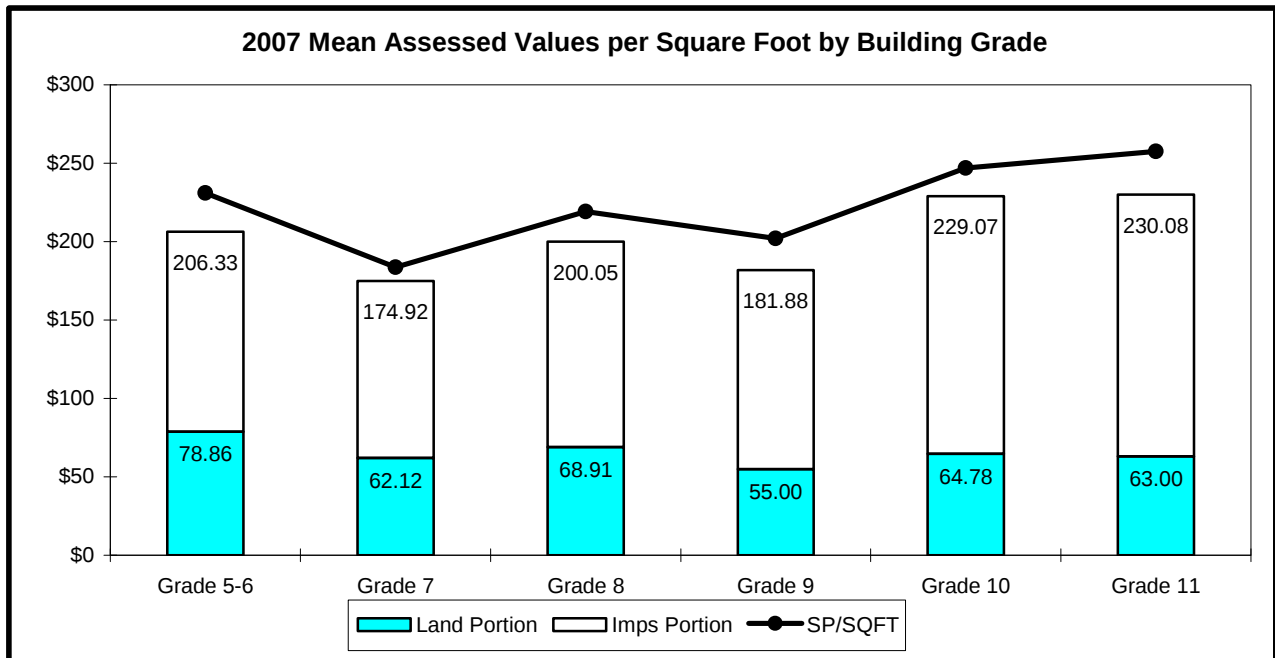
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



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

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



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

Annual Update Process

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 58 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 12.4 % increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x **1.128**, 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 621 usable 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.

Improved Parcel Update (continued)

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 derived adjustment formula is:

$$2008 \text{ Total Value} = 2007 \text{ Total Value} * 1.078$$

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

$$2008 \text{ Improvements Value} = 2008 \text{ Total Value minus } 2008 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, apply the total value formula based on the characteristics of the principal improvement.

*If a house and mobile home exist, the formula derived from the bldg characteristics 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. $(2008 \text{ Land Value} + \text{Previous Improvement Value} * 1.029)$.

*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. $(\text{Previous Land value} * 1.00 \text{ Or } \text{Previous Improvement value} * 1.00)$

*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

Based on 41 usable mobile home sales available for analysis in the area, it was determined that the mobile home parcels will be valued using the improvement % change indicated by the sales sample. The resulting total value is calculated as follows:

$$2008 \text{ Total Value} = 2008 \text{ Land Value} + \text{Previous Improvement Value} * 1.029$$

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 58 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.

7.80%

Comments

4,256 parcels (95%) in the area of 1 to 3 Unit Residences are adjusted by the overall.

Plat majors 383205 and 383206 would receive zero adjustment due to a higher average ratio (assessed value/sale price) in comparison to the rest of the population.

Area 58 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# of Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of YearBuilt	Nearest Major Roadway
383205	Kentlake Highlands Division 1A	87	93	93%	SW 4-21-06	5	7	2004-2006	219th Ave SE
383206	Kentlake Highlands Division 1B	60	125	48%	SW 4-21-06	5	7	2006-2007	219th Ave SE

Area 58 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 **98.3**

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.

Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5 & 6	65	0.891	0.959	7.6%	0.928	0.989
7	285	0.965	0.998	3.4%	0.987	1.008
8	148	0.909	0.979	7.7%	0.960	0.997
9	97	0.902	0.972	7.7%	0.952	0.992
10	17	0.928	1.000	7.7%	0.956	1.043
11	9	0.890	0.958	7.7%	0.852	1.065
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1950	7	0.900	0.969	7.7%	0.890	1.048
1951-1960	12	0.877	0.944	7.7%	0.889	1.000
1961-1970	91	0.903	0.972	7.6%	0.946	0.997
1971-1980	107	0.926	0.997	7.6%	0.976	1.018
1981-1990	153	0.902	0.971	7.7%	0.954	0.989
1991-2000	60	0.890	0.958	7.7%	0.934	0.983
>2000	191	0.977	1.003	2.7%	0.992	1.014
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	3	0.871	0.938	7.7%	0.737	1.139
Average	446	0.931	0.982	5.4%	0.972	0.991
Good	140	0.908	0.977	7.6%	0.957	0.996
Very Good	32	0.960	1.034	7.7%	0.998	1.069
Story	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	271	0.904	0.972	7.6%	0.959	0.986
1.5	27	0.923	0.994	7.7%	0.948	1.039
2	322	0.946	0.990	4.7%	0.980	1.000
3	1	0.886	0.955	7.8%	N/A	N/A

Area 58 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 **98.3**

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.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0700-1000	19	0.926	0.995	7.5%	0.929	1.062
1001-1500	135	0.910	0.979	7.6%	0.960	0.999
1501-2000	143	0.928	0.983	6.0%	0.967	0.999
2001-2500	158	0.944	0.991	5.1%	0.976	1.007
2501-3000	89	0.925	0.974	5.3%	0.955	0.994
3001-4000	67	0.923	0.980	6.2%	0.957	1.004
4001-8000	10	0.919	0.990	7.7%	0.888	1.091
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	594	0.927	0.982	5.9%	0.974	0.990
Y	27	0.926	0.998	7.7%	0.950	1.046
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	602	0.927	0.982	5.9%	0.974	0.990
Y	19	0.945	1.017	7.7%	0.953	1.081
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4	196	0.905	0.975	7.7%	0.960	0.990
5	425	0.939	0.988	5.2%	0.978	0.997
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
03000-05000	72	1.024	1.024	0.0%	1.009	1.038
05001-08000	74	1.012	1.013	0.1%	0.999	1.028
08001-12000	84	0.917	0.984	7.3%	0.958	1.010
12001-16000	50	0.930	1.000	7.5%	0.972	1.028
16001-20000	14	0.951	1.024	7.7%	0.954	1.093
20001-30000	56	0.903	0.972	7.7%	0.941	1.003
30001-43559	138	0.888	0.957	7.7%	0.940	0.974
1AC-3AC	88	0.899	0.968	7.7%	0.944	0.993
3.01AC-5AC	31	0.945	1.018	7.7%	0.976	1.060
5.1AC-10AC	12	0.879	0.947	7.7%	0.887	1.007
>10AC	2	0.883	0.951	7.7%	0.838	1.063

Area 58 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 **98.3**

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.

Major 383205 Kentlake Highlands Div 1A	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	534	0.917	0.980	6.8%	0.970	0.989
Y	87	1.011	1.011	0.0%	0.998	1.024
Major 383206 Kentlake Highlands Div 1B	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	561	0.918	0.979	6.6%	0.970	0.988
Y	60	1.030	1.030	0.0%	1.016	1.044

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2007	Date of Report: 2/14/2008	Sales Dates: 1/2005 - 12/2007												
Area Area 58- East Auburn- SE Kent	Appr ID: MTIA	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>0.70-0.80</td><td>71</td></tr><tr><td>0.80-0.90</td><td>163</td></tr><tr><td>0.90-1.00</td><td>187</td></tr><tr><td>1.00-1.10</td><td>163</td></tr><tr><td>1.10-1.20</td><td>36</td></tr></tbody></table>		Ratio	Frequency	0.70-0.80	71	0.80-0.90	163	0.90-1.00	187	1.00-1.10	163	1.10-1.20	36
Ratio	Frequency														
0.70-0.80	71														
0.80-0.90	163														
0.90-1.00	187														
1.00-1.10	163														
1.10-1.20	36														
Sample size (n)	621														
Mean Assessed Value	382,300														
Mean Sales Price	412,200														
Standard Deviation AV	132,033														
Standard Deviation SP	153,000														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.940														
Median Ratio	0.941														
Weighted Mean Ratio	0.927														
UNIFORMITY															
Lowest ratio	0.733														
Highest ratio:	1.212														
Coefficient of Dispersion	9.47%														
Standard Deviation	0.105														
Coefficient of Variation	11.22%														
Price Related Differential (PRD)	1.013														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.926														
Upper limit	0.956														
95% Confidence: Mean															
Lower limit	0.932														
Upper limit	0.948														
SAMPLE SIZE EVALUATION															
N (population size)	4474														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.105														
Recommended minimum:	18														
Actual sample size:	621														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	308														
# ratios above mean:	313														
z:	0.201														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

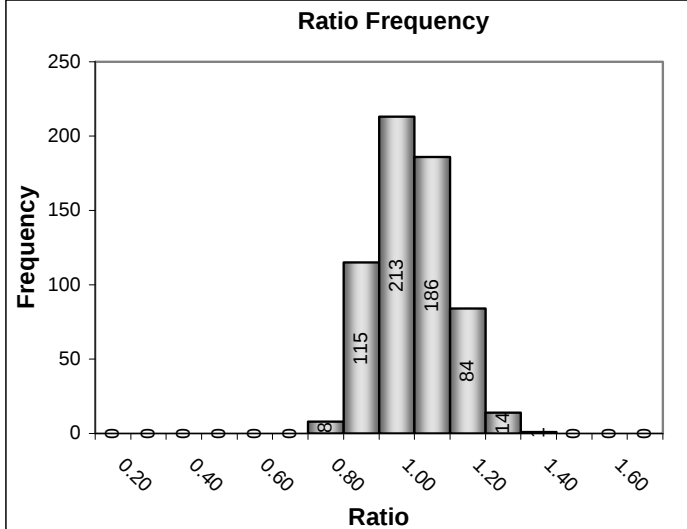
1 to 3 Unit Residences throughout area 58

COMMENTS:

1 to 3 Unit Residences throughout area 58

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2008	Date of Report: 2/14/2008	Sales Dates: 1/2005 - 12/2007												
Area Area 58- East Auburn- SE Kent	Appr ID: MTIA	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 250 with increments of 50. The histogram has several bars, with the most prominent ones labeled with their frequencies: 115, 213, 186, 84, and 14. The distribution is roughly bell-shaped, centered around 1.00. <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80 - 0.90</td><td>115</td></tr><tr><td>0.90 - 1.00</td><td>213</td></tr><tr><td>1.00 - 1.10</td><td>186</td></tr><tr><td>1.10 - 1.20</td><td>84</td></tr><tr><td>1.20 - 1.30</td><td>14</td></tr></tbody></table>		Ratio Range	Frequency	0.80 - 0.90	115	0.90 - 1.00	213	1.00 - 1.10	186	1.10 - 1.20	84	1.20 - 1.30	14
Ratio Range	Frequency														
0.80 - 0.90	115														
0.90 - 1.00	213														
1.00 - 1.10	186														
1.10 - 1.20	84														
1.20 - 1.30	14														
Sample size (n)	621														
Mean Assessed Value	405,300														
Mean Sales Price	412,200														
Standard Deviation AV	144,090														
Standard Deviation SP	153,000														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.993														
Median Ratio	0.991														
Weighted Mean Ratio	0.983														
UNIFORMITY															
Lowest ratio	0.787														
Highest ratio:	1.303														
Coefficient of Dispersion	8.40%														
Standard Deviation	0.103														
Coefficient of Variation	10.37%														
Price Related Differential (PRD)	1.010														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.978														
Upper limit	1.000														
95% Confidence: Mean															
Lower limit	0.985														
Upper limit	1.001														
SAMPLE SIZE EVALUATION															
N (population size)	4474														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.103														
Recommended minimum:	17														
Actual sample size:	621														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	314														
# ratios above mean:	307														
z:	1.900														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 58

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

COMMENTS:

1 to 3 Unit Residences throughout area 58

Both assessment level and uniformity have 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 58
(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
004	192106	9059	7/6/07	\$305,000	720	0	6	1935	4	123710	N	N	19328 SE GREEN VALLEY RD
004	212106	9035	12/6/07	\$275,000	770	0	6	1972	3	57121	N	N	34924 218TH AVE SE
004	397763	0280	1/13/05	\$204,950	860	830	6	1976	4	9750	N	N	31711 161ST PL SE
004	397763	0010	5/16/05	\$229,000	860	510	6	1976	4	12600	N	N	31615 161ST AVE SE
004	122105	9033	6/9/06	\$381,400	980	650	6	1997	3	102366	N	N	30605 168TH AVE SE
004	660041	0450	5/31/05	\$221,420	990	0	6	1975	4	9900	N	N	31110 151ST AVE SE
004	179600	0202	3/30/06	\$257,000	1000	0	6	1960	4	43061	N	N	33207 190TH AVE SE
004	202106	9037	1/4/06	\$299,950	1000	0	6	1962	4	54014	N	N	19701 SE AUBURN-BLACK DIAMOND RD
004	397763	0520	9/1/05	\$204,000	1010	0	6	1975	3	9750	N	N	31908 162ND AVE SE
004	397763	0310	5/24/06	\$234,900	1010	0	6	1975	4	10160	N	N	16122 SE 318TH PL
004	431270	0330	3/29/06	\$253,950	1010	0	6	1970	5	11880	N	N	33225 177TH PL SE
004	397763	0520	5/25/07	\$270,000	1010	0	6	1975	3	9750	N	N	31908 162ND AVE SE
004	397763	0580	9/2/05	\$239,900	1030	0	6	1994	3	10266	N	N	16211 SE 318TH ST
004	431270	0060	4/16/07	\$245,500	1110	0	6	1970	4	9750	N	N	33320 177TH PL SE
004	022105	9065	7/13/07	\$259,000	1150	0	6	1989	2	54450	N	N	29445 KENT-BLACK DIAMOND RD SE
004	431260	0080	6/27/05	\$225,000	1200	0	6	1976	5	10370	N	N	33316 179TH AVE SE
004	397763	0130	12/6/06	\$264,650	1200	0	6	1975	5	9668	N	N	31909 160TH PL SE
004	397763	0600	8/4/06	\$250,000	1210	0	6	1994	3	10290	N	N	31720 161ST PL SE
004	221290	0280	12/9/05	\$240,000	1240	940	6	1969	4	13952	N	N	30616 152ND AVE SE
004	397763	0055	5/16/05	\$226,000	1250	0	6	1975	3	11470	N	N	31729 160TH PL SE
004	431270	0090	4/2/07	\$278,100	1250	0	6	1975	4	10038	N	N	33230 177TH PL SE
004	660041	0460	10/25/05	\$227,500	1330	0	6	1977	3	10500	N	N	31102 151ST AVE SE
004	397763	0340	1/27/06	\$218,000	1340	0	6	1975	4	9750	N	N	16101 SE 318TH PL
004	660041	0170	10/31/06	\$258,000	1340	0	6	1978	4	15600	N	N	31118 149TH AVE SE
004	132105	9012	9/21/05	\$336,000	1340	0	6	1973	3	224334	N	N	17122 SE LAKE HOLM RD
004	431270	0380	10/18/06	\$272,500	1440	0	6	1969	4	12863	N	N	33331 177TH PL SE
004	660041	0260	6/14/06	\$262,500	1520	0	6	1970	4	10500	N	N	31003 150TH AVE SE
004	202106	9008	3/15/05	\$580,000	1540	0	6	1939	5	641203	N	N	20231 SE AUBURN-BLACK DIAMOND RD
004	122105	9131	12/11/07	\$395,000	1658	0	6	1999	3	219107	N	Y	31641 169TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
004	102105	9046	12/8/06	\$279,100	1660	0	6	1925	4	25310	N	Y	14428 SE 318TH ST
004	122105	9028	4/6/06	\$485,000	1962	0	6	1934	5	215622	N	N	31021 172ND AVE SE
004	431270	0350	6/20/07	\$281,500	2080	0	6	1970	3	15132	N	N	33307 177TH PL SE
004	132105	9029	7/17/06	\$382,500	2520	0	6	1954	2	198198	N	Y	17630 SE AUBURN-BLACK DIAMOND RD
004	115600	0200	10/18/06	\$248,000	890	400	7	1974	3	23862	N	Y	29410 157TH AVE SE
004	352205	9062	12/1/05	\$357,000	1080	700	7	1962	4	44480	N	N	28605 152ND AVE SE
004	179600	0100	3/16/06	\$325,900	1140	0	7	1962	4	48773	N	Y	33015 192ND AVE SE
004	660041	0240	11/14/06	\$284,600	1150	0	7	1970	4	9940	N	N	31008 149TH AVE SE
004	660040	0050	6/23/06	\$210,000	1160	0	7	1968	3	9750	N	N	14909 SE 308TH ST
004	660040	0040	3/10/06	\$248,900	1160	0	7	1968	5	9750	N	N	14901 SE 308TH ST
004	221290	1090	3/1/05	\$191,500	1170	0	7	1969	4	10240	N	N	30604 155TH PL SE
004	221290	0460	6/24/05	\$203,000	1170	0	7	1969	4	9280	N	N	30659 155TH PL SE
004	660041	0030	2/21/07	\$273,500	1170	0	7	1970	4	7169	N	N	31102 148TH AVE SE
004	660040	0250	6/30/06	\$256,500	1170	0	7	1969	3	9460	N	N	30812 148TH AVE SE
004	923770	0110	7/25/06	\$270,000	1170	0	7	1984	3	11745	N	N	28631 153RD PL SE
004	221290	0670	6/13/06	\$270,000	1170	0	7	1969	4	9636	N	N	15342 SE 307TH ST
004	660040	0490	9/19/05	\$224,500	1190	0	7	1968	3	11645	N	N	30929 151ST AVE SE
004	660040	0630	4/13/06	\$234,000	1200	0	7	1968	5	9548	N	N	30913 152ND AVE SE
004	112105	9088	12/8/05	\$231,000	1210	370	7	1988	3	19546	N	N	16228 SE 318TH ST
004	796845	0220	6/6/05	\$315,000	1210	220	7	1987	3	36641	N	N	16239 SE 322ND ST
004	202106	9044	7/7/06	\$390,000	1220	0	7	1964	4	99316	Y	N	19650 SE 344TH ST
004	221290	0130	10/20/05	\$213,500	1230	0	7	1969	4	9720	N	N	30601 153RD AVE SE
004	660041	0070	11/21/05	\$235,000	1230	0	7	1970	3	9750	N	N	31010 148TH AVE SE
004	221290	1000	8/15/05	\$238,000	1230	0	7	1969	5	9000	N	N	30465 154TH PL SE
004	202581	0060	5/2/07	\$269,950	1230	0	7	1974	3	31860	N	N	21315 SE 351ST ST
004	221290	0110	6/15/06	\$231,950	1230	0	7	1969	3	9720	N	N	30435 153RD AVE SE
004	221290	1020	5/12/06	\$266,950	1230	0	7	1969	4	9216	N	N	30660 155TH PL SE
004	221290	0710	2/2/07	\$267,500	1230	0	7	1969	4	9636	N	N	15310 SE 307TH ST
004	660040	0470	6/20/07	\$223,000	1250	0	7	1968	4	9590	N	N	30913 151ST AVE SE
004	122105	9070	8/14/07	\$375,000	1270	1270	7	1959	4	107157	N	N	30440 164TH AVE SE
004	242105	9053	5/12/06	\$397,000	1270	1270	7	1968	3	43560	N	N	17841 SE LAKE MONEYSMITH RD

Improved Sales Used in this Annual Update Analysis
Area 58
(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
004	796846	0180	3/1/07	\$374,950	1290	590	7	1990	3	35100	N	N	15731 SE 323RD ST
004	122105	9091	5/22/07	\$475,000	1290	1290	7	1964	4	60112	N	N	30455 KENT-BLACK DIAMOND RD SE
004	221290	0220	3/13/06	\$255,000	1320	0	7	1969	4	10080	N	N	30724 152ND AVE SE
004	796846	0270	6/29/05	\$235,000	1330	0	7	1989	3	35060	N	N	32236 159TH AVE SE
004	796846	0010	3/8/06	\$256,900	1330	0	7	1989	3	35240	N	N	15920 SE 322ND ST
004	796846	0140	4/1/05	\$270,000	1330	0	7	1990	4	46276	N	N	32251 157TH AVE SE
004	796846	0120	10/17/05	\$257,000	1330	0	7	1989	3	43995	N	N	32231 157TH AVE SE
004	796846	0120	2/27/07	\$309,200	1330	0	7	1989	3	43995	N	N	32231 157TH AVE SE
004	796846	0060	5/18/07	\$332,200	1330	0	7	1990	3	40015	N	N	32201 157TH AVE SE
004	221290	1230	7/20/05	\$239,950	1360	0	7	1969	5	11610	N	N	15404 SE 304TH PL
004	796845	0010	8/16/05	\$288,350	1370	0	7	1987	4	36269	N	N	16031 SE 320TH ST
004	202581	0080	4/24/06	\$329,950	1390	0	7	1970	5	28620	N	N	21333 SE 351ST ST
004	660041	0300	5/17/06	\$479,950	1390	800	7	1957	3	170319	N	N	31040 150TH AVE SE
004	660040	0360	7/17/06	\$232,475	1390	0	7	1968	3	9800	N	N	30914 149TH AVE SE
004	660040	0390	8/18/06	\$261,600	1390	0	7	1968	4	9800	N	N	30911 150TH AVE SE
004	192106	9046	2/24/05	\$399,950	1400	1200	7	1980	4	205455	N	N	34207 183RD AVE SE
004	796846	0410	9/15/05	\$329,950	1400	260	7	1988	5	36957	N	N	15825 SE 322ND ST
004	202580	0010	12/3/07	\$349,400	1400	0	7	1993	3	42000	N	N	34803 215TH AVE SE
004	122105	9176	8/31/05	\$415,000	1410	790	7	1989	3	268329	N	N	16501 SE 311TH ST
004	132105	9104	6/15/07	\$335,000	1510	0	7	1976	3	63597	N	N	17411 SE LAKE HOLM RD
004	132105	9060	10/10/06	\$375,000	1510	0	7	1965	3	87555	N	N	32010 176TH AVE SE
004	329860	0940	5/23/07	\$339,950	1560	580	7	1977	3	13500	N	N	13259 SE 336TH PL
004	022105	9011	10/24/05	\$337,000	1600	0	7	1956	4	115635	N	N	29245 154TH AVE SE
004	352205	9149	2/26/07	\$320,000	1620	0	7	1974	4	39204	N	N	14822 SE 288TH ST
004	397763	0150	4/21/06	\$294,950	1630	0	7	1971	5	10275	N	N	31925 160TH PL SE
004	179600	0070	8/10/05	\$379,950	1640	0	7	1962	4	152460	N	N	33211 192ND AVE SE
004	282106	9063	10/12/06	\$680,000	1660	810	7	1993	3	590238	N	N	21606 SE GREEN VALLEY RD
004	192106	9030	8/11/05	\$440,000	1680	0	7	1951	5	138150	N	N	19015 SE LAKE HOLM RD
004	022105	9083	6/16/05	\$320,000	1700	0	7	1956	3	83199	N	N	15650 SE 296TH ST
004	660040	0440	9/8/05	\$250,000	1800	0	7	1968	5	9590	N	N	30912 150TH AVE SE
004	796846	0100	4/14/06	\$349,950	1800	0	7	1990	4	35700	N	N	15606 SE 322ND PL

Improved Sales Used in this Annual Update Analysis
Area 58
(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
004	112105	9053	4/16/07	\$360,000	1860	0	7	1968	4	32120	N	N	16119 SE AUBURN-BLACK DIAMOND RD
004	796846	0420	2/21/06	\$360,000	1910	0	7	1988	3	31985	N	N	15911 SE 322ND ST
004	341060	0425	2/28/06	\$387,000	1940	1020	7	1989	4	57484	N	N	33110 E LAKE HOLM DR SE
004	102105	9036	4/20/06	\$465,000	2010	0	7	1959	2	341074	N	N	30449 148TH AVE SE
004	022105	9091	11/6/06	\$538,000	2030	0	7	1962	5	99316	N	N	15204 SE 300TH ST
004	132105	9055	2/14/07	\$360,000	2070	1620	7	1973	3	115869	N	N	17207 SE LAKE HOLM RD
004	122105	9174	10/28/05	\$305,000	2090	0	7	1986	3	54014	N	N	16615 SE 311TH ST
004	660041	0270	5/23/05	\$252,750	2360	0	7	1970	5	10500	N	N	31011 150TH AVE SE
004	329861	0200	7/28/05	\$329,900	1330	960	8	1979	3	17100	N	N	13526 SE 340TH ST
004	329861	0200	4/10/06	\$360,000	1330	960	8	1979	3	17100	N	N	13526 SE 340TH ST
004	329860	0590	4/26/05	\$264,000	1340	0	8	1976	4	15930	N	N	33913 135TH AVE SE
004	329860	0290	11/14/06	\$350,458	1430	780	8	1977	4	11000	N	N	33826 133RD AVE SE
004	242105	9076	7/26/06	\$555,000	1570	1070	8	1977	4	216057	N	N	17206 SE 338TH ST
004	329860	0700	6/14/05	\$395,000	1600	1340	8	1977	4	14060	N	N	13306 SE 342ND ST
004	202580	0040	3/8/07	\$425,000	1600	0	8	1973	4	45807	N	N	34833 215TH AVE SE
004	179600	0215	6/27/06	\$382,071	1630	1160	8	1964	4	42688	N	N	33425 190TH AVE SE
004	329860	0820	11/14/06	\$317,733	1630	0	8	1978	4	15648	N	N	33947 134TH AVE SE
004	112105	9066	3/14/05	\$310,000	1640	700	8	1974	3	65340	N	Y	16302 SE AUBURN-BLACK DIAMOND RD
004	329860	0510	4/12/06	\$500,000	1690	0	8	1976	4	26245	Y	N	13309 SE 342ND ST
004	202106	9074	7/12/06	\$735,000	1740	840	8	1982	5	305791	N	N	20026 SE 344TH ST
004	329861	0230	8/10/05	\$289,000	1790	0	8	1989	4	15136	N	N	34018 135TH AVE SE
004	179600	0080	4/24/06	\$461,200	1790	0	8	1972	3	151588	N	N	33051 192ND AVE SE
004	570921	0100	8/3/05	\$412,000	1830	0	8	1979	5	45864	N	N	33671 130TH AVE SE
004	352205	9013	6/7/06	\$495,000	1870	1180	8	1968	3	95832	N	N	14810 SE 288TH ST
004	281790	0140	3/2/06	\$450,000	1880	580	8	1989	3	35000	N	N	18111 SE 327TH PL
004	202580	0150	8/12/05	\$420,000	1950	0	8	1982	5	35720	N	N	34617 215TH AVE SE
004	202580	0150	7/31/06	\$449,950	1950	0	8	1982	5	35720	N	N	34617 215TH AVE SE
004	329860	0020	12/20/05	\$314,900	1980	0	8	1977	4	16544	N	N	33611 132ND PL SE
004	192106	9074	3/31/05	\$495,000	2000	0	8	1977	4	179248	N	N	18705 SE LAKE HOLM RD
004	329860	0050	4/16/07	\$363,900	2030	0	8	1977	3	12000	N	N	13202 SE 336TH PL
004	786150	0140	8/18/06	\$495,000	2060	920	8	1978	4	41196	N	N	15660 SE 303RD PL

