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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Kent Meridian / 61

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 1306

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$92,800	\$211,400	\$304,200	\$346,500	87.8%	13.72%
2008 Value	\$149,000	\$192,100	\$341,100	\$346,500	98.4%	11.69%
Change	+\$56,200	+\$19,300	+\$36,900		+10.6%	-2.03%
% Change	+60.6%	+-9.1%	+12.1%		+12.1%	-14.80%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.03% and -14.8% actually represent an improvement.

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

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$101,200	\$211,900	\$313,100
2008 Value	\$159,000	\$189,100	\$348,100
Percent Change	+57.1%	-10.8%	+11.2%

Number of improved Parcels in the Population: 6508

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

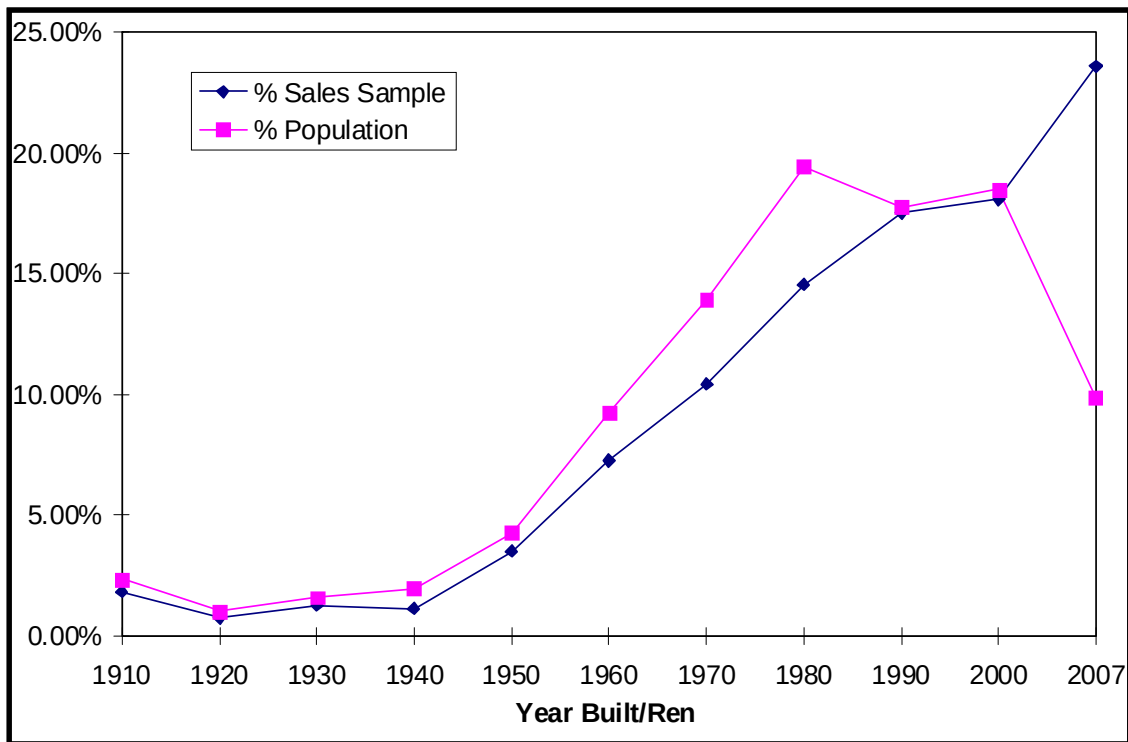
Conclusion and Recommendation:

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

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	24	1.84%
1920	10	0.77%
1930	17	1.30%
1940	15	1.15%
1950	46	3.52%
1960	95	7.27%
1970	136	10.41%
1980	190	14.55%
1990	229	17.53%
2000	236	18.07%
2007	308	23.58%
	1306	

Population		
Year Built/Ren	Frequency	% Population
1910	154	2.37%
1920	68	1.04%
1930	105	1.61%
1940	129	1.98%
1950	278	4.27%
1960	601	9.23%
1970	907	13.94%
1980	1266	19.45%
1990	1156	17.76%
2000	1203	18.48%
2007	641	9.85%
	6508	

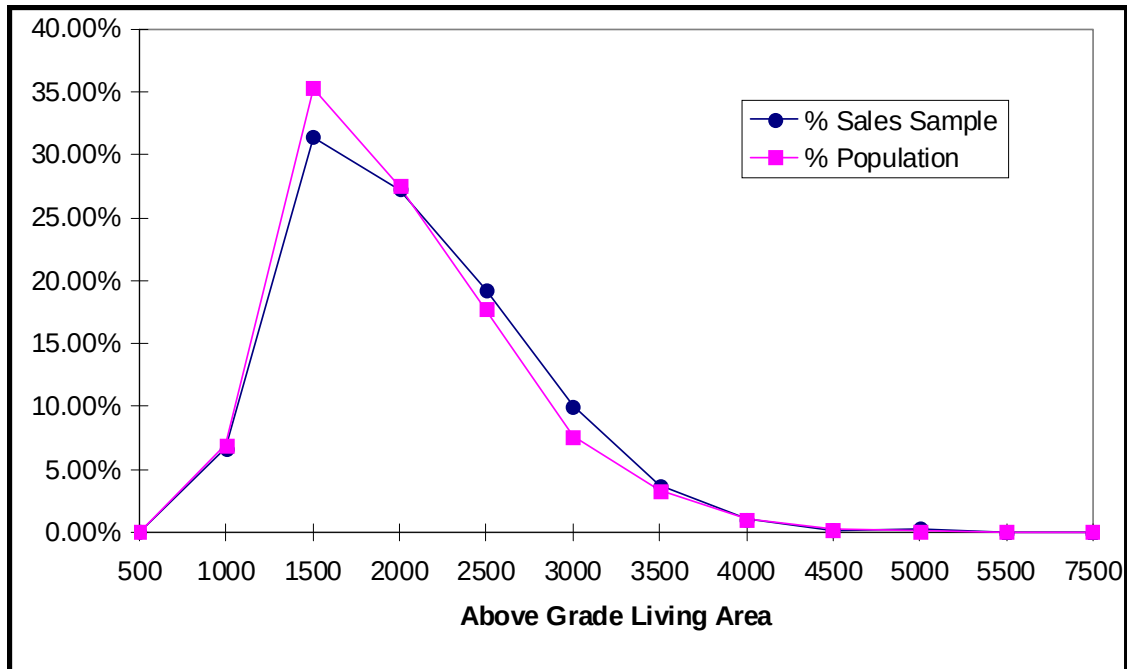


The sales sample is fairly representative of the population. Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.08%
1000	87	6.66%
1500	410	31.39%
2000	356	27.26%
2500	252	19.30%
3000	131	10.03%
3500	49	3.75%
4000	14	1.07%
4500	2	0.15%
5000	4	0.31%
5500	0	0.00%
7500	0	0.00%
1306		

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	454	6.98%
1500	2298	35.31%
2000	1789	27.49%
2500	1154	17.73%
3000	496	7.62%
3500	216	3.32%
4000	68	1.04%
4500	18	0.28%
5000	7	0.11%
5500	2	0.03%
7500	3	0.05%
6508		

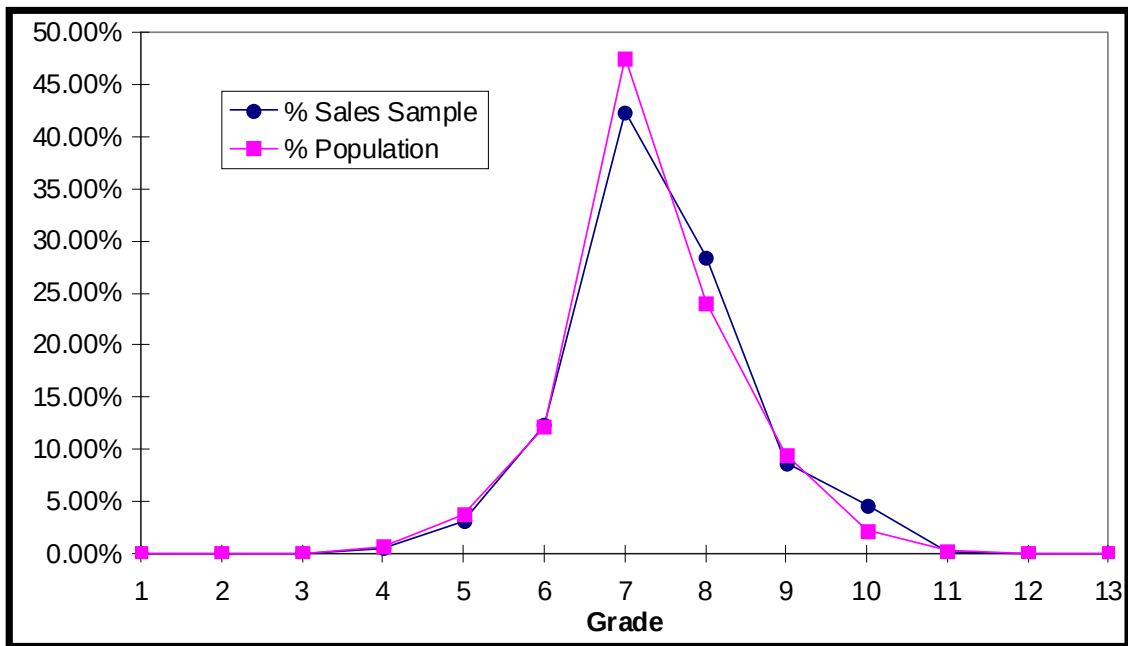


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

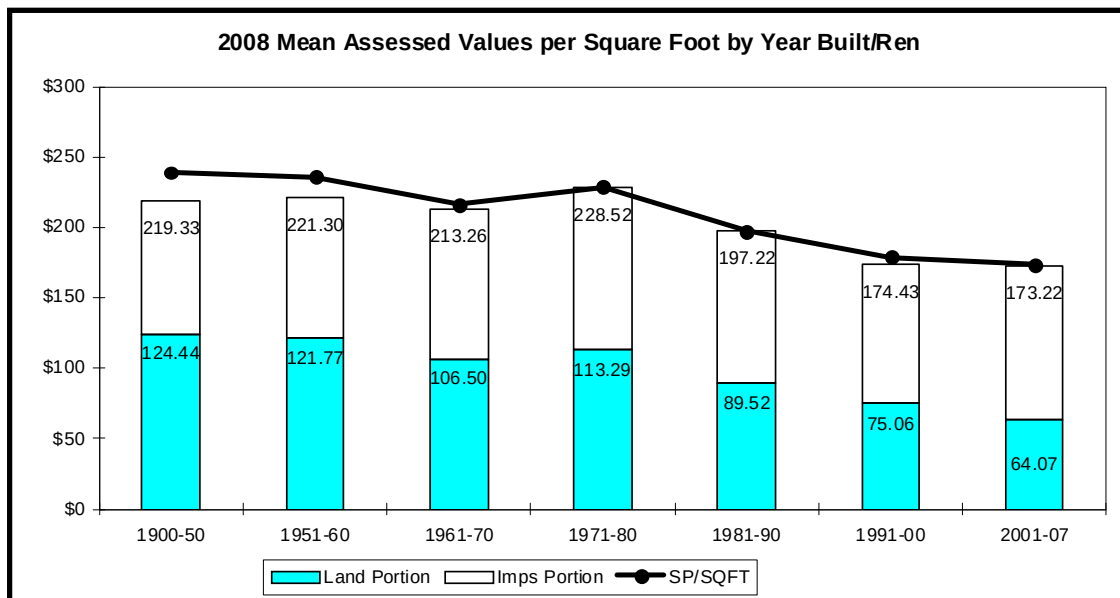
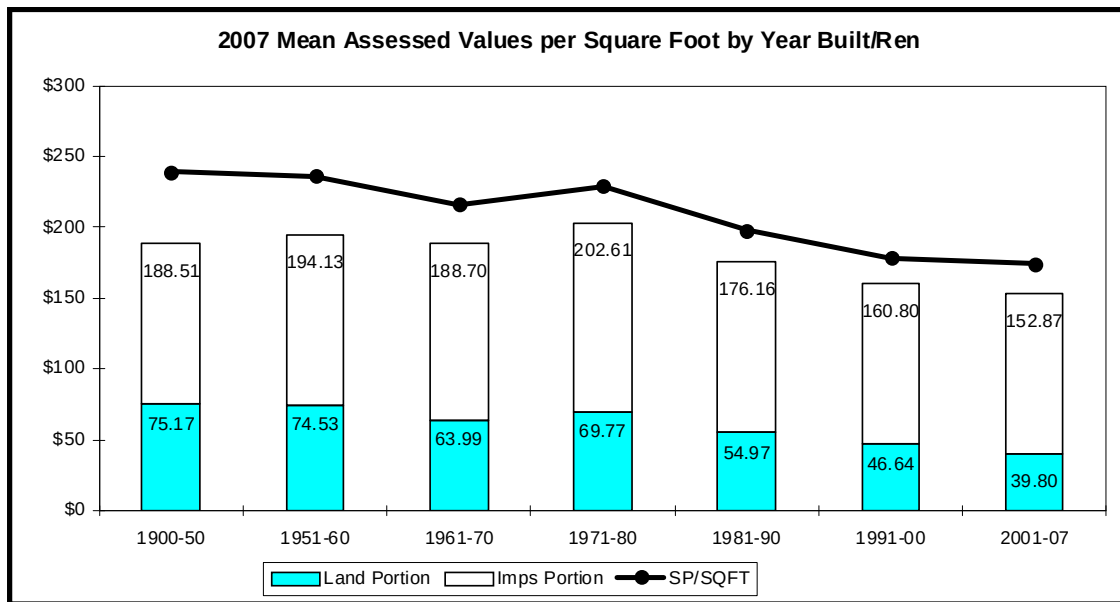
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.46%
5	41	3.14%
6	161	12.33%
7	553	42.34%
8	371	28.41%
9	113	8.65%
10	60	4.59%
11	1	0.08%
12	0	0.00%
13	0	0.00%
1306		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	42	0.65%
5	241	3.70%
6	790	12.14%
7	3091	47.50%
8	1565	24.05%
9	617	9.48%
10	145	2.23%
11	14	0.22%
12	2	0.03%
13	1	0.02%
6508		



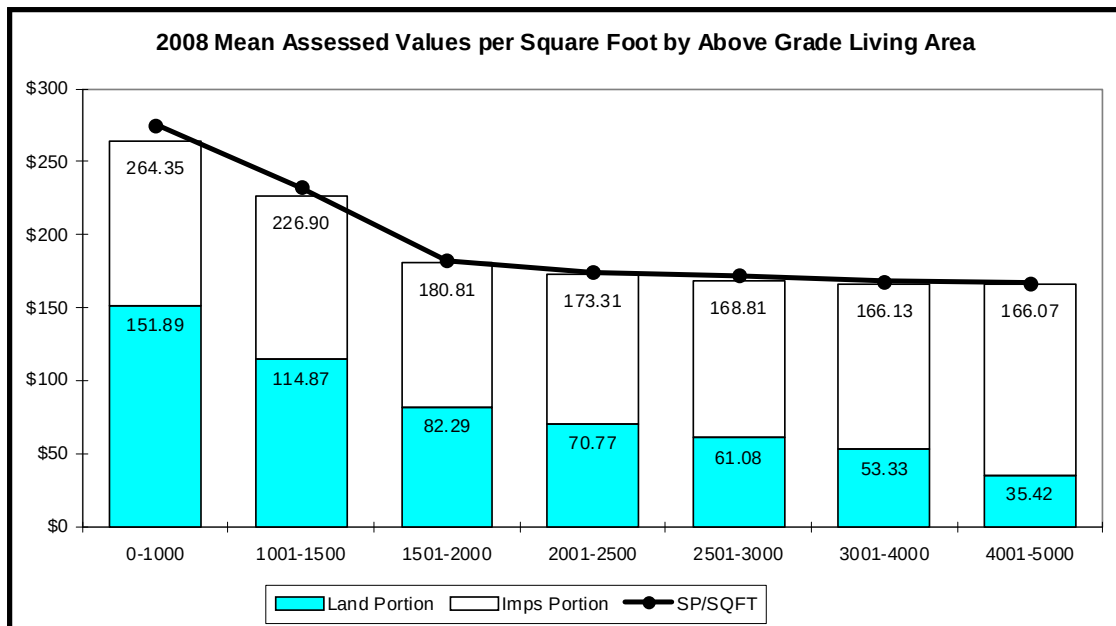
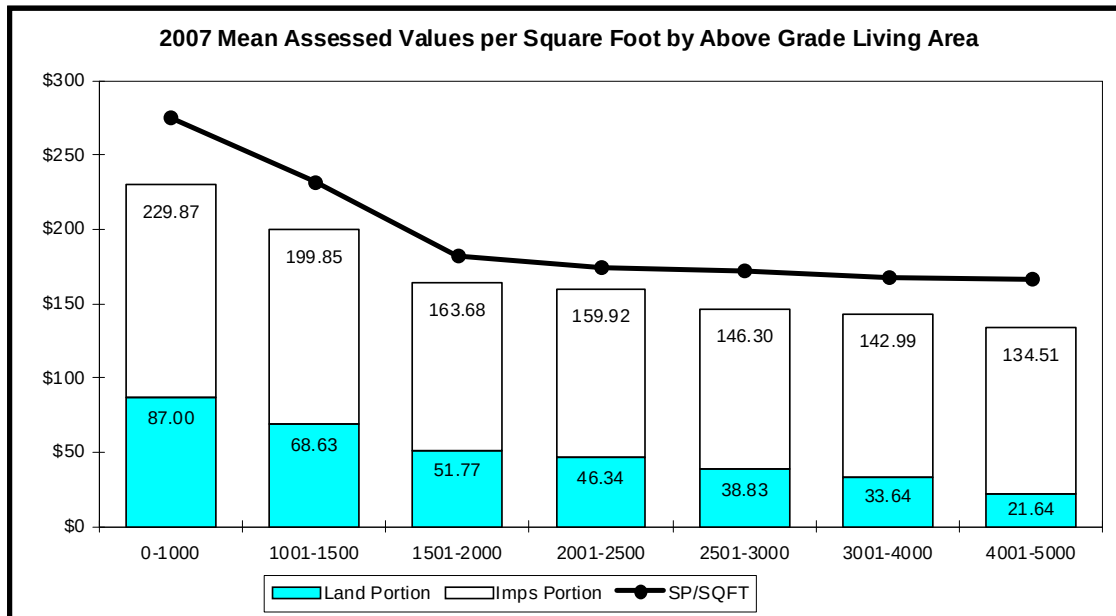
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



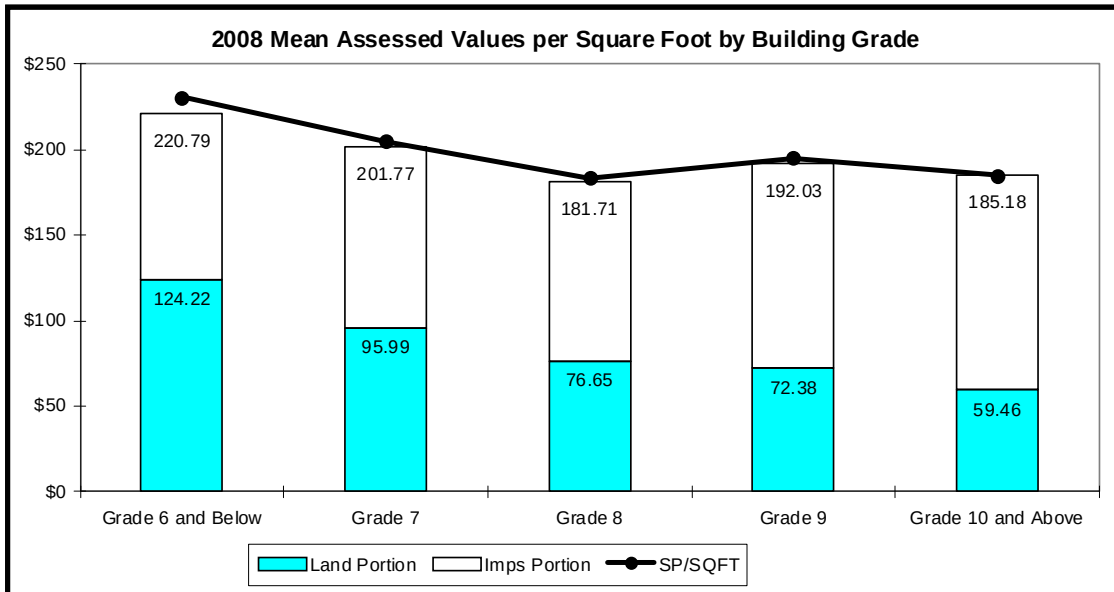
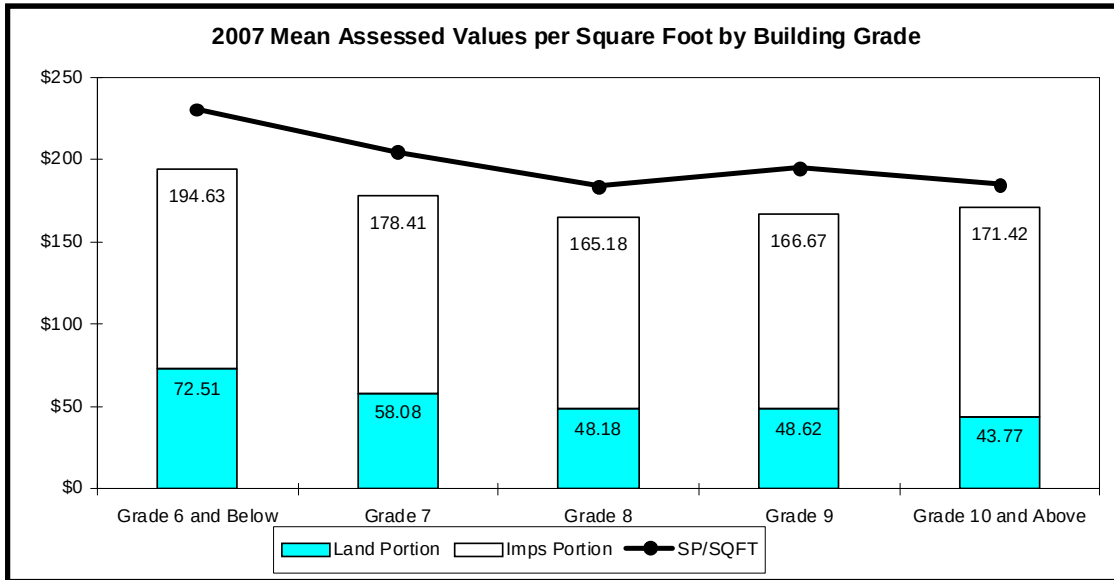
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



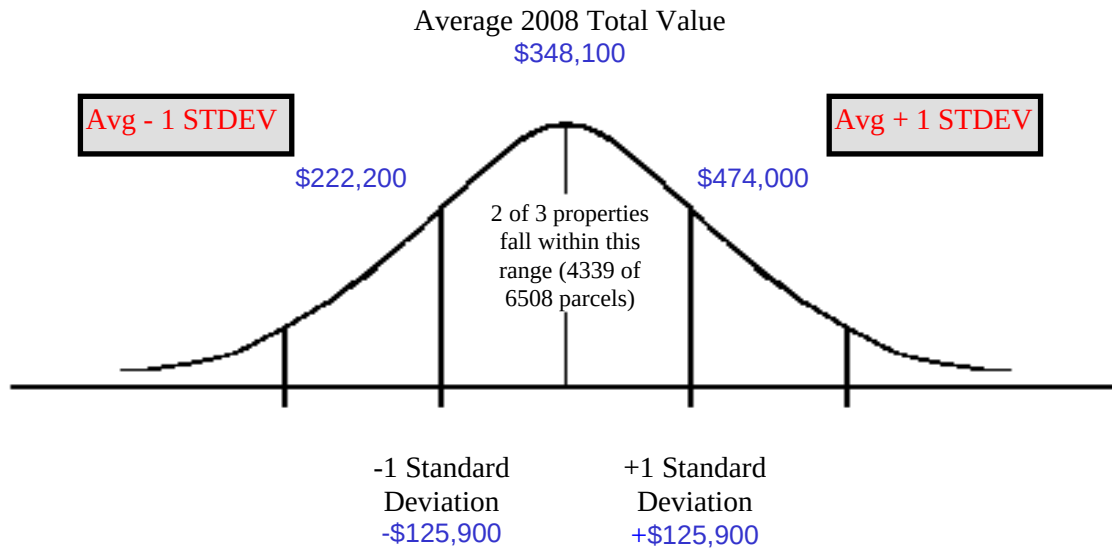
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



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

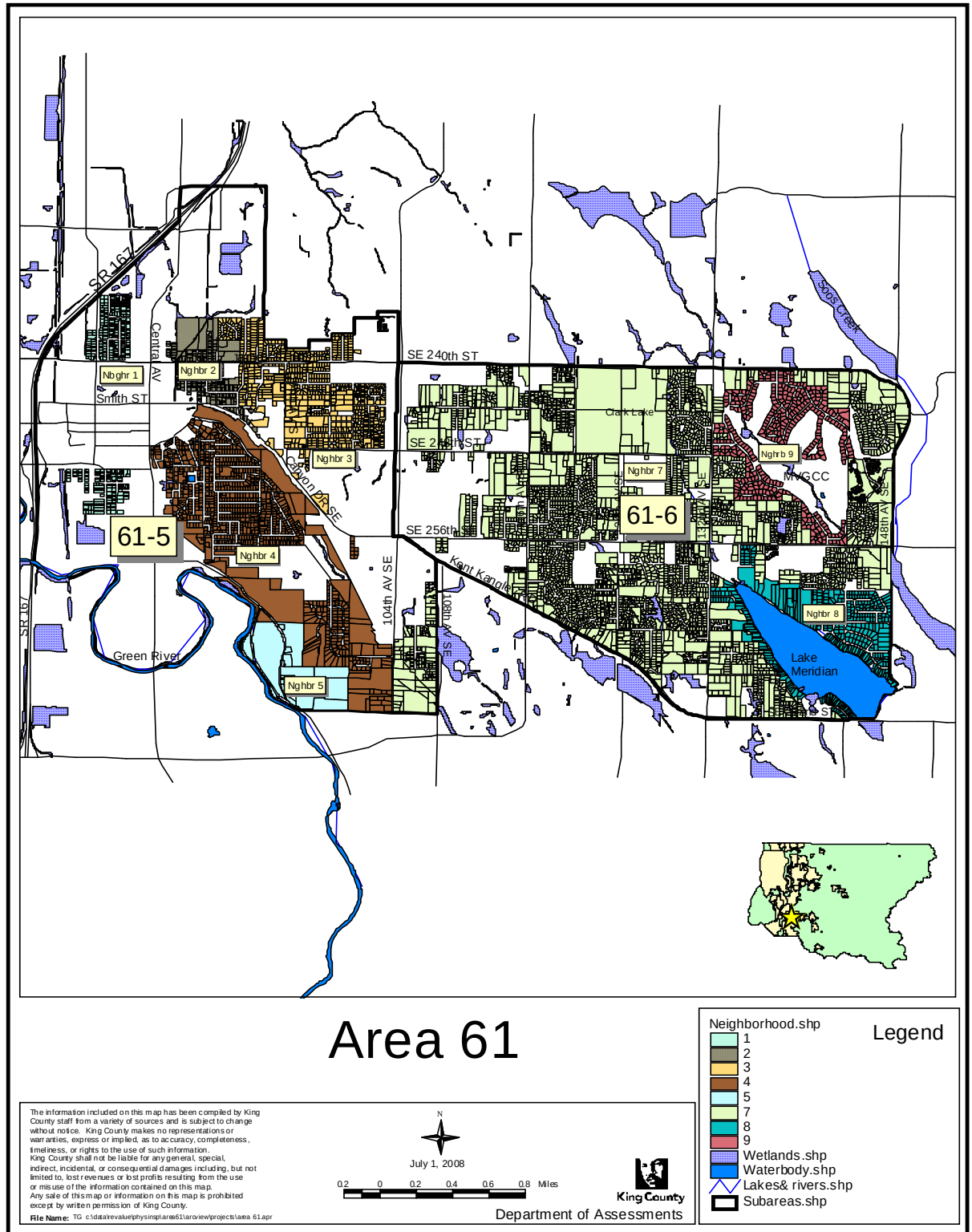
Population Summary



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

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

Area Map



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July 1, 2008

Highest and Best Use Analysis

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

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

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

Identification of the Area

Name or Designation:

Area Name: Kent Meridian

Boundaries:

This area is bounded on the north by SE 224th ST and SE 240th ST, on the south by the Green River and Kent-Kangley Rd, on the east by SE 148th Ave, and on the west by SR 167.

Maps:

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

Area Description:

Area 61 is located halfway between Seattle and Tacoma within the City of Kent. This area consists of 2 sub areas, sub 5 which includes downtown Kent, and sub 6 which includes the south part of Kent's East Hill, Lake Meridian, and Meridian Valley Country Club. The typical quality of homes, as illustrated by the Frequency Tables is grade 7. These homes are approximately 1500 square feet in size, and were built between 1980 and 2000. Parts of this area have seen significant new plat activity and new construction. Waterfront properties consist of Lake Meridian properties and a few properties along the Green River.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.72% to 11.69%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. The allocation approach was also used and gave results that validated land values indicated by the vacant sales.

Improved Parcel Total Value Data:

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

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

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

Land Model

Model Development, Description and Conclusions

There are 7468 parcels in the 2 sub areas of 61. Within the 2 sub areas, 8 neighborhoods were identified.

Neighborhood 1 – Downtown

This neighborhood has 537 parcels and lies mostly west of Central Avenue and is divided by the city center into northern and southern sections. The northern section is zoned single-family residential. The southern section is zoned low and medium density multifamily. The homes are typically older, built mostly before 1960. The area is impacted by traffic and railroad noise.

Neighborhood 2 - Off James

This neighborhood has 258 parcels and is bounded by Central Avenue on the west, Smith Street on the south, and Alvord Avenue on the east. This neighborhood is zoned single family and was built predominately before 1970. Many homes are negatively impacted by traffic noise. Other impacts include topography and wetlands. Some properties have territory views, as one goes up the James Street hill to the east; these were considered to have a minimal impact on value

Neighborhood 3 – East Hill A

This neighborhood has 832 parcels and is east of Alvord Avenue, north of Canyon Drive SE, east of 100th Avenue SE and west of 104th Avenue SE and 108th Avenue SE. There is a mixture of house styles and ages, but most were built after 1950. Some parcels in this neighborhood have good territorial views and/or fair Olympic Mountain views. Negative impacts include traffic, streams and wetlands. There has been some new plat and new construction activity.

Neighborhood 4 – Scenic Hill

This neighborhood has 492 parcels and lies east of Central Avenue and south of Smith Street and Canyon Drive SE. While there is a mixture of house ages and styles, houses built in the 1950's and 1960's predominate in the northern portion, while houses built in the 1970's and 1980's are more common further south. Some parcels have good territorial and minor Olympic Mountain and Seattle skyline views. Traffic and topography are issues in this neighborhood.

Neighborhood 5 – South Kent

This neighborhood consists of 21 parcels and lies south of 259th Avenue SE and the steep hillside acreage and valley floor parcels between the Green River and Scenic Hill.

Neighborhood 7 – East Hill B

This neighborhood has 4078 parcels and comprises most of the parcels from 104th Avenue SE, on the west, to 148th Avenue SE, to the east, between SE 240th Street and Kent-Kingly Road. There is a mixture of acreage and non-acreage parcels, along with plats from the 1960's to present. Some parcels have views of Lake Meridian, and Mount Rainier, while some homes have cascade and territorial views. This area continues to see new plat activity.

Neighborhood 8 – Lake Meridian

This neighborhood has 395 parcels and consists of Lake Meridian waterfront, properties with close proximity to the waterfront, and properties easterly of the lake to 148th Avenue SE.

Neighborhood 9 – Meridian Valley Golf and Country Club

This neighborhood has 385 parcels and consists of properties in the Meridian Valley Golf and Country Club. This gated community features houses that were built predominantly between the mid 1970's and the mid 1980's. Meridian Valley Country Club officially opened in 1967 with 9 holes. The second 9 was opened the following year. Houses range from average/good quality, grade 8 and 9, to excellent quality grade 11 and 13.

There were few arms-length sales of vacant parcels through out the area. As such, the sales comparison approach had to be supplemented with land allocation. For land allocation we estimated the starting land-to-total value allocation of 30%. We used the starting allocation percentage in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales. Valuation was according to lot size for most parcels except for plats where a site value basis was more appropriate.

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

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

Land Value Model Calibration

The Following Plats were valued on a site basis.

Plat Name	Major	Site Value	** Wft Access Includes \$10,000 Adj
ALPINE VILLAGE ESTATES	019330	\$134,000	
ALVIN'S POND	019650	\$148,000	
BAYBERRY CREST	058647	\$145,000	
BRADLEY ESTATES	103000	\$134,000	
BRIARWOOD ADD	107960	\$155,000	
BROWN HILL ASSESSORS PLAT OF	116400	\$138,000	
CANTERBURY	133025	\$150,000	
CANTERBURY GLEN	133028	\$150,000	
CANTERBURY GREENS	133029	\$150,000	
CANTERBURY PLACE	133065	\$150,000	
CANYON CROSSING	133230	\$148,000	
CLARKS VALLEY VIEW ADD	161590	\$153,000	
COATES ADD	165700	\$150,000	
COSBEYS ADD	176510	\$145,000	
COUNTRY CLUB VILLAGE	178670	\$165,000	
COUNTRY CLUB VILLAGE DIV 2	178671	\$165,000	
COUNTRYSIDE	179030	\$145,000	
DOVER PARK	209550	\$150,000	
DRAVON	210850	\$150,000	
EAST HILL GARDENS ADD	216140	\$138,000	
EASTRIDGE PARK DIV # 2	221291	\$134,000	
EASTWIND	221500	\$148,000	
EASTWOOD	221545	\$150,000	
EMERALD RIDGE	233154	\$148,000	
EMERALD RIDGE DIV 2	233155	\$148,000	
FLOWER COURT	258700	\$110,000	
FLOWER COURT	258700	\$130,000	
FUGATE ADD TO KENT	266200	\$146,000	
GREEN MEADOWS TOWNHOMES	288797	\$85,000	
HAUGE-ARMSTRONG ADD	315910	\$140,000	
HEATHERWILD	321159	\$225,000	
HIGHLAND PARK I	329871	\$145,000	
HILLSIDE MANOR	337580	\$148,000	
HUGHES ULLE-LAND # 2	351200	\$145,000	
HUGHES ULLE-LAND #3	351210	\$145,000	
KENATCO ESTATES	381470	\$150,000	
KENNEDY LANE ADD	382100	\$145,000	
KENTVIEW HEIGHTS	383215	\$145,000	
LAKE MERIDIAN NORTH DIV 1	405110	\$145,000	
LAKE MERIDIAN NORTH DIV 2	405111	\$145,000	
LAKE MERIDIAN VILLAGE	405130	\$95,000	**

Land Value Model Calibration (cont.)

The Following Plats were valued on a site basis

Plat Name	Major	Site Value	** Wft Access Includes \$10,000 Adj
LINK ADD	435910	\$145,000	
LOE ESTATES DIV NO 01	439700	\$170,000	
LOE ESTATES DIV NO 02	439701	\$170,000	
LOE ESTATES DIV NO 03	439702	\$225,000	
LOE ESTATES DIV NO. 04	439703	\$158,000	
MADISON PLACE	501580	\$150,000	
MALLORY MEADOWS	505790	\$145,000	
MCKENNA MEADOWS	534400	\$150,000	
MEDALLION OF KENT	542410	\$148,000	
MERIDIAN FIRS	546630	\$80,000	
MERIDIAN FIRS NO 02	546631	\$80,000	
MERIDIAN HILLS	546675	\$146,000	
MERIDIAN MANOR # 2	546791	\$180,000	**
MERIDIAN MANOR ADD	546790	\$170,000	**
MERIDIAN MEADOWS ADD	546800	\$148,000	
MERIDIAN PLACE	546875	\$165,000	
MERIDIAN SOUTH	546880	\$148,000	
MERIDIAN VIEW	546965	\$185,000	
MERIDIANA #2	547010	\$160,000	
MERIDIANA ADD	547000	\$160,000	
MERIDIANA NO 3	547011	\$160,000	
MERRIE HILL # 2	547850	\$147,000	
OLYMPIC ESTATES	637900	\$145,000	
OLYMPIC VIEW ESTATES ADD TO KENT	638630	\$145,000	
PACIFIC TERRACE	660079	\$148,000	
PLEMMONS CLARK LAKE TRS	682980	\$134,000	
PLEMMONS CLARK LAKE TRS # 2	682990	\$134,000	
RAINIER VIEW ESTATES	714020	\$145,000	
REEVES ADD TO KENT	720900	\$146,000	
ROSES MEADOW	743605	\$150,000	
ROYAL WOODS MANOR	745940	\$145,000	
SELBOURNE LANE	769060	\$110,000	
SHORE LANE ADD	776340	\$168,000	**
STILLWATER GREENS	801620	\$150,000	
STILLWATER SHADOWS	801623	\$148,000	
STILLWATERS	801625	\$145,000	
STILLWATERS DIV NO 02	801626	\$150,000	
STONECREST	803520	\$145,000	
STONECREST # 2	803530	\$145,000	
STRAWBERRY LANE	804600	\$140,000	
STRAWBERRY PLACE DIV NO 01	804700	\$148,000	
STRAWBERRY PLACE DIV NO. 02	804701	\$148,000	

Land Value Model Calibration (cont.)

The Following Plats were valued on a site basis

Plat Name	Major	Site Value	** Wft Access Includes \$10,000 Adj
T E CROWE'S PLAT	185860	\$148,000	
TAHOMA VISTA	855570	\$170,000	
TERESA TERRACE AD	858100	\$134,000	
TOP OF THE HILL	866250	\$148,000	
ULLE-LAND # 1	880100	\$145,000	
VALLEY CREST ADD	885650	\$145,000	
WALKERS ADD TO KENT	912240	\$153,000	
WALNUT GROVE	914900	\$150,000	
WALNUT RIDGE	915150	\$148,000	
WESTVIEW TRACE	932087	\$145,000	
WILDWOOD RIDGE ONE	941470	\$148,000	
WILDWOOD RIDGE TWO	941471	\$148,000	

Land Value Model Calibration (cont.)

	Nbrhd 1	Nbrhd 2-7	Nbrhd 8
Acre/sqft	Value	Value	Value
500	\$120,000	\$134,000	\$144,000
1000	\$120,000	\$134,000	\$144,000
2000	\$120,000	\$134,000	\$144,000
3000	\$120,000	\$134,000	\$144,000
4000	\$120,000	\$134,000	\$144,000
5000	\$122,000	\$136,000	\$146,000
6000	\$124,000	\$138,000	\$148,000
7000	\$126,000	\$140,000	\$150,000
8000	\$127,000	\$142,000	\$152,000
9000	\$129,000	\$144,000	\$154,000
10000	\$131,000	\$146,000	\$156,000
11000	\$133,000	\$148,000	\$158,000
12000	\$135,000	\$150,000	\$160,000
13000	\$137,000	\$153,000	\$163,000
14000	\$140,000	\$156,000	\$166,000
15000	\$143,000	\$159,000	\$169,000
16000	\$145,000	\$162,000	\$172,000
17000	\$148,000	\$165,000	\$175,000
18000	\$151,000	\$168,000	\$178,000
19000	\$153,000	\$171,000	\$181,000
20000	\$156,000	\$174,000	\$184,000
21000	\$159,000	\$177,000	\$187,000
22000	\$162,000	\$180,000	\$190,000
23000	\$164,000	\$183,000	\$193,000
24000	\$167,000	\$186,000	\$196,000
25000	\$170,000	\$189,000	\$199,000
26000	\$172,000	\$192,000	\$202,000
27000	\$175,000	\$195,000	\$205,000
28000	\$178,000	\$198,000	\$208,000
29000	\$180,000	\$201,000	\$211,000
30000	\$183,000	\$204,000	\$214,000
31000	\$186,000	\$207,000	\$217,000
32000	\$189,000	\$210,000	\$220,000
33000	\$191,000	\$213,000	\$223,000
34000	\$194,000	\$216,000	\$226,000
35000	\$197,000	\$219,000	\$229,000
36000	\$199,000	\$222,000	\$232,000
38000	\$202,000	\$225,000	\$235,000
39000	\$205,000	\$228,000	\$238,000
40000	\$207,000	\$231,000	\$241,000
41000	\$210,000	\$234,000	\$244,000
42000	\$213,000	\$237,000	\$247,000

	Nbrhd 1	Nbrhd 2-7	Nbrhd 8
Acre/sqft	Value	Value	Value
1	\$216,000	\$240,000	\$250,000
1.25	\$225,000	\$250,000	\$260,000
1.5	\$234,000	\$260,000	\$270,000
1.75	\$243,000	\$270,000	\$280,000
2	\$252,000	\$280,000	\$290,000
2.25	\$261,000	\$290,000	\$300,000
2.5	\$270,000	\$300,000	\$310,000
2.75	\$279,000	\$310,000	\$320,000
3	\$288,000	\$320,000	\$330,000
3.25	\$297,000	\$330,000	\$340,000
3.5	\$306,000	\$340,000	\$350,000
3.75	\$315,000	\$350,000	\$360,000
4	\$324,000	\$360,000	\$370,000
4.25	\$333,000	\$370,000	\$380,000
4.5	\$342,000	\$380,000	\$390,000
4.75	\$351,000	\$390,000	\$400,000
5	\$360,000	\$400,000	\$410,000
5.25	\$369,000	\$410,000	\$420,000
5.5	\$378,000	\$420,000	\$430,000
5.75	\$387,000	\$430,000	\$440,000
6	\$396,000	\$440,000	\$450,000
6.25	\$405,000	\$450,000	\$460,000
6.5	\$414,000	\$460,000	\$470,000
6.75	\$423,000	\$470,000	\$480,000
7	\$432,000	\$480,000	\$490,000
7.25	\$441,000	\$490,000	\$500,000
7.5	\$450,000	\$500,000	\$510,000
7.75	\$459,000	\$510,000	\$520,000
8	\$468,000	\$520,000	\$530,000
8.25	\$477,000	\$530,000	\$540,000
8.5	\$486,000	\$540,000	\$550,000
8.75	\$495,000	\$550,000	\$560,000
9	\$504,000	\$560,000	\$570,000
9.25	\$513,000	\$570,000	\$580,000
9.5	\$522,000	\$580,000	\$590,000
9.75	\$531,000	\$590,000	\$600,000
10	\$540,000	\$600,000	\$610,000
10.25	\$546,000	\$607,000	\$617,000
10.5	\$553,000	\$615,000	\$625,000
10.75	\$559,000	\$622,000	\$632,000
11	\$567,000	\$630,000	\$640,000
11.25	\$573,000	\$637,000	\$647,000

Land Value Model Calibration (cont.)

	Nbrhd 1	Nbrhd 2-7	Nbrhd 8
Acre/sqft	Value	Value	Value
11.5	\$580,000	\$645,000	\$655,000
11.75	\$586,000	\$652,000	\$662,000
12	\$594,000	\$660,000	\$670,000
12.25	\$600,000	\$667,000	\$677,000
12.5	\$607,000	\$675,000	\$685,000
12.75	\$613,000	\$682,000	\$692,000
13	\$621,000	\$690,000	\$700,000
13.25	\$627,000	\$697,000	\$707,000
13.5	\$634,000	\$705,000	\$715,000
13.75	\$640,000	\$712,000	\$722,000
14	\$648,000	\$720,000	\$730,000
14.25	\$654,000	\$727,000	\$737,000
14.5	\$661,000	\$735,000	\$745,000
14.75	\$667,000	\$742,000	\$752,000
15	\$675,000	\$750,000	\$760,000
15.25	\$681,000	\$757,000	\$767,000
15.5	\$688,000	\$765,000	\$775,000
15.75	\$694,000	\$772,000	\$782,000
16	\$702,000	\$780,000	\$790,000
16.25	\$708,000	\$787,000	\$797,000
16.5	\$715,000	\$795,000	\$805,000
16.75	\$721,000	\$802,000	\$812,000
17	\$729,000	\$810,000	\$820,000
17.25	\$735,000	\$817,000	\$827,000
17.5	\$742,000	\$825,000	\$835,000
17.75	\$748,000	\$832,000	\$842,000
18	\$756,000	\$840,000	\$850,000
18.25	\$762,000	\$847,000	\$857,000
18.5	\$769,000	\$855,000	\$865,000
18.75	\$775,000	\$862,000	\$872,000
19	\$783,000	\$870,000	\$880,000
19.25	\$789,000	\$877,000	\$887,000
19.5	\$796,000	\$885,000	\$895,000
19.75	\$802,000	\$892,000	\$902,000
20	\$810,000	\$900,000	\$910,000
Over 20 Acres: 20 acre value plus \$30k per acre			

Land Value Model Calibration (cont.)

Traffic Adjustment	
Moderate	Schedule less \$10,000
High	Schedule less \$15,000
Extreme	Schedule less \$20,000

View	
Nghd 9 & Lowes Estates	
Rainier	
Average	Schedule plus \$15,000
Good	Schedule plus \$25,000
Terr/Casc	Schedule plus \$10,000
All Other Nghb Cascade View	
Average	\$0
Good	Schedule plus \$10,000
Excellent	Schedule plus \$15,000
Mt Rainier	see above
Lake Meridian View	
Waterfront	Schedule plus \$15,000
Non Waterfront	Schedule plus \$25,000

Lake Meridian WFT (Nghd 8)	
Eastside	Land Schedule x 1.2 plus \$2500 per WfntFt
Westside	Land Schedule plus \$1600 to \$1800 per WfntFt

Nghd 8	
WFT Access	Schedule plus \$10,000

Nghd 9 (Meridian Valley Golf & CC)	
Non Fairway	\$225,000
Fairway	\$300,000

Environmental	
Less 5% to 70% of Schedule*	
*depending on severity and an estimate of market impact	

Non Building Parcels	
20% of Schedule or Previous	

Vacant Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	132204	9358	06/13/2006	\$175,000	6660	N	N
005	132204	9359	06/13/2006	\$175,000	6547	N	N
005	132204	9360	06/13/2006	\$175,000	6141	N	N
005	159860	0241	07/17/2006	\$52,000	14040	Y	N
005	192205	9277	08/15/2007	\$186,000	9703	N	N
005	192205	9277	02/28/2007	\$160,000	9703	N	N
005	192205	9348	08/22/2005	\$130,000	44945	N	N
005	192205	9381	07/30/2007	\$160,000	9060	N	N
005	258700	0200	11/20/2007	\$350,000	2475	N	N
005	292205	9159	12/12/2005	\$35,000	25700	N	N
005	292205	9162	08/10/2007	\$700,000	86248	N	N
005	292205	9162	10/21/2005	\$175,000	86248	N	N
005	382800	0020	09/05/2006	\$132,000	6600	N	N
005	554000	0085	08/12/2005	\$130,000	10200	N	N
005	614660	0520	07/11/2006	\$100,000	5080	N	N
005	917960	0360	01/21/2005	\$75,000	4000	N	N
005	917960	0365	10/04/2005	\$75,000	4000	N	N
006	202205	9309	09/25/2006	\$150,000	36025	N	N
006	202205	9309	10/14/2005	\$82,500	36025	N	N
006	212205	9021	10/16/2007	\$175,000	121968	N	N
006	212205	9050	05/18/2006	\$170,000	7755	N	N
006	212205	9138	03/01/2005	\$155,000	24362	N	N
006	212205	9151	03/15/2007	\$2,436,000	368847	N	N
006	212205	9164	03/10/2007	\$630,000	62726	N	N
006	212205	9164	10/13/2005	\$400,000	62726	N	N
006	212205	9208	09/08/2005	\$97,500	6032	N	N
006	212205	9211	05/18/2006	\$170,000	7095	N	N
006	212205	9212	05/18/2006	\$170,000	7095	N	N
006	212205	9213	05/18/2006	\$170,000	7095	N	N
006	222205	9148	01/13/2005	\$725,000	184753	N	N
006	272205	9300	02/15/2005	\$175,000	12960	N	N
006	282205	9046	01/05/2006	\$82,000	16173	N	N
006	282205	9355	04/14/2005	\$128,000	6750	N	N
006	282205	9356	04/04/2005	\$128,000	6750	N	N
006	547011	0010	02/26/2007	\$170,000	9600	N	N
006	547011	0010	01/19/2007	\$124,000	9600	N	N
006	547011	0170	01/02/2007	\$152,000	7612	N	N
006	783080	0350	04/21/2005	\$450,000	86684	N	N

Multi Parcel Sales

Sub Area	Major	Plat Name	Sale Date	Sale Price	Excise Tax Number	Number of Parcels	Indicated Value Per Lot
005	941471	WILDWOOD RIDGE TWO	01/20/2005	\$1,168,750	2097919	12	\$95,000
005	185860	KENT SP NO SP-2003-15	02/15/2005	\$857,250	2103106	9	\$95,000
006	270845	GARRISON GREENS	03/10/2005	\$1,552,500	2107191	9	\$172,500
005	941470	WILDWOOD RIDGE ONE	03/01/2005	\$1,248,000	2108350	12	\$95,000
005	185860	KENT SP NO SP-2000-13	03/14/2005	\$571,500	2108354	6	\$95,250
006	270845	GARRISON GREENS	03/25/2005	\$1,372,000	2112249	8	\$171,500
005	192205	Tax Lots	05/31/2005	\$265,000	2127572	2	\$132,500
005	918370	KENT LLA NO LL-2005-13	07/28/2005	\$199,500	2145731	2	\$99,750
006	212205	KENT SP NO SP 2003-6	08/17/2005	\$780,000	2148845	6	\$130,000
006	202205	KENT SP NO SP-2001-22	09/23/2005	\$1,400,000	2159945	8	\$175,000
005	918370	KENT LLA NO LL-2005-13	01/11/2006	\$300,000	2181444	2	\$150,000
006	516800	MARSHALL ADD (Non Perc)	02/08/2006	\$94,100	2186267	2	\$94,100
005	185860	KENT SP NO SP-2004-12	02/28/2006	\$1,512,000	2191617	9	\$168,000
005	885650	VALLEY CREST ADD	10/23/2006	\$305,000	2245770	4	\$76,500
006	329595	HIGHLAND ESTATES SOUTH	02/23/2007	\$1,295,000	2271237	7	\$185,000
006	329595	HIGHLAND ESTATES SOUTH	02/23/2007	\$3,145,000	2271238	17	\$185,000
006	212205	KENT SP SP-2007-2 (undeveloped)	06/25/2007	\$294,587	2296328	7	\$42,000
006	571420	MULDER PLAT	08/28/2007	\$925,000	2307859	5	\$185,000

**Vacant Sales Removed From This Physical Inspection Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	242204	9103	11/10/2006	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	755740	0035	06/02/2005	\$121,000	TEAR DOWN;
005	918370	0305	03/07/2007	\$5,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
005	918370	1120	07/15/2005	\$95,000	SEGREGATION AND/OR MERGER;
005	919710	0281	06/13/2005	\$70,000	TEAR DOWN
005	919710	0281	09/26/2005	\$118,500	TEAR DOWN
006	202205	9112	08/10/2005	\$350,000	TEAR DOWN;
006	202205	9138	05/17/2005	\$925,000	TEAR DOWN;
006	212205	9030	07/07/2005	\$1,200,000	TEAR DOWN;
006	212205	9073	08/02/2006	\$15,000	SEGREGATION AND/OR MERGER;
006	212205	9111	07/07/2005	\$540,000	TEAR DOWN;
006	212205	9125	07/07/2005	\$315,000	TEAR DOWN;
006	212205	9164	02/21/2006	\$380,000	BUILDER OR DEVELOPER SALES;
006	212205	9164	01/20/2005	\$31,000	QUIT CLAIM DEED;
006	212205	9216	01/21/2007	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	212205	9216	10/07/2005	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	212205	9217	10/07/2005	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	222205	9035	04/25/2006	\$1,200,000	TEAR DOWN; PRELIMINARY SP APPROVAL;
006	222205	9118	04/25/2006	\$1,200,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
006	222205	9148	07/25/2007	\$97,661	NO MARKET EXPOSURE;
006	262400	0100	05/23/2005	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	262400	0110	05/23/2005	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	272205	9257	03/23/2007	\$41,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	282205	9285	11/22/2006	\$93,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	282205	9355	01/04/2005	\$87,000	NON-REPRESENTATIVE SALE;
006	282205	9356	01/04/2005	\$87,000	NON-REPRESENTATIVE SALE;
006	675670	0060	01/24/2005	\$155,000	SEGREGATION AND/OR MERGER;
006	675670	0060	09/10/2007	\$213,185	SEGREGATION AND/OR MERGER;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

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

The population was generally well represented by the sales sample. The exceptions were of homes on acreage, building grades below grade 5 and above grade 10, poor condition, multiple improvements, and large homes over 4000 square feet. Charts, which illustrate sample representation, are included in the Executive Summary.