Improved Sales Used in this Annual Update Analysis
Area 58
(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
004	022105	9118	4/25/06	\$540,000	2110	1200	8	1925	5	110642	Y	N	29621 154TH AVE SE
004	242105	9125	10/26/06	\$605,000	2140	740	8	1984	5	213444	N	N	34917 176TH AVE SE
004	329860	0870	10/3/05	\$345,000	2180	0	8	1977	4	16100	N	N	33928 134TH AVE SE
004	122105	9173	8/21/05	\$579,000	2210	2050	8	1986	4	54014	N	N	16629 SE 311TH ST
004	122105	9141	2/16/06	\$449,950	2260	0	8	1991	3	99316	N	Y	16721 SE 314TH ST
004	202106	9010	7/11/06	\$690,000	2360	0	8	1967	5	301870	Y	N	19661 SE 344TH ST
004	022105	9109	5/11/07	\$475,000	2386	0	8	1945	5	89298	N	Y	28865 156TH AVE SE
004	112105	9113	5/7/07	\$579,950	2400	0	8	2005	3	217584	N	N	30903 157TH PL SE
004	329861	0070	4/2/07	\$350,000	2430	0	8	1980	4	15400	N	N	33626 135TH AVE SE
004	242105	9108	6/9/06	\$515,000	2440	630	8	1984	4	87120	N	N	17017 SE 339TH ST
004	232105	9021	12/8/05	\$549,900	2860	0	8	1976	3	134164	N	N	15927 SE LAKE HOLM RD
004	179600	0120	5/26/06	\$571,500	2990	0	8	1974	5	102366	N	Y	19109 SE AUBURN-BLACK DIAMOND RD
004	242105	9082	8/21/07	\$775,000	3320	0	8	1983	4	216493	N	N	17225 SE 339TH ST
004	132105	9048	4/13/07	\$570,000	3770	0	8	1966	4	186872	N	N	17321 SE LAKE HOLM RD
004	786150	0070	7/26/06	\$420,000	1650	360	9	1978	3	45302	N	N	15508 SE 302ND ST
004	321123	0370	6/18/07	\$569,950	1760	1030	9	1984	3	30552	N	N	32130 171ST AVE SE
004	321123	0190	12/26/07	\$579,950	1990	690	9	1986	3	36920	N	N	32323 169TH AVE SE
004	072106	9071	4/18/06	\$499,000	2160	0	9	2006	3	20037	N	N	31823 KENT-BLACK DIAMOND RD SE
004	122105	9158	9/5/06	\$633,000	2170	0	9	1993	3	102366	N	N	30915 168TH AVE SE
004	281790	0100	11/30/06	\$500,000	2200	640	9	1988	3	39324	N	N	32711 181ST AVE SE
004	321123	0170	10/4/06	\$573,300	2220	860	9	1985	3	35370	N	N	32127 169TH AVE SE
004	329860	0440	12/27/05	\$375,000	2320	0	9	1977	4	16800	N	N	34113 133RD AVE SE
004	321126	0110	10/13/06	\$555,000	2450	0	9	1987	3	35223	N	N	17117 SE 329TH ST
004	341060	0070	3/29/05	\$573,423	2470	1160	9	2005	3	34597	Y	Y	33518 161ST LN SE
004	321127	0160	12/14/07	\$560,000	2470	0	9	1989	3	35073	N	N	17435 SE 329TH ST
004	321126	0420	8/22/05	\$590,000	2550	0	9	1990	3	63142	N	N	33215 170TH PL SE
004	022105	9188	10/24/05	\$475,000	2580	0	9	1996	3	84506	N	N	29105 154TH AVE SE
004	321126	0290	12/20/05	\$519,500	2620	0	9	1987	3	35124	N	N	16915 SE 328TH PL
004	321124	0220	11/22/05	\$550,000	2630	0	9	1986	3	29693	N	N	32420 171ST AVE SE
004	321124	0320	5/12/05	\$476,500	2640	0	9	1986	4	31941	N	N	16915 SE 325TH PL
004	321124	0250	4/10/06	\$538,500	2640	0	9	1987	3	35100	N	N	32425 171ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
004	321127	0100	4/20/07	\$605,000	2760	0	9	1989	3	35172	N	N	17412 SE 331ST CT
004	192106	9085	6/15/06	\$604,950	2810	0	9	1990	3	107781	N	N	19226 SE 342ND ST
004	341060	0075	8/31/06	\$610,000	2820	0	9	2002	3	30000	N	N	33524 161ST LN SE
004	321124	0080	1/2/07	\$574,950	2830	0	9	1987	3	38669	N	N	16930 SE 327TH PL
004	321126	0330	9/11/06	\$617,500	2850	0	9	1988	3	35672	N	N	33007 170TH PL SE
004	281791	0070	11/8/06	\$630,000	2880	0	9	1989	3	49160	N	N	18310 SE 327TH PL
004	321127	0130	6/13/05	\$484,900	2950	0	9	1988	3	35480	N	N	32924 174TH PL SE
004	321127	0250	6/22/06	\$610,000	2960	0	9	1989	3	35640	N	N	17258 SE 329TH ST
004	152105	9044	7/22/05	\$492,500	3000	690	9	1982	4	79714	Y	N	14606 SE 334TH ST
004	152105	9044	7/30/07	\$630,000	3000	690	9	1982	4	79714	Y	N	14606 SE 334TH ST
004	152105	9044	7/30/07	\$630,000	3000	690	9	1982	4	79714	Y	N	14606 SE 334TH ST
004	192106	9011	9/20/06	\$773,500	3040	0	9	1992	3	203918	Y	N	34730 181ST AVE SE
004	192106	9120	7/31/07	\$822,000	3050	1540	9	1986	4	201580	Y	N	34809 183RD AVE SE
004	321127	0420	4/19/07	\$630,000	3090	0	9	1990	3	35005	N	N	33011 172ND CT SE
004	321124	0150	1/11/06	\$600,000	3140	0	9	1989	3	35718	N	N	17118 SE 328TH ST
004	281790	0080	5/11/07	\$580,000	3210	0	9	1988	3	39426	N	N	32635 181ST AVE SE
004	321127	0340	3/21/07	\$605,000	3330	0	9	1988	3	35043	N	N	32917 174TH PL SE
004	232105	9002	9/16/05	\$692,000	3410	0	9	1997	3	122403	N	N	33609 158TH AVE SE
004	321124	0180	12/11/07	\$595,000	3430	0	9	1990	3	35502	N	N	32604 171ST AVE SE
004	202106	9075	5/14/05	\$640,000	3530	0	9	1983	4	119790	Y	N	20105 SE 344TH ST
004	122105	9015	12/12/07	\$740,000	3590	0	9	2005	3	220522	N	N	31915 176TH AVE SE
004	122105	9015	3/2/06	\$900,450	3590	0	9	2005	3	220522	N	N	31915 176TH AVE SE
004	281791	0270	3/29/07	\$682,000	3720	0	9	1989	3	39413	N	N	33108 181ST AVE SE
004	232105	9105	3/17/06	\$612,500	4670	0	9	1983	5	67082	Y	N	15717 SE 344TH ST
004	222105	9062	6/17/05	\$795,000	6300	0	9	1998	3	217364	Y	N	14719 SE 340TH ST
004	202577	0010	8/15/05	\$793,000	1940	1370	10	2003	3	22129	N	N	13321 SE HUSKY WAY
004	341060	0090	11/7/05	\$732,000	2070	1950	10	2004	3	36038	Y	Y	33519 161ST LN SE
004	202576	0400	5/23/05	\$785,900	3100	0	10	2003	3	26574	N	N	33435 135TH PL SE
004	202576	0010	5/17/06	\$805,000	3400	0	10	2001	3	23597	N	N	32731 145TH PL SE
004	202577	0050	5/9/05	\$798,000	3440	0	10	2003	3	29067	N	N	33211 134TH AVE SE
004	202576	0040	10/8/07	\$890,000	3600	0	10	2002	3	22106	N	N	32713 145TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
004	132105	9024	7/27/05	\$750,600	3630	0	10	2005	3	214692	N	Y	31939 176TH AVE SE
004	132105	9084	4/6/06	\$740,000	3780	0	10	1998	3	104486	N	N	16733 SE 331ST ST
004	202577	0440	8/17/06	\$810,000	3820	0	10	2004	3	24097	N	N	33013 135TH PL SE
004	142105	9059	9/12/06	\$900,000	4430	0	10	2002	3	212573	N	N	32905 154TH AVE SE
004	202576	0240	3/23/06	\$979,950	2500	2200	11	2005	3	25451	N	N	32909 143RD CT SE
004	202577	0180	8/24/06	\$994,950	3140	0	11	2006	3	21810	N	N	32945 135TH CT SE
004	202576	0170	11/10/05	\$796,920	3620	0	11	2005	3	24551	N	N	32916 143RD CT SE
004	202577	0090	11/29/05	\$860,000	4080	0	11	2005	3	24480	N	N	33103 134TH AVE SE
004	202576	0070	8/8/06	\$942,000	4250	0	11	2004	3	28624	N	N	32714 145TH PL SE
004	202577	0370	4/26/06	\$1,080,000	4330	0	11	2005	3	23312	N	N	33208 134TH AVE SE
004	202577	0080	7/28/05	\$849,500	4340	0	11	2005	3	24480	N	N	33109 134TH AVE SE
004	202577	0450	3/8/07	\$1,270,453	4670	0	11	2007	3	24322	N	N	33019 135TH PL SE
005	012105	9007	5/1/06	\$255,000	1200	0	5	1968	3	43560	N	N	29440 164TH AVE SE
005	062106	9145	6/21/06	\$241,000	870	0	6	1947	3	7590	N	N	29251 188TH AVE SE
005	436670	0030	4/11/06	\$212,000	910	0	6	1969	4	9611	N	N	33904 207TH PL SE
005	436670	0250	12/18/07	\$239,500	910	0	6	1969	3	9611	N	N	33911 207TH PL SE
005	795070	0080	6/23/05	\$192,200	950	0	6	1970	3	9918	N	N	31006 179TH PL SE
005	795070	0090	5/10/07	\$252,000	950	0	6	1970	3	9980	N	N	31005 179TH PL SE
005	062106	9100	12/14/05	\$207,000	990	0	6	1962	4	9450	N	N	28853 187TH PL SE
005	062106	9112	7/25/05	\$192,000	1000	0	6	1962	3	10125	N	N	28849 187TH PL SE
005	062106	9106	2/23/05	\$203,500	1000	0	6	1962	4	10125	N	N	28843 187TH PL SE
005	062106	9106	12/4/07	\$204,907	1000	0	6	1962	4	10125	N	N	28843 187TH PL SE
005	405320	0933	6/7/07	\$268,500	1000	0	6	1968	3	20437	N	N	31825 197TH AVE SE
005	436670	0220	8/16/06	\$236,000	1010	0	6	1975	3	9611	N	N	33817 207TH PL SE
005	436670	0090	10/24/06	\$249,950	1010	0	6	1975	4	9611	N	N	33720 207TH PL SE
005	062106	9099	4/4/05	\$216,000	1150	0	6	1961	4	10890	N	N	19525 SE COVINGTON-SAWYER RD
005	062106	9099	7/26/07	\$299,900	1150	0	6	1961	4	10890	N	N	19525 SE COVINGTON-SAWYER RD
005	062106	9181	6/4/07	\$297,500	1240	0	6	1968	4	14509	N	N	28812 185TH AVE SE
005	332206	9025	11/26/07	\$465,000	1240	0	6	1999	3	54885	N	N	21416 SE 284TH ST
005	062106	9104	4/4/05	\$216,500	1270	0	6	1962	4	10125	N	N	28837 187TH PL SE
005	362205	9149	7/15/05	\$235,000	1300	0	6	1969	3	12632	N	N	17809 SE COVINGTON-SAWYER RD