Various possible variable combinations and valuation alternatives including a cost model (RCNLD) were considered in the development of the final model. Ultimately, one characteristic based multiplicative model was used for all neighborhoods. The final model, in addition to the typical variable units of building age, grade, condition, and square feet, includes several plat variables, covered parking, Lake Meridian waterfront, high grade (greater than grade 9) and neighborhood 2.

This model predicted value well for most properties. For properties that were under represented in the sales sample, the appraiser could consider using the cost approach or make market based adjustments to EMV.

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

Improved Parcel Total Value Model Calibration

Variables	Definitions/Transformations
Nghb2YN	$(Nghb=2) * (LN(10))$
AgeC	$LN(Age+1)$
GradeC	$LN(EXP(Grade))$
HiGradeYN	$(Grade>8) * (LN(10))$
GoodYN	$(Cond=4) * (LN(10))$
VGoodYN	$(Cond=5) * (LN(10))$
CvdPkgNoCPC	$LN(((CovPkg-Carport)/10)+1)$
FstFlrC	$LN(FstFlr/100)$
HlfFlrC	$LN((HlfFlr/100)+1)$
SndFlrC	$LN((SndFlr/100)+1)$
UnfBPlusFinBByGrC	$LN(((TotBsmt+(((FinBGrade>5)*(FinBsmt))))-BsmtGar)/100)+1)$
Plat160800YN	$(MajNumeric=160800) * (LN(10))$
Plat185860YN	$(MajNumeric=185860) * (LN(10))$
Plat258700YN	$(MajNumeric=258700) * (LN(10))$
Plat270845YN	$(MajNumeric=270845) * (LN(10))$
Plat_914900YN	$(MajNumeric=914900) * (LN(10))$
Plat941470Or471YN	$((MajNumeric=941470)+(MajNumeric=941471)) * (LN(10))$
WftLocYN	$((WftLoc=8) * (Nghb=8)) * (LN(10))$

Multiplicative Model

$3.382474 + 9.424982E-02 * Plat_914900YN - 9.087898E-02 * Nghb2YN -$
 $.1142078 * Plat941470Or471YN - .1193519 * AgeC + 2.443797E-02 * GradeC + 5.146953E-$
 $02 * HiGradeYN + 3.935495E-02 * GoodYN + 7.228493E-02 * VGoodYN +$
 $.1017809 * Plat160800YN + 1.385819E-02 * CvdPkgNoCPC + .6264964 * FstFlrC +$
 $.1742376 * HlfFlrC + .1974852 * SndFlrC + .1149356 * UnfBPlusFinBByGrC - 8.751783E-$
 $02 * Plat258700YN + 8.021521E-02 * Plat270845YN - 7.649911E-02 * Plat185860YN +$
 $.2982231 * WftLocYN$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Improved Parcel Total Value Model Calibration (cont.)

Model Adjustments	
Condition	Adjustment
Major 288797	Improvement EMV x 1.4 + New Land
Major 317190	Improvement EMV x 1.15 + New Land
Major 439703	Improvement EMV x 1.15 + New Land
AGLA>3999 (nonwft)	Improvement EMV x 1.15 + New Land
Grade 11 and above	RCNLD
Lk Meridian Waterfront	Improvement EMV x .95 + New Land
Multiple Buildings	EMV for the primary improvement + cost (RCNLD) for the secondary improvement
Grade 3 or Less	RCNLD
Poor Condition	RCNLD
Fair Condition	Imp EMV x .95 + NewLand
Unfinished Area	Cost Adjustment to EMV based on RCNLD
Percent Complete	Improvement EMV x Percent Complete + New Land
Obsolescence	Improvement EMV adjusted by percent Obsolescence
Net Condition	Improvement RCNLD + New Land
Carports	\$2000 per stall
Accessories	Total EMV + Accessory RCNLD
Accessory Only	Accessory RCNLD + New Land
Pools	EMV + Pool RCNLD x .25

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used In This Physical Inspection Analysis
Area 61

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	382800	0050	09/01/2006	\$190,500	620	0	4	1925	4	3300	N	N	529 BRIDGES AVE S
005	919710	0301	06/09/2005	\$171,000	680	0	4	1931	4	16630	N	N	736 3RD AVE S
005	614660	0300	06/09/2006	\$208,000	720	0	4	1942	3	5080	N	N	754 2ND AVE N
005	614660	0230	08/29/2006	\$190,000	720	0	4	1942	3	5040	N	N	219 W JAMES ST
005	614660	0255	06/13/2005	\$185,000	1000	0	4	1911	4	8902	N	N	722 2ND AVE N
005	186390	0030	09/21/2006	\$290,000	1220	0	4	1905	4	7200	N	N	704 WILLIS ST
005	614660	0365	10/27/2006	\$165,000	490	0	5	1922	3	5080	N	N	713 2ND AVE N
005	811210	0140	05/31/2005	\$275,000	660	0	5	1942	4	5980	Y	N	422 HAZEL AVE N
005	917960	0035	07/28/2006	\$188,000	670	0	5	1941	3	7080	N	N	402 RAILROAD AVE S
005	186390	0050	11/21/2007	\$225,000	700	0	5	1969	4	6000	N	N	516 6TH AVE S
005	382800	0115	03/27/2007	\$203,500	710	0	5	1924	3	6600	N	N	619 BRIDGES AVE S
005	614660	0535	08/04/2006	\$194,500	720	0	5	1942	4	5080	N	N	323 W CLOUDY ST
005	919710	0290	12/16/2005	\$175,000	720	0	5	1929	4	8945	N	N	732 3RD AVE S
005	132204	9118	05/30/2007	\$251,500	720	0	5	1942	4	6969	N	N	725 3RD AVE N
005	919710	0372	06/19/2006	\$217,500	828	0	5	1900	5	6000	N	N	622 2ND AVE S
005	614660	0126	06/13/2006	\$222,000	830	0	5	1910	5	6350	N	N	840 2ND AVE N
005	614660	0080	10/11/2007	\$230,000	840	0	5	1947	3	5080	N	N	802 2ND AVE N
005	614660	0485	11/09/2005	\$205,000	840	0	5	1900	5	5080	N	N	837 2ND AVE N
005	262160	0010	06/20/2005	\$189,700	860	0	5	1942	4	9118	N	N	1320 E JAMES ST
005	262160	0022	06/30/2005	\$225,000	890	280	5	1943	4	6956	N	N	9263 S 240TH ST
005	382800	0206	03/06/2006	\$183,000	910	0	5	1947	3	6600	N	N	723 BRIDGES AVE S
005	161200	0550	07/02/2007	\$265,000	910	0	5	1920	5	6600	N	N	431 PROSPECT AVE N
005	382800	0430	06/22/2005	\$145,000	920	0	5	1949	4	5610	N	N	738 BRIDGES AVE S
005	919710	0252	06/27/2006	\$227,000	940	0	5	1946	4	7130	N	N	625 2ND AVE S
005	382800	0110	08/30/2006	\$217,500	950	0	5	1949	3	6600	N	N	615 BRIDGES AVE S
005	132204	9080	10/31/2005	\$360,000	960	0	5	1924	3	33872	N	N	816 CENTRAL AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	192205	9317	08/31/2007	\$239,000	1000	0	5	1926	4	11325	N	N	24205 94TH AVE S
005	755740	0080	06/09/2005	\$205,000	1020	0	5	1910	5	6922	N	N	727 N 4TH AVE
005	186390	0040	07/11/2005	\$197,000	1040	0	5	1965	4	5640	N	N	510 6TH AVE S
005	919710	0350	05/24/2006	\$265,000	1110	0	5	1943	4	9398	N	N	637 1ST AVE S
005	382800	0085	07/26/2006	\$265,000	1140	0	5	1900	4	6600	N	N	604 RAILROAD AVE S
005	614660	0490	09/17/2007	\$252,000	1160	0	5	1939	5	5080	N	N	829 2ND AVE N
005	614660	0490	03/15/2005	\$165,000	1160	0	5	1939	5	5080	N	N	829 2ND AVE N
005	614660	0245	08/26/2006	\$265,000	1200	0	5	1922	4	5080	N	N	712 2ND AVE N
005	614660	0621	06/22/2007	\$225,000	1250	0	5	1942	4	7683	N	N	906 3RD AVE N
005	919710	0232	11/18/2005	\$224,950	1340	0	5	1904	4	9787	N	N	602 3RD AVE S
005	811210	0135	05/31/2005	\$245,000	1360	0	5	1910	4	8541	N	N	436 HAZEL AVE N
005	614660	0525	07/17/2006	\$225,500	1370	0	5	1939	4	5080	N	N	801 2ND AVE N
005	292205	9073	10/19/2006	\$450,000	1380	420	5	1930	4	48787	N	N	27020 104TH AVE SE
005	161200	0360	09/27/2005	\$219,950	1420	0	5	1905	5	13200	N	N	821 E TEMPERANCE ST
005	132204	9147	10/23/2006	\$205,000	1430	0	5	1936	2	9583	N	N	921 3RD AVE N
005	295190	0025	05/07/2007	\$269,500	1460	0	5	1917	3	8208	N	N	912 W SMITH ST
005	186390	0035	05/17/2006	\$301,000	1470	0	5	1900	5	8760	N	N	624 WILLIS ST
005	195260	0070	05/26/2006	\$300,000	1550	0	5	1922	4	9150	N	N	720 5TH AVE N
005	195260	0070	11/18/2005	\$250,000	1550	0	5	1922	4	9150	N	N	720 5TH AVE N
005	000660	0008	07/14/2005	\$216,000	1600	0	5	1909	5	6000	N	N	312 WILLIS ST
005	295190	0100	10/18/2006	\$195,950	740	0	6	1929	3	3096	N	N	110 LINCOLN AVE
005	614660	0175	03/06/2007	\$202,500	760	0	6	1949	3	5240	N	N	745 1ST AVE N
005	192205	9281	01/12/2005	\$203,000	780	590	6	1941	3	5393	N	N	617 REITEN RD
005	159860	0152	07/10/2006	\$274,000	800	0	6	1944	4	10596	N	N	929 E TEMPERANCE ST
005	192205	9186	01/19/2006	\$175,000	800	0	6	1952	3	8311	N	N	24131 94TH AVE S
005	162660	0030	05/17/2006	\$228,700	820	0	6	1958	4	10412	N	N	9635 S 240TH ST
005	202205	9091	04/04/2007	\$290,000	830	0	6	1948	3	13844	N	N	24913 104TH AVE SE
005	914710	0070	05/23/2005	\$184,950	840	0	6	1951	3	7150	N	N	729 WOODFORD AVE N
005	346280	0226	11/04/2005	\$218,000	860	0	6	1945	4	7500	N	N	1519 MAPLE LN S
005	919710	0370	09/19/2005	\$193,000	890	0	6	1953	3	4726	N	N	616 2ND AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	161200	0530	02/07/2007	\$245,071	900	250	6	1947	4	5500	N	N	417 PROSPECT AVE N
005	159860	0160	09/26/2007	\$200,000	900	0	6	1941	4	11782	N	N	1003 E TEMPERANCE ST
005	614660	0020	09/26/2007	\$250,000	900	0	6	1950	3	6572	N	N	845 1ST AVE N
005	382800	0190	05/28/2005	\$200,000	920	0	6	1953	3	10080	N	N	735 BRIDGES AVE S
005	159860	0131	06/20/2007	\$277,000	930	0	6	1948	4	6708	N	N	418 HAZEL AVE N
005	159860	0131	05/24/2005	\$229,500	930	0	6	1948	4	6708	N	N	418 HAZEL AVE N
005	550270	0035	06/21/2005	\$215,000	950	350	6	1949	4	8412	Y	N	504 HAZEL AVE N
005	382800	0080	10/05/2006	\$300,000	960	0	6	1900	3	2856	N	N	114 WILLIS ST
005	295190	0085	05/18/2007	\$280,000	970	0	6	1909	4	3672	N	N	115 MADISON AVE
005	295190	0085	04/26/2005	\$210,000	970	0	6	1909	4	3672	N	N	115 MADISON AVE
005	000660	0055	09/22/2006	\$220,400	990	0	6	1930	4	5324	N	N	220 WILLIS ST
005	614660	0150	07/26/2007	\$247,150	990	0	6	1959	4	5080	N	N	856 2ND AVE N
005	614660	0250	04/25/2006	\$205,000	990	0	6	1957	3	6358	N	N	718 2ND AVE N
005	614660	0150	09/22/2005	\$199,000	990	0	6	1959	4	5080	N	N	856 2ND AVE N
005	192205	9138	06/10/2005	\$231,950	1000	0	6	1942	3	6600	N	N	808 E TEMPERANCE ST
005	161200	0085	05/16/2006	\$235,000	1030	0	6	1938	4	6600	Y	N	511 PROSPECT AVE N
005	614660	0185	05/19/2006	\$285,000	1040	0	6	1912	5	13100	N	N	733 1ST AVE N
005	891400	0025	09/07/2006	\$249,000	1040	0	6	1953	4	5760	N	N	628 HILLCREST AVE
005	600000	0050	11/11/2005	\$210,000	1040	0	6	1910	4	21497	N	N	310 NADEN AVE S
005	182205	9069	06/03/2005	\$195,000	1040	0	6	1916	4	11265	N	N	23927 94TH AVE S
005	161200	0500	06/10/2005	\$198,400	1050	0	6	1942	3	4500	N	N	721 E TEMPERANCE ST
005	192205	9195	07/27/2006	\$300,000	1060	0	6	1952	3	21344	N	N	24115 94TH AVE S
005	161250	0185	05/24/2007	\$280,000	1070	430	6	1909	4	7110	N	N	429 JASON AVE
005	192205	9216	08/24/2006	\$262,150	1070	0	6	1954	5	9148	N	N	622 E TITUS ST
005	192205	9216	09/22/2005	\$223,000	1070	0	6	1954	5	9148	N	N	622 E TITUS ST
005	192205	9119	11/10/2005	\$226,000	1080	0	6	1900	4	7405	N	N	102 KENNEBECK AVE N
005	982570	1445	04/25/2005	\$194,000	1080	0	6	1945	4	7650	N	N	621 W TITUS ST
005	614660	0195	07/12/2006	\$150,490	1080	0	6	1940	2	13100	N	N	725 1ST AVE N
005	919710	0142	03/10/2005	\$206,120	1100	0	6	1993	3	14934	N	N	728 5TH AVE S
005	186390	0180	05/02/2006	\$211,000	1130	0	6	1930	4	3600	N	N	518 4TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	918370	1160	07/18/2006	\$260,000	1150	0	6	1936	4	7650	N	N	514 KENSINGTON AVE S
005	262160	0015	04/12/2006	\$229,000	1150	0	6	1943	3	8924	N	N	1326 E JAMES ST
005	918370	0295	06/26/2006	\$237,500	1150	0	6	1957	4	8100	Y	N	305 KENSINGTON AVE S
005	192205	9325	03/09/2007	\$226,000	1150	0	6	1952	3	8276	N	N	24027 98TH AVE S
005	161250	0070	04/24/2006	\$219,900	1150	0	6	1948	4	7110	N	N	604 CLARK AVE N
005	295190	0090	04/30/2005	\$169,950	1160	0	6	1929	4	4104	N	N	107 MADISON AVE
005	192205	9358	05/21/2007	\$308,000	1170	0	6	1950	4	16117	N	N	9613 S 240TH ST
005	192205	9358	09/21/2005	\$265,000	1170	0	6	1950	4	16117	N	N	9613 S 240TH ST
005	436960	0035	11/17/2005	\$201,500	1170	0	6	1967	4	6420	N	N	732 JASON AVE N
005	252830	0005	02/08/2006	\$219,000	1190	0	6	1944	4	3241	N	N	607 E TITUS ST
005	755740	0010	08/23/2005	\$220,000	1210	0	6	1958	3	8246	N	N	716 N 4TH AVE
005	755740	0020	04/06/2006	\$260,000	1230	0	6	1958	3	7930	N	N	726 4TH AVE N
005	614660	0575	08/28/2006	\$279,900	1250	0	6	1980	3	7620	N	N	840 3RD AVE N
005	917960	0510	10/26/2006	\$250,000	1270	0	6	1919	3	6900	N	N	209 KENNEBECK AVE S
005	192205	9170	05/26/2006	\$248,500	1270	0	6	1948	4	9000	N	N	812 REITEN RD
005	192205	9012	04/07/2005	\$297,500	1290	0	6	1947	4	11551	N	N	444 SUMMIT AVE N
005	161200	0020	12/28/2006	\$275,000	1300	0	6	1919	4	6600	N	N	610 JASON AVE
005	382800	0065	10/07/2005	\$225,000	1300	0	6	1946	4	5500	N	N	513 BRIDGES AVE S
005	161250	0194	03/23/2005	\$206,000	1310	0	6	1997	3	6731	N	N	438 KENNEBECK AVE N
005	914710	0025	08/29/2005	\$220,000	1330	0	6	1953	3	7879	N	N	730 WOODFORD AVE N
005	919710	0140	11/14/2006	\$311,950	1340	0	6	1993	3	10140	N	N	726 5TH AVE S
005	919710	0231	05/02/2007	\$272,000	1340	0	6	1909	4	6629	N	N	609 2ND AVE S
005	161250	0235	03/30/2005	\$253,000	1350	0	6	1939	4	12442	Y	N	417 CLARK AVE N
005	161250	0170	09/29/2005	\$256,000	1380	0	6	1939	3	7110	N	N	411 JASON AVE
005	161250	0030	10/25/2005	\$257,000	1412	0	6	1981	4	6715	N	N	506 KENNEBECK AVE N
005	161250	0175	07/18/2005	\$246,000	1430	0	6	1908	4	7110	N	N	419 JASON AVE
005	382800	0275	04/16/2007	\$307,400	1470	0	6	1910	4	11738	N	N	217 RUSSELL ST
005	919710	0241	11/23/2005	\$196,700	1480	0	6	1951	3	13877	N	N	621 2ND AVE S
005	917960	0480	06/27/2006	\$326,800	1570	900	6	1900	5	8695	N	N	418 E GOWE ST
005	192205	9046	07/14/2005	\$285,000	1580	400	6	1932	3	39150	Y	N	105 KENSINGTON AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	192205	9386	03/03/2006	\$283,000	1590	0	6	1989	3	18755	N	N	1129 E SEATTLE PL
005	917960	0900	06/07/2005	\$233,500	1610	0	6	1900	4	3530	N	N	408 E MEEKER ST
005	614660	0588	04/25/2006	\$193,067	1640	0	6	1938	4	5080	N	N	848 3RD AVE N
005	553930	0050	10/26/2006	\$287,500	1650	0	6	1953	4	11677	N	N	905 E CHICAGO ST
005	382800	0030	08/23/2006	\$256,000	1660	0	6	1900	4	6600	N	N	532 RAILROAD AVE S
005	614660	0375	05/10/2007	\$300,000	1670	0	6	1948	3	10160	N	N	705 2ND AVE N
005	132204	9086	02/09/2007	\$212,000	1670	0	6	1942	4	10018	N	N	421 W CLOUDY ST
005	918370	0630	10/07/2005	\$307,000	1770	380	6	1934	5	9900	Y	N	728 E DEAN ST
005	000660	0034	12/01/2007	\$251,000	2090	0	6	1935	4	8140	N	N	519 1ST AVE S
005	614760	0085	10/12/2006	\$277,000	2090	0	6	1923	4	6359	N	N	908 2ND AVE N
005	192205	9247	06/14/2007	\$449,950	2400	0	6	1966	4	24829	N	N	24702 94TH AVE S
005	533600	0010	08/01/2006	\$242,500	940	0	7	1960	4	7567	N	N	759 3RD AVE N
005	132204	9340	02/23/2006	\$232,800	940	0	7	1991	3	5810	N	N	910 4TH AVE N
005	553930	0015	04/24/2006	\$265,000	960	0	7	1957	3	9500	N	N	927 E SEATTLE ST
005	292205	9193	12/21/2006	\$316,500	960	960	7	1957	4	9583	N	N	26446 104TH AVE SE
005	918370	0860	12/02/2005	\$216,950	960	0	7	1955	3	6600	N	N	414 VAN DE VANTER AVE
005	918370	3285	02/06/2007	\$266,000	970	0	7	1967	4	7974	N	N	1357 S 257TH ST
005	918370	3284	12/12/2005	\$231,000	970	0	7	1966	3	8055	N	N	1353 E MAPLE ST
005	436960	0005	08/10/2005	\$283,000	980	650	7	1961	4	4558	Y	N	721 E JAMES ST
005	918370	2975	11/07/2007	\$270,000	1010	0	7	1975	3	7200	N	N	913 REITEN RD
005	500380	0220	03/07/2006	\$286,950	1010	390	7	1969	3	10754	N	N	1116 MACLYN ST
005	176510	0055	10/16/2006	\$344,950	1040	760	7	1959	4	9782	N	N	9626 S 242ND ST
005	918370	2258	09/20/2006	\$264,900	1040	0	7	1962	3	7080	N	N	725 VAN DE VANTER AVE
005	914710	0110	01/02/2007	\$259,950	1060	0	7	1956	4	7752	N	N	749 WOODFORD AVE N
005	435910	0100	08/31/2005	\$329,800	1060	940	7	1972	4	9472	N	N	24711 97TH AVE S
005	914710	0110	05/26/2006	\$231,500	1060	0	7	1956	4	7752	N	N	749 WOODFORD AVE N
005	435910	0150	12/06/2005	\$248,000	1060	0	7	1967	3	9398	N	N	24642 96TH AVE S
005	918370	0352	02/22/2006	\$234,000	1060	600	7	1968	3	8638	Y	N	320 KENNEBECK AVE S
005	918370	1807	04/27/2005	\$238,000	1070	0	7	1955	3	17760	N	N	624 KIRKWOOD AVE
005	554000	0020	03/15/2006	\$298,900	1080	520	7	1970	4	7000	N	N	1229 E GUIBERSON ST

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	159860	0250	11/16/2007	\$264,500	1080	0	7	1948	4	10754	Y	N	420 ALVORD AVE N
005	162660	0060	10/13/2006	\$295,000	1090	0	7	1976	4	9375	N	N	9632 S 241ST ST
005	383215	0010	06/14/2006	\$339,900	1090	500	7	1983	3	9611	N	N	9234 S 239TH ST
005	803520	0175	02/16/2006	\$314,950	1090	1090	7	1958	4	7500	N	N	841 EAST LN
005	383215	0150	11/10/2005	\$285,000	1090	530	7	1981	4	8282	N	N	9217 S 239TH PL
005	932087	0180	06/08/2005	\$237,500	1090	510	7	1977	3	7860	N	N	23920 WESTVIEW CT
005	915150	0030	11/18/2005	\$355,450	1100	1050	7	1995	3	7200	N	N	9610 S 242ND CT
005	915150	0110	09/09/2005	\$312,000	1100	1050	7	1995	3	7428	N	N	9711 S 242ND CT
005	918370	2924	06/22/2005	\$245,000	1100	0	7	1968	4	7500	N	N	939 E MAPLE ST
005	292205	9184	11/15/2007	\$260,000	1100	0	7	1959	3	27007	N	N	10305 SE 267TH ST
005	242204	9081	12/10/2007	\$355,000	1120	1030	7	1940	4	5320	Y	N	443 ALPINE WAY
005	932087	0160	05/22/2007	\$320,000	1120	480	7	1978	3	7948	N	N	23925 98TH AVE S
005	932087	0120	09/28/2006	\$334,500	1120	520	7	1978	3	9511	N	N	9737 S 239TH PL
005	932087	0020	09/11/2007	\$329,990	1120	810	7	1978	4	7445	N	N	9748 S 239TH PL
005	932087	0080	11/03/2006	\$318,000	1120	380	7	1978	3	7285	N	N	9710 S 239TH PL
005	932087	0150	06/26/2007	\$323,000	1120	520	7	1978	3	8090	N	N	9755 S 239TH PL
005	932087	0070	03/07/2006	\$259,950	1120	520	7	1978	3	9051	N	N	9417 S 239TH PL
005	547850	0140	01/23/2006	\$256,000	1130	510	7	1968	4	9375	N	N	1108 LAUREL ST
005	161250	0230	04/21/2006	\$280,000	1140	760	7	1957	3	10665	N	N	405 CLARK AVE N
005	315910	0030	07/20/2007	\$243,000	1140	0	7	1955	4	5790	N	N	530 VIEW PL
005	027350	0040	05/15/2006	\$240,000	1140	0	7	1958	4	6000	N	N	434 REITEN RD
005	932087	0250	12/29/2006	\$295,000	1140	140	7	1977	3	7396	N	N	23911 WESTVIEW CT
005	192205	9181	04/24/2007	\$325,000	1150	0	7	1974	3	10227	N	N	855 REITEN RD
005	912250	0030	09/14/2006	\$300,000	1160	790	7	1962	3	13600	N	N	835 HILLTOP AVE
005	918370	3260	02/09/2006	\$251,400	1160	0	7	1964	4	8458	N	N	1315 E MAPLE ST
005	116400	0070	03/08/2006	\$228,500	1160	0	7	1957	3	11393	N	N	25710 100TH PL SE
005	266200	0090	06/21/2006	\$316,000	1180	920	7	1960	4	10206	N	N	23931 99TH AVE S
005	436960	0085	10/14/2005	\$223,000	1190	0	7	1966	4	7560	N	N	725 JASON AVE
005	292205	9240	06/16/2006	\$399,999	1200	800	7	1969	3	8887	N	N	26809 108TH AVE SE
005	116400	0020	04/27/2006	\$270,000	1200	0	7	1959	3	11393	N	N	25611 100TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	918370	0391	01/17/2007	\$309,000	1200	810	7	1959	3	5906	Y	N	509 E DEAN ST
005	918370	0390	07/15/2005	\$309,950	1200	560	7	1988	3	7967	Y	N	515 E DEAN ST
005	182205	9198	04/26/2006	\$302,000	1200	800	7	1960	3	10069	N	N	23922 94TH AVE S
005	803520	0195	06/27/2007	\$295,500	1210	0	7	1958	3	7500	N	N	850 EAST LN
005	885650	0380	08/18/2006	\$385,000	1210	320	7	1967	4	9810	Y	N	819 HAZEL AVE N
005	803520	0205	01/04/2007	\$279,950	1210	0	7	1957	4	8500	N	N	836 EAST LN
005	161200	0400	03/27/2007	\$305,900	1220	460	7	2003	3	5500	N	N	419 HAZEL AVE N
005	918370	0835	02/06/2007	\$265,000	1220	0	7	1949	4	6600	N	N	434 VAN DE VANTER AVE
005	500380	0170	05/23/2007	\$355,000	1230	400	7	1980	3	11021	N	N	1012 MACLYN ST
005	383080	0040	06/21/2006	\$330,000	1240	620	7	1978	3	10700	N	N	10103 SE 267TH ST
005	918370	3131	12/10/2007	\$282,500	1240	0	7	1959	4	9000	N	N	1041 E MAPLE ST
005	159860	0214	04/04/2005	\$285,000	1250	1200	7	1957	3	8000	Y	N	603 ALVORD AVE N
005	162250	0030	05/24/2006	\$290,000	1250	0	7	1962	4	10050	N	N	732 HILLTOP AVE
005	516370	0110	04/13/2006	\$306,000	1250	620	7	1961	4	12603	N	N	840 ALVORD AVE N
005	918370	3376	05/23/2005	\$210,000	1250	0	7	1967	3	7500	N	N	1411 E MAPLE ST
005	720900	0050	08/30/2006	\$278,500	1260	0	7	1960	4	11403	N	N	23806 98TH AVE S
005	720900	0050	12/12/2005	\$249,000	1260	0	7	1960	4	11403	N	N	23806 98TH AVE S
005	918370	2955	09/23/2006	\$258,360	1270	0	7	1968	4	7500	N	N	957 E MAPLE ST
005	182205	9099	05/02/2005	\$265,500	1270	630	7	1957	4	6534	Y	N	806 PROSPECT AVE N
005	554000	0100	10/12/2006	\$299,500	1280	0	7	1976	3	8774	N	N	1030 E GUIBERSON ST
005	614760	0040	07/14/2006	\$283,000	1290	0	7	1996	3	4811	N	N	931 1ST AVE N
005	192205	9241	07/27/2005	\$258,500	1290	0	7	1959	3	10665	N	N	1116 E CHICAGO ST
005	192205	9363	10/11/2006	\$307,000	1290	650	7	1968	4	9000	N	N	815 MAPLEWOOD AVE
005	614760	0165	07/26/2005	\$246,000	1290	0	7	1994	3	5080	N	N	941 2ND AVE N
005	547830	0070	03/01/2005	\$235,000	1300	0	7	1958	4	7567	N	N	919 E LAUREL ST
005	382100	0050	05/18/2007	\$319,000	1300	0	7	1965	3	9975	N	N	9630 S 246TH PL
005	918370	1340	09/22/2005	\$415,000	1310	1740	7	1949	4	11077	Y	N	509 SCENIC WAY S
005	614760	0024	07/06/2007	\$302,000	1310	0	7	1996	3	4761	N	N	937 1ST AVE N
005	614760	0034	07/18/2007	\$301,000	1310	0	7	1996	3	4794	N	N	933 1ST AVE N
005	614760	0014	08/21/2006	\$284,000	1310	0	7	1997	3	4728	N	N	941 1ST AVE N