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	062106	9058	2/10/06	\$294,000	1350	0	6	2001	3	10018	N	N	28825 191ST PL SE
005	062106	9121	6/6/07	\$300,000	1350	0	6	1962	4	10018	N	N	19517 SE COVINGTON-SAWYER RD
005	405320	0080	8/29/05	\$527,000	1350	220	6	1957	4	21375	Y	Y	30891 E LAKE MORTON DR SE
005	062106	9103	2/1/05	\$215,450	1450	0	6	1962	3	24692	N	N	19501 SE COVINGTON-SAWYER RD
005	286890	0060	6/23/06	\$260,000	1470	0	6	1972	3	9525	N	N	28816 190TH AVE SE
005	062106	9022	3/10/05	\$335,000	1520	0	6	1978	4	78843	N	N	29830 188TH AVE SE
005	072106	9005	6/1/07	\$412,950	1550	0	6	1965	4	131284	N	N	18530 SE 307TH PL
005	062106	9059	11/9/07	\$495,000	1550	0	6	2002	3	213008	N	N	30225 196TH AVE SE
005	436670	0260	7/19/06	\$241,733	1610	0	6	1969	4	9686	N	N	33919 207TH PL SE
005	436670	0200	4/17/05	\$235,000	1810	0	6	1975	4	9611	N	N	33801 207TH PL SE
005	192106	9077	10/25/06	\$500,000	1870	0	6	2005	3	116100	N	N	19218 SE AUBURN-BLACK DIAMOND RD
005	062106	9122	6/4/06	\$275,000	2000	0	6	1962	4	25505	N	N	19509 SE COVINGTON-SAWYER RD
005	062106	9122	11/27/06	\$373,950	2000	0	6	1962	4	25505	N	N	19509 SE COVINGTON-SAWYER RD
005	286890	0020	8/1/07	\$255,000	1010	0	7	1972	4	10125	N	N	28914 190TH AVE SE
005	859440	0260	5/20/05	\$310,000	1110	520	7	1987	3	28868	N	N	33211 205TH AVE SE
005	894420	0120	7/7/05	\$234,000	1140	0	7	1973	3	10125	N	N	29224 161ST PL SE
005	286890	0080	7/1/05	\$230,110	1150	0	7	1972	4	14694	N	N	28804 190TH AVE SE
005	362205	9092	8/23/06	\$413,000	1170	1170	7	1962	3	123274	N	N	28656 168TH AVE SE
005	859440	0250	6/30/05	\$294,950	1190	360	7	1987	3	30687	N	N	33207 205TH AVE SE
005	184290	0030	4/26/06	\$187,000	1200	0	7	1968	3	11935	N	N	19504 SE COVINGTON-SAWYER RD
005	344410	0150	5/12/06	\$340,000	1200	600	7	1979	4	30149	N	N	19725 SE 281ST ST
005	012105	9063	12/7/05	\$305,900	1200	0	7	1970	4	22021	N	N	17900 SE 288TH PL
005	189801	0130	2/1/05	\$271,800	1210	490	7	1978	4	14985	N	N	28943 188TH PL SE
005	022105	9175	5/18/05	\$273,000	1220	620	7	1980	3	14325	N	N	16026 SE 292ND ST
005	062106	9185	2/12/07	\$289,950	1240	0	7	1969	3	13949	N	N	18407 SE COVINGTON-SAWYER RD
005	344400	0030	3/24/05	\$364,950	1250	1250	7	1964	4	101494	N	N	28209 201ST AVE SE
005	795060	0020	5/13/05	\$205,000	1250	0	7	1969	4	10125	N	N	31216 179TH PL SE
005	286890	0050	3/26/07	\$255,000	1250	0	7	1974	4	10125	N	N	28824 190TH AVE SE
005	237700	0200	11/9/05	\$280,000	1260	570	7	1961	3	23625	N	N	18035 SE 317TH ST
005	237700	0200	7/27/07	\$290,000	1260	570	7	1961	3	23625	N	N	18035 SE 317TH ST
005	745980	0030	11/11/05	\$334,950	1300	0	7	1977	3	50529	N	N	28830 207TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	062106	9102	10/24/07	\$275,000	1300	0	7	1962	4	10139	N	N	28833 191ST PL SE
005	894420	0100	5/25/05	\$225,000	1320	0	7	1973	4	9722	N	N	29240 161ST PL SE
005	405320	0972	3/15/05	\$275,500	1320	0	7	1983	3	47916	N	N	31445 W LAKE MORTON DR SE
005	894420	0100	10/12/05	\$249,000	1320	0	7	1973	4	9722	N	N	29240 161ST PL SE
005	286890	0140	5/6/05	\$232,000	1320	0	7	1974	4	10125	N	N	28905 190TH AVE SE
005	405320	0972	7/31/06	\$338,000	1320	0	7	1983	3	47916	N	N	31445 W LAKE MORTON DR SE
005	258790	0060	2/16/06	\$400,000	1330	0	7	1970	4	34165	N	N	29804 179TH PL SE
005	258789	0370	9/15/06	\$390,000	1340	580	7	1974	3	23959	N	N	17637 SE 291ST ST
005	795060	0060	7/20/05	\$197,950	1350	0	7	1969	3	10242	N	N	31211 179TH PL SE
005	405320	0560	4/25/06	\$460,000	1350	0	7	1965	4	20710	Y	Y	31234 W LAKE MORTON DR SE
005	322206	9172	3/15/07	\$347,000	1350	0	7	1979	4	77536	N	N	20408 SE 286TH ST
005	322206	9170	4/10/06	\$288,350	1370	0	7	1980	3	84942	N	N	20619 SE 284TH ST
005	237700	0220	9/18/06	\$390,000	1430	0	7	1962	5	49658	N	N	18201 SE 317TH ST
005	179625	0240	7/26/06	\$392,000	1440	0	7	1984	4	38234	N	N	28610 210TH AVE SE
005	332206	9091	4/20/06	\$297,950	1470	0	7	1978	3	41486	N	N	21420 SE 286TH PL
005	915840	0020	6/23/06	\$370,000	1470	0	7	1994	3	38245	N	N	20527 SE 330TH ST
005	179625	0020	6/1/05	\$382,500	1480	0	7	1988	3	41931	N	N	20419 SE 287TH ST
005	405320	0978	10/24/06	\$369,950	1500	890	7	1978	4	22875	N	N	31441 W LAKE MORTON DR SE
005	745980	0040	6/30/06	\$439,950	1500	300	7	1976	5	42350	N	N	28802 207TH AVE SE
005	795070	0150	10/10/07	\$240,000	1520	0	7	1969	3	10220	N	N	31119 179TH PL SE
005	383205	0600	7/24/06	\$259,480	1530	0	7	2006	3	5050	N	N	29753 215TH TER SE
005	383205	1100	2/2/06	\$262,125	1530	0	7	2005	3	5000	N	N	21648 SE 299TH WAY
005	189801	0080	5/22/06	\$349,950	1550	710	7	1978	3	13500	N	N	28903 188TH PL SE
005	072106	9105	1/17/05	\$360,000	1560	0	7	1985	4	131204	N	N	18634 SE 307TH PL
005	022105	9110	6/29/05	\$380,000	1560	0	7	1978	3	44983	N	N	29220 160TH AVE SE
005	062106	9079	8/29/05	\$283,900	1560	0	7	1969	4	20037	N	N	18905 SE COVINGTON-SAWYER RD
005	362205	9090	8/18/06	\$308,000	1560	0	7	1966	4	33541	N	N	17806 SE COVINGTON-SAWYER RD
005	757010	0160	5/26/06	\$247,000	1570	0	7	1994	3	9471	N	N	29111 213TH AVE SE
005	383205	0860	2/1/06	\$260,180	1580	0	7	2006	3	4961	N	N	21705 SE 299TH WAY
005	383205	1130	3/1/06	\$272,205	1580	0	7	2006	3	4968	N	N	21712 SE 299TH WAY
005	237710	0120	9/28/06	\$338,000	1600	0	7	1967	3	40500	N	N	31310 182ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	179625	0150	1/9/06	\$336,000	1610	0	7	1988	3	30000	N	N	28721 210TH AVE SE
005	383205	0490	3/28/06	\$285,002	1620	0	7	2006	3	4834	N	N	29716 215TH TER SE
005	362205	9077	3/14/06	\$275,000	1630	0	7	1958	4	10890	N	N	17726 SE COVINGTON-SAWYER RD
005	042106	9056	8/28/06	\$374,000	1640	0	7	1978	4	79714	N	N	29002 212TH AVE SE
005	859440	0210	12/30/05	\$340,000	1660	0	7	1986	4	29484	N	N	33240 205TH AVE SE
005	405320	0875	6/28/07	\$390,000	1690	0	7	1980	3	55321	N	N	31232 E LAKE MORTON DR SE
005	189801	0050	6/15/07	\$349,500	1690	0	7	1978	3	14896	N	N	28914 188TH PL SE
005	062106	9074	4/25/06	\$409,950	1720	0	7	1990	4	99916	N	N	29245 188TH AVE SE
005	062106	9151	12/27/06	\$283,800	1730	0	7	1966	3	10000	N	N	18503 SE COVINGTON-SAWYER RD
005	859440	0330	3/20/06	\$300,000	1770	0	7	1987	3	35160	N	N	20423 SE 333RD PL
005	383206	0410	4/27/07	\$327,643	1780	0	7	2007	3	7140	N	N	29766 214TH AVE SE
005	795060	0130	11/6/06	\$308,000	1790	0	7	1969	4	10329	N	N	31324 179TH PL SE
005	344400	0215	7/18/06	\$334,950	1810	0	7	1971	3	36129	N	N	20321 SE 284TH ST
005	383205	0820	8/25/06	\$272,390	1820	0	7	2006	3	5000	N	N	21625 SE 299TH WAY
005	383205	1020	9/18/06	\$303,543	1820	0	7	2006	3	5000	N	N	21619 SE 298TH PL
005	383205	0260	11/30/06	\$310,510	1820	0	7	2006	3	5000	N	N	21722 SE 298TH ST
005	182106	9047	6/22/06	\$330,000	1820	0	7	1968	4	29676	N	N	18742 SE AUBURN-BLACK DIAMOND RD
005	757010	0030	10/3/05	\$277,950	1850	0	7	2002	3	10032	N	N	21219 SE 292ND PL
005	383205	1030	9/11/06	\$322,903	1850	0	7	2006	3	5000	N	N	21611 SE 298TH PL
005	757010	0030	10/22/07	\$340,000	1850	0	7	2002	3	10032	N	N	21219 SE 292ND PL
005	757010	0030	10/15/07	\$340,000	1850	0	7	2002	3	10032	N	N	21219 SE 292ND PL
005	076670	0010	6/7/05	\$305,000	1860	0	7	1984	3	10116	N	N	28803 184TH PL SE
005	383205	0310	10/5/06	\$299,508	1890	0	7	2006	3	5000	N	N	21636 SE 298TH PL
005	383206	0870	6/8/07	\$316,000	1890	0	7	2007	3	6107	N	N	29743 213TH WAY SE
005	383206	1070	5/4/07	\$320,608	1890	0	7	2007	3	6730	N	N	21337 SE 299TH WAY
005	344410	0230	8/1/06	\$399,950	1890	0	7	1968	4	49800	N	N	27739 199TH AVE SE
005	383206	0670	12/19/06	\$361,338	1890	0	7	2007	3	5500	N	N	21442 SE 297TH ST
005	383206	0690	12/5/06	\$323,995	1900	0	7	2007	3	5500	N	N	21426 SE 297TH ST
005	383205	0730	8/3/06	\$321,925	1910	0	7	2006	3	5399	N	N	21534 SE 299TH WAY
005	383205	0480	1/12/06	\$285,740	1930	0	7	2006	3	4800	N	N	29722 215TH TER SE
005	383205	0430	7/20/06	\$292,210	1930	0	7	2006	3	4800	N	N	29752 215TH TER SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	383206	0610	2/27/07	\$352,995	1930	0	7	2007	3	4816	N	N	21371 SE 297TH ST
005	383205	0550	3/2/06	\$295,760	1930	0	7	2006	3	5050	N	N	29723 215TH TER SE
005	383205	0590	8/21/06	\$301,788	1940	0	7	2006	3	5050	N	N	29747 215TH TER SE
005	383206	0620	7/2/07	\$326,550	1940	0	7	2007	3	4450	N	N	21377 SE 297TH ST
005	383206	0850	12/21/06	\$330,730	1940	0	7	2007	3	5735	N	N	21353 SE 297TH ST
005	383205	0320	10/15/06	\$306,315	1940	0	7	2006	3	5000	N	N	21628 SE 298TH PL
005	383205	0770	8/18/06	\$318,226	1940	0	7	2006	3	5757	N	N	21543 SE 299TH WAY
005	383205	0990	9/18/06	\$320,082	1940	0	7	2006	3	5000	N	N	21643 SE 298TH PL
005	383206	0500	1/29/07	\$334,945	1940	0	7	2007	3	5243	N	N	29771 214TH AVE SE
005	383206	0820	1/5/07	\$338,695	1940	0	7	2007	3	5527	N	N	21335 SE 297TH ST
005	383205	1000	10/17/06	\$321,285	1940	0	7	2006	3	5000	N	N	21635 SE 298TH PL
005	383205	0330	10/12/06	\$327,445	1940	0	7	2006	3	5000	N	N	21620 SE 298TH PL
005	383205	1010	10/20/06	\$347,074	1940	0	7	2006	3	5000	N	N	21627 SE 298TH PL
005	383205	0950	11/1/06	\$349,725	1940	0	7	2006	3	4850	N	N	21723 SE 298TH PL
005	383205	1070	3/9/06	\$288,380	1950	0	7	2006	3	5000	N	N	21624 SE 299TH WAY
005	062106	9067	7/17/06	\$359,950	1960	0	7	1956	4	33541	N	N	29412 188TH AVE SE
005	795070	0120	3/25/05	\$325,000	1980	0	7	2003	3	10051	N	N	17906 SE 311TH ST
005	383205	0660	8/18/06	\$295,100	2000	0	7	2006	3	4933	N	N	21521 SE 298TH PL
005	383205	0890	1/27/06	\$287,080	2010	0	7	2006	3	5399	N	N	21729 SE 299TH WAY
005	383205	1080	2/21/06	\$291,645	2010	0	7	2006	3	5000	N	N	21632 SE 299TH WAY
005	383206	0560	3/7/07	\$360,579	2010	0	7	2007	3	5634	N	N	29742 213TH WAY SE
005	383205	0680	8/1/06	\$305,618	2010	0	7	2006	3	6144	N	N	21537 SE 298TH PL
005	383205	0560	7/20/06	\$284,490	2040	0	7	2006	3	5050	N	N	29729 215TH TER SE
005	383206	0460	5/16/07	\$339,060	2040	0	7	2007	3	6050	N	N	29753 214TH AVE SE
005	383206	0770	2/13/07	\$348,369	2040	0	7	2007	3	5000	N	N	21366 SE 297TH ST
005	383205	1090	3/8/06	\$298,721	2040	0	7	2006	3	5000	N	N	21640 SE 299TH WAY
005	383206	0900	3/20/07	\$363,543	2080	0	7	2007	3	7383	N	N	21322 SE 297TH CT
005	383206	0790	12/5/06	\$366,310	2080	0	7	2006	3	6248	N	N	21354 SE 297TH ST
005	383206	0750	1/31/07	\$378,088	2080	0	7	2007	3	5000	N	N	21378 SE 297TH ST
005	383206	0420	3/19/07	\$378,310	2080	0	7	2007	3	5336	N	N	29754 214TH AVE SE
005	383206	0880	4/3/07	\$380,644	2080	0	7	2007	3	5750	N	N	21350 SE 297TH CT