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	614760	0034	10/17/2005	\$260,538	1310	0	7	1996	3	4794	N	N	933 1ST AVE N
005	614760	0014	12/14/2005	\$247,000	1310	0	7	1997	3	4728	N	N	941 1ST AVE N
005	804600	0060	04/07/2006	\$254,950	1310	0	7	1969	4	7036	N	N	23730 98TH AVE S
005	614760	0124	03/04/2005	\$221,300	1310	0	7	1994	3	5080	N	N	934 2ND AVE N
005	614760	0139	06/26/2006	\$196,000	1310	0	7	1997	3	5080	N	N	940 2ND AVE N
005	614760	0149	09/25/2006	\$284,000	1330	0	7	1997	3	5080	N	N	944 2ND AVE N
005	638630	0080	02/03/2006	\$294,999	1330	670	7	1973	4	9120	N	N	822 MARION PL
005	192205	9026	06/01/2006	\$401,000	1340	960	7	1956	4	21344	N	N	24429 98TH AVE S
005	919710	0282	10/23/2007	\$281,000	1340	0	7	1957	4	7927	N	N	721 2ND AVE S
005	638630	0050	11/09/2005	\$319,000	1340	1300	7	1973	4	8800	N	N	836 MARION PL
005	919710	0282	04/12/2006	\$237,500	1340	0	7	1957	4	7927	N	N	721 2ND AVE S
005	918370	1105	06/08/2006	\$279,000	1350	0	7	1959	3	9000	N	N	535 VAN DE VANTER AVE
005	155280	0030	06/23/2005	\$306,000	1350	630	7	1969	4	8275	N	N	222 OLYMPIC WAY
005	176510	0015	03/28/2005	\$230,000	1350	0	7	1962	4	9812	N	N	9635 S 241ST ST
005	027370	0076	10/14/2005	\$295,000	1370	0	7	1960	4	8346	N	N	736 MAPLEWOOD AVE
005	192205	9340	05/08/2006	\$280,000	1370	0	7	1966	4	10454	N	N	24306 98TH AVE S
005	918370	2210	04/14/2006	\$315,000	1380	0	7	1992	3	11200	N	N	736 VAN DE VANTER AVE
005	383215	0210	08/18/2005	\$285,000	1380	0	7	1982	4	7534	N	N	9208 S 239TH PL
005	132204	9149	02/02/2006	\$249,000	1380	0	7	1960	4	12918	N	N	943 3RD AVE N
005	918370	0360	07/01/2005	\$242,500	1380	670	7	1954	3	9635	Y	N	525 KENOSIA AVE
005	918370	3371	03/10/2005	\$307,000	1390	670	7	1967	3	8125	N	N	1422 S 256TH ST
005	500380	0110	05/23/2005	\$265,000	1390	480	7	1976	4	11359	N	N	1111 MACLYN ST
005	182205	9325	01/25/2007	\$400,000	1400	1400	7	1976	3	8276	N	N	717 ALVORD AVE N
005	176510	0030	09/17/2007	\$327,000	1400	730	7	1966	4	9782	N	N	9615 S 241ST ST
005	918370	3185	09/12/2007	\$305,000	1400	600	7	1964	3	11411	N	N	1350 E WALNUT ST
005	866250	0080	08/11/2005	\$265,000	1400	0	7	1996	3	6813	N	N	24230 102ND PL SE
005	803520	0125	01/30/2006	\$353,000	1404	1090	7	1959	4	7650	Y	N	821 CREST AVE
005	383215	0100	12/27/2006	\$319,950	1410	0	7	1981	3	7764	N	N	23921 92ND PL S
005	192205	9360	10/17/2005	\$315,500	1420	840	7	1968	3	8266	Y	N	1005 E GUIBERSON ST
005	027350	0015	11/19/2007	\$334,000	1420	1430	7	1958	4	7500	N	N	538 REITEN RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	192205	9364	03/15/2006	\$325,000	1420	340	7	1968	3	8131	Y	N	931 E GUIBERSON ST
005	547850	0210	01/05/2006	\$270,000	1430	0	7	1964	3	8583	N	N	925 E LAUREL ST
005	161250	0195	03/22/2005	\$224,500	1430	0	7	1991	3	6746	N	N	432 KENNEBECK AVE N
005	182205	9193	01/28/2005	\$241,550	1430	0	7	1959	3	11204	N	N	23830 98TH AVE SE
005	393700	0020	03/14/2005	\$279,570	1440	1440	7	1962	4	9750	N	N	1211 E HEMLOCK ST
005	262160	0035	10/02/2007	\$315,000	1450	0	7	1953	3	16300	N	N	24015 94TH AVE S
005	554000	0055	04/18/2007	\$370,000	1460	1370	7	1969	4	10067	Y	N	1103 E GUIBERSON ST
005	192205	9372	07/24/2006	\$249,975	1480	0	7	1963	3	8276	N	N	818 ELLIS PL
005	382800	0205	02/25/2005	\$204,000	1480	0	7	1955	3	8400	N	N	717 BRIDGES AVE S
005	547850	0060	04/30/2007	\$295,000	1490	0	7	1961	4	9375	N	N	1025 E HEMLOCK ST
005	553980	0060	06/13/2006	\$275,950	1500	0	7	1952	3	12825	N	N	1116 E SEATTLE ST
005	918370	3390	06/22/2005	\$249,000	1500	0	7	1967	3	7500	N	N	1443 E MAPLE ST
005	027380	0041	10/17/2006	\$280,000	1500	800	7	1962	3	8000	N	N	826 MAPLEWOOD AVE
005	132204	9094	05/22/2006	\$310,000	1510	0	7	1991	3	5807	N	N	906 4TH AVE N
005	116400	0080	09/17/2007	\$277,450	1510	0	7	1961	3	11393	N	N	25704 100TH PL SE
005	803520	0080	05/20/2005	\$279,200	1510	0	7	1958	4	7700	N	N	1019 FILBERT ST
005	266200	0140	11/27/2006	\$270,000	1510	0	7	1961	4	10124	N	N	23922 98TH AVE S
005	912240	0040	07/06/2006	\$450,000	1520	880	7	1957	4	13600	N	N	761 HILLTOP AVE
005	500380	0140	01/19/2005	\$254,500	1520	0	7	1968	3	9000	N	N	428 ALEXANDER AVE
005	547850	0050	06/08/2007	\$295,000	1530	0	7	1960	3	8125	N	N	1019 E HEMLOCK ST
005	547850	0050	02/04/2005	\$239,950	1530	0	7	1960	3	8125	N	N	1019 E HEMLOCK ST
005	302205	9027	06/15/2006	\$339,950	1540	0	7	1958	3	13200	N	N	26840 94TH PL S
005	159860	0090	08/19/2005	\$284,500	1540	1060	7	1960	4	7708	Y	N	922 E TEMPERANCE ST
005	866250	0390	05/13/2005	\$272,000	1540	0	7	1996	3	6097	N	N	10212 SE 243RD ST
005	435910	0160	09/01/2005	\$245,000	1540	0	7	1968	4	9271	N	N	24636 96TH AVE S
005	803530	0060	03/23/2005	\$240,000	1550	0	7	1964	3	7420	N	N	912 FILBERT ST
005	614760	0038	10/03/2005	\$287,000	1560	0	7	1995	3	4828	N	N	929 1ST AVE N
005	161250	0250	08/22/2005	\$324,950	1560	0	7	1930	4	8888	Y	N	425 CLARK AVE N
005	866250	0370	09/28/2005	\$279,500	1570	0	7	1996	3	6303	N	N	10205 SE 242ND PL
005	866250	0070	07/18/2005	\$290,000	1580	0	7	1996	3	8280	N	N	10221 SE 243RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	161200	0480	05/12/2006	\$260,000	1580	0	7	1909	4	6750	N	N	701 E TEMPERANCE ST
005	266200	0120	08/14/2007	\$327,500	1580	0	7	1963	4	10020	N	N	23905 99TH AVE S
005	159860	0209	06/21/2005	\$334,900	1580	1500	7	1985	3	8163	Y	N	517 ALVORD AVE N
005	804701	0210	04/20/2005	\$265,000	1590	0	7	2003	3	4637	N	N	10015 SE 242ND PL
005	027390	0030	03/16/2006	\$285,400	1600	0	7	1963	4	9072	N	N	817 KIMBERLY AVE S
005	027350	0005	05/23/2006	\$363,000	1620	1080	7	1958	3	7500	Y	N	505 WOODLAND WAY
005	783080	0232	10/25/2007	\$444,000	1630	810	7	1967	4	22366	N	N	10127 SE 244TH ST
005	027400	0040	11/21/2005	\$308,950	1630	470	7	1966	4	8701	N	N	831 WOODLAND WAY
005	547850	0260	03/07/2007	\$317,500	1640	0	7	1967	4	10412	N	N	1025 LAUREL ST
005	803530	0040	04/27/2007	\$304,000	1660	0	7	1955	3	8175	N	N	845 CREST AVE
005	516370	0100	01/29/2007	\$287,000	1660	0	7	1953	4	14404	N	N	828 ALVORD AVE N
005	192205	9424	08/03/2005	\$266,000	1660	0	7	1989	3	9320	N	N	24003 98TH AVE S
005	918370	3055	07/03/2006	\$287,950	1670	0	7	1958	4	8625	N	N	1010 E WALNUT ST
005	132204	9083	03/31/2006	\$296,000	1680	0	7	1995	3	5579	N	N	939 4TH AVE N
005	866250	0300	11/14/2005	\$355,000	1680	0	7	1997	3	5094	N	N	10119 SE 243RD ST
005	192205	9272	06/05/2007	\$340,000	1680	0	7	1959	4	10800	N	N	1220 E CHICAGO ST
005	192205	9389	08/09/2006	\$459,000	1680	840	7	1963	3	19602	N	N	9619 S 243RD ST
005	803520	0045	05/17/2005	\$276,000	1680	0	7	1959	4	7700	N	N	1110 E HEMLOCK ST
005	182205	9322	11/29/2007	\$309,700	1690	0	7	1996	3	7200	Y	N	810 PROSPECT AVE N
005	745940	0040	05/23/2005	\$242,000	1690	0	7	1995	3	5886	N	N	26423 107TH AVE SE
005	918370	3393	05/29/2007	\$330,000	1690	0	7	1967	4	7125	N	N	1451 E MAPLE ST
005	918370	3393	11/14/2006	\$252,000	1690	0	7	1967	4	7125	N	N	1451 E MAPLE ST
005	915150	0100	10/17/2005	\$337,500	1720	0	7	1995	3	8067	N	N	9707 S 242ND CT
005	027400	0020	05/20/2007	\$350,000	1720	220	7	1966	4	7500	N	N	815 WOODLAND WAY
005	435910	0060	10/20/2006	\$299,500	1720	0	7	1964	4	9250	N	N	24720 97TH AVE S
005	192205	9444	08/15/2006	\$356,950	1730	0	7	1994	3	9699	N	N	9605 SE 243RD ST
005	295190	0035	06/12/2005	\$280,000	1750	0	7	1989	3	8208	N	N	903 W HARRISON ST
005	957820	0130	09/12/2005	\$282,000	1760	0	7	1972	4	9370	N	N	812 WYNWOOD DR
005	245900	0040	11/17/2005	\$355,000	1760	840	7	1974	3	5782	N	N	24846 96TH AVE S
005	245900	0042	12/30/2005	\$359,950	1760	480	7	1974	3	8005	N	N	24852 96TH AVE S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	547830	0075	10/07/2005	\$250,000	1760	0	7	1958	3	8100	N	N	606 CREST AVE
005	330800	0110	06/28/2006	\$290,000	1770	0	7	1975	3	10000	N	N	26030 WOODLAND WAY S
005	233155	0100	08/23/2005	\$308,000	1810	0	7	1999	3	5872	N	N	24527 102ND PL SE
005	266200	0150	09/19/2006	\$299,000	1820	0	7	1964	4	9490	N	N	9807 S 240TH ST
005	614660	0570	08/30/2005	\$265,000	1830	0	7	1969	3	7620	N	N	838 3RD AVE N
005	918370	2035	08/19/2005	\$276,950	1840	0	7	1962	4	7500	N	N	640 VAN DE VANTER AVE
005	233155	0080	11/29/2005	\$320,500	1870	620	7	1978	4	11009	N	N	24517 102ND PL SE
005	866250	0230	08/16/2007	\$366,000	1880	0	7	1997	3	5359	N	N	24209 101ST PL SE
005	866250	0270	07/22/2005	\$290,000	1890	0	7	1997	3	5039	N	N	24231 101ST PL SE
005	866250	0320	10/10/2006	\$375,000	1900	0	7	1996	3	5369	N	N	10124 SE 243RD ST
005	159860	0011	01/30/2006	\$284,000	1940	0	7	1997	3	7238	N	N	304 HAZEL AVE N
005	547850	0270	12/12/2007	\$235,000	1940	0	7	1967	4	10448	N	N	1107 LAUREL ST
005	027350	0075	11/10/2006	\$352,000	1950	320	7	1957	4	11000	N	N	550 WOODLAND WAY
005	783080	0139	01/23/2006	\$235,000	1950	0	7	1984	3	14883	N	N	10302 SE 244TH ST
005	804701	0080	04/04/2007	\$370,000	1980	0	7	2002	3	4966	N	N	24220 100TH PL SE
005	745940	0050	09/12/2007	\$333,000	1980	0	7	1994	3	6354	N	N	26424 107TH AVE SE
005	804701	0030	06/26/2006	\$350,000	1980	0	7	2003	3	5500	N	N	10016 SE 242ND PL
005	918370	2220	07/16/2007	\$361,950	1980	0	7	1991	3	9800	N	N	821 E HEMLOCK ST
005	027390	0090	07/19/2005	\$275,000	2000	0	7	1963	4	8550	N	N	842 KIMBERLY AVE S
005	133230	0340	07/26/2005	\$352,000	2020	0	7	2003	3	7910	N	N	24422 101ST PL SE
005	132204	9345	07/12/2006	\$320,000	2060	0	7	2002	3	3200	N	N	511 W CONCORD ST
005	132204	9346	03/06/2006	\$300,000	2060	0	7	2003	3	3200	N	N	515 W CONCORD ST
005	132204	9351	07/11/2005	\$265,000	2060	0	7	2000	3	4029	N	N	919 4TH AVE N
005	132204	9352	04/14/2005	\$265,000	2060	0	7	2000	3	4029	N	N	921 4TH AVE N
005	804700	0160	03/16/2007	\$369,000	2070	0	7	2002	3	6000	N	N	9917 S 242ND PL
005	804700	0160	07/14/2005	\$340,000	2070	0	7	2002	3	6000	N	N	9917 S 242ND PL
005	337580	0020	05/22/2006	\$351,000	2080	0	7	2002	3	5956	N	N	9716 S 244TH PL
005	159860	0030	03/23/2007	\$374,990	2110	0	7	1915	4	9990	N	N	1017 E SMITH ST
005	382100	0110	05/10/2007	\$335,000	2110	0	7	1965	3	10530	N	N	9625 S 246TH PL
005	547850	0200	05/26/2005	\$260,000	2110	0	7	1964	4	9375	N	N	926 LAUREL ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	233154	0050	04/13/2006	\$365,000	2120	0	7	2001	3	5747	N	N	24620 102ND PL SE
005	919710	0073	06/14/2005	\$349,950	2180	0	7	1914	5	15202	N	N	625 5TH AVE S
005	133230	0060	11/02/2007	\$385,000	2200	0	7	1999	3	6272	N	N	24503 101ST PL SE
005	804700	0020	03/07/2006	\$365,000	2260	0	7	2002	3	5883	N	N	9812 S 242ND PL
005	233155	0110	05/05/2006	\$384,950	2270	0	7	1999	3	5853	N	N	24533 102ND PL SE
005	720900	0100	11/03/2005	\$317,000	2280	0	7	1961	4	10949	N	N	23814 99TH AVE S
005	337580	0080	08/03/2007	\$400,000	2390	0	7	2002	3	5830	N	N	9612 S 244TH PL
005	918370	2310	04/24/2007	\$429,000	2400	0	7	1994	3	9081	Y	N	719 KENSINGTON AVE S
005	133230	0080	03/10/2006	\$345,000	2490	0	7	1999	3	6263	N	N	24513 101ST PL SE
005	337580	0140	05/13/2005	\$359,950	2550	0	7	2002	3	6869	N	N	9619 S 244TH PL
005	918370	1810	03/20/2006	\$335,000	2630	0	7	1959	4	11800	N	N	606 E SEATTLE ST
005	133230	0180	06/28/2006	\$392,000	2670	0	7	1999	3	8133	N	N	24627 101ST PL SE
005	133230	0200	04/17/2006	\$378,500	2670	0	7	1999	3	7028	N	N	24628 101ST PL SE
005	133230	0130	09/11/2007	\$415,000	3040	0	7	1999	3	6247	N	N	24607 101ST PL SE
005	917960	0365	10/22/2007	\$339,950	1080	734	8	2006	3	4000	N	N	416 E TITUS ST
005	330800	0070	06/15/2005	\$286,000	1220	460	8	1975	4	9702	N	N	26207 WOODLAND WAY S
005	330802	0130	08/21/2007	\$364,000	1270	590	8	1977	4	12855	N	N	9824 S 262ND PL
005	182205	9095	02/09/2005	\$305,000	1277	822	8	2004	3	6534	Y	N	747 LENORA ST
005	192205	9439	08/18/2005	\$289,950	1330	330	8	1990	3	9805	N	N	9818 S 247TH CT
005	918370	0363	04/14/2005	\$301,050	1340	720	8	1963	4	7252	Y	N	545 KENOSIA AVE
005	182205	9097	01/27/2005	\$306,000	1357	902	8	2004	3	6534	Y	N	801 LENORA ST
005	330803	0390	05/18/2006	\$394,000	1400	830	8	1978	3	15100	N	N	26425 99TH PL S
005	885650	0030	03/23/2007	\$309,000	1410	0	8	1967	3	8094	Y	N	925 VALLEY PL
005	192205	9246	06/12/2007	\$407,000	1420	1340	8	1958	4	18730	N	N	9425 S 247TH ST
005	885650	0160	10/19/2006	\$398,500	1520	980	8	1977	3	7000	Y	N	811 STETSON AVE
005	192205	9409	05/08/2007	\$395,000	1530	0	8	1979	3	20100	N	N	24502 98TH AVE S
005	957820	0100	07/28/2006	\$395,000	1530	780	8	1966	3	8839	Y	N	749 WYNWOOD DR
005	192205	9429	04/22/2005	\$269,950	1650	0	8	1990	3	11548	N	N	9809 S 247TH CT
005	192205	9410	02/23/2007	\$455,000	1660	1350	8	1979	3	20100	N	N	9836 S 245TH PL
005	516370	0070	05/26/2006	\$449,950	1700	800	8	1952	4	24091	Y	N	841 ALVORD AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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	192205	9356	05/29/2006	\$275,000	1710	0	8	1967	3	12632	N	N	9828 S 248TH ST
005	185860	0006	12/15/2006	\$349,950	1714	0	8	2006	3	4649	N	N	26403 106TH AVE SE
005	330802	0110	06/01/2007	\$410,000	1740	0	8	1977	4	14111	N	N	9834 S 262ND PL
005	192205	9438	05/30/2006	\$348,000	1760	0	8	1990	3	9811	N	N	9821 S 247TH CT
005	330802	0140	02/06/2006	\$298,000	1760	0	8	1977	3	11213	N	N	9816 S 262ND PL
005	185860	0037	01/19/2006	\$289,950	1769	0	8	2005	3	5979	N	N	10714 SE 268TH ST
005	185860	0039	01/03/2006	\$284,950	1769	0	8	2005	3	6335	N	N	10708 SE 268TH ST
005	185860	0022	01/24/2006	\$284,950	1769	0	8	2005	3	6434	N	N	10612 SE 266TH PL
005	941471	0020	09/26/2005	\$284,950	1769	0	8	2005	3	6264	N	N	26827 107TH AVE SE
005	941471	0100	02/02/2006	\$339,950	1771	0	8	2005	3	5712	N	N	26812 107TH AVE SE
005	941470	0080	10/25/2005	\$299,950	1771	0	8	2005	3	6115	N	N	26705 106TH PL SE
005	941470	0110	12/01/2005	\$299,950	1771	0	8	2005	3	5739	N	N	26714 106TH PL SE
005	941470	0130	01/25/2006	\$295,000	1771	0	8	2005	3	6413	N	N	10628 SE 268TH ST
005	941470	0100	10/28/2005	\$286,000	1771	0	8	2005	3	5790	N	N	26710 106TH PL SE
005	941470	0010	11/01/2005	\$284,950	1771	0	8	2005	3	5701	N	N	26704 106TH AVE SE
005	941471	0080	10/11/2005	\$307,614	1771	0	8	2005	3	6044	N	N	26830 107TH AVE SE
005	941471	0100	10/15/2005	\$289,950	1771	0	8	2005	3	5712	N	N	26812 107TH AVE SE
005	185860	0041	02/03/2006	\$274,950	1773	0	8	2005	3	6544	N	N	10617 SE 266TH PL
005	941471	0030	10/24/2005	\$279,950	1773	0	8	2005	3	5730	N	N	26829 107TH AVE SE
005	941471	0040	10/14/2005	\$279,950	1773	0	8	2005	3	7321	N	N	26832 107TH AVE SE
005	133065	0070	10/12/2005	\$371,500	1810	450	8	1993	3	10272	N	N	9919 S 246TH PL
005	330802	0030	11/26/2007	\$325,000	1850	0	8	1977	4	13800	N	N	9851 S 262ND PL
005	221545	0170	11/04/2005	\$339,299	1860	0	8	1994	3	7500	N	N	10006 SE 244TH ST
005	133025	0170	05/24/2006	\$383,000	1880	0	8	1993	3	7875	N	N	10014 SE 246TH PL
005	185860	0008	02/22/2007	\$369,950	1908	0	8	2006	3	4140	N	N	26421 106TH AVE SE
005	185860	0002	11/15/2006	\$364,950	1908	0	8	2006	3	4049	N	N	10527 SE 264TH ST
005	185860	0009	01/16/2007	\$364,950	1908	0	8	2006	3	4140	N	N	26425 106TH AVE SE
005	185860	0001	04/09/2007	\$349,950	1908	0	8	2006	3	4473	N	N	10521 SE 264TH ST
005	185860	0003	04/27/2007	\$358,000	1914	0	8	2006	3	4508	N	N	26409 106TH AVE SE
005	500380	0070	05/24/2006	\$344,450	1930	1400	8	1963	4	11359	Y	N	1013 MACLYN ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	941470	0070	06/28/2006	\$379,950	1943	0	8	2005	3	5730	N	N	26711 106TH PL SE
005	941470	0120	01/31/2006	\$320,850	1943	0	8	2005	3	5812	N	N	10624 SE 268TH ST
005	941470	0070	01/25/2006	\$319,950	1943	0	8	2005	3	5730	N	N	26711 106TH PL SE
005	185860	0032	02/08/2006	\$319,950	1943	0	8	2005	3	6233	N	N	10726 SE 268TH ST
005	185860	0043	02/28/2006	\$319,950	1943	0	8	2005	3	6364	N	N	10625 SE 266TH PL
005	941470	0030	12/06/2005	\$306,000	1943	0	8	2005	3	5701	N	N	26716 106TH AVE SE
005	941470	0040	02/03/2006	\$299,950	1943	0	8	2005	3	5701	N	N	26720 106TH AVE SE
005	185860	0038	01/04/2006	\$304,950	1943	0	8	2005	3	5922	N	N	10718 SE 268TH ST
005	941470	0060	01/12/2006	\$284,950	1943	0	8	2005	3	5784	N	N	10616 SE 268TH ST
005	185860	0024	11/04/2005	\$289,950	1943	0	8	2005	3	7008	N	N	10629 SE 266TH PL
005	185860	0023	02/15/2006	\$289,950	1943	0	8	2005	3	6437	N	N	10618 SE 266TH PL
005	941471	0090	10/18/2005	\$309,950	1952	0	8	2005	3	5701	N	N	26818 107TH AVE SE
005	941471	0110	10/07/2005	\$289,950	1952	0	8	2005	3	5740	N	N	26815 107TH AVE SE
005	185860	0036	12/09/2005	\$299,950	1954	0	8	2005	3	5963	N	N	10720 SE 268TH ST
005	941471	0060	10/04/2005	\$314,950	1954	0	8	2005	3	5704	N	N	26822 107TH AVE SE
005	258700	0260	05/21/2007	\$391,000	1986	426	8	2006	3	2497	N	N	23622 102ND AVE SE
005	258700	0250	02/13/2007	\$390,000	1986	426	8	2006	3	2497	N	N	23620 102ND AVE SE
005	258700	0240	12/15/2006	\$381,060	1986	426	8	2006	3	2497	N	N	23616 102ND AVE SE
005	258700	0110	03/12/2007	\$380,500	1986	426	8	2006	3	2493	N	N	23623 102ND CT SE
005	258700	0060	01/15/2007	\$375,000	1986	426	8	2006	3	2349	N	N	10225 SE 237TH ST
005	258700	0030	03/22/2007	\$373,000	1986	426	8	2006	3	2349	N	N	10211 SE 237TH ST
005	258700	0050	02/22/2007	\$373,000	1986	426	8	2006	3	2349	N	N	10221 SE 237TH ST
005	258700	0180	07/26/2007	\$379,000	1986	426	8	2007	3	2475	N	N	23627 102ND PL SE
005	258700	0100	02/27/2007	\$371,000	1986	426	8	2006	3	2499	N	N	23625 102ND CT SE
005	258700	0140	11/21/2006	\$369,950	1986	426	8	2006	3	2505	N	N	23626 102ND PL SE
005	258700	0070	04/06/2007	\$374,000	1986	426	8	2007	3	2349	N	N	10227 SE 237TH ST
005	258700	0040	03/07/2007	\$371,000	1986	426	8	2007	3	2349	N	N	10217 SE 237TH ST
005	258700	0080	05/07/2007	\$371,000	1986	426	8	2007	3	2887	N	N	10231 SE 237TH ST
005	258700	0210	11/06/2007	\$350,000	1986	429	8	2007	3	2475	N	N	23617 102ND PL SE
005	258700	0010	11/20/2007	\$350,000	1986	426	8	2007	3	2540	N	N	10205 SE 237TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	258700	0150	10/04/2006	\$300,000	1986	426	8	2006	3	2510	N	N	23624 102ND PL SE
005	221545	0140	04/05/2006	\$365,000	1990	0	8	1994	3	7639	N	N	10024 SE 244TH CT
005	221545	0190	10/03/2005	\$350,000	1990	0	8	1994	3	7200	N	N	10015 SE 244TH ST
005	192205	9408	07/07/2006	\$375,000	1990	0	8	1979	3	20234	N	N	9849 S 245TH PL
005	258700	0230	05/14/2007	\$382,500	2004	462	8	2006	3	2583	N	N	23612 102ND AVE SE
005	258700	0160	02/16/2007	\$379,000	2004	462	8	2006	3	2899	N	N	23618 102ND PL SE
005	258700	0130	07/11/2007	\$368,000	2004	462	8	2007	3	2752	N	N	23630 102ND PL SE
005	258700	0090	06/13/2007	\$365,500	2004	462	8	2007	3	2768	N	N	23629 102ND CT SE
005	258700	0120	04/18/2007	\$321,480	2004	462	8	2007	3	2876	N	N	23619 102ND CT SE
005	435910	0090	11/22/2005	\$277,000	2040	0	8	1983	3	9472	N	N	24703 97TH AVE S
005	914900	0030	05/17/2007	\$397,000	2060	0	8	1994	3	7250	N	N	9420 S 242ND ST
005	914900	0050	05/03/2006	\$375,000	2060	0	8	1994	3	8882	N	N	9502 S 242ND ST
005	914900	0090	09/26/2006	\$401,000	2070	0	8	1992	3	10692	N	N	24115 96TH AVE S
005	185860	0045	12/14/2005	\$337,500	2075	0	8	2005	3	8568	N	N	10605 SE 266TH PL
005	185860	0045	11/21/2005	\$289,950	2075	0	8	2005	3	8568	N	N	10605 SE 266TH PL
005	914900	0220	10/23/2006	\$399,950	2080	0	8	1993	3	9605	N	N	9529 S 242ND ST
005	027390	0050	04/26/2005	\$285,990	2080	0	8	1963	3	10000	N	N	837 KIMBERLY AVE S
005	027390	0050	02/15/2005	\$240,900	2080	0	8	1963	3	10000	N	N	837 KIMBERLY AVE S
005	914900	0130	04/30/2007	\$383,900	2120	0	8	1992	3	7225	N	N	9427 S 241ST ST
005	914900	0080	11/08/2005	\$349,950	2120	0	8	1992	3	8388	N	N	9524 S 242ND ST
005	155280	0080	09/19/2005	\$439,000	2130	1000	8	1968	3	12182	N	N	233 OLYMPIC WAY
005	914900	0020	08/25/2006	\$358,000	2140	0	8	1993	3	7220	N	N	9412 S 242ND ST
005	242204	9107	06/01/2007	\$526,000	2150	100	8	1940	4	13515	Y	N	420 SCENIC WAY
005	547850	0010	10/25/2006	\$397,000	2160	1060	8	1962	4	9375	N	N	925 E HEMLOCK ST
005	019650	0060	05/06/2005	\$316,300	2160	0	8	2004	3	4384	N	N	10709 SE 260TH PL
005	019650	0130	03/28/2005	\$313,950	2160	0	8	2004	3	4512	N	N	26111 108TH AVE SE
005	019650	0120	04/11/2005	\$310,000	2160	0	8	2004	3	4329	N	N	26115 108TH AVE SE
005	019650	0090	02/10/2005	\$299,950	2160	0	8	2004	3	4675	N	N	10717 SE 260TH PL
005	019650	0100	02/01/2005	\$297,500	2160	0	8	2004	3	4500	N	N	10721 SE 260TH PL
005	185860	0004	11/13/2006	\$389,950	2192	0	8	2006	3	4140	N	N	26411 106TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	185860	0007	11/15/2006	\$389,950	2192	0	8	2006	3	4140	N	N	26417 106TH AVE SE
005	185860	0012	11/22/2006	\$389,950	2192	0	8	2006	3	12128	N	N	26429 106TH AVE SE
005	941471	0010	10/11/2005	\$304,950	2192	0	8	2005	3	6297	N	N	26823 107TH AVE SE
005	221545	0040	05/02/2005	\$326,000	2210	0	8	1994	3	7201	N	N	10028 SE 245TH PL
005	918370	0893	09/18/2007	\$436,000	2230	0	8	2004	3	6600	N	N	513 ALEXANDER AVE
005	500380	0100	08/01/2005	\$499,000	2240	1860	8	1966	3	11359	Y	N	1107 MACLYN ST
005	221545	0120	04/02/2007	\$398,950	2250	0	8	1994	3	7790	N	N	10025 SE 244TH CT
005	221545	0050	08/22/2006	\$385,000	2250	0	8	1994	3	7416	N	N	10020 SE 245TH PL
005	133065	0080	06/14/2005	\$354,950	2260	0	8	1994	3	11871	N	N	9927 S 246TH PL
005	133025	0020	02/23/2006	\$403,000	2270	0	8	1993	3	7408	N	N	10015 SE 247TH PL
005	185860	0021	01/27/2006	\$314,950	2270	0	8	2005	3	7105	N	N	10608 SE 266TH PL
005	133025	0100	02/16/2007	\$393,000	2280	0	8	1993	3	7921	N	N	10003 SE 246TH PL
005	221545	0150	05/04/2005	\$340,500	2280	0	8	1994	3	7200	N	N	10018 SE 244TH CT
005	133025	0030	05/30/2006	\$398,000	2290	0	8	1993	3	8768	N	N	10021 SE 247TH PL
005	192205	9446	09/06/2007	\$404,000	2290	0	8	1997	3	15258	N	N	9910 S 247TH PL
005	221545	0080	05/24/2007	\$381,000	2300	0	8	1994	3	7300	N	N	24514 100TH AVE SE
005	918370	0985	01/25/2007	\$480,000	2320	0	8	1959	4	13200	N	N	526 VAN DE VANTER AVE
005	918370	0985	11/08/2005	\$400,000	2320	0	8	1959	4	13200	N	N	526 VAN DE VANTER AVE
005	133065	0120	06/06/2007	\$420,000	2330	0	8	1994	3	10458	N	N	9904 S 246TH PL
005	221545	0070	12/16/2005	\$381,500	2360	0	8	1994	3	7240	N	N	10008 SE 245TH PL
005	918370	0205	02/05/2007	\$453,745	2381	0	8	2006	3	6600	Y	N	718 TACOMA ST
005	019650	0080	02/25/2005	\$324,950	2417	0	8	2004	3	4420	N	N	10715 SE 260TH PL
005	221545	0110	08/12/2005	\$354,950	2430	0	8	1994	3	7227	N	N	10019 SE 244TH CT
005	918370	1120	11/27/2006	\$415,000	2436	0	8	2006	3	5700	N	N	703 E SEATTLE ST
005	133025	0180	09/08/2006	\$403,500	2450	0	8	1993	3	7976	N	N	10006 SE 246TH PL
005	918370	0210	02/13/2007	\$454,500	2468	0	8	2006	3	6600	Y	N	722 TACOMA ST
005	941470	0050	04/16/2007	\$405,000	2483	0	8	2005	3	5704	N	N	26726 106TH AVE SE
005	941470	0090	01/23/2006	\$396,000	2483	0	8	2005	3	5745	N	N	26706 106TH PL SE
005	941470	0020	11/29/2005	\$355,244	2483	0	8	2005	3	5701	N	N	26708 106TH AVE SE
005	185860	0040	01/27/2006	\$355,450	2483	0	8	2005	3	6786	N	N	10704 SE 268TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	185860	0042	01/18/2006	\$356,950	2483	0	8	2005	4	6870	N	N	10621 SE 266TH PL
005	185860	0044	11/28/2005	\$329,950	2483	0	8	2005	3	7975	N	N	10605 SE 266TH PL
005	941471	0070	11/04/2005	\$369,950	2488	0	8	2005	3	6329	N	N	26820 107TH AVE SE
005	941471	0050	10/17/2005	\$334,950	2488	0	8	2005	3	8497	N	N	26824 107TH AVE SE
005	918370	0895	07/24/2006	\$470,000	2520	0	8	2004	3	6600	N	N	519 ALEXANDER AVE
005	918370	0891	03/09/2005	\$379,950	2520	0	8	2004	3	6600	N	N	507 ALEXANDER AVE
005	019650	0040	01/18/2005	\$325,950	2569	0	8	2004	3	4519	N	N	10712 SE 260TH PL
005	019650	0020	01/05/2005	\$319,950	2569	0	8	2004	3	4547	N	N	10720 SE 260TH PL
005	019650	0070	01/03/2005	\$323,950	2581	0	8	2004	3	4718	N	N	10713 SE 260TH PL
005	918370	1110	12/20/2006	\$419,950	2591	0	8	2006	3	5700	N	N	707 E SEATTLE ST
005	919710	0281	07/03/2006	\$424,000	2641	0	8	2005	3	7891	N	N	724 3RD AVE S
005	292205	9201	08/17/2007	\$519,000	2750	0	8	1991	4	26571	Y	N	10222 SE 270TH PL
005	330803	0110	03/22/2005	\$355,000	2760	0	8	1988	3	47044	Y	N	26631 WOODLAND WAY S
005	918370	1270	06/29/2005	\$413,500	1810	1540	9	1973	3	15450	Y	N	540 SCENIC WAY
005	330803	0340	07/26/2006	\$459,500	2510	0	9	1978	4	15000	N	N	26426 99TH PL S
005	330803	0090	07/12/2007	\$499,950	2680	0	9	1978	3	19500	Y	N	26619 WOODLAND WAY S
005	554000	0085	09/24/2007	\$485,000	2690	0	9	2005	3	10200	N	N	1226 E GUIBERSON ST
005	554000	0085	07/10/2006	\$479,900	2690	0	9	2005	3	10200	N	N	1226 E GUIBERSON ST
005	330803	0320	06/13/2005	\$409,950	2780	0	9	1978	3	14550	N	N	26514 99TH PL S
005	242204	9072	01/10/2005	\$399,950	2910	490	9	1908	4	20200	Y	N	458 SCENIC WAY
005	317190	0150	03/10/2006	\$525,000	3010	0	9	1993	3	16482	N	N	26322 97TH AVE S
006	202205	9090	11/30/2006	\$312,500	610	0	5	1952	3	20955	N	N	10835 SE 248TH ST
006	282205	9266	08/18/2005	\$355,000	1060	0	5	1938	4	48787	N	N	26435 124TH AVE SE
006	222205	9058	10/30/2007	#####	1230	360	5	1929	5	202554	Y	N	25410 132ND AVE SE
006	222205	9044	01/25/2006	\$374,000	1900	0	5	1940	4	20473	N	N	13511 SE 240TH ST
006	542030	0360	02/08/2007	\$274,950	840	0	6	1984	4	7366	N	N	25123 119TH CT SE
006	541230	0420	02/22/2007	\$295,650	860	620	6	1981	3	8000	N	N	11946 SE 254TH ST
006	541230	0080	01/20/2005	\$234,950	860	620	6	1981	4	6650	N	N	25312 120TH PL SE
006	282205	9141	07/25/2005	\$160,000	880	0	6	1948	3	11761	N	N	26859 129TH AVE SE
006	221291	0270	07/20/2007	\$274,000	940	0	6	1976	4	7252	N	N	25702 143RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	221291	0300	08/18/2006	\$257,500	940	0	6	1976	4	8132	N	N	14323 SE 257TH PL
006	541230	0480	09/13/2005	\$275,000	940	300	6	1981	3	7440	N	N	25431 120TH PL SE
006	221291	0270	07/03/2006	\$254,000	940	0	6	1976	4	7252	N	N	25702 143RD AVE SE
006	221291	0380	08/31/2005	\$240,000	940	0	6	1976	3	6480	N	N	14304 SE 257TH PL
006	221291	0260	07/11/2005	\$244,500	940	0	6	1976	4	7520	N	N	25712 143RD AVE SE
006	221291	0300	07/12/2005	\$221,000	940	0	6	1976	4	8132	N	N	14323 SE 257TH PL
006	541230	0430	06/20/2005	\$235,000	940	320	6	1981	3	9200	N	N	11947 SE 254TH ST
006	541230	0510	06/20/2005	\$221,350	940	300	6	1981	3	9100	N	N	25505 120TH PL SE
006	542030	0410	12/13/2006	\$281,000	1000	0	6	1984	4	7461	N	N	11929 SE 251ST ST
006	221291	0540	08/20/2007	\$270,500	1010	0	6	1970	4	6300	N	N	14218 SE 259TH PL
006	221291	0520	04/17/2006	\$254,000	1010	0	6	1970	4	6720	N	N	25855 143RD CT SE
006	541230	0090	03/23/2005	\$264,500	1010	430	6	1981	3	7360	N	N	25304 120TH PL SE
006	542030	0230	09/21/2005	\$239,900	1060	0	6	1984	3	7641	N	N	25103 118TH CT SE
006	541230	0070	11/23/2005	\$255,000	1080	0	6	1981	3	6510	N	N	25320 120TH PL SE
006	542030	0280	04/03/2007	\$325,000	1090	330	6	1984	4	8224	N	N	25118 118TH CT SE
006	682990	0150	12/05/2005	\$240,000	1090	0	6	1965	4	10500	N	N	25028 128TH PL SE
006	541230	0530	05/26/2005	\$223,000	1092	0	6	1983	3	10010	N	N	25521 120TH PL SE
006	221291	0560	03/23/2006	\$268,000	1170	0	6	1970	4	6866	N	N	14204 SE 259TH PL
006	383021	0770	01/26/2007	\$290,000	1200	0	6	1977	3	7000	N	N	11713 SE 255TH PL
006	383020	0270	04/26/2006	\$288,000	1200	0	6	1977	4	9787	N	N	25438 116TH AVE SE
006	383021	0440	04/03/2007	\$282,450	1200	0	6	1977	3	7200	N	N	11821 SE 252ND PL
006	383021	0360	05/21/2007	\$287,500	1200	0	6	1977	4	7200	N	N	11828 SE 253RD ST
006	383021	0420	07/27/2006	\$275,000	1200	0	6	1977	3	7400	N	N	11805 SE 252ND PL
006	383021	0590	07/11/2007	\$274,950	1200	0	6	1977	3	7200	N	N	25225 118TH AVE SE
006	383021	0350	10/24/2006	\$270,000	1200	0	6	1977	3	7420	N	N	11832 SE 253RD ST
006	383021	0560	02/21/2007	\$277,500	1200	0	6	1977	4	7200	N	N	25201 118TH AVE SE
006	383021	0130	12/28/2006	\$264,000	1200	0	6	1977	3	7600	N	N	25414 118TH PL SE
006	383021	0580	12/05/2006	\$263,000	1200	0	6	1977	3	7200	N	N	25217 118TH AVE SE
006	383021	0160	08/03/2007	\$262,500	1200	0	6	1977	3	7000	N	N	11817 SE 254TH ST
006	383021	0150	05/25/2006	\$258,948	1200	0	6	1977	3	8240	N	N	11811 SE 254TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383021	0070	11/01/2006	\$257,500	1200	0	6	1977	3	8400	N	N	11821 SE 255TH PL
006	383021	0550	07/14/2006	\$255,000	1200	0	6	1977	3	7500	N	N	11804 SE 252ND PL
006	383021	0540	05/08/2006	\$252,500	1200	0	6	1977	3	7200	N	N	11812 SE 252ND PL
006	383021	0090	06/13/2006	\$252,000	1200	0	6	1977	3	7600	N	N	11818 SE 255TH ST
006	383020	0240	04/10/2006	\$239,900	1200	0	6	1977	3	10625	N	N	25414 116TH AVE SE
006	383021	0180	11/04/2005	\$248,500	1200	0	6	1977	3	7200	N	N	11829 SE 254TH ST
006	383021	0120	08/20/2007	\$245,000	1200	0	6	1977	3	8625	N	N	25422 118TH PL SE
006	383021	0510	03/23/2005	\$240,950	1200	0	6	1977	3	7500	N	N	11902 SE 252ND PL
006	383021	0670	12/05/2005	\$240,000	1200	0	6	1977	3	7630	N	N	11713 SE 254TH PL
006	383021	0740	12/20/2005	\$237,900	1200	0	6	1977	3	7350	N	N	11720 SE 255TH PL
006	383021	0100	08/24/2005	\$233,000	1200	0	6	1977	3	8800	N	N	11812 SE 255TH ST
006	383021	0110	08/31/2005	\$230,000	1200	0	6	1977	3	7650	N	N	11806 SE 255TH ST
006	383021	0630	07/05/2005	\$230,000	1200	0	6	1977	3	7200	N	N	25319 118TH AVE SE
006	383021	0680	11/16/2005	\$230,000	1200	0	6	1977	3	9000	N	N	11721 SE 254TH PL
006	383021	0750	06/07/2005	\$224,950	1200	0	6	1977	3	8750	N	N	11716 SE 255TH PL
006	383021	0620	08/19/2005	\$225,000	1200	0	6	1977	3	7200	N	N	25311 118TH AVE SE
006	383021	0650	05/11/2007	\$225,000	1200	0	6	1977	3	7420	N	N	25403 118TH AVE SE
006	383021	0440	02/18/2005	\$219,000	1200	0	6	1977	3	7200	N	N	11821 SE 252ND PL
006	383021	0550	04/22/2005	\$219,000	1200	0	6	1977	3	7500	N	N	11804 SE 252ND PL
006	383021	0600	04/15/2005	\$215,000	1200	0	6	1977	3	7200	N	N	25233 118TH AVE SE
006	383021	0040	03/27/2005	\$212,500	1200	0	6	1977	3	7275	N	N	11805 SE 255TH ST
006	383021	0430	02/16/2005	\$210,000	1200	0	6	1977	3	7200	N	N	11813 SE 252ND PL
006	383021	0670	02/09/2005	\$208,000	1200	0	6	1977	3	7630	N	N	11713 SE 254TH PL
006	682980	0040	09/08/2006	\$242,000	1210	0	6	1963	3	9750	N	N	24827 128TH PL SE
006	282205	9208	07/11/2006	\$375,500	1220	0	6	1977	3	11596	N	N	26415 122ND PL SE
006	221291	0110	07/31/2006	\$266,500	1230	0	6	1970	4	6500	N	N	14211 SE 259TH PL
006	019330	0030	10/09/2007	\$284,500	1240	0	6	1987	4	10595	N	N	14323 SE 259TH PL
006	019330	0050	08/03/2005	\$262,800	1240	0	6	1987	3	10761	N	N	14320 SE 259TH PL
006	019330	0160	10/31/2005	\$265,500	1240	0	6	1987	4	10061	N	N	14334 SE 258TH PL
006	019330	0140	01/24/2006	\$257,500	1240	0	6	1987	4	10956	N	N	14326 SE 258TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	221291	0160	07/26/2006	\$290,000	1270	0	6	1970	4	7119	N	N	25915 143RD AVE SE
006	221291	0290	06/17/2005	\$230,000	1270	0	6	1976	4	8137	N	N	14317 SE 257TH PL
006	542030	0110	09/11/2006	\$308,950	1320	430	6	1985	3	8565	N	N	25118 117TH CT SE
006	221291	0590	07/14/2005	\$246,000	1320	0	6	1970	4	7191	N	N	25848 142ND AVE SE
006	221291	0670	09/12/2005	\$243,950	1370	0	6	1970	4	6658	N	N	14006 SE 259TH ST
006	221291	0650	05/25/2005	\$234,900	1400	0	6	1970	4	6500	N	N	25904 141ST AVE SE
006	682990	0080	03/30/2005	\$220,000	1400	0	6	1964	4	9750	N	N	25037 128TH PL SE
006	542030	0090	11/15/2005	\$283,000	1420	0	6	1984	3	8138	N	N	25123 117TH CT SE
006	895580	0095	05/11/2005	\$205,000	1420	0	6	1981	4	12000	N	N	14664 SE 267TH ST
006	282205	9070	07/07/2006	\$770,000	1440	0	6	1942	3	91403	N	N	12206 SE KENT-KANGLEY RD
006	542030	0240	03/29/2007	\$275,000	1470	330	6	1984	3	7763	N	N	25107 118TH CT SE
006	542030	0240	03/01/2005	\$260,000	1470	330	6	1984	3	7763	N	N	25107 118TH CT SE
006	221291	0510	06/08/2005	\$215,000	1480	0	6	1970	4	6371	N	N	25849 143RD CT SE
006	165700	0030	10/13/2005	\$246,000	1490	0	6	1948	4	10966	N	N	25404 111TH AVE SE
006	165700	0140	06/27/2006	\$280,000	1550	0	6	1940	4	12096	N	N	25435 111TH AVE SE
006	221291	0140	08/23/2007	\$252,000	1570	0	6	1970	3	7545	N	N	14223 SE 259TH PL
006	221291	0140	05/26/2005	\$223,000	1570	0	6	1970	3	7545	N	N	14223 SE 259TH PL
006	292205	9132	05/17/2007	\$352,000	1580	0	6	1949	3	33555	N	N	25913 116TH AVE SE
006	282205	9194	10/17/2006	\$470,000	1960	0	6	1912	4	39204	N	N	12744 SE KENT-KANGLEY RD
006	541230	0300	10/19/2005	\$287,000	860	400	7	1981	4	7990	N	N	25233 121ST PL SE
006	541230	0270	02/23/2006	\$257,000	860	400	7	1981	3	7600	N	N	25224 121ST PL SE
006	541230	0180	02/01/2006	\$262,000	880	630	7	1980	3	8160	N	N	25336 121ST PL SE
006	541230	0180	02/18/2005	\$226,950	880	630	7	1980	3	8160	N	N	25336 121ST PL SE
006	546800	0145	01/10/2006	\$215,000	950	0	7	1966	4	11475	N	N	26511 128TH AVE SE
006	714020	0620	06/11/2007	\$359,950	970	910	7	1980	4	8000	N	N	12915 SE 259TH PL
006	405130	0120	09/19/2007	\$224,000	970	0	7	1977	4	2845	N	N	13727 SE 256TH PL
006	714020	0650	11/21/2005	\$293,000	970	910	7	1980	4	8050	N	N	25955 129TH PL SE
006	714020	0620	10/25/2006	\$290,000	970	910	7	1980	4	8000	N	N	12915 SE 259TH PL
006	546675	0020	10/20/2005	\$285,750	970	570	7	1984	4	7104	N	N	27124 139TH PL SE
006	405130	0120	04/28/2005	\$169,500	970	0	7	1977	4	2845	N	N	13727 SE 256TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	541230	0130	07/06/2006	\$299,950	990	440	7	1980	3	7280	N	N	25323 121ST PL SE
006	541230	0110	09/13/2005	\$282,650	990	440	7	1980	3	6790	N	N	25311 121ST PL SE
006	714020	0790	10/07/2005	\$285,000	990	910	7	1980	4	7125	N	N	25962 130TH PL SE
006	714020	0030	08/26/2005	\$298,800	1000	500	7	1980	4	6000	N	N	25830 131ST PL SE
006	202205	9003	03/16/2006	\$655,000	1000	0	7	1956	3	100623	N	N	11043 SE 244TH ST
006	221291	0350	03/02/2007	\$296,700	1010	480	7	1976	3	7020	N	N	14322 SE 257TH PL
006	221291	0450	08/25/2006	\$306,000	1010	500	7	1976	4	7098	N	N	25709 143RD AVE SE
006	221291	0420	12/01/2006	\$242,300	1010	480	7	1976	4	6637	N	N	14250 SE 257TH PL
006	221291	0360	01/26/2005	\$226,800	1010	480	7	1976	4	7020	N	N	14316 SE 257TH PL
006	541231	0500	10/03/2005	\$235,450	1030	0	7	1983	3	8489	N	N	11944 SE 252ND PL
006	272205	9118	07/03/2007	\$645,000	1050	990	7	1958	4	14080	Y	Y	26208 135TH AVE SE
006	351210	0090	05/19/2005	\$205,000	1050	0	7	1964	3	10245	N	N	11404 SE 254TH PL
006	405111	0140	12/05/2007	\$302,500	1080	330	7	1979	3	7980	N	N	14416 SE 252ND PL
006	165700	0020	10/27/2005	\$277,950	1080	430	7	1977	3	10953	N	N	25250 111TH AVE SE
006	714020	0040	10/31/2007	\$350,000	1100	570	7	1980	4	6000	N	N	25826 131ST PL SE
006	216140	0100	04/24/2007	\$225,000	1100	0	7	1954	3	12105	N	N	25604 109TH AVE SE
006	714020	0040	08/31/2005	\$295,000	1100	570	7	1980	4	6000	N	N	25826 131ST PL SE
006	202205	9285	05/11/2006	\$305,000	1110	480	7	1995	3	9234	N	N	24915 109TH AVE SE
006	541231	0280	01/19/2005	\$264,400	1110	710	7	1984	3	6918	N	N	12007 SE 250TH PL
006	945420	0035	06/01/2007	\$700,000	1120	990	7	1959	4	8010	Y	Y	26718 138TH PL SE
006	541240	0190	08/12/2005	\$282,000	1120	280	7	1988	3	7273	N	N	24826 121ST PL SE
006	945420	0007	06/23/2005	\$300,950	1120	600	7	1976	4	9000	N	N	13700 SE 268TH ST
006	403050	0100	03/23/2006	\$250,000	1120	0	7	1975	3	10125	N	N	13212 SE 261ST ST
006	546675	0150	02/17/2006	\$297,000	1130	290	7	1985	4	9100	N	N	26928 138TH AVE SE
006	546675	0330	12/27/2005	\$285,000	1130	290	7	1984	4	9095	N	N	27123 139TH PL SE
006	546675	0100	08/01/2005	\$265,000	1130	290	7	1984	4	7199	N	N	13810 SE 271ST ST
006	216140	0090	01/14/2005	\$254,000	1130	240	7	1956	3	12778	N	N	25612 109TH AVE SE
006	546800	0065	12/13/2007	\$340,000	1140	0	7	1962	4	10872	N	N	12718 SE 268TH ST
006	769790	0040	06/04/2007	\$320,000	1140	320	7	1989	3	9206	N	N	25957 118TH PL SE
006	546800	0065	10/20/2005	\$245,500	1140	0	7	1962	4	10872	N	N	12718 SE 268TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	222205	9096	07/13/2006	\$439,000	1140	0	7	1962	4	97574	N	N	24204 142ND AVE SE
006	769786	0270	06/09/2006	\$325,000	1150	180	7	1986	3	7352	N	N	11920 SE 260TH ST
006	541231	0170	10/15/2007	\$285,000	1150	0	7	1983	4	8079	N	N	12021 SE 251ST PL
006	769786	0420	09/28/2005	\$295,000	1150	250	7	1986	3	5760	N	N	25714 119TH PL SE
006	541231	0140	08/15/2007	\$282,000	1160	0	7	1984	3	8077	N	N	25120 120TH PL SE
006	769787	1020	04/10/2007	\$285,000	1170	0	7	1986	3	8368	N	N	11706 SE 259TH PL
006	769787	0360	08/29/2006	\$338,500	1170	1170	7	1986	3	8594	N	N	11830 SE 263RD CT
006	546675	0310	02/22/2006	\$308,000	1170	310	7	1985	4	13676	N	N	27117 138TH LN SE
006	386500	0090	08/22/2007	\$299,950	1170	500	7	1981	3	9592	N	N	26616 135TH AVE SE
006	383020	0090	09/19/2007	\$305,000	1170	580	7	1969	4	11610	N	N	25334 117TH PL SE
006	546675	0060	10/06/2005	\$281,000	1170	310	7	1984	4	7810	N	N	27104 139TH PL SE
006	769787	0410	11/29/2005	\$274,000	1170	1170	7	1986	3	10490	N	N	26301 119TH DR SE
006	769791	0100	07/05/2006	\$330,000	1180	240	7	1989	3	6796	N	N	26308 122ND CT SE
006	769791	0010	11/07/2007	\$309,950	1180	190	7	1990	3	7219	N	N	12011 SE 263RD ST
006	769786	0310	07/20/2007	\$315,000	1180	400	7	1985	3	7200	N	N	11913 SE 260TH ST
006	769791	0100	01/04/2005	\$241,500	1180	240	7	1989	3	6796	N	N	26308 122ND CT SE
006	405111	0240	04/22/2005	\$245,000	1180	570	7	1979	4	7490	N	N	25330 144TH PL SE
006	541231	0220	12/08/2006	\$320,000	1200	410	7	1983	3	10424	N	N	12036 SE 251ST PL
006	541231	0270	03/24/2006	\$312,500	1200	410	7	1983	3	7651	N	N	12008 SE 251ST PL
006	714020	0840	10/04/2005	\$294,950	1200	500	7	1980	4	7350	N	N	13009 SE 259TH PL
006	546800	0135	02/09/2005	\$230,000	1200	0	7	1966	4	11610	N	N	26421 128TH AVE SE
006	769786	0160	12/20/2005	\$289,000	1210	0	7	1987	4	7200	N	N	25819 119TH PL SE
006	216140	0030	11/14/2006	\$249,900	1210	0	7	1954	4	12770	N	N	25623 109TH AVE SE
006	282205	9247	10/19/2006	\$268,000	1210	0	7	1969	4	18750	N	N	12721 SE 256TH ST
006	675670	0030	03/03/2006	\$415,000	1220	680	7	1962	3	27818	N	N	26026 116TH AVE SE
006	113760	0020	05/05/2006	\$270,000	1220	0	7	1978	3	7912	N	N	24817 129TH PL SE
006	546631	0260	10/18/2007	\$219,950	1230	0	7	1983	3	2286	N	N	24827 144TH PL SE
006	546631	0680	06/25/2007	\$219,950	1230	0	7	1983	3	1654	N	N	14415 SE 251ST PL
006	546631	0220	08/20/2007	\$214,000	1230	0	7	1983	3	1509	N	N	24817 144TH PL SE
006	546631	0360	06/25/2007	\$213,000	1230	0	7	1983	3	1509	N	N	24907 144TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546631	0410	12/11/2007	\$212,000	1230	0	7	1983	3	1509	N	N	24921 144TH PL SE
006	546631	0060	03/14/2007	\$209,999	1230	0	7	1983	3	1561	N	N	25022 144TH PL SE
006	546631	0620	04/19/2007	\$208,000	1230	0	7	1983	3	1562	N	N	25051 144TH PL SE
006	546631	0670	12/26/2006	\$204,950	1230	0	7	1983	3	1612	N	N	14413 SE 251ST PL
006	546631	0470	07/20/2006	\$187,000	1230	0	7	1983	3	1561	N	N	25013 144TH PL SE
006	546631	0740	10/14/2005	\$174,950	1230	0	7	1983	3	1664	N	N	14427 SE 251ST PL
006	546631	0110	09/01/2005	\$169,000	1230	0	7	1983	3	1562	N	N	25008 144TH PL SE
006	546631	0310	03/13/2005	\$157,450	1230	0	7	1983	3	1696	N	N	24843 144TH PL SE
006	546675	0120	04/20/2006	\$290,000	1230	0	7	1985	4	7800	N	N	27014 138TH AVE SE
006	140300	0120	08/30/2005	\$272,000	1230	0	7	1969	3	10830	N	N	25849 145TH PL SE
006	541240	0010	09/07/2005	\$282,000	1240	360	7	1988	3	8798	N	N	24803 121ST PL SE
006	546675	0170	04/26/2005	\$268,500	1240	290	7	1985	4	8314	N	N	26916 138TH AVE SE
006	546675	0130	03/29/2005	\$255,000	1240	290	7	1985	4	7800	N	N	27008 138TH AVE SE
006	813330	0050	07/13/2006	\$339,900	1260	0	7	1963	3	9346	N	N	11612 SE 258TH ST
006	232205	9069	05/17/2007	\$490,000	1260	1220	7	1963	4	50529	N	N	24514 148TH LN SE
006	895580	0110	04/27/2005	\$319,950	1260	550	7	1972	4	16016	N	N	14630 SE 267TH ST
006	202205	9276	11/16/2005	\$265,000	1270	0	7	1985	3	15000	N	N	11309 SE 248TH ST
006	541231	0310	06/12/2007	\$332,000	1270	270	7	1984	3	7806	N	N	12037 SE 250TH PL
006	541231	0350	06/26/2007	\$318,000	1270	270	7	1984	3	8782	N	N	24936 121ST PL SE
006	714020	0330	11/16/2006	\$295,000	1270	0	7	1980	4	7875	N	N	12825 SE 259TH ST
006	769787	0660	12/08/2006	\$345,000	1270	820	7	1986	4	7207	N	N	11931 SE 260TH PL
006	202205	9330	07/22/2005	\$345,000	1270	930	7	2001	3	10242	N	N	25231 114TH AVE SE
006	202205	9329	08/29/2005	\$335,950	1270	930	7	2001	3	11523	N	N	25232 113TH AVE SE
006	769787	0420	08/25/2005	\$295,000	1270	900	7	1986	3	9339	N	N	26307 119TH DR SE
006	541231	0440	01/19/2005	\$236,000	1270	0	7	1983	3	7837	N	N	12010 SE 250TH PL
006	405110	0360	04/20/2007	\$312,950	1280	570	7	1978	4	7650	N	N	25416 144TH PL SE
006	405110	0020	09/25/2006	\$309,950	1280	570	7	1978	4	8640	N	N	25410 146TH AVE SE
006	262400	0030	03/21/2005	\$262,000	1280	480	7	1963	4	10499	N	N	24420 109TH PL SE
006	405130	0070	01/30/2006	\$210,000	1290	0	7	1977	3	7952	N	N	13716 SE 256TH PL
006	547000	0180	08/30/2006	\$290,950	1290	0	7	1967	4	10007	N	N	26104 144TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	282205	9280	08/23/2007	\$307,000	1290	930	7	1978	4	16552	N	N	13104 SE 258TH ST
006	405130	0100	03/16/2005	\$186,000	1290	0	7	1977	4	3893	N	N	13708 SE 256TH PL
006	113760	0190	04/08/2005	\$254,950	1290	0	7	1978	3	13282	N	N	24828 129TH PL SE
006	546800	0005	04/28/2006	\$275,000	1300	0	7	1962	4	11300	N	N	26805 127TH AVE SE
006	365300	0080	11/18/2006	\$260,000	1300	0	7	1967	3	11728	N	N	25420 113TH AVE SE
006	365300	0060	12/10/2007	\$260,000	1300	0	7	1968	3	11784	N	N	25430 113TH AVE SE
006	547010	0040	06/29/2007	\$286,000	1300	0	7	1972	4	10040	N	N	26119 147TH AVE SE
006	372880	0145	10/13/2005	\$275,000	1300	610	7	1968	4	14700	N	N	14412 SE 266TH ST
006	547010	0140	02/01/2007	\$329,950	1310	0	7	1968	4	9861	N	N	14505 SE 261ST ST
006	405110	0390	01/04/2006	\$254,000	1310	0	7	1978	4	7125	N	N	14437 SE 254TH ST
006	282205	9199	06/20/2006	\$307,450	1320	0	7	1964	4	6980	N	N	12519 SE 264TH ST
006	202205	9109	11/09/2007	\$284,500	1320	0	7	1980	3	15020	N	N	25239 111TH AVE SE
006	813330	0060	12/12/2006	\$322,000	1330	0	7	1963	3	10081	N	N	11606 SE 258TH ST
006	179030	0310	07/26/2006	\$370,000	1330	860	7	1980	4	10800	N	N	13339 SE 248TH PL
006	179030	0320	03/20/2007	\$369,500	1330	860	7	1980	4	10450	N	N	13343 SE 248TH PL
006	714020	0800	11/14/2007	\$292,500	1330	0	7	1980	4	7000	N	N	25958 130TH PL SE
006	232205	9078	01/05/2006	\$394,950	1330	510	7	1965	4	40510	N	N	24504 148TH LN SE
006	714020	0220	05/19/2005	\$235,000	1330	0	7	1980	4	7200	N	N	25827 129TH PL SE
006	202205	9250	08/01/2006	\$354,950	1340	0	7	1981	4	13216	N	N	25207 111TH AVE SE
006	351200	0030	05/23/2007	\$395,000	1340	1140	7	1966	4	10733	N	N	25415 116TH AVE SE
006	210850	0310	12/28/2006	\$320,000	1340	0	7	1994	3	7771	N	N	13625 SE 268TH ST
006	405110	0350	06/22/2006	\$271,500	1340	0	7	1978	3	6375	N	N	25428 144TH PL SE
006	405111	0290	02/06/2006	\$257,000	1340	0	7	1979	3	7128	N	N	14419 SE 252ND PL
006	202205	9025	06/12/2006	\$323,500	1380	660	7	1957	3	12696	N	N	10930 SE 256TH ST
006	202205	9025	05/03/2005	\$275,500	1380	660	7	1957	3	12696	N	N	10930 SE 256TH ST
006	815575	0020	04/27/2007	\$325,000	1390	0	7	1998	3	7280	N	N	24016 113TH PL SE
006	113760	0061	06/04/2007	\$395,000	1390	976	7	2005	3	8534	N	N	24925 129TH AVE SE
006	541240	0140	12/21/2006	\$289,777	1390	0	7	1988	3	7688	N	N	24920 121ST PL SE
006	769787	0890	10/13/2005	\$349,950	1400	500	7	1986	4	7955	N	N	25829 117TH PL SE
006	769787	0970	11/11/2005	\$324,490	1400	500	7	1986	3	7218	N	N	25833 118TH PL SE