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	383206	0530	7/13/07	\$394,530	2080	0	7	2007	3	6953	N	N	29770 213TH WAY SE
005	258791	0210	1/18/06	\$636,000	2110	0	7	2004	3	28575	N	N	17656 SE 299TH PL
005	258791	0210	5/10/07	\$650,000	2110	0	7	2004	3	28575	N	N	17656 SE 299TH PL
005	179625	0040	8/23/07	\$460,000	2120	0	7	1988	3	42805	N	N	20447 SE 287TH ST
005	062106	9073	8/8/05	\$546,000	2160	1050	7	1998	3	104108	N	N	30007 188TH AVE SE
005	172106	9080	1/5/06	\$442,550	2190	0	7	2006	3	131551	N	N	33119 210TH AVE SE
005	383206	1100	5/1/07	\$325,123	2190	0	7	2007	3	5433	N	N	21355 SE 299TH WAY
005	383206	0650	8/17/07	\$327,203	2190	0	7	2007	3	5817	N	N	21451 SE 297TH ST
005	383205	0250	10/31/06	\$323,215	2190	0	7	2006	3	5141	N	N	21730 SE 298TH PL
005	383206	1120	8/1/07	\$349,293	2190	0	7	2007	3	4611	N	N	21367 SE 299TH WAY
005	322206	9189	6/26/06	\$474,950	2200	0	7	1991	3	32494	N	N	28727 202ND AVE SE
005	383206	0430	6/19/07	\$330,853	2230	0	7	2007	3	5112	N	N	29748 214TH AVE SE
005	383206	0960	7/10/07	\$332,233	2230	0	7	2007	3	5909	N	N	29749 213TH WAY SE
005	383206	0950	6/15/07	\$335,913	2230	0	7	2007	3	4532	N	N	21351 SE 297TH CT
005	383206	0920	2/26/07	\$341,643	2230	0	7	2007	3	5100	N	N	21333 SE 297TH CT
005	383206	0720	11/17/06	\$342,645	2230	0	7	2007	3	5000	N	N	21404 SE 297TH ST
005	383206	0570	3/16/07	\$343,048	2230	0	7	2007	3	4999	N	N	29736 213TH WAY SE
005	383205	0570	9/28/06	\$327,162	2230	0	7	2006	3	5050	N	N	29735 215TH TER SE
005	383206	0970	5/1/07	\$352,063	2230	0	7	2007	3	4946	N	N	29755 213TH WAY SE
005	383206	0700	11/30/06	\$355,385	2230	0	7	2007	3	5200	N	N	21418 SE 297TH ST
005	383206	0830	12/13/06	\$355,305	2230	0	7	2007	3	4958	N	N	21341 SE 297TH ST
005	383206	0680	12/19/06	\$360,088	2230	0	7	2007	3	5500	N	N	21434 SE 297TH ST
005	383206	0730	1/11/07	\$363,840	2230	0	7	2007	3	5000	N	N	21390 SE 297TH ST
005	383206	0350	9/24/07	\$338,648	2250	0	7	2007	3	5068	N	N	21430 SE 298TH PL
005	383206	0590	4/25/07	\$335,693	2260	0	7	2007	3	5000	N	N	29724 213TH WAY SE
005	383206	0480	2/21/07	\$363,815	2260	0	7	2007	3	6678	N	N	29759 214TH AVE SE
005	383205	0450	3/31/06	\$309,270	2260	0	7	2006	3	4800	N	N	29740 215TH TER SE
005	383205	0900	11/8/06	\$348,920	2260	0	7	2006	3	5399	N	N	21737 SE 299TH WAY
005	383205	1110	3/1/06	\$318,980	2260	0	7	2006	3	5000	N	N	21656 SE 299TH WAY
005	383205	0970	10/9/06	\$341,392	2270	0	7	2006	3	5000	N	N	21707 SE 298TH PL
005	383205	0740	9/5/06	\$300,032	2280	0	7	2006	3	5440	N	N	21526 SE 299TH WAY

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	383205	0440	3/20/06	\$306,317	2280	0	7	2006	3	4800	N	N	29746 215TH TER SE
005	383205	0470	1/20/06	\$306,620	2280	0	7	2006	3	4800	N	N	29728 215TH TER SE
005	383205	0960	11/14/06	\$351,703	2280	0	7	2006	3	5000	N	N	21715 SE 298TH PL
005	383205	0930	11/15/06	\$359,508	2280	0	7	2006	3	5399	N	N	21761 SE 299TH WAY
005	383205	0640	8/2/06	\$333,383	2280	0	7	2006	3	4800	N	N	29779 215TH TER SE
005	383205	0700	9/7/06	\$323,710	2290	0	7	2006	3	5375	N	N	21553 SE 298TH PL
005	383205	0870	2/8/06	\$331,455	2300	0	7	2006	3	5177	N	N	21713 SE 299TH WAY
005	383206	0980	10/16/07	\$388,455	2300	0	7	2007	3	5448	N	N	29761 213TH WAY SE
005	383206	0510	1/10/07	\$379,340	2310	0	7	2007	3	6293	N	N	29777 214TH AVE SE
005	383206	0940	6/4/07	\$337,091	2320	0	7	2007	3	4683	N	N	21345 SE 297TH CT
005	383206	0840	4/17/07	\$352,973	2320	0	7	2007	3	4500	N	N	21347 SE 297TH ST
005	383205	0220	11/8/06	\$345,845	2320	0	7	2006	3	5543	N	N	21754 SE 298TH PL
005	383206	0580	3/20/07	\$339,900	2330	0	7	2007	3	4999	N	N	29730 213TH WAY SE
005	383205	0510	3/1/06	\$298,045	2330	0	7	2006	3	4807	N	N	21530 SE 297TH ST
005	383205	0520	3/7/06	\$309,975	2330	0	7	2006	3	4838	N	N	21522 SE 297TH ST
005	082106	9048	7/12/05	\$373,000	2340	0	7	1984	3	214315	N	N	31416 202ND AVE SE
005	383205	0980	9/22/06	\$357,315	2400	0	7	2006	3	5000	N	N	21651 SE 298TH PL
005	383206	0660	1/10/07	\$359,915	2400	0	7	2007	3	5500	N	N	21450 SE 297TH ST
005	383205	0340	10/16/06	\$330,960	2400	0	7	2006	3	5000	N	N	21612 SE 298TH PL
005	383206	1080	5/17/07	\$376,515	2400	0	7	2007	3	7937	N	N	21343 SE 299TH WAY
005	383205	0300	9/22/06	\$339,415	2440	0	7	2006	3	5000	N	N	21644 SE 298TH PL
005	383205	0290	9/21/06	\$354,230	2440	0	7	2006	3	5000	N	N	21652 SE 298TH PL
005	383206	0910	3/19/07	\$386,835	2460	0	7	2007	3	7747	N	N	21327 SE 297TH CT
005	383205	0500	4/13/06	\$321,080	2480	0	7	2006	3	4907	N	N	21538 SE 297TH ST
005	383205	1120	2/13/06	\$308,505	2540	0	7	2006	3	5000	N	N	21704 SE 299TH WAY
005	383205	0580	4/5/06	\$307,085	2540	0	7	2006	3	5050	N	N	29741 215TH TER SE
005	383205	0910	11/14/06	\$338,765	2540	0	7	2006	3	5399	N	N	21745 SE 299TH WAY
005	383205	0610	8/25/06	\$317,940	2540	0	7	2006	3	5050	N	N	29759 215TH TER SE
005	383205	0620	7/11/06	\$357,091	2540	0	7	2006	3	4800	N	N	29767 215TH TER SE
005	383205	0830	2/3/06	\$330,900	2540	0	7	2006	3	4994	N	N	21633 SE 299TH WAY
005	383205	0540	7/11/06	\$333,111	2540	0	7	2004	3	5531	N	N	29717 215TH TER SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	383205	1140	1/25/06	\$340,684	2540	0	7	2006	3	4775	N	N	21720 SE 299TH WAY
005	383205	0240	10/25/06	\$376,200	2540	0	7	2006	3	5375	N	N	21738 SE 298TH PL
005	383205	0460	7/17/06	\$356,060	2540	0	7	2006	3	4800	N	N	29734 215TH TER SE
005	383205	1140	10/24/07	\$375,000	2540	0	7	2006	3	4775	N	N	21720 SE 299TH WAY
005	383205	0360	7/24/06	\$343,205	2580	0	7	2006	3	5000	N	N	21556 SE 298TH PL
005	383206	0990	4/27/07	\$424,135	2580	0	7	2007	3	6002	N	N	29767 213TH WAY SE
005	383205	0920	11/6/06	\$403,142	2580	0	7	2006	3	5399	N	N	21753 SE 299TH WAY
005	383205	0790	8/29/06	\$335,940	2640	0	7	2006	3	5000	N	N	21601 SE 299TH WAY
005	383205	0380	7/25/06	\$344,520	2640	0	7	2006	3	6130	N	N	29782 215TH TER SE
005	383205	0630	7/28/06	\$340,869	2640	0	7	2006	3	4800	N	N	29773 215TH TER SE
005	383205	1060	3/3/06	\$356,480	2640	0	7	2006	3	5000	N	N	21616 SE 299TH WAY
005	383205	0420	8/2/06	\$315,774	2650	0	7	2006	3	4800	N	N	29758 215TH TER SE
005	383205	0690	9/8/06	\$345,490	2650	0	7	2006	3	5238	N	N	21545 SE 298TH PL
005	383205	0400	7/31/06	\$331,052	2650	0	7	2006	3	4800	N	N	29110 215TH TER SE
005	383206	0740	1/5/07	\$360,865	2690	0	7	2007	3	5000	N	N	21384 SE 297TH ST
005	383206	0800	12/27/06	\$389,728	2690	0	7	2007	3	15943	N	N	21320 SE 297TH ST
005	383206	1060	6/19/07	\$394,586	2690	0	7	2007	3	6124	N	N	21352 SE 299TH WAY
005	383206	0470	11/14/06	\$407,622	2710	0	7	2007	3	8362	N	N	21435 SE 297TH ST
005	383206	0930	3/20/07	\$374,513	2740	0	7	2007	3	4851	N	N	21339 SE 297TH CT
005	383205	0390	8/10/06	\$322,975	2770	0	7	2006	3	4820	N	N	29776 215TH TER SE
005	383205	0880	2/8/06	\$359,362	2820	0	7	2005	3	5399	N	N	21721 SE 299TH WAY
005	383206	1110	7/11/07	\$417,416	2900	0	7	2007	3	5372	N	N	21361 SE 299TH WAY
005	383206	0890	4/10/07	\$387,330	2950	0	7	2007	3	8987	N	N	21330 SE 297TH CT
005	383206	0810	12/7/06	\$391,132	2950	0	7	2007	3	7757	N	N	21329 SE 297TH ST
005	383205	0280	10/25/06	\$416,195	2950	0	7	2006	3	5000	N	N	21706 SE 298TH PL
005	383206	0710	12/12/06	\$404,655	2960	0	7	2007	3	5100	N	N	21410 SE 297TH ST
005	383206	1040	7/13/07	\$413,243	2960	0	7	2007	3	7303	N	N	21364 SE 299TH WAY
005	383205	0850	3/1/06	\$354,265	3150	0	7	2006	3	4972	N	N	21649 SE 299TH WAY
005	383205	1050	2/1/06	\$363,850	3150	0	7	2006	3	5366	N	N	21608 SE 299TH WAY
005	383205	0800	8/17/06	\$346,371	3180	0	7	2006	3	5000	N	N	21609 SE 299TH WAY
005	383205	0370	8/8/06	\$349,155	3180	0	7	2006	3	5000	N	N	21548 298TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	383206	0630	12/1/06	\$385,636	3180	0	7	2007	3	7806	N	N	21427 SE 297TH ST
005	383205	0670	9/1/06	\$368,155	3180	0	7	2006	3	5762	N	N	21529 SE 298TH PL
005	383205	0780	8/8/06	\$374,355	3180	0	7	2006	3	5000	N	N	21551 SE 299TH WAY
005	383205	0410	7/21/06	\$361,195	3180	0	7	2006	3	4800	N	N	29764 215TH TER SE
005	383205	0710	8/29/06	\$389,875	3180	0	7	2006	3	5358	N	N	21550 SE 299TH WAY
005	383205	0720	8/1/06	\$399,252	3180	0	7	2006	3	5523	N	N	21542 SE 299TH WAY
005	383205	0940	11/2/06	\$415,298	3180	0	7	2006	3	5293	N	N	21769 SE 299TH WAY
005	383205	0230	11/13/06	\$427,453	3180	0	7	2006	3	5176	N	N	21746 SE 298TH PL
005	383206	0400	1/9/07	\$391,723	3600	0	7	2007	3	6390	N	N	29772 214TH AVE SE
005	383206	0490	1/30/07	\$424,852	3600	0	7	2007	3	5386	N	N	29765 214TH AVE SE
005	383206	0390	2/22/07	\$431,089	3600	0	7	2007	3	5678	N	N	29780 214TH AVE SE
005	383206	0240	7/9/07	\$492,253	3600	0	7	2007	3	7430	N	N	21409 SE 298TH PL
005	383205	0840	2/6/06	\$348,875	3620	0	7	2005	3	4983	N	N	21641 SE 299TH WAY
005	383205	0650	7/20/06	\$385,005	3620	0	7	2006	3	7384	N	N	29785 215TH TER SE
005	795060	0140	6/8/06	\$380,000	3730	0	7	1968	4	12216	N	N	31318 179TH PL SE
005	062106	9146	8/3/05	\$355,000	1180	0	8	2004	3	55321	N	N	18815 SE 299TH PL
005	258789	0450	6/16/05	\$399,900	1180	400	8	1978	3	24622	N	N	17618 SE 290TH ST
005	062106	9039	5/19/06	\$428,500	1200	420	8	1980	3	106722	N	N	18809 SE 292ND PL
005	948590	0010	7/28/05	\$304,000	1230	500	8	1976	4	53143	N	N	28726 181ST AVE SE
005	784350	0490	10/19/05	\$315,900	1290	340	8	1986	3	12006	N	N	29506 215TH AVE SE
005	344412	0140	5/16/05	\$290,000	1300	570	8	1978	3	36758	N	N	20902 SE 281ST ST
005	179615	0160	12/13/05	\$350,000	1300	970	8	1987	3	38851	N	N	19208 SE 332ND PL
005	784350	0520	5/4/05	\$276,000	1320	350	8	1986	3	12006	N	N	29404 215TH AVE SE
005	405320	0690	5/25/05	\$514,950	1380	1110	8	1986	3	18615	Y	Y	30830 W LAKE MORTON DR SE
005	784350	0200	1/14/05	\$267,500	1390	460	8	1987	3	12064	N	N	21405 SE 292ND PL
005	062106	9093	11/18/05	\$420,000	1400	730	8	2005	3	132858	N	N	18836 SE 299TH PL
005	344412	0170	5/16/07	\$455,000	1400	700	8	1986	3	40205	N	N	20804 SE 281ST ST
005	784350	0680	3/16/05	\$245,000	1470	0	8	1986	3	12127	N	N	29206 215TH AVE SE
005	784350	0680	11/9/06	\$286,500	1470	0	8	1986	3	12127	N	N	29206 215TH AVE SE
005	948594	0730	10/18/06	\$384,900	1480	0	8	1984	3	36722	N	N	28119 193RD AVE SE
005	948594	0730	12/10/07	\$399,000	1480	0	8	1984	3	36722	N	N	28119 193RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	784350	0260	4/18/07	\$310,000	1500	0	8	1988	3	12089	N	N	21436 SE 293RD ST
005	948593	0310	12/23/06	\$493,000	1540	1200	8	1980	4	26950	N	N	18409 SE 286TH ST
005	192106	9080	4/28/05	\$418,000	1550	700	8	1980	4	155348	N	N	19409 SE 336TH ST
005	948593	0420	11/21/06	\$460,000	1570	470	8	1981	3	26394	N	N	28715 189TH PL SE
005	948590	0090	6/19/07	\$416,000	1570	0	8	1977	4	62290	N	N	18321 SE 284TH ST
005	784350	0470	3/30/05	\$274,900	1640	0	8	1986	3	12006	N	N	29522 215TH AVE SE
005	124940	0030	11/29/05	\$325,000	1660	0	8	1986	3	19666	N	N	29748 174TH AVE SE
005	784350	0350	2/17/05	\$259,950	1670	0	8	1986	3	12056	N	N	21413 SE 293RD ST
005	948592	0160	6/1/07	\$427,950	1680	450	8	1978	3	35000	N	N	28241 188TH AVE SE
005	405320	0210	7/8/05	\$520,000	1730	1680	8	1973	4	13975	Y	Y	31057 E LAKE MORTON DR SE
005	915840	0160	10/7/05	\$359,000	1730	0	8	1994	3	41605	N	N	20516 SE 330TH ST
005	948594	0280	9/6/06	\$471,000	1730	580	8	1983	3	37966	N	N	27904 195TH AVE SE
005	911361	0280	6/3/05	\$474,000	1760	840	8	1998	3	43500	N	N	19216 SE 328TH PL
005	911361	0150	4/26/05	\$350,000	1770	880	8	1976	3	36000	N	N	32718 193RD AVE SE
005	948595	1200	6/18/07	\$490,000	1780	640	8	1984	3	28795	N	N	18507 SE 280TH ST
005	405320	0370	8/8/05	\$524,900	1790	1790	8	1967	5	17641	Y	Y	31401 E LAKE MORTON DR SE
005	784350	0430	11/28/05	\$323,500	1800	0	8	1986	3	12000	N	N	29503 215TH AVE SE
005	405320	1007	5/31/07	\$397,500	1820	0	8	1980	4	35643	N	N	31207 W LAKE MORTON DR SE
005	258791	0130	3/23/06	\$525,000	1830	0	8	1976	3	33663	N	N	17649 SE 297TH PL
005	911361	0100	3/7/07	\$465,000	1850	1140	8	1976	3	41600	N	N	32613 194TH AVE SE
005	259755	0050	1/26/05	\$298,000	1880	0	8	1978	3	28177	N	N	29639 176TH AVE SE
005	184261	0080	6/27/06	\$348,000	1880	0	8	1984	3	14499	N	N	17415 SE 293RD PL
005	859440	0130	6/21/06	\$439,950	1900	0	8	1987	4	35077	N	N	33204 206TH PL SE
005	179625	0130	6/28/07	\$459,000	1900	0	8	1988	3	36871	N	N	20829 SE 287TH ST
005	784350	0110	11/2/07	\$335,000	1910	0	8	1986	3	12026	N	N	21434 SE 292ND PL
005	784350	0110	11/1/07	\$335,000	1910	0	8	1986	3	12026	N	N	21434 SE 292ND PL
005	784350	0110	10/26/06	\$389,950	1910	0	8	1986	3	12026	N	N	21434 SE 292ND PL
005	911360	0200	12/4/06	\$419,950	1940	0	8	1989	3	37800	N	N	19516 SE 324TH ST
005	721542	0270	8/3/06	\$449,950	1940	0	8	1994	3	32770	N	N	20234 SE 290TH PL
005	062106	9174	5/17/05	\$376,500	1940	0	8	1976	5	69696	N	N	18908 SE COVINGTON-SAWYER RD
005	784350	0710	7/12/05	\$309,900	1950	0	8	1989	3	12049	N	N	29100 215TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	721542	0960	7/12/05	\$397,900	2000	0	8	1994	3	45276	N	N	29510 207TH AVE SE
005	179625	0140	9/26/05	\$408,450	2000	0	8	1989	4	30605	N	N	28707 210TH AVE SE
005	721542	0960	3/23/07	\$530,000	2000	0	8	1994	3	45276	N	N	29510 207TH AVE SE
005	721542	0800	7/11/05	\$435,000	2010	0	8	1996	3	36933	N	N	29220 208TH CT SE
005	948595	0230	7/27/06	\$438,950	2030	930	8	1984	3	30043	N	N	19006 SE 281ST PL
005	784350	0640	7/23/07	\$365,950	2030	0	8	1989	3	12433	N	N	21532 SE 292ND CT
005	721542	0740	3/14/05	\$385,000	2050	0	8	1994	3	35798	N	N	20706 SE 293RD ST
005	915840	0040	12/18/07	\$443,400	2050	0	8	1994	3	34999	N	N	33027 206TH PL SE
005	179615	0080	8/17/07	\$460,000	2050	0	8	1987	4	38007	N	N	19521 SE 332ND PL
005	721542	0030	4/18/05	\$375,000	2060	0	8	1994	3	34381	N	N	29024 200TH PL SE
005	721540	0700	7/1/05	\$399,950	2070	0	8	1989	3	34473	N	N	29323 202ND AVE SE
005	911350	0060	11/20/07	\$417,000	2070	0	8	1998	3	26928	N	N	31830 195TH AVE SE
005	948595	0420	7/17/06	\$460,000	2070	0	8	1984	4	36362	N	N	18738 SE 281ST ST
005	184261	0100	6/16/06	\$365,000	2110	0	8	1981	3	13707	N	N	17507 SE 293RD PL
005	745981	0120	4/29/05	\$349,900	2120	0	8	1977	3	37720	N	N	28804 210TH AVE SE
005	911361	0080	5/26/05	\$452,500	2120	0	8	1999	3	39200	N	N	32624 194TH AVE SE
005	745981	0120	2/5/07	\$399,950	2120	0	8	1977	3	37720	N	N	28804 210TH AVE SE
005	721541	0500	11/14/06	\$443,950	2130	0	8	1994	3	63089	N	N	20048 SE 299TH CT
005	344412	0080	2/23/05	\$435,000	2140	0	8	1986	3	41384	N	N	20903 SE 281ST ST
005	859440	0420	10/12/06	\$429,950	2150	0	8	1985	4	35038	N	N	20515 SE 334TH PL
005	911360	0210	6/5/07	\$468,000	2150	0	8	1991	3	37800	N	N	19504 SE 324TH ST
005	721542	0040	5/27/05	\$392,000	2160	0	8	1994	3	28906	N	N	29020 200TH PL SE
005	172106	9047	4/4/07	\$558,000	2160	1600	8	1989	4	65340	N	N	32323 199TH AVE SE
005	948593	0390	2/17/05	\$338,000	2170	0	8	1980	3	36000	N	N	18719 SE 287TH ST
005	721540	0480	4/6/07	\$525,000	2170	0	8	1989	3	35500	N	N	29546 199TH AVE SE
005	948591	0230	6/6/05	\$320,000	2180	0	8	1977	4	48351	N	N	19428 SE 286TH ST
005	258789	0240	4/21/06	\$415,000	2180	0	8	1971	3	21875	N	N	17618 SE 293RD PL
005	948595	0330	11/15/05	\$425,000	2190	0	8	1984	4	35151	N	N	18840 SE 281ST ST
005	948593	0170	6/10/05	\$432,000	2230	0	8	1982	3	114998	N	N	18306 SE 286TH ST
005	948595	0970	11/29/05	\$539,000	2230	1200	8	1985	3	36102	N	N	18330 SE 280TH ST
005	948593	0380	11/15/06	\$439,450	2240	0	8	1980	3	27750	N	N	18707 SE 287TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	012105	9102	11/14/05	\$445,000	2250	0	8	1990	3	98010	N	N	17411 SE 298TH ST
005	721542	0160	6/14/06	\$522,500	2280	0	8	1994	3	42077	N	N	20023 SE 290TH PL
005	911350	0030	12/20/05	\$360,000	2290	0	8	1967	4	26240	N	N	31860 195TH AVE SE
005	948595	0870	8/14/07	\$530,000	2310	0	8	1984	4	34136	N	N	18614 SE 280TH ST
005	948592	0200	8/26/05	\$356,500	2340	0	8	1978	3	30015	N	N	18702 SE 284TH PL
005	948592	0230	7/25/05	\$389,000	2340	0	8	1978	4	33600	N	N	28228 187TH AVE SE
005	948592	0200	12/3/06	\$420,000	2340	0	8	1978	3	30015	N	N	18702 SE 284TH PL
005	948594	0680	5/29/07	\$495,000	2360	0	8	1987	3	38997	N	N	27919 193RD AVE SE
005	721542	0930	11/28/06	\$534,500	2370	0	8	1995	3	36801	N	N	20717 SE 293RD ST
005	721542	0250	7/17/07	\$535,000	2370	0	8	1994	3	28077	N	N	20204 SE 290TH PL
005	948595	1310	10/13/06	\$560,000	2380	500	8	1986	3	45308	N	N	28210 187TH AVE SE
005	948590	0080	9/29/05	\$388,000	2390	0	8	1977	4	60984	N	N	18309 SE 284TH ST
005	948590	0190	5/19/06	\$475,000	2390	0	8	1977	4	36360	N	N	28409 181ST AVE SE
005	948591	0200	7/14/05	\$325,000	2420	0	8	1977	4	42000	N	N	19316 SE 286TH ST
005	721542	0090	9/14/06	\$449,950	2420	0	8	1993	3	36501	N	N	20030 SE 290TH PL
005	948593	0460	4/12/05	\$354,950	2430	0	8	1981	4	35090	N	N	18931 SE 287TH ST
005	948593	0460	5/21/07	\$489,000	2430	0	8	1981	4	35090	N	N	18931 SE 287TH ST
005	911360	0280	7/20/07	\$585,000	2500	0	8	1975	4	42000	N	N	32264 194TH AVE SE
005	721540	0110	5/23/06	\$520,000	2560	0	8	1989	3	36571	N	N	29325 199TH AVE SE
005	948595	0740	6/13/05	\$372,500	2580	0	8	1984	3	34519	N	N	27613 188TH PL SE
005	179615	0030	12/9/05	\$495,000	2590	0	8	1988	5	38081	N	N	19321 SE 332ND PL
005	082106	9043	10/27/05	\$529,950	2600	1450	8	1992	3	115869	N	N	30836 202ND AVE SE
005	911360	0270	8/24/06	\$485,000	2610	230	8	1975	3	42000	N	N	32276 194TH AVE SE
005	124940	0170	2/5/07	\$490,000	2630	0	8	1987	3	18700	N	N	29725 174TH AVE SE
005	258789	0200	3/22/06	\$557,000	2700	0	8	1974	3	20879	N	N	17639 SE 293RD PL
005	172106	9045	5/8/07	\$606,950	2770	1000	8	1985	3	51836	N	N	32221 199TH AVE SE
005	172106	9045	8/12/06	\$606,950	2770	1000	8	1985	3	51836	N	N	32221 199TH AVE SE
005	405310	0010	7/26/06	\$530,000	2854	0	8	1991	3	38236	N	N	19609 SE 310TH PL
005	405320	0600	10/30/06	\$630,000	2940	0	8	1954	4	17608	Y	Y	31068 W LAKE MORTON DR SE
005	948595	0400	12/22/05	\$563,000	3170	0	8	1983	3	45199	N	N	28013 188TH AVE SE
005	948595	0350	6/29/06	\$579,000	3670	0	8	1989	3	36063	N	N	28024 188TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	948594	0540	10/3/05	\$514,000	3860	0	8	1982	3	34865	N	N	19419 SE 277TH ST
005	344400	0010	8/29/05	\$500,000	3960	0	8	1966	5	67953	N	N	28021 201ST AVE SE
005	398120	0880	9/23/05	\$489,000	2160	0	9	1994	3	15970	Y	N	18138 SE 279TH PL
005	398120	0660	12/1/05	\$502,000	2190	0	9	1994	3	13673	Y	N	18308 SE 277TH PL
005	258792	0150	1/9/07	\$537,500	2200	0	9	1979	3	31200	N	N	17685 SE 301ST ST
005	948594	0480	11/21/06	\$520,888	2230	0	9	1985	3	35087	N	N	27633 192ND PL SE
005	948594	0750	7/5/06	\$535,000	2270	890	9	1987	3	36014	N	N	28217 193RD AVE SE
005	398120	0220	7/22/05	\$395,000	2280	0	9	1990	3	13015	N	N	18018 SE 280TH PL
005	398120	0070	12/11/07	\$499,950	2280	0	9	1990	3	17642	N	N	18014 SE 283RD CT
005	398120	0150	6/25/07	\$515,000	2280	0	9	1989	3	15872	N	N	28104 180TH AVE SE
005	948595	0960	10/24/07	\$490,000	2300	500	9	1985	3	35871	N	N	18404 SE 280TH ST
005	721540	0610	8/22/05	\$475,000	2360	0	9	1989	3	38357	N	N	19926 SE 293RD CT
005	911350	0120	4/5/05	\$445,000	2396	1328	9	1968	4	44431	N	N	19222 SE 320TH ST
005	721540	0730	5/5/05	\$450,000	2420	0	9	1989	3	33495	N	N	20224 SE 294TH WAY
005	721540	0320	3/29/05	\$434,000	2430	0	9	1990	3	35859	N	N	19951 SE 296TH ST
005	721542	0650	10/11/06	\$569,950	2450	0	9	1996	3	35031	N	N	20610 SE 291ST PL
005	721541	0780	4/19/05	\$407,500	2480	0	9	1992	3	35100	N	N	20015 SE 300TH ST
005	721540	0340	8/30/05	\$477,000	2480	0	9	1990	3	36131	N	N	20005 SE 296TH ST
005	948595	0030	8/25/05	\$490,000	2540	0	9	1986	3	46430	N	N	19011 SE 283RD ST
005	948595	1120	6/14/07	\$374,000	2560	0	9	1983	3	30760	N	N	18407 SE 280TH ST
005	398120	0160	7/14/06	\$526,950	2560	0	9	1990	3	16016	N	N	28022 180TH AVE SE
005	721541	0070	2/16/06	\$499,950	2560	0	9	1993	3	35001	N	N	29940 201ST PL SE
005	012105	9080	11/26/07	\$584,500	2610	0	9	1984	3	217800	N	N	17100 SE 298TH ST
005	398120	0200	5/3/07	\$535,000	2620	0	9	1990	3	15432	N	N	18021 SE 280TH PL
005	405310	0090	7/5/05	\$520,000	2710	0	9	1991	3	40168	N	N	19666 SE 310TH PL
005	721541	0610	9/29/06	\$579,000	2730	0	9	1991	3	33696	N	N	30206 199TH PL SE
005	398120	0600	8/22/07	\$549,950	2740	0	9	1992	3	13708	N	N	18432 SE 277TH PL
005	948595	0940	4/14/06	\$495,194	2760	0	9	1986	3	35596	N	N	18428 SE 280TH ST
005	062106	9276	8/9/05	\$679,900	2770	0	9	1992	3	207568	N	N	30249 188TH AVE SE
005	398120	0640	2/26/07	\$545,500	2770	0	9	1992	3	14211	N	N	18324 SE 277TH PL
005	948595	0550	6/9/05	\$485,000	2800	0	9	1983	4	59679	N	N	27726 190TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	721541	0600	6/15/06	\$532,500	2820	0	9	1992	3	34558	N	N	30214 199TH PL SE
005	721542	0790	7/5/05	\$509,950	2890	0	9	1994	3	35000	N	N	29223 208TH CT SE
005	721542	0600	3/19/07	\$592,500	2890	0	9	1996	3	28000	N	N	29320 206TH CT SE
005	721542	0570	5/12/06	\$581,000	2910	0	9	1995	3	35089	N	N	29313 206TH CT SE
005	721542	0540	9/11/07	\$580,000	2920	0	9	1995	3	34565	N	N	29328 204TH PL SE
005	398120	0260	7/25/06	\$600,000	2940	0	9	1991	3	14332	N	N	18019 SE 279TH PL
005	398120	0210	8/25/05	\$460,000	2950	0	9	1990	3	18838	N	N	18022 SE 280TH PL
005	721541	0330	12/6/05	\$509,950	2970	0	9	1990	3	43070	N	N	19802 SE 300TH ST
005	721541	0620	6/21/07	\$588,000	3020	0	9	1992	3	37082	N	N	30202 199TH PL SE
005	258792	0180	3/14/06	\$540,400	3040	0	9	1983	3	37630	N	N	17647 SE 301ST ST
005	258792	0190	9/27/06	\$610,200	3040	0	9	1979	3	37100	N	N	17633 SE 301ST ST
005	948595	0360	4/5/05	\$489,950	3080	0	9	1986	3	35716	N	N	28018 188TH AVE SE
005	398120	0850	11/1/05	\$619,000	3160	0	9	1989	3	13555	Y	N	27801 183RD PL SE
005	082106	9056	5/17/06	\$777,000	3160	850	9	1991	3	217364	N	N	31802 200TH AVE SE
005	398120	0870	6/3/05	\$555,000	3190	0	9	1989	3	13500	Y	N	27821 183RD PL SE
005	072106	9035	1/10/06	\$556,400	3200	0	9	1975	4	156816	N	N	31827 THOMAS RD SE
005	398120	0900	4/4/06	\$654,950	3260	0	9	1997	3	11542	Y	N	18122 SE 279TH PL
005	398120	0680	8/17/07	\$670,000	3260	0	9	1990	3	14555	Y	N	18317 SE 277TH PL
005	398120	0750	8/15/05	\$540,000	3290	0	9	1994	3	14100	N	N	18525 SE 277TH PL
005	405320	0960	9/11/06	\$674,000	3320	0	9	1998	3	75794	N	N	31601 W LAKE MORTON DR SE
005	398120	1100	10/3/05	\$595,000	3330	0	9	1990	3	13000	N	N	28205 180TH AVE SE
005	258789	0190	8/10/05	\$578,000	3470	0	9	1975	4	21000	N	N	17629 SE 293RD PL
005	405320	0847	3/16/05	\$579,950	3570	0	9	2005	3	27760	N	N	19815 SE 311TH CT
005	405320	0566	10/24/07	\$575,000	3680	0	9	1981	4	21945	Y	Y	31222 W LAKE MORTON DR SE
005	344411	0010	7/13/06	\$684,000	3800	0	9	2001	3	55321	N	N	20519 SE 281ST ST
005	948595	0100	11/28/07	\$509,000	3810	0	9	1984	3	38398	N	N	19028 SE 283RD ST
005	122105	9215	11/29/05	\$649,950	2740	0	10	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
005	122105	9215	9/13/06	\$775,000	2740	0	10	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
005	122105	9215	1/4/07	\$885,000	2740	0	10	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
005	082106	9025	3/22/07	\$699,000	3290	0	10	1992	3	90604	N	N	19809 SE 319TH ST
005	122105	9216	11/28/05	\$825,000	3520	0	10	2004	3	228690	N	N	30938 KENT-BLACK DIAMOND RD SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	405320	0837	5/6/05	\$652,500	3840	0	10	2003	3	28775	N	N	19665 SE 310TH PL
005	062106	9287	8/13/07	\$796,000	4250	0	10	2004	3	184694	N	N	29229 196TH AVE SE
005	405320	0836	4/4/07	\$980,000	4090	0	11	2003	3	42933	N	N	31090 E LAKE MORTON DR SE