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769787	0460	02/16/2005	\$268,000	1400	400	7	1986	3	6464	N	N	26222 119TH DR SE
006	769787	0450	04/19/2007	\$315,000	1410	0	7	1986	3	7204	N	N	26310 119TH DR SE
006	769787	0280	08/24/2006	\$309,950	1410	0	7	1985	4	7431	N	N	26107 119TH DR SE
006	769787	0090	09/07/2006	\$310,000	1410	0	7	1986	4	7222	N	N	25935 119TH DR SE
006	769787	0430	05/07/2007	\$337,500	1410	1410	7	1985	3	8703	N	N	26313 119TH DR SE
006	547000	0080	08/10/2006	\$309,996	1410	0	7	1976	4	9600	N	N	14440 SE 263RD ST
006	769787	0860	05/23/2005	\$254,000	1410	0	7	1985	3	5760	N	N	25813 117TH PL SE
006	776340	0055	09/15/2006	\$284,400	1420	0	7	1958	4	11340	N	N	25710 135TH AVE SE
006	282205	9243	07/25/2006	\$335,000	1420	1460	7	1966	4	21780	N	N	25621 126TH PL SE
006	714020	0250	09/27/2006	\$354,000	1430	480	7	1980	4	7210	N	N	12920 SE 259TH PL
006	405130	0010	06/25/2005	\$220,000	1440	0	7	1977	3	4700	N	N	13730 SE 256TH PL
006	272205	9087	08/25/2006	\$700,000	1450	810	7	1991	3	13587	Y	Y	26452 137TH AVE SE
006	202205	9308	02/26/2007	\$288,550	1460	0	7	1994	3	13862	N	N	25329 114TH AVE SE
006	547000	0190	02/24/2005	\$285,000	1460	700	7	1968	4	10800	N	N	14734 SE 263RD ST
006	769785	0120	03/10/2006	\$296,490	1490	0	7	1985	3	7202	N	N	25720 117TH PL SE
006	776340	0060	11/12/2005	\$264,950	1490	0	7	1959	4	11340	N	N	25714 135TH AVE SE
006	660079	0020	10/12/2005	\$253,750	1490	500	7	1947	3	12103	N	N	24807 107TH AVE SE
006	541231	0080	06/28/2006	\$323,000	1500	340	7	1985	3	9697	N	N	12034 SE 252ND PL
006	272205	9231	08/28/2007	\$343,500	1500	700	7	1969	5	9535	N	N	13505 SE 266TH ST
006	272205	9090	02/28/2007	\$600,000	1510	980	7	1966	3	10205	Y	Y	26200 135TH AVE SE
006	769787	0760	11/07/2007	\$322,000	1510	0	7	1985	3	7200	N	N	11904 SE 260TH PL
006	769787	0700	08/07/2006	\$320,000	1520	0	7	1986	3	6298	N	N	11940 SE 260TH PL
006	282205	9318	08/29/2007	\$339,950	1520	0	7	1997	3	9244	N	N	11711 SE 256TH PL
006	272205	9134	09/01/2006	\$300,000	1530	0	7	1981	3	30000	N	N	26955 140TH AVE SE
006	221291	0320	06/02/2005	\$291,800	1540	480	7	1976	3	7991	N	N	14333 SE 257TH PL
006	660079	0130	07/25/2007	\$315,000	1550	0	7	1998	3	5842	N	N	24930 107TH AVE SE
006	769791	0270	12/19/2005	\$286,900	1550	0	7	1990	3	8175	N	N	12118 SE 262ND CT
006	541231	0490	02/11/2005	\$249,000	1550	0	7	1984	3	7194	N	N	25123 120TH PL SE
006	546800	0030	04/06/2006	\$305,000	1560	0	7	1959	4	13685	N	N	26611 127TH AVE SE
006	546790	0310	01/23/2007	\$316,700	1560	0	7	1975	4	12825	N	N	26317 144TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	282205	9314	04/20/2006	\$275,000	1560	0	7	1997	3	6138	N	N	11726 SE 256TH PL
006	769787	0510	05/30/2007	\$315,000	1570	0	7	1985	4	7203	N	N	26118 119TH DR SE
006	769787	0840	09/07/2006	\$309,500	1570	0	7	1986	4	7200	N	N	25822 118TH PL SE
006	179030	0410	08/05/2005	\$340,000	1570	900	7	1981	4	14160	N	N	13222 SE 249TH ST
006	769787	0300	02/13/2006	\$287,000	1570	0	7	1986	4	7226	N	N	26123 119TH DR SE
006	769787	0950	12/06/2005	\$285,000	1570	0	7	1985	4	7200	N	N	25813 118TH PL SE
006	769787	0470	03/01/2005	\$240,440	1570	0	7	1986	3	7205	N	N	26216 119TH DR SE
006	282205	9039	05/09/2005	\$279,450	1590	400	7	1980	5	13503	N	N	13132 SE 261ST ST
006	769787	0050	08/17/2006	\$325,000	1600	0	7	1986	3	5760	N	N	25956 118TH PL SE
006	547011	0220	06/13/2006	\$300,000	1600	0	7	1975	4	9514	N	N	14710 SE 262ND ST
006	546790	0060	08/19/2005	\$257,000	1600	1600	7	1965	3	12271	N	N	26207 143RD AVE SE
006	541231	0450	05/23/2005	\$281,000	1610	0	7	1983	3	9225	N	N	11938 SE 251ST ST
006	801625	0080	06/08/2005	\$276,000	1610	0	7	1994	3	7223	N	N	26306 127TH AVE SE
006	801625	0060	08/05/2005	\$275,400	1610	0	7	1994	3	6176	N	N	26300 127TH AVE SE
006	212205	9075	03/23/2006	\$400,000	1620	300	7	1963	3	17261	N	N	12023 SE 248TH ST
006	769791	0240	12/23/2005	\$309,000	1640	0	7	1990	3	6957	N	N	12127 SE 262ND CT
006	541240	0200	11/28/2005	\$297,000	1640	0	7	1988	3	7392	N	N	24820 121ST PL SE
006	282205	9153	09/15/2005	\$257,500	1640	0	7	1966	3	18108	N	N	11618 SE KENT-KANGLEY RD
006	714020	0750	07/08/2005	\$245,500	1640	0	7	1980	4	7350	N	N	25945 130TH PL SE
006	210850	0180	03/26/2007	\$357,500	1660	0	7	1994	3	6551	N	N	27012 137TH AVE SE
006	769791	0040	09/28/2006	\$345,450	1660	0	7	1990	3	6507	N	N	12031 SE 263RD ST
006	546631	0090	04/26/2007	\$258,000	1660	0	7	1983	4	3154	N	N	25016 144TH PL SE
006	546631	0330	06/29/2006	\$236,000	1660	0	7	1983	3	2472	N	N	24847 144TH PL SE
006	546631	0380	06/20/2006	\$229,696	1660	0	7	1983	3	2168	N	N	24911 144TH PL SE
006	546631	0500	06/21/2006	\$230,000	1660	0	7	1983	3	3154	N	N	25021 144TH PL SE
006	546631	0180	08/24/2006	\$225,000	1660	0	7	1983	3	2259	N	N	24807 144TH PL SE
006	546631	0130	03/08/2006	\$219,500	1660	0	7	1983	3	2338	N	N	25004 144TH PL SE
006	210850	0190	07/28/2005	\$315,500	1660	0	7	1994	3	7330	N	N	27004 137TH PL SE
006	546630	0560	06/01/2005	\$197,500	1660	0	7	1981	3	2376	N	N	25006 146TH AVE SE
006	546631	0230	07/13/2005	\$197,950	1660	0	7	1983	3	2168	N	N	24819 144TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546630	0400	08/10/2005	\$179,000	1660	0	7	1981	3	2251	N	N	24805 145TH LN SE
006	769786	0330	06/23/2006	\$325,000	1670	0	7	1986	3	6473	N	N	11933 SE 260TH ST
006	769792	0270	07/20/2006	\$325,000	1670	0	7	1990	3	9807	N	N	12015 SE 260TH PL
006	769785	0080	03/23/2005	\$279,950	1670	0	7	1985	3	7564	N	N	25717 118TH PL SE
006	801625	0030	09/26/2007	\$295,000	1680	0	7	1994	3	6346	N	N	26311 127TH AVE SE
006	769786	0300	09/28/2005	\$289,950	1680	0	7	1986	3	5760	N	N	11907 SE 260TH ST
006	815576	0040	02/17/2005	\$245,000	1680	0	7	2001	3	6655	N	N	11220 SE 240TH PL
006	202205	9296	10/16/2006	\$355,000	1690	0	7	1992	3	9600	N	N	25232 111TH AVE SE
006	769786	0280	11/08/2006	\$330,000	1690	0	7	1986	3	7595	N	N	11914 SE 260TH ST
006	769786	0340	10/07/2005	\$315,000	1690	0	7	1986	4	6600	N	N	11941 SE 260TH ST
006	029360	0090	02/21/2007	\$314,950	1700	0	7	1988	3	7207	N	N	25018 119TH PL SE
006	179030	0280	08/02/2005	\$305,000	1700	520	7	1981	4	10560	N	N	13319 SE 248TH PL
006	769785	0380	06/13/2006	\$325,000	1710	0	7	1987	3	7533	N	N	11816 SE 256TH PL
006	210850	0160	07/25/2006	\$337,000	1710	0	7	1994	3	6987	N	N	27121 137TH AVE SE
006	769785	0380	08/24/2005	\$290,000	1710	0	7	1987	3	7533	N	N	11816 SE 256TH PL
006	372880	0165	12/01/2006	\$385,000	1710	0	7	1963	4	14700	N	N	14514 SE 266TH ST
006	546790	0220	12/11/2006	\$369,900	1710	0	7	1966	4	12825	N	N	26214 143RD AVE SE
006	372880	0205	04/23/2007	\$330,000	1710	0	7	1958	3	15504	N	N	14405 SE 264TH ST
006	505790	0020	04/11/2006	\$333,000	1720	0	7	2001	3	4521	N	N	26412 131ST AVE SE
006	546630	0300	11/02/2006	\$235,000	1720	0	7	1981	4	2251	N	N	24859 145TH LN SE
006	505790	0040	04/17/2006	\$310,000	1720	0	7	2001	3	4836	N	N	26404 131ST PL SE
006	505790	0030	07/18/2005	\$299,000	1720	0	7	2001	3	4395	N	N	26408 131ST AVE SE
006	505790	0090	10/17/2005	\$286,000	1720	0	7	2001	3	4575	N	N	13030 SE 264TH ST
006	547011	0020	12/01/2005	\$281,000	1730	0	7	1990	3	9600	N	N	14529 SE 262ND ST
006	505790	0100	03/08/2007	\$360,000	1740	0	7	2001	3	4201	N	N	13026 SE 264TH ST
006	505790	0080	07/18/2006	\$350,000	1740	0	7	2001	3	4617	N	N	13032 SE 264TH ST
006	210850	0290	04/25/2007	\$362,000	1740	0	7	1994	3	6960	N	N	26814 136TH PL SE
006	210850	0220	08/30/2006	\$349,950	1740	0	7	1994	3	6960	N	N	26920 136TH PL SE
006	546630	0180	02/09/2006	\$216,300	1740	0	7	1981	3	2390	N	N	24840 145TH LN SE
006	546630	0090	11/29/2005	\$193,000	1740	0	7	1981	3	2225	N	N	24818 145TH LN SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	272205	9258	03/15/2006	\$299,950	1740	0	7	1976	3	15600	N	N	13211 SE 260TH LN
006	405111	0110	10/03/2007	\$244,500	1740	0	7	1979	3	7350	N	N	14512 SE 252ND PL
006	714020	0420	03/13/2006	\$304,000	1750	0	7	1980	4	7140	N	N	12837 SE 258TH ST
006	769785	0310	10/15/2007	\$340,000	1760	0	7	1985	3	7202	N	N	25712 118TH PL SE
006	769785	0320	11/03/2005	\$307,000	1760	0	7	1985	3	7200	N	N	11803 SE 257TH ST
006	029360	0050	01/13/2006	\$304,950	1760	0	7	1988	3	7207	N	N	25011 119TH PL SE
006	329575	0490	04/18/2007	\$355,000	1760	0	7	1998	3	7318	N	N	24321 119TH AVE SE
006	329575	0350	10/05/2007	\$355,000	1760	0	7	1999	3	5986	N	N	24427 119TH AVE SE
006	329575	0450	11/15/2005	\$319,950	1760	0	7	1998	3	6179	N	N	24307 119TH AVE SE
006	351210	0030	05/11/2005	\$285,000	1760	0	7	1999	3	10522	N	N	25430 114TH AVE SE
006	351210	0040	02/17/2006	\$319,950	1770	0	7	1997	3	10384	N	N	25426 114TH AVE SE
006	776340	0095	01/12/2005	\$214,000	1770	0	7	1959	3	11340	N	N	25715 135TH PL SE
006	282205	9315	07/27/2006	\$369,950	1780	0	7	1997	3	6541	N	N	11720 SE 256TH PL
006	769785	0360	06/13/2006	\$339,500	1780	0	7	1985	3	9598	N	N	11819 SE 256TH PL
006	546631	0010	05/15/2007	\$264,950	1780	0	7	1983	4	2636	N	N	14428 SE 251ST PL
006	546631	0010	01/13/2006	\$224,950	1780	0	7	1983	4	2636	N	N	14428 SE 251ST PL
006	815576	0030	02/15/2007	\$360,000	1790	0	7	2000	3	6028	N	N	11216 SE 240TH PL
006	505790	0230	05/23/2007	\$346,000	1790	0	7	2000	3	4160	N	N	13119 SE 264TH PL
006	505790	0140	02/02/2006	\$303,700	1790	0	7	2000	3	4000	N	N	13008 SE 264TH PL
006	505790	0210	01/02/2005	\$266,000	1790	0	7	2000	3	4160	N	N	13109 SE 264TH PL
006	660079	0210	12/18/2006	\$345,000	1800	0	7	1954	3	9236	N	N	24822 107TH AVE SE
006	505790	0180	07/25/2006	\$334,950	1810	0	7	1999	3	4056	N	N	13021 SE 264TH PL
006	769791	0140	08/08/2005	\$301,000	1810	0	7	1990	3	8600	N	N	12212 SE 263RD CT
006	546630	0110	02/21/2006	\$222,000	1820	0	7	1981	3	2812	N	N	24824 145TH LN SE
006	769786	0140	09/23/2005	\$299,950	1820	0	7	1985	3	6912	N	N	25803 119TH PL SE
006	546630	0100	03/07/2006	\$215,000	1820	0	7	1981	3	2643	N	N	24820 145TH LN SE
006	546630	0160	08/24/2005	\$211,000	1820	0	7	1981	3	2900	N	N	24834 145TH LN SE
006	546630	0050	08/29/2005	\$208,210	1820	0	7	1981	3	3509	N	N	24810 145TH LN SE
006	546630	0580	09/01/2005	\$210,000	1820	0	7	1981	3	5219	N	N	25002 146TH AVE SE
006	546630	0320	08/31/2005	\$205,000	1820	0	7	1981	3	2699	N	N	24855 145TH LN SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546630	0370	07/14/2005	\$189,900	1820	0	7	1981	3	2699	N	N	24811 145TH LN SE
006	769792	0450	12/28/2007	\$317,000	1830	0	7	1990	3	6136	N	N	26123 120TH PL SE
006	801623	0150	04/10/2006	\$329,950	1850	0	7	1997	3	7841	N	N	12910 SE 261ST PL
006	801623	0210	04/15/2005	\$285,000	1850	0	7	1998	3	6402	N	N	26131 129TH AVE SE
006	769791	0090	12/13/2005	\$324,950	1860	0	7	1990	4	8129	N	N	26312 122ND CT SE
006	660079	0070	11/16/2006	\$380,000	1870	0	7	1998	3	5703	N	N	24903 107TH AVE SE
006	546631	0590	12/04/2007	\$259,950	1880	0	7	1983	3	3372	N	N	25043 144TH PL SE
006	769791	0030	03/24/2006	\$328,000	1880	0	7	1990	3	5936	N	N	12023 SE 263RD ST
006	546675	0160	07/12/2005	\$287,950	1880	0	7	1985	4	7800	N	N	26922 138TH AVE SE
006	660079	0190	06/16/2006	\$329,000	1890	0	7	1998	3	5700	N	N	24830 107TH AVE SE
006	776340	0075	06/26/2007	\$312,000	1890	0	7	1963	4	11340	N	N	13508 SE 258TH ST
006	815575	0140	01/26/2007	\$365,000	1900	0	7	1998	3	7279	N	N	24017 113TH PL SE
006	815575	0130	01/23/2007	\$360,000	1900	0	7	1998	3	7347	N	N	24019 113TH PL SE
006	546631	0450	05/02/2007	\$289,000	1900	0	7	1983	5	2351	N	N	25009 144TH PL SE
006	546631	0100	11/29/2006	\$265,000	1900	0	7	1983	5	2775	N	N	25010 144TH PL SE
006	546631	0050	12/15/2005	\$215,000	1900	0	7	1983	3	2774	N	N	25024 144TH PL SE
006	546790	0010	07/12/2005	\$360,000	1900	0	7	1966	4	12064	N	N	26029 144TH AVE SE
006	546800	0020	08/25/2006	\$243,200	1920	0	7	1966	3	13685	N	N	26623 127TH AVE SE
006	546630	0040	09/09/2006	\$248,000	1940	0	7	1981	3	3685	N	N	24806 145TH LN SE
006	769791	0220	02/08/2006	\$335,000	1940	0	7	1990	3	7549	N	N	12119 SE 262ND CT
006	546630	0490	06/21/2006	\$226,200	1940	0	7	1981	3	3023	N	N	25001 145TH AVE SE
006	546630	0030	08/30/2006	\$224,690	1940	0	7	1981	3	2369	N	N	24804 145TH LN SE
006	546630	0430	09/01/2005	\$207,950	1940	0	7	1981	3	2879	N	N	24931 146TH AVE SE
006	546630	0010	06/23/2005	\$204,000	1940	0	7	1981	3	3539	N	N	24800 145TH LN SE
006	272205	9144	02/10/2005	\$278,900	1960	0	7	1956	4	14581	N	N	14205 SE 260TH ST
006	660079	0040	06/19/2007	\$367,000	1970	0	7	1998	3	6615	N	N	24825 107TH AVE SE
006	541231	0240	05/08/2006	\$350,000	2000	0	7	1983	3	7909	N	N	12028 SE 251ST PL
006	769787	0800	11/19/2007	\$322,500	2010	0	7	1985	4	7307	N	N	25848 118TH PL SE
006	365300	0090	05/25/2007	\$335,000	2040	0	7	1994	3	11753	N	N	25410 113TH AVE SE
006	546720	0005	10/10/2006	\$825,000	2040	1780	7	1993	3	13100	Y	Y	26805 148TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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
006	179030	0420	03/01/2007	\$325,000	2050	0	7	1981	4	8800	N	N	13214 SE 249TH ST
006	547000	0120	10/01/2007	\$365,000	2060	0	7	1967	4	22582	N	N	14404 SE 263RD ST
006	776340	0015	08/15/2005	\$260,000	2080	0	7	1959	4	10450	N	N	13522 SE 257TH ST
006	769785	0140	11/21/2005	\$345,000	2090	0	7	1985	3	7206	N	N	25712 117TH PL SE
006	222205	9077	09/09/2005	\$585,000	2090	0	7	1912	5	60112	Y	N	13824 SE 252ND ST
006	505790	0060	05/05/2006	\$344,700	2100	0	7	1999	3	4894	N	N	13112 SE 264TH PL
006	107960	0190	06/28/2005	\$265,000	2100	0	7	1968	4	12084	N	N	12716 SE 258TH ST
006	714020	0590	07/04/2007	\$370,000	2110	0	7	1980	4	7560	N	N	25950 129TH AVE SE
006	210850	0110	12/18/2006	\$395,000	2120	0	7	1994	3	9804	N	N	27001 137TH AVE SE
006	769785	0340	09/12/2005	\$315,000	2120	0	7	1985	3	7890	N	N	11807 SE 256TH PL
006	769786	0070	06/29/2006	\$364,950	2130	0	7	1985	3	8087	N	N	25712 119TH AVE SE
006	637900	0140	12/01/2006	\$320,000	2130	0	7	1983	3	8439	N	N	11509 SE 256TH PL
006	769785	0030	05/01/2006	\$332,500	2130	0	7	1985	3	7401	N	N	11737 SE 256TH PL
006	210850	0120	12/16/2005	\$315,000	2140	0	7	1994	3	9525	N	N	27019 137TH AVE SE
006	210850	0210	01/04/2005	\$299,990	2140	0	7	1994	3	7339	N	N	13704 SE 270TH ST
006	769792	0190	06/02/2006	\$360,000	2170	0	7	1991	3	6488	N	N	12132 SE 260TH PL
006	210850	0020	07/25/2005	\$377,000	2200	800	7	1994	3	6462	N	N	26811 136TH PL SE
006	210850	0270	08/01/2006	\$390,000	2210	0	7	1994	3	7999	N	N	26822 136TH PL SE
006	212205	9233	02/08/2007	\$405,888	2217	0	7	2006	3	7105	N	N	25321 119TH PL SE
006	212205	9238	03/07/2006	\$396,000	2217	0	7	2006	3	7765	N	N	25420 119TH CT SE
006	212205	9237	02/22/2006	\$390,000	2217	0	7	2006	3	6224	N	N	25418 119TH CT SE
006	212205	9233	03/20/2006	\$385,000	2217	0	7	2006	3	7105	N	N	25321 119TH PL SE
006	212205	9237	11/12/2007	\$350,000	2217	0	7	2006	3	6224	N	N	25418 119TH CT SE
006	801623	0070	06/09/2005	\$311,000	2220	0	7	1998	3	6141	N	N	13101 SE 261ST PL
006	340030	0005	09/28/2005	\$339,000	2230	0	7	1966	4	9006	N	N	14402 SE 272ND ST
006	815575	0050	05/16/2006	\$419,950	2240	0	7	1998	3	7280	N	N	24104 113TH PL SE
006	801623	0130	06/28/2005	\$260,000	2247	0	7	1998	3	6789	N	N	26132 129TH AVE SE
006	637900	0110	05/23/2005	\$305,000	2250	0	7	1984	3	8559	N	N	11415 SE 256TH PL
006	769792	0370	06/16/2006	\$364,500	2290	0	7	1990	3	9075	N	N	26126 120TH PL SE
006	801623	0140	10/15/2007	\$397,500	2300	0	7	1998	3	8969	N	N	12911 SE 261ST PL