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	022105	9004	4/4/06	\$65,000	QUIT CLAIM DEED;DOR RATIO
004	022105	9155	4/22/05	\$270,000	IMP COUNT
004	022105	9169	7/8/05	\$130,000	DOR RATIO
004	032105	9069	2/22/07	\$169,290	BANKRUPTCY - RECEIVER OR TRUSTEE
004	032105	9069	2/8/07	\$150,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
004	072106	9071	1/3/05	\$83,000	DOR RATIO
004	072106	9079	5/31/07	\$351,000	GOVERNMENT AGENCY
004	072106	9079	10/18/05	\$314,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	072106	9084	10/11/05	\$73,000	DOR RATIO
004	112105	9101	1/26/05	\$100,500	DOR RATIO;QUIT CLAIM DEED
004	115600	0040	7/25/05	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	115600	0250	9/12/07	\$442,500	PRESENT CHAR DO NOT MATCH SALE CHAR
004	122105	9095	3/8/05	\$360,000	NO MARKET EXPOSURE; RELATED PARTY
004	122105	9104	4/17/07	\$150,000	CONTRACT OR CASH SALE
004	122105	9125	3/29/07	\$429,000	PRESENT CHAR DO NOT MATCH SALE CHAR
004	122105	9140	8/23/05	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	122105	9159	8/23/06	\$575,000	PRESENT CHAR DO NOT MATCH SALE CHAR
004	132105	9091	3/7/07	\$230,000	QUIT CLAIM DEED
004	132105	9112	10/5/05	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	132105	9135	5/4/05	\$269,000	DOR RATIO
004	132105	9135	4/29/05	\$269,000	DOR RATIO;BUILDER OR DEVELOPER SALES
004	142105	9003	11/21/05	\$260,000	DOR RATIO;NO MARKET EXPOSURE
004	142105	9013	2/21/06	\$150,000	DOR RATIO
004	142105	9043	1/12/05	\$192,500	DOR RATIO;%COMPL
004	142105	9045	1/17/06	\$170,000	DOR RATIO
004	142105	9089	3/1/05	\$462,000	DOR RATIO
004	142105	9090	10/10/06	\$52,496	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
004	142105	9090	8/8/05	\$139,500	DOR RATIO;%COMPL
004	152105	9023	9/7/05	\$80,470	IMP COUNT
004	162105	9016	8/18/06	\$620,000	PRESENT CHAR DO NOT MATCH SALE CHAR
004	162105	9025	6/19/07	\$470,000	DIAGNOSTIC OUTLIER
004	179600	0025	11/29/06	\$600,000	PRESENT CHAR DO NOT MATCH SALE CHAR
004	182106	9054	12/5/05	\$185,000	DOR RATIO
004	182106	9070	5/16/05	\$70,000	DOR RATIO
004	182106	9072	2/13/07	\$246,120	DOR RATIO
004	182106	9074	11/9/06	\$530,000	NO MARKET EXPOSURE
004	192106	9014	3/9/07	\$75,760	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	192106	9025	10/21/06	\$125,000	DOR RATIO;OPEN SPACE/OPEN SPACE DESIGNATION
004	192106	9025	10/21/06	\$250,000	OPEN SPACE/OPEN SPACE DESIGNATION
004	192106	9073	10/21/06	\$125,000	DOR RATIO;OPEN SPACE/OPEN SPACE DESIGNATION
004	192106	9128	11/17/05	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192106	9152	9/21/05	\$110,000	DOR RATIO;NO MARKET EXPOSURE
004	192106	9157	9/13/05	\$82,841	DOR RATIO;CORPORATE AFFILIATES
004	192106	9160	11/16/05	\$235,000	DOR RATIO
004	202106	9003	9/25/06	\$606,670	PRESENT CHAR DO NOT MATCH SALE CHAR

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	202106	9038	6/8/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	202106	9091	7/27/05	\$339,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	202576	0320	7/26/05	\$1,150,000	DIAGNOSTIC OUTLIER
004	202577	0050	5/6/05	\$798,000	RELOCATION - SALE TO SERVICE
004	202577	0130	10/31/05	\$250,000	DOR RATIO
004	202577	0130	12/27/07	\$750,000	DIAGNOSTIC OUTLIER
004	202577	0160	8/2/05	\$250,000	DOR RATIO
004	202577	0160	6/27/05	\$179,000	DOR RATIO;CORPORATE AFFILIATES
004	202577	0210	6/20/05	\$240,000	DOR RATIO;%COMPL
004	202577	0210	4/25/05	\$157,500	DOR RATIO;%COMPL;CORPORATE AFFILIATES
004	202577	0250	7/27/06	\$410,000	DOR RATIO;%COMPL
004	202577	0250	10/24/05	\$166,500	DOR RATIO;%COMPL;NO MARKET EXPOSURE
004	202577	0260	10/4/05	\$250,000	DOR RATIO
004	202577	0260	2/28/05	\$170,000	DOR RATIO;NON-REPRESENTATIVE SALE
004	202577	0260	7/25/06	\$310,000	DOR RATIO
004	202577	0270	9/28/05	\$275,000	DOR RATIO
004	202577	0270	7/25/05	\$190,000	DOR RATIO;NON-REPRESENTATIVE SALE
004	202577	0280	8/14/06	\$400,000	DOR RATIO;%COMPL
004	202577	0290	9/21/05	\$280,000	DOR RATIO;%COMPL
004	202577	0290	10/23/06	\$420,000	DOR RATIO;%COMPL
004	202577	0290	3/3/05	\$175,500	DOR RATIO;%COMPL;CORPORATE AFFILIATES
004	202577	0290	5/4/05	\$230,000	DOR RATIO;%COMPL;RELATED PARTY
004	202577	0320	5/9/06	\$325,000	DOR RATIO
004	202577	0470	9/27/05	\$292,500	DOR RATIO;%COMPL
004	202577	0470	8/11/06	\$320,000	DOR RATIO;%COMPL
004	202577	0480	8/2/05	\$240,000	DOR RATIO
004	202577	0480	6/20/05	\$175,000	DOR RATIO;CORPORATE AFFILIATES
004	202577	0570	6/20/05	\$250,000	DOR RATIO;%COMPL
004	202577	0570	6/20/05	\$187,500	DOR RATIO;%COMPL;CORPORATE AFFILIATES
004	202581	0080	1/25/06	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	221290	0020	4/20/05	\$39,487	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
004	221290	0140	4/4/05	\$194,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	221290	0340	7/6/06	\$237,000	PRESENT CHAR DOES NOT MATCH SALES CHAR
004	221290	0430	11/29/05	\$148,376	NON-REPRESENTATIVE SALE
004	221290	0700	3/21/07	\$263,400	PRESENT CHAR DO NOT MATCH SALES CHAR
004	221290	0980	1/30/07	\$236,900	PRESENT CHAR DOES NOT MATCH SALES CHAR
004	221290	1000	3/22/05	\$75,434	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
004	221290	1150	2/17/06	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	221290	1150	7/7/06	\$283,250	PRESENT CHAR DO NOT MATCH SALE CHAR
004	221290	1150	4/17/07	\$289,950	PRESENT CHAR DO NOT MATCH SALE CHAR
004	221290	1150	4/5/07	\$246,000	QUIT CLAIM DEED
004	232105	9045	2/27/06	\$165,200	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	242105	9050	12/14/06	\$222,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	242105	9082	7/14/07	\$775,000	RELOCATION - SALE TO SERVICE
004	242105	9100	3/29/05	\$129,500	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	242105	9121	7/12/06	\$639,392	%COMPL
004	242105	9122	5/2/05	\$250,000	DOR RATIO;NO MARKET EXPOSURE
004	252105	9046	5/10/05	\$619,231	OPEN SPACE/TIMBER AND FOREST LAND
004	252105	9080	12/21/05	\$225,000	DOR RATIO
004	262105	9039	12/15/06	\$185,000	PRESENT CHAR DO NOT MATCH SALE CHAR
004	281790	0050	5/2/06	\$210,309	DOR RATIO;QUIT CLAIM DEED
004	292106	9033	5/23/05	\$365,000	NO MARKET EXPOSURE
004	292106	9070	9/7/06	\$860,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	341060	0425	9/28/05	\$286,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
004	341060	0480	8/9/06	\$114,950	DOR RATIO
004	341060	0485	6/29/06	\$135,000	DOR RATIO
004	352205	9069	5/12/05	\$360,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	397763	0470	11/3/05	\$105,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	431260	0070	3/2/07	\$249,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	431260	0080	2/14/05	\$111,500	DOR RATIO;NON-REPRESENTATIVE SALE
004	431270	0010	4/26/05	\$179,675	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	431270	0410	8/2/05	\$254,000	NO MARKET EXPOSURE
004	574700	0040	2/21/07	\$240,000	DOR RATIO;OPEN SPACE/OPEN SPACE DESIGNATION
004	660040	0370	5/9/07	\$69,017	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
004	660040	0400	1/21/07	\$266,621	DIAGNOSTIC OUTLIER
004	660040	0640	6/2/05	\$188,500	NO MARKET EXPOSURE
004	660041	0290	3/23/05	\$176,000	NON-REPRESENTATIVE SALE
004	660041	0410	2/11/05	\$150,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
004	660041	0410	3/23/05	\$194,052	NON-REPRESENTATIVE SALE
004	660041	0450	8/25/06	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	786100	0010	12/19/07	\$355,000	PRESENT CHAR DO NOT MATCH SALES CHAR
004	796845	0090	8/12/05	\$90,428	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
004	796845	0220	5/13/05	\$315,000	RELOCATION - SALE TO SERVICE
004	796846	0060	10/19/06	\$202,175	RELATED PARTY, FRIEND, OR NEIGHBOR
004	923760	0010	10/20/06	\$68,000	%NETCOND
004	923760	0040	8/24/05	\$165,000	NON-REPRESENTATIVE SALE
004	923760	0060	7/8/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	923770	0010	2/1/06	\$439,950	NON REPRESENTATIVE
005	005350	0150	10/1/07	\$341,780	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0250	10/19/07	\$336,001	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0260	11/2/07	\$336,874	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0290	11/6/07	\$334,436	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0300	9/26/07	\$360,251	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0630	10/11/07	\$345,702	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0640	8/27/07	\$314,586	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0650	8/22/07	\$326,303	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0660	8/22/07	\$342,808	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0670	10/3/07	\$338,029	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	005350	0680	8/22/07	\$355,636	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	012105	9053	7/8/05	\$845,000	IMP COUNT

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	012105	9089	5/27/05	\$350,000	IMP CHAR CHANGED SINCE SALE
005	012105	9148	9/1/06	\$155,000	DOR RATIO
005	022105	9095	9/24/07	\$270,000	PRESENT CHAR DO NOT MATCH SALES CHAR
005	022105	9131	2/25/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	042106	9056	6/27/05	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9025	5/18/07	\$55,008	DOR RATIO;OPEN SPACE/
005	062106	9032	5/25/05	\$109,000	DOR RATIO;NON-REPRESENTATIVE SALE
005	062106	9077	7/31/07	\$535,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	062106	9081	4/11/07	\$315,732	IMP COUNT;QUIT CLAIM DEED
005	062106	9093	3/29/05	\$198,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9093	4/8/05	\$15,000	DOR RATIO;STATEMENT TO DOR
005	062106	9100	6/24/05	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9111	6/26/06	\$260,000	DIAGNOSTIC OUTLIER
005	062106	9258	9/14/05	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	072106	9008	3/14/07	\$496,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	072106	9096	12/5/05	\$750,000	DIAGNOSTIC OUTLIER
005	082106	9010	8/8/06	\$175,719	DOR RATIO;QUIT CLAIM DEED
005	082106	9061	1/5/05	\$508,000	NO MARKET EXPOSURE
005	122105	9149	9/1/05	\$215,850	DOR RATIO
005	122105	9210	4/12/05	\$212,000	DOR RATIO
005	122105	9214	1/7/05	\$150,000	DOR RATIO
005	124940	0030	11/29/05	\$325,000	RELOCATION - SALE TO SERVICE
005	124940	0120	6/8/07	\$519,950	DIAGNOSTIC OUTLIER
005	147150	0030	8/1/06	\$105,983	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	172106	9080	2/22/05	\$120,000	DOR RATIO;NO MARKET EXPOSURE
005	172106	9081	1/31/05	\$127,000	DOR RATIO
005	179610	0030	9/26/05	\$433,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	183970	0150	9/26/06	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	183970	0150	10/4/05	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	184290	0050	6/9/06	\$308,700	PRESENT CHAR DO NOT MATCH SALES CHAR
005	237700	0090	1/16/06	\$235,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
005	237710	0080	5/10/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	258791	0020	3/21/07	\$739,000	PRESENT CHAR DO NOT MATCH SALES CHAR
005	258792	0050	10/2/06	\$284,358	DOR RATIO; RELATED PARTY
005	266210	0030	7/13/07	\$280,000	DIAGNOSTIC OUTLIER
005	286890	0120	4/20/05	\$82,940	DOR RATIO;QUIT CLAIM DEED
005	322206	9189	10/30/07	\$555,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	332206	9091	2/16/07	\$158,750	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	344410	0080	5/16/07	\$187,189	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
005	344410	0082	1/18/05	\$246,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	344410	0082	2/7/05	\$246,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	344410	0410	1/23/07	\$422,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	344411	0010	4/29/05	\$405,000	NO MARKET EXPOSURE
005	344412	0040	12/15/05	\$219,000	DOR RATIO;FORCED SALE
005	362205	9021	4/27/06	\$321,000	IMP CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	362205	9111	3/8/06	\$120,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN
005	362205	9129	12/14/06	\$226,571	NON-REPRESENTATIVE SALE
005	383205	0020	10/14/05	\$292,600	NO MARKET EXPOSURE
005	383205	0030	10/14/05	\$264,100	NO MARKET EXPOSURE
005	383205	0040	10/14/05	\$292,600	NO MARKET EXPOSURE
005	383205	0050	10/14/05	\$309,700	NO MARKET EXPOSURE
005	383205	0060	10/14/05	\$319,200	FORCED SALE
005	383205	0070	10/14/05	\$340,100	FORCED SALE
005	383205	0140	9/12/06	\$381,413	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383205	0810	8/1/06	\$400,895	PREVIMP<=25K
005	383205	0850	4/13/07	\$167,418	DOR RATIO;QUIT CLAIM DEED
005	383206	0130	10/12/07	\$354,808	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0140	10/29/07	\$379,998	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	0170	9/17/07	\$439,538	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	0230	11/6/07	\$402,220	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	0250	11/2/07	\$329,200	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	0280	9/1/07	\$366,098	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0340	12/4/07	\$346,338	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	0370	7/11/07	\$364,238	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0380	10/23/07	\$314,150	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	0520	8/29/07	\$415,913	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0600	9/7/07	\$434,143	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0640	8/17/07	\$343,860	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	0780	10/31/07	\$405,606	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	1010	11/20/07	\$361,526	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	1030	9/6/07	\$335,823	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	1050	11/21/07	\$339,880	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	1090	12/4/07	\$344,894	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	383206	1140	9/27/07	\$365,895	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	383206	1160	10/2/07	\$332,541	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	398120	0260	7/25/06	\$600,000	RELOCATION - SALE TO SERVICE
005	405310	0020	2/16/05	\$400,000	NO MARKET EXPOSURE
005	405320	0072	6/29/06	\$649,000	DIAGNOSTIC OUTLIER
005	405320	0072	10/28/05	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	405320	0180	11/28/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	405320	0295	4/12/05	\$160,000	DOR RATIO
005	405320	0300	4/14/05	\$160,000	DOR RATIO
005	405320	0600	9/18/07	\$925,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	405320	0737	8/26/05	\$54,130	DOR RATIO;QUIT CLAIM DEED
005	405320	0745	11/14/05	\$110,000	DOR RATIO
005	405320	0932	6/4/07	\$202,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	721542	0570	5/12/06	\$581,000	RELOCATION - SALE TO SERVICE
005	745980	0040	10/3/05	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	784350	0520	2/2/05	\$236,889	EXEMPT FROM EXCISE TAX
005	795070	0150	12/2/05	\$121,641	DOR RATIO;NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	795070	0160	5/2/07	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	911350	0060	10/14/05	\$340,045	NO MARKET EXPOSURE
005	911350	0240	4/26/07	\$210,000	DOR RATIO;QUIT CLAIM DEED
005	911361	0040	6/29/05	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	915840	0150	3/17/06	\$111,936	DOR RATIO;QUIT CLAIM DEED
005	915840	0150	1/23/07	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	948591	0070	2/20/07	\$436,000	PRESENT CHAR DO NOT MATCH SALES CHAR
005	948591	0180	5/13/05	\$275,000	QUIT CLAIM DEED
005	948592	0090	10/4/05	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	948592	0200	12/3/06	\$420,000	RELOCATION - SALE TO SERVICE
005	948592	0230	7/13/05	\$389,000	RELOCATION - SALE TO SERVICE
005	948593	0310	12/23/06	\$493,000	RELOCATION - SALE TO SERVICE
005	948593	0400	6/15/07	\$493,000	DIAGNOSTIC OUTLIER
005	948594	0540	10/3/05	\$514,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 58***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	032105	9030	09/07/05	\$125,000	198198	N	N
004	102105	9051	05/02/06	\$215,500	208216	N	N
004	102105	9056	05/12/05	\$200,000	217800	N	N
004	122105	9119	12/20/05	\$95,000	14190	N	N
004	122105	9195	09/27/06	\$200,000	201682	N	N
004	122105	9204	07/13/07	\$229,000	295336	N	N
004	122105	9217	05/16/07	\$220,000	107593	N	N
004	132105	9007	02/20/07	\$300,000	217762	N	N
004	132105	9140	01/29/07	\$365,000	192205	N	N
004	132105	9145	04/18/07	\$355,000	141403	N	N
004	152105	9008	02/15/06	\$275,000	103237	Y	N
004	179600	0240	06/26/06	\$150,000	87120	N	N
004	182106	9079	06/20/05	\$152,000	193599	N	N
004	192106	9155	01/04/06	\$195,000	163786	N	N
004	192106	9158	10/11/05	\$170,000	124582	N	N
004	192106	9159	01/23/06	\$251,000	216493	N	N
004	202106	9068	12/23/05	\$160,000	918824	N	N
004	202576	0140	06/25/07	\$450,000	24846	N	N
004	202576	0150	07/06/07	\$470,000	21951	N	N
004	202577	0340	05/23/06	\$360,000	22580	N	N
004	202577	0350	02/06/06	\$310,000	27874	N	N
004	202577	0490	07/19/05	\$235,000	22053	N	N
004	202577	0490	04/10/07	\$435,000	22053	N	N
004	202577	0510	10/19/05	\$275,000	25178	N	N
004	202577	0510	06/13/07	\$480,000	25178	N	N
004	202577	0520	08/04/05	\$290,000	21884	N	N
004	202577	0530	06/01/07	\$460,000	22082	N	N
004	202577	0540	06/01/07	\$460,000	22737	N	N
004	202577	0550	04/09/07	\$450,000	24346	N	N
004	202577	0560	04/09/07	\$450,000	24663	N	N
004	215200	0015	02/03/05	\$120,000	97138	N	N
004	215200	0079	03/15/05	\$135,000	148228	N	N
004	215200	0080	01/09/07	\$175,000	144442	N	N
004	215200	0081	01/09/07	\$215,000	172798	N	N
004	222105	9072	12/09/05	\$134,500	366339	N	N
004	232105	9077	05/01/06	\$135,000	52708	N	N
004	232105	9078	06/12/06	\$142,500	89298	N	N
004	232105	9102	10/25/06	\$195,000	217800	N	N
004	292106	9004	07/19/06	\$57,500	20738	N	Y
004	341060	0105	03/08/06	\$124,900	9897	Y	Y
004	786150	0030	12/07/05	\$103,000	34865	N	N
005	012105	9017	04/28/06	\$400,000	765349	N	N
005	012105	9025	05/08/07	\$60,000	108900	N	N
005	012105	9074	03/27/07	\$105,000	218846	N	N
005	012105	9150	09/01/06	\$193,500	115869	N	N
005	022105	9054	10/30/06	\$100,000	46173	N	N

***Vacant Sales Used in this Annual Update Analysis
Area 58***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	062106	9013	02/24/05	\$167,000	217800	N	N
005	062106	9013	09/11/07	\$200,000	217800	N	N
005	072106	9031	03/16/06	\$300,000	456944	N	N
005	147150	0091	11/16/07	\$130,000	17311	N	N
005	172106	9001	08/03/05	\$339,950	217800	Y	N
005	172106	9001	03/25/06	\$406,000	217800	Y	N
005	172106	9066	04/24/06	\$320,000	217800	N	N
005	362205	9171	08/26/05	\$92,200	16117	N	N
005	362205	9171	06/25/07	\$130,000	16117	N	N
005	405320	0215	04/17/06	\$175,000	14300	Y	Y
005	405320	0420	03/23/06	\$194,000	22160	Y	Y
005	405320	0985	08/14/06	\$179,000	68389	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 58***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	102105	9033	08/06	\$682,500	GOVERNMENT AGENCY;MULTI-PARCEL SALE
004	112105	9111	08/06	\$345,600	STATEMENT TO DOR
004	142105	9068	09/06	\$140,000	NON-REPRESENTATIVE SALE
004	152105	9011	01/07	\$160,000	OPEN SPACE; MOBILE HOME
004	179600	0145	09/07	\$40,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	192106	9022	05/07	\$150,000	QUIT CLAIM DEED
004	192106	9156	09/05	\$117,000	NO MARKET EXPOSURE
004	192106	9158	09/05	\$100,000	NO MARKET EXPOSURE
004	202106	9090	08/07	\$154,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	202577	0030	09/05	\$157,500	NO MARKET EXPOSURE
004	202577	0350	10/05	\$185,000	NO MARKET EXPOSURE; RELATED PARTY
004	202577	0430	03/05	\$166,500	CORPORATE AFFILIATES
004	202577	0490	06/05	\$180,000	CORPORATE AFFILIATES
004	202577	0510	07/05	\$185,000	CORPORATE AFFILIATES
004	202577	0520	06/05	\$175,000	CORPORATE AFFILIATES
004	215200	0015	12/07	\$130,000	FORCED SALE
004	242105	9027	02/06	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	242105	9044	05/06	\$130,000	NON-REPRESENTATIVE SALE
004	252105	9007	08/06	\$825,000	GOVERNMENT AGENCY
004	252105	9032	04/06	\$20,000	DOR RATIO
004	252105	9032	11/06	\$55,000	NON-REPRESENTATIVE SALE
004	252105	9048	05/05	\$100,000	NON-REPRESENTATIVE SALE
004	282106	9004	04/07	\$161,000	STATEMENT TO DOR
004	282106	9043	03/06	\$52,200	GOVERNMENT AGENCY; MULTI-PARCEL SALE
004	341060	0275	07/07	\$134,950	NO MARKET EXPOSURE
005	042106	9008	08/06	\$450,000	BUILDER DEVELOPER SALE:CORPORATE AFFILIATES
005	042106	9011	08/06	\$1,350,000	BUILDER DEVELOPER SALE:CORPORATE AFFILIATES
005	042106	9079	06/05	\$475,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	042106	9079	06/05	\$1,425,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	062106	9223	06/07	\$54,000	SEGREGATION;MULTI-PARCEL SALE
005	062106	9224	06/07	\$54,000	SEGREGATION;MULTI-PARCEL SALE
005	082106	9015	04/06	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	082106	9016	03/06	\$175,000	CORPORATE AFFILIATES
005	082106	9087	03/06	\$175,000	CORPORATE AFFILIATES
005	082106	9088	03/07	\$625,000	ESTATE SETTLEMENT;NON REPRESENTATIVE SALE
005	362205	9203	02/06	\$80,000	STATEMENT TO DOR
005	405320	0045	11/06	\$175,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
005	541630	0060	08/06	\$3,381,239	MULTI-PARCEL SALE
005	915840	0190	05/07	\$132,687	SEGREGATION AND OR MERGER
005	915840	0200	06/07	\$141,048	RELATED PARTY, FRIEND, OR NEIGHBOR