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	329575	0480	03/20/2005	\$300,000	2310	0	7	1998	3	6144	N	N	24317 119TH AVE SE
006	801623	0100	10/04/2005	\$338,000	2400	0	7	1999	3	5756	N	N	13015 SE 261ST PL
006	058647	0010	03/15/2006	\$389,950	2490	0	7	1999	3	7763	N	N	25605 129TH AVE SE
006	329595	0120	02/26/2007	\$285,000	2504	0	7	1922	5	11537	N	N	12318 SE 262ND CT
006	212205	9235	09/25/2006	\$454,000	2506	0	7	2006	3	8556	N	N	25335 119TH PL SE
006	212205	9234	09/25/2006	\$452,000	2506	0	7	2006	3	10130	N	N	25331 119TH PL SE
006	212205	9234	03/29/2006	\$415,000	2506	0	7	2006	3	10130	N	N	25331 119TH PL SE
006	212205	9235	06/06/2006	\$415,000	2506	0	7	2006	3	8556	N	N	25335 119TH PL SE
006	212205	9236	04/05/2006	\$410,000	2506	0	7	2006	3	6232	N	N	25416 119TH CT SE
006	212205	9236	10/30/2007	\$360,000	2506	0	7	2006	3	6232	N	N	25416 119TH CT SE
006	329575	0680	07/20/2007	\$408,000	2590	0	7	1998	3	5806	N	N	24224 117TH AVE SE
006	329575	0470	12/18/2006	\$396,000	2590	0	7	1998	3	6003	N	N	24315 119TH AVE SE
006	329575	0680	05/20/2005	\$328,000	2590	0	7	1998	3	5806	N	N	24224 117TH AVE SE
006	329575	0030	03/09/2005	\$325,000	2590	0	7	1998	3	7524	N	N	24420 119TH PL SE
006	329575	0050	04/06/2005	\$319,950	2590	0	7	1998	3	7261	N	N	24432 119TH PL SE
006	329575	0510	01/03/2005	\$312,500	2590	0	7	1998	3	7318	N	N	24325 119TH AVE SE
006	202205	9153	10/09/2006	\$610,000	2593	0	7	1961	4	22374	N	N	24925 116TH AVE SE
006	329575	0560	10/23/2006	\$381,100	2600	0	7	1998	3	6600	N	N	24320 118TH AVE SE
006	329575	0270	02/03/2005	\$320,500	2650	0	7	1999	3	6000	N	N	24430 119TH AVE SE
006	058647	0130	04/08/2005	\$335,000	2670	0	7	1999	3	5700	N	N	12931 SE 257TH ST
006	058647	0470	07/12/2005	\$305,000	2670	0	7	1999	3	5700	N	N	12904 SE 258TH ST
006	329575	0500	09/07/2006	\$437,000	2710	0	7	1998	3	6994	N	N	24323 119TH AVE SE
006	058647	0240	02/09/2007	\$434,950	2720	0	7	1999	3	7284	N	N	25708 130TH AVE SE
006	329575	0220	03/19/2007	\$390,000	2760	0	7	1999	3	6694	N	N	24403 199TH PL SE
006	405080	0170	05/25/2006	\$750,000	2780	0	7	1983	4	12480	Y	Y	14224 SE 270TH PL
006	058647	0220	06/25/2007	\$420,000	3040	0	7	1999	3	7405	N	N	25706 130TH AVE SE
006	058647	0200	05/16/2005	\$344,950	3040	0	7	1999	3	7325	N	N	25716 130TH AVE SE
006	058647	0210	04/04/2005	\$336,500	3040	0	7	1999	3	6011	N	N	25710 130TH AVE SE
006	058647	0180	02/04/2005	\$327,500	3040	0	7	2000	3	5707	N	N	25724 130TH AVE SE
006	637900	0040	08/30/2006	\$462,000	3070	0	7	1983	3	8582	N	N	11510 SE 256TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	058647	0190	02/09/2007	\$437,250	3420	0	7	1999	3	5803	N	N	25718 130TH AVE SE
006	202205	9041	05/24/2006	\$400,000	4080	0	7	1991	3	14560	N	N	11003 SE 248TH ST
006	382650	1180	10/16/2007	\$312,000	1090	690	8	1978	3	8500	N	N	24609 131ST PL SE
006	382650	0020	03/09/2007	\$346,000	1180	550	8	1978	3	9516	N	N	13100 SE 245TH ST
006	382650	0960	05/02/2007	\$340,000	1190	800	8	1978	4	9800	N	N	12831 SE 246TH PL
006	382650	1010	02/10/2005	\$264,000	1190	910	8	1978	3	7140	N	N	12916 SE 247TH PL
006	382650	0080	05/20/2005	\$250,000	1270	600	8	1978	4	7500	N	N	24416 130TH PL SE
006	382650	0380	08/14/2006	\$314,950	1280	570	8	1978	4	7350	N	N	12927 SE 247TH PL
006	382650	0860	06/18/2007	\$349,500	1290	600	8	1977	4	7350	N	N	24512 128TH PL SE
006	382650	0440	05/08/2006	\$304,000	1330	340	8	1977	3	8960	N	N	13031 SE 247TH PL
006	546790	0020	10/13/2005	\$342,500	1340	500	8	1988	3	12150	N	N	14320 SE 262ND ST
006	212205	9160	04/24/2007	\$325,000	1380	810	8	1978	3	16788	Y	N	25122 124TH AVE SE
006	382650	0290	03/06/2007	\$329,000	1380	590	8	1978	4	7210	N	N	24509 128TH PL SE
006	288797	0020	05/07/2005	\$211,950	1410	0	8	1999	3	2195	N	N	13807 SE 255TH PL
006	288797	0020	08/14/2007	\$322,900	1410	0	8	1999	3	2195	N	N	13807 SE 255TH PL
006	546950	2950	11/23/2005	\$310,000	1420	0	8	1971	4	14700	Y	N	13823 SE 251ST ST
006	801620	0280	04/18/2006	\$359,950	1430	680	8	1993	3	11678	N	N	13006 SE 263RD PL
006	801620	0660	06/27/2006	\$390,300	1440	680	8	1993	3	14500	N	N	26245 129TH AVE SE
006	801620	0160	11/08/2005	\$358,000	1440	670	8	1991	3	6313	N	N	26211 131ST PL SE
006	546950	0160	02/22/2005	\$401,000	1440	1350	8	1983	4	11500	N	N	13470 SE 242ND ST
006	382650	0190	03/14/2005	\$263,000	1440	460	8	1978	3	7000	N	N	12916 SE 245TH ST
006	381470	0140	10/11/2007	\$311,000	1450	0	8	1988	4	6500	N	N	25339 128TH AVE SE
006	382650	0420	06/14/2007	\$302,000	1460	0	8	1977	4	8400	N	N	13019 SE 247TH PL
006	382650	0420	01/27/2006	\$287,000	1460	0	8	1977	4	8400	N	N	13019 SE 247TH PL
006	382650	1040	07/07/2006	\$285,000	1460	0	8	1977	4	8260	N	N	24627 130TH AVE SE
006	382650	0030	02/20/2007	\$389,950	1480	960	8	1978	4	8165	N	N	13022 SE 245TH ST
006	382650	0570	12/30/2005	\$283,000	1490	0	8	1978	3	8000	N	N	24507 131ST PL SE
006	272205	9142	04/06/2007	\$745,000	1500	1080	8	1963	4	15373	Y	Y	26900 140TH AVE SE
006	546880	0070	09/14/2005	\$347,200	1550	460	8	1986	5	8828	N	N	14302 SE 256TH PL
006	418040	0090	05/19/2006	\$385,000	1560	1140	8	1966	4	10814	N	N	12235 SE 259TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	381470	0940	09/14/2005	\$349,500	1570	500	8	1988	3	6679	N	N	25217 127TH AVE SE
006	546950	1790	08/22/2006	\$412,000	1580	0	8	1975	4	14706	N	N	14214 SE 243RD ST
006	546950	1790	01/18/2005	\$340,000	1580	0	8	1975	4	14706	N	N	14214 SE 243RD ST
006	546950	1740	06/06/2007	\$550,000	1610	930	8	1975	4	13500	N	N	14314 SE 243RD ST
006	107960	0030	10/24/2007	\$330,000	1630	430	8	1967	4	15147	N	N	12461 SE 258TH ST
006	381470	0110	03/04/2005	\$265,250	1650	0	8	1989	3	6500	N	N	25321 128TH AVE SE
006	546950	1860	03/01/2006	\$410,000	1670	860	8	1974	4	14400	N	N	24268 141ST PL SE
006	272205	9171	05/10/2006	\$726,000	1680	1110	8	1955	3	26892	Y	Y	26808 138TH PL SE
006	381470	0820	09/21/2007	\$325,000	1680	0	8	1989	3	6800	N	N	25416 126TH AVE SE
006	329871	0060	01/21/2005	\$247,950	1698	0	8	2004	3	5733	N	N	13110 SE 266TH PL
006	403050	0110	10/19/2005	\$298,000	1700	0	8	1975	3	10125	N	N	13218 SE 261ST ST
006	288797	0060	12/08/2006	\$350,000	1740	0	8	1999	3	2537	N	N	13812 SE 255TH PL
006	282205	9215	09/28/2007	\$356,000	1750	0	8	1965	4	20597	N	N	12229 SE 261ST ST
006	133028	0090	12/06/2006	\$339,900	1770	0	8	2003	3	5728	N	N	12609 SE 266TH ST
006	133028	0050	09/19/2006	\$339,000	1770	0	8	2003	3	5717	N	N	26523 126TH PL SE
006	133028	0080	11/17/2005	\$327,500	1770	0	8	2003	3	5774	N	N	12607 SE 266TH ST
006	133028	0060	12/28/2007	\$327,500	1770	0	8	2003	3	5729	N	N	12603 SE 266TH ST
006	329871	0110	01/24/2005	\$246,450	1786	0	8	2004	3	5673	N	N	13010 SE 266TH ST
006	801620	0560	10/24/2007	\$347,950	1790	0	8	1991	3	6844	N	N	12871 SE 262ND PL
006	815577	0060	10/23/2006	\$348,000	1790	0	8	2002	3	6771	N	N	24029 114TH PL SE
006	801620	0430	06/19/2006	\$330,000	1790	0	8	1991	3	8262	N	N	12854 SE 262ND PL
006	150970	0090	03/28/2006	\$340,450	1790	0	8	2001	3	5998	N	N	24308 130TH AVE SE
006	815577	0040	01/20/2006	\$330,000	1790	0	8	2002	3	6766	N	N	24019 114TH PL SE
006	801620	0380	01/03/2006	\$314,950	1790	0	8	1991	3	8601	N	N	26113 129TH AVE SE
006	133029	0010	03/23/2006	\$324,000	1790	0	8	1999	3	5700	N	N	26415 126TH PL SE
006	150970	0280	06/29/2005	\$309,950	1790	0	8	2001	3	7981	N	N	24207 130TH AVE SE
006	133029	0170	06/08/2005	\$295,000	1790	0	8	1999	3	5998	N	N	26418 126TH PL SE
006	133029	0050	03/11/2005	\$283,000	1790	0	8	1999	3	6442	N	N	26425 126TH PL SE
006	546790	0190	02/16/2007	\$338,250	1790	0	8	1964	4	12825	N	N	26238 143RD AVE SE
006	381470	0250	04/05/2007	\$367,000	1810	0	8	1986	4	7102	N	N	12729 SE 254TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	381470	0010	11/10/2005	\$325,000	1820	0	8	1990	3	7006	N	N	25516 127TH AVE SE
006	769786	0400	07/06/2007	\$394,950	1830	0	8	1986	4	7200	N	N	25728 119TH PL SE
006	670590	0150	08/09/2006	\$354,950	1830	0	8	1990	4	7215	N	N	13310 SE 263RD PL
006	546950	2270	08/23/2005	\$355,000	1830	0	8	1980	4	13248	N	N	24705 132ND PL SE
006	546950	0070	10/19/2006	\$376,000	1830	570	8	1977	4	14256	N	N	24010 137TH AVE SE
006	202205	9324	03/27/2006	\$369,950	1840	0	8	1993	3	12005	N	N	24915 115TH AVE SE
006	660024	0020	05/23/2007	\$345,000	1860	0	8	2000	3	5711	N	N	25309 122ND PL SE
006	660024	0050	07/06/2007	\$340,000	1860	0	8	2000	3	6248	N	N	25325 122ND PL SE
006	660024	0080	09/23/2005	\$333,000	1860	0	8	1999	3	6216	N	N	25328 122ND PL SE
006	660024	0090	11/14/2007	\$333,000	1860	0	8	2000	3	5688	N	N	25324 122ND PL SE
006	670590	0030	05/25/2005	\$285,000	1870	0	8	1990	3	6960	N	N	13217 SE 263RD PL
006	546950	1960	05/17/2005	\$350,000	1870	1200	8	1973	4	12075	N	N	13938 SE 241ST ST
006	221500	0140	08/01/2005	\$399,950	1880	0	8	1988	3	10050	N	N	14417 SE 257TH PL
006	670590	0130	03/21/2006	\$335,000	1890	0	8	1990	4	7296	N	N	13322 SE 263RD PL
006	501580	0050	10/21/2005	\$339,950	1890	0	8	1995	3	5274	N	N	25542 137TH PL SE
006	381470	0780	05/03/2007	\$340,000	1890	0	8	1987	4	7307	N	N	12619 SE 255TH PL
006	801620	0220	02/27/2007	\$326,000	1890	0	8	1991	3	7366	N	N	26261 131ST PL SE
006	670590	0110	03/02/2007	\$340,000	1910	0	8	1990	4	7504	N	N	26329 134TH AVE SE
006	546950	0260	08/10/2005	\$480,000	1920	590	8	1977	3	19360	N	N	24264 133RD AVE SE
006	546950	0230	10/27/2006	\$419,000	1930	500	8	1976	4	12535	N	N	13412 SE 243RD PL
006	546950	0230	02/28/2005	\$328,500	1930	500	8	1976	4	12535	N	N	13412 SE 243RD PL
006	670590	0010	08/22/2006	\$343,500	1940	0	8	1990	4	7391	N	N	13203 SE 263RD PL
006	546950	0280	09/28/2005	\$399,950	1940	0	8	1978	4	22010	N	N	24250 133RD AVE SE
006	670590	0210	08/28/2007	\$297,000	1940	0	8	1990	3	7821	N	N	13208 SE 263RD PL
006	221500	0060	01/06/2005	\$264,000	1940	0	8	1988	3	10032	N	N	14415 SE 256TH PL
006	202205	9161	06/08/2005	\$379,950	1940	1270	8	1964	3	11700	N	N	10805 SE 244TH ST
006	221500	0070	07/13/2006	\$365,000	1940	130	8	1988	4	8729	N	N	14409 SE 256TH PL
006	107960	0050	05/26/2006	\$340,000	1950	0	8	1985	3	13783	N	N	25827 126TH AVE SE
006	724810	0150	08/23/2005	\$345,000	1960	0	8	2001	3	5774	N	N	12225 SE 258TH PL
006	133028	0040	05/23/2007	\$335,000	1960	0	8	2003	3	5724	N	N	26521 126TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	724810	0010	06/01/2005	\$311,450	1960	0	8	2001	3	6903	N	N	12328 SE 258TH PL
006	202205	9298	07/13/2006	\$396,500	1970	0	8	1990	3	18864	N	N	24832 110TH CT SE
006	202205	9298	04/18/2005	\$340,000	1970	0	8	1990	3	18864	N	N	24832 110TH CT SE
006	546950	2740	08/29/2006	\$505,000	1980	0	8	1975	4	16650	N	N	13616 SE 251ST PL
006	670590	0050	11/08/2005	\$341,950	1990	0	8	1990	3	7131	N	N	13301 SE 263RD PL
006	329871	0050	01/18/2005	\$250,150	2003	0	8	2004	3	4490	N	N	13114 SE 266TH ST
006	439703	0150	08/11/2005	\$401,000	2010	0	8	1996	3	9984	Y	N	24116 145TH AVE SE
006	801620	0170	06/11/2007	\$387,000	2020	0	8	1991	3	7377	N	N	26215 131ST PL SE
006	801620	0750	02/21/2007	\$359,950	2020	0	8	1991	3	6600	N	N	13037 SE 263RD PL
006	209550	0010	10/03/2007	\$375,000	2030	0	8	1997	3	6916	N	N	12409 SE 262ND PL
006	209550	0140	04/04/2006	\$369,950	2030	0	8	1997	3	5486	N	N	26264 125TH PL SE
006	501580	0080	07/14/2005	\$330,000	2031	0	8	1996	3	6075	N	N	25515 137TH PL SE
006	073920	0110	07/28/2006	\$364,900	2040	0	8	2000	3	10175	N	N	24301 112TH AVE SE
006	329871	0230	09/26/2007	\$364,950	2060	0	8	2004	3	4500	N	N	13111 SE 266TH PL
006	534400	0210	10/26/2005	\$350,000	2060	0	8	2003	3	6140	N	N	12402 SE 259TH ST
006	329871	0120	01/12/2006	\$348,000	2060	0	8	2004	3	5968	N	N	13008 SE 266TH ST
006	329871	0130	10/31/2005	\$335,000	2060	0	8	2004	3	4361	N	N	13006 SE 266TH ST
006	282205	9329	07/11/2007	\$384,500	2070	0	8	1998	3	7329	N	N	12307 SE 263RD ST
006	282205	9329	07/12/2006	\$367,000	2070	0	8	1998	3	7329	N	N	12307 SE 263RD ST
006	382650	0680	09/15/2006	\$325,000	2070	0	8	1977	4	7200	N	N	24520 129TH PL SE
006	381470	0220	05/09/2006	\$365,000	2080	0	8	1988	3	7994	N	N	12715 SE 254TH CT
006	282205	9160	09/26/2005	\$359,500	2090	0	8	1999	3	7329	N	N	12321 SE 263RD ST
006	547010	0420	03/28/2005	\$389,950	2103	0	8	2004	3	10124	N	N	26127 145TH AVE SE
006	382650	0280	06/08/2005	\$345,000	2110	0	8	1979	4	8755	N	N	24503 128TH PL SE
006	724810	0020	11/13/2006	\$367,500	2120	0	8	2001	3	6159	N	N	12324 SE 258TH PL
006	546950	1850	09/25/2006	\$525,000	2120	830	8	1974	4	15540	N	N	24272 141ST PL SE
006	501580	0120	06/14/2006	\$384,950	2140	0	8	1995	3	6259	N	N	25537 137TH PL SE
006	801620	0500	09/14/2007	\$375,000	2160	0	8	1991	3	6766	N	N	12825 SE 262ND PL
006	439703	0140	02/15/2006	\$436,500	2170	0	8	1995	3	10240	Y	N	24122 145TH AVE SE
006	209550	0080	06/15/2006	\$364,950	2170	0	8	1996	3	6140	N	N	26273 125TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	743605	0110	12/06/2005	\$405,000	2170	960	8	1998	3	6041	N	N	26112 124TH PL SE
006	546950	0020	04/18/2005	\$357,500	2170	0	8	1978	4	15000	N	N	24015 138TH AVE SE
006	178670	0010	05/08/2006	\$430,000	2180	0	8	1999	3	6361	N	N	13903 SE 253RD PL
006	546950	2100	05/31/2005	\$380,000	2180	0	8	1978	4	12500	N	N	24021 138TH CT SE
006	107960	0060	10/09/2006	\$403,000	2190	0	8	1969	4	12992	N	N	25839 126TH AVE SE
006	660024	0040	02/08/2007	\$428,000	2190	0	8	2000	3	7816	N	N	25321 122ND PL SE
006	801620	0600	06/26/2007	\$399,950	2190	0	8	1991	3	8496	N	N	26221 129TH AVE SE
006	381470	0100	07/23/2007	\$375,000	2190	0	8	1988	4	7535	N	N	12739 SE 254TH PL
006	660024	0130	08/31/2005	\$360,000	2190	0	8	2000	3	5698	N	N	25304 122ND PL SE
006	801620	0010	04/15/2005	\$299,000	2190	0	8	1991	3	7270	N	N	26260 131ST PL SE
006	381470	0230	09/07/2006	\$383,950	2210	0	8	1986	4	6959	N	N	12721 SE 254TH CT
006	178670	0220	10/28/2005	\$364,950	2210	0	8	1999	3	4881	N	N	13832 SE 254TH ST
006	160800	0220	12/04/2007	\$417,000	2212	0	8	1974	5	14384	N	N	24115 119TH PL SE
006	439703	0090	02/05/2007	\$424,000	2220	0	8	1996	3	10120	N	N	24154 145TH AVE SE
006	534400	0120	04/16/2007	\$405,000	2220	0	8	2003	3	6210	N	N	12518 SE 259TH ST
006	534400	0140	05/12/2006	\$399,500	2220	0	8	2003	3	5700	N	N	12508 SE 259TH ST
006	418040	0070	03/16/2005	\$326,200	2230	0	8	2003	3	5910	N	N	12229 SE 259TH PL
006	546950	3050	06/25/2007	\$550,000	2240	0	8	1971	4	21460	N	N	14156 SE 254TH ST
006	418040	0130	10/20/2005	\$380,000	2250	0	8	2003	3	6000	N	N	12230 SE 259TH PL
006	133029	0100	06/21/2006	\$400,000	2260	0	8	1999	3	5759	N	N	26519 126TH PL SE
006	133029	0120	12/27/2006	\$395,000	2260	0	8	1999	3	6443	N	N	12603 SE 256TH ST
006	926978	0020	07/25/2006	\$399,900	2260	0	8	1994	3	12300	N	N	24824 115TH AVE SE
006	133029	0080	10/18/2005	\$365,100	2260	0	8	1999	3	5760	N	N	26507 126TH PL SE
006	150970	0060	10/26/2007	\$350,000	2260	0	8	2001	3	5700	N	N	24320 130TH AVE SE
006	150970	0210	03/16/2005	\$307,000	2260	0	8	2001	3	8994	N	N	24108 130TH AVE SE
006	724810	0080	08/04/2005	\$369,999	2270	0	8	2001	3	6450	N	N	12231 SE 258TH PL
006	381470	1000	01/28/2005	\$299,950	2270	0	8	1987	3	6500	N	N	25311 127TH AVE SE
006	212205	9207	04/14/2005	\$330,000	2273	0	8	2005	3	6059	N	N	25517 123RD AVE SE
006	743605	0070	02/24/2005	\$299,950	2280	0	8	1995	3	6866	N	N	26130 124TH PL SE
006	801620	0210	06/17/2005	\$355,000	2290	0	8	1991	3	7000	N	N	26255 131ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	212205	9102	07/19/2007	\$415,000	2300	0	8	2001	3	7600	N	N	24025 130TH AVE SE
006	381470	0920	08/25/2005	\$339,900	2300	0	8	1985	3	6576	N	N	25226 126TH AVE SE
006	202205	9297	08/23/2006	\$412,000	2310	0	8	1993	3	9438	N	N	24803 110TH CT SE
006	202205	9297	06/06/2005	\$340,500	2310	0	8	1993	3	9438	N	N	24803 110TH CT SE
006	282205	9204	09/22/2005	\$402,000	2320	0	8	1965	4	24732	N	N	12245 SE 261ST ST
006	743605	0050	11/02/2005	\$347,000	2330	0	8	1995	3	6729	N	N	26125 124TH PL SE
006	212205	9209	11/14/2005	\$347,775	2343	0	8	2005	3	6106	N	N	25507 123RD PL SE
006	282205	9333	01/26/2007	\$403,950	2360	0	8	2000	3	7702	N	N	12223 SE 263RD ST
006	212205	9198	06/06/2007	\$399,950	2370	0	8	2001	3	6000	N	N	25507 122ND PL SE
006	212205	9200	01/20/2005	\$278,439	2370	0	8	2001	3	5774	N	N	25515 122ND PL SE
006	160800	0150	01/18/2007	\$515,000	2378	0	8	2006	3	5720	N	N	24115 118TH PL SE
006	160800	0210	09/25/2006	\$508,500	2378	0	8	2006	3	6002	N	N	11823 240TH PL SE
006	160800	0160	12/26/2006	\$497,000	2378	0	8	2006	3	5724	N	N	24112 118TH PL SE
006	160801	0050	08/01/2007	\$475,270	2380	0	8	2007	3	6010	N	N	11918 240TH PL SE
006	209550	0050	02/06/2006	\$392,800	2380	0	8	1996	3	7248	N	N	26275 125TH PL SE
006	534400	0130	06/12/2006	\$405,000	2410	0	8	2004	3	5931	N	N	12514 SE 259TH ST
006	133029	0130	06/21/2005	\$332,000	2410	0	8	1999	3	7810	N	N	12605 SE 265TH ST
006	801626	0070	02/10/2006	\$379,950	2420	0	8	1997	3	5629	N	N	26156 126TH AVE SE
006	282205	9347	01/31/2007	\$410,000	2440	0	8	2003	3	6857	N	N	12430 SE 264TH ST
006	801620	0200	09/21/2007	\$399,950	2450	0	8	1991	3	7276	N	N	26247 131ST PL SE
006	801620	0630	05/24/2006	\$399,950	2450	0	8	1992	3	7062	N	N	26233 129TH AVE SE
006	801620	0300	08/27/2007	\$410,000	2450	0	8	1991	4	9826	N	N	26248 129TH AVE SE
006	801620	0590	12/07/2005	\$379,500	2450	0	8	1991	3	7565	N	N	26213 129TH AVE SE
006	073920	0100	11/27/2007	\$390,000	2460	0	8	2000	3	12152	N	N	24229 112TH AVE SE
006	073920	0070	04/04/2006	\$389,900	2460	0	8	2000	3	10571	N	N	24215 112TH AVE SE
006	418040	0120	05/25/2005	\$363,000	2460	0	8	2003	3	6536	N	N	12232 SE 259TH PL
006	418040	0050	03/23/2006	\$405,000	2520	0	8	2003	3	6311	N	N	12221 SE 259TH PL
006	743605	0140	01/24/2005	\$340,000	2520	0	8	1997	3	6500	N	N	12511 SE 261ST ST
006	501580	0020	10/24/2006	\$430,000	2550	0	8	1999	4	6318	N	N	13715 SE 255TH PL
006	160801	0020	09/08/2007	\$461,500	2550	0	8	2007	3	5763	N	N	24110 119TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	160801	0040	03/28/2007	\$440,000	2550	0	8	2007	3	5738	N	N	11922 240TH PL SE
006	501580	0020	01/26/2006	\$380,000	2550	0	8	1999	4	6318	N	N	13715 SE 255TH PL
006	160800	0120	11/07/2006	\$466,749	2555	0	8	2006	3	5720	N	N	24027 118TH PL SE
006	160800	0240	09/18/2006	\$445,249	2555	0	8	2006	3	5781	N	N	11907 SE 240TH PL
006	272205	9096	06/30/2005	\$439,950	2580	0	8	2001	3	8138	Y	N	27111 141ST AVE SE
006	801620	0100	05/01/2007	\$417,000	2620	0	8	1992	3	6550	N	N	26214 131ST PL SE
006	801620	0270	09/20/2007	\$416,000	2620	0	8	1993	3	7403	N	N	13010 SE 263RD PL
006	801620	0330	02/16/2007	\$406,000	2620	0	8	1991	4	7239	N	N	26224 129TH AVE SE
006	743605	0270	05/16/2005	\$357,000	2670	0	8	1997	3	6003	N	N	26132 126TH AVE SE
006	418040	0010	02/09/2007	\$400,000	2690	0	8	2003	3	5754	N	N	25932 122ND PL SE
006	272205	9170	03/14/2006	\$432,400	2692	0	8	2005	3	39374	N	N	13215 SE 268TH ST
006	272205	9075	12/08/2006	\$789,500	2720	0	8	1986	3	31314	Y	Y	13236 SE 260TH ST
006	546950	1250	12/13/2005	\$625,000	2720	0	8	1973	4	19500	N	N	24404 137TH AVE SE
006	546950	1250	10/26/2005	\$625,000	2720	0	8	1973	4	19500	N	N	24404 137TH AVE SE
006	743605	0290	10/02/2006	\$425,000	2730	0	8	1999	3	6768	N	N	26118 126TH AVE SE
006	546800	0120	05/18/2006	\$435,000	2783	0	8	2004	3	11610	N	N	26416 127TH AVE SE
006	202205	9323	08/22/2005	\$415,000	2790	0	8	1993	3	12005	N	N	24907 115TH AVE SE
006	212205	9150	04/24/2007	\$547,500	2800	840	8	1976	3	21408	N	N	24607 120TH AVE SE
006	160801	0030	03/29/2007	\$491,488	2840	0	8	2007	3	6425	N	N	24104 19TH PL SE
006	160801	0010	05/10/2007	\$478,890	2840	0	8	2007	3	5763	N	N	24114 119TH PL SE
006	160800	0050	08/01/2007	\$550,263	2840	0	8	2007	3	5750	N	N	11820 SE 240TH PL
006	160800	0040	06/29/2007	\$548,763	2840	0	8	2007	3	5750	N	N	11824 SE 240TH PL
006	160800	0020	08/24/2006	\$535,500	2844	0	8	2006	3	5750	N	N	11906 SE 240TH PL
006	160800	0130	02/02/2007	\$545,000	2844	0	8	2006	3	5720	N	N	24105 118TH PL SE
006	160800	0070	02/21/2007	\$534,450	2844	0	8	2006	3	6630	N	N	11810 SE 240TH PL
006	160800	0170	09/28/2006	\$536,000	2844	0	8	2006	3	5724	N	N	24108 118TH PL SE
006	160800	0100	07/20/2006	\$535,000	2844	0	8	2006	3	5835	N	N	24017 240TH PL SE
006	160800	0230	05/15/2007	\$535,000	2844	0	8	2006	3	5804	N	N	11903 SE 240TH PL
006	160800	0190	07/17/2006	\$500,360	2844	0	8	2006	3	5769	N	N	24026 118TH PL SE
006	160800	0070	10/05/2006	\$478,890	2844	0	8	2006	3	6630	N	N	11810 SE 240TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	160800	0130	10/28/2006	\$487,000	2844	0	8	2006	3	5720	N	N	24105 118TH PL SE
006	160800	0170	07/26/2006	\$479,115	2844	0	8	2006	3	5724	N	N	24108 118TH PL SE
006	320485	0150	02/16/2007	\$440,000	2880	0	8	2001	3	7086	N	N	25304 117TH AVE SE
006	320485	0140	07/29/2007	\$337,100	2880	0	8	2001	3	8216	N	N	25302 117TH AVE SE
006	320485	0020	12/28/2006	\$329,000	2880	0	8	2001	3	6208	N	N	11612 SE 252ND CT
006	670590	0190	10/26/2005	\$375,000	2900	0	8	1990	3	6700	N	N	13216 SE 263RD PL
006	743605	0322	03/01/2007	\$534,950	2920	0	8	2006	3	10778	N	N	12732 SE 261ST PL
006	743605	0320	10/08/2007	\$477,950	2920	0	8	2006	3	8500	N	N	12730 SE 261ST PL
006	160800	0140	07/02/2007	\$615,193	2988	0	8	2006	3	5720	N	N	24111 118TH PL SE
006	160800	0110	11/13/2006	\$610,196	2988	0	8	2006	3	5720	N	N	24021 118TH PL SE
006	212205	9206	02/27/2007	\$459,950	3001	0	8	2006	3	5710	N	N	25523 123RD AVE SE
006	212205	9205	08/09/2005	\$384,950	3179	0	8	2005	3	5771	Y	N	25518 123RD AVE SE
006	212205	9204	08/10/2006	\$464,500	3180	0	8	2004	3	5720	N	N	25512 123RD PL SE
006	212205	9204	01/25/2005	\$375,000	3180	0	8	2004	3	5720	N	N	25512 123RD PL SE
006	160800	0030	05/24/2007	\$552,950	3188	0	8	2006	3	5750	N	N	11902 SE 240TH PL
006	160800	0180	08/09/2006	\$551,500	3188	0	8	2006	3	5724	N	N	24102 118TH PL SE
006	160800	0200	09/07/2006	\$524,315	3188	0	8	2006	3	6340	N	N	24020 118TH PL SE
006	160801	0070	03/09/2007	\$477,360	3190	0	8	2007	3	5855	N	N	24103 119TH PL SE
006	321158	0010	11/09/2005	\$376,000	1460	640	9	1988	4	10303	N	N	13301 SE 253RD PL
006	321158	0030	10/25/2007	\$395,000	1500	620	9	1988	3	7841	N	N	13313 SE 253RD PL
006	321156	0040	06/13/2006	\$391,900	1510	630	9	1988	3	9641	N	N	13221 SE 253RD PL
006	546950	0870	07/15/2005	\$460,000	1710	1650	9	1978	4	16470	N	N	24305 140TH AVE SE
006	321158	0050	01/04/2006	\$349,950	1720	0	9	1988	4	7844	N	N	13329 SE 253RD PL
006	321156	0010	06/09/2005	\$295,000	1730	0	9	1988	4	10286	N	N	13209 SE 253RD PL
006	546950	3450	04/19/2005	\$630,000	1800	1600	9	1973	5	15347	Y	N	13706 SE 251ST ST
006	321158	0020	01/23/2007	\$412,500	1930	0	9	1988	4	9153	N	N	13307 SE 253RD PL
006	945420	0025	07/28/2006	\$659,200	1930	1260	9	1982	4	8510	Y	Y	26706 138TH PL SE
006	546950	3380	08/17/2005	\$805,000	1960	1650	9	1970	5	13200	N	N	25410 142ND AVE SE
006	321159	0080	09/13/2005	\$443,000	1960	0	9	1995	3	11534	N	N	13704 SE 244TH CT
006	272205	9077	06/15/2007	\$700,000	2050	0	9	1984	4	42385	N	N	13835 SE 260TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546950	0450	05/01/2006	\$535,000	2070	600	9	1973	4	14300	N	N	24214 135TH AVE SE
006	546950	2170	07/18/2005	\$409,000	2120	640	9	1979	4	21465	N	N	13249 SE 245TH ST
006	272205	9249	04/26/2007	\$765,000	2140	1320	9	1975	3	18295	Y	Y	27010 140TH LN SE
006	439700	0250	02/22/2006	\$535,000	2140	850	9	1996	3	17170	N	N	24520 147TH AVE SE
006	150950	0120	04/29/2005	\$300,000	2160	0	9	1993	3	11005	N	N	24046 129TH CT SE
006	178671	0010	09/26/2005	\$397,950	2170	0	9	2001	3	7611	N	N	25324 136TH AVE SE
006	178671	0030	03/28/2005	\$379,950	2170	0	9	2001	3	7600	N	N	23512 136TH AVE SE
006	546950	1230	07/26/2007	\$469,950	2180	0	9	1973	4	15347	N	N	13835 SE 241ST ST
006	178670	0340	09/22/2005	\$400,000	2230	0	9	1997	3	7475	N	N	25233 139TH PL SE
006	272205	9092	12/15/2005	\$995,000	2260	1220	9	1989	4	18905	Y	Y	26430 136TH AVE SE
006	321156	0050	04/26/2005	\$341,000	2260	0	9	1988	4	8469	N	N	13227 SE 253RD PL
006	546950	3170	03/15/2006	\$444,000	2260	0	9	1976	4	18850	N	N	14155 SE 255TH ST
006	321158	0060	07/13/2006	\$389,950	2270	0	9	1988	4	7844	N	N	13337 SE 253RD PL
006	272205	9094	09/30/2005	\$375,000	2280	0	9	1994	3	8799	N	N	27044 140TH LN SE
006	546875	0030	07/26/2006	\$475,000	2290	0	9	1990	4	8250	N	N	25504 139TH AVE SE
006	178671	0080	03/15/2005	\$379,950	2300	0	9	2001	3	7600	N	N	25321 137TH AVE SE
006	439701	0140	02/22/2005	\$390,000	2310	0	9	1993	3	15375	Y	N	14515 SE 247TH ST
006	150950	0300	01/24/2005	\$328,950	2310	0	9	1992	3	10908	N	N	12830 SE 242ND CT
006	439700	0500	04/08/2005	\$363,000	2340	0	9	1997	3	11784	N	N	14510 SE 143RD PL
006	439700	0230	10/07/2005	\$495,000	2360	900	9	1994	3	9976	N	N	14704 SE 246TH PL
006	439700	0010	11/08/2005	\$449,000	2370	0	9	1991	3	12268	Y	N	14509 SE 243RD PL
006	150950	0470	12/07/2006	\$410,000	2390	0	9	1994	3	7704	N	N	24323 129TH AVE SE
006	945420	0010	06/17/2005	\$340,000	2390	0	9	1991	3	11581	N	N	26713 138TH PL SE
006	321159	0020	08/28/2006	\$634,000	2390	0	9	1983	4	11387	N	N	24528 137TH CT SE
006	202205	9333	03/15/2007	\$480,000	2419	0	9	2006	3	5700	N	N	25306 114TH AVE SE
006	150950	0130	12/26/2007	\$405,000	2430	0	9	1994	3	8534	N	N	24040 129TH CT SE
006	546950	1320	08/21/2006	\$850,000	2450	2290	9	1975	4	12740	Y	N	14015 SE 243RD ST
006	546950	2890	11/13/2006	\$664,950	2460	0	9	2002	3	15290	N	N	13621 SE 251ST ST
006	894446	0210	02/14/2007	\$499,950	2503	0	9	2005	3	5700	N	N	24712 117TH PL SE
006	894446	0280	01/04/2006	\$465,950	2503	0	9	2005	3	5700	N	N	24713 117TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	894446	0160	01/03/2006	\$459,960	2503	0	9	2005	3	6227	N	N	11719 SE 247TH PL
006	546950	2010	05/16/2006	\$460,000	2510	0	9	1977	4	13248	N	N	13912 SE 241ST ST
006	855570	0090	08/29/2007	\$495,000	2533	0	9	2007	3	6337	N	N	13233 SE 252ND ST
006	150950	0460	10/23/2006	\$415,000	2560	0	9	1993	3	8860	N	N	24315 129TH AVE SE
006	439701	0240	08/01/2006	\$492,500	2570	0	9	1994	4	9776	N	N	24516 145TH PL SE
006	894446	0220	05/24/2006	\$450,000	2591	0	9	2006	3	6730	N	N	24706 117TH PL SE
006	546950	0830	02/17/2006	\$767,000	2600	1000	9	1982	4	13000	Y	N	24332 140TH AVE SE
006	855570	0100	12/06/2007	\$490,000	2620	0	9	2007	3	6544	N	N	13239 SE 252ND ST
006	894446	0050	04/09/2007	\$515,950	2665	0	9	2006	3	5700	N	N	24433 118TH CT SE
006	894446	0020	08/21/2007	\$514,950	2665	0	9	2006	3	5868	N	N	24429 118TH CT SE
006	894446	0070	06/29/2007	\$524,950	2665	0	9	2007	3	5903	N	N	24426 118TH CT SE
006	894446	0200	05/15/2007	\$474,950	2665	0	9	2006	3	5700	N	N	24716 117TH PL SE
006	894446	0300	02/20/2007	\$474,950	2665	0	9	2006	3	5759	N	N	24723 117TH PL SE
006	894446	0270	12/18/2007	\$445,000	2665	0	9	2006	3	5712	N	N	24707 117TH PL SE
006	202205	9337	07/03/2006	\$519,075	2687	0	9	2006	3	9600	N	N	24230 115TH PL SE
006	855570	0180	07/07/2007	\$495,000	2687	0	9	2006	3	5727	N	N	SE 252ND ST
006	894446	0060	04/09/2007	\$519,950	2689	0	9	2006	3	6469	N	N	24428 118TH CT SE
006	894446	0080	05/10/2007	\$515,000	2689	0	9	2006	3	5696	N	N	24424 118TH CT SE
006	894446	0190	07/17/2006	\$507,071	2689	0	9	2006	3	6688	N	N	11730 SE 247TH PL
006	894446	0230	06/21/2006	\$489,950	2689	0	9	2006	3	6347	N	N	11712 SE 246TH PL
006	894446	0170	07/06/2006	\$484,950	2689	0	9	2006	3	5724	N	N	11725 SE 247TH PL
006	439700	0480	04/02/2007	\$540,000	2690	0	9	1992	3	10380	Y	N	14524 SE 243RD PL
006	546950	1140	04/21/2005	\$365,000	2720	0	9	1976	4	13390	N	N	24302 138TH AVE SE
006	282205	9304	01/25/2006	\$540,000	2730	1770	9	1990	3	21600	N	N	13030 SE 261ST PL
006	546875	0100	11/28/2006	\$488,250	2740	0	9	1991	4	8516	N	N	25415 139TH AVE SE
006	546875	0040	04/27/2006	\$425,000	2740	0	9	1990	4	8250	N	N	25426 139TH AVE SE
006	546875	0040	05/05/2005	\$349,900	2740	0	9	1990	4	8250	N	N	25426 139TH AVE SE
006	202205	9335	10/31/2007	\$460,000	2769	0	9	2007	3	9600	N	N	24314 115TH PL SE
006	855570	0170	11/06/2007	\$465,000	2770	0	9	2006	3	5727	N	N	13220 SE 252ND ST
006	546950	0730	10/06/2005	\$625,000	2780	0	9	1978	4	15744	N	N	24610 140TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis
Area 61**

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
006	439700	0150	10/22/2007	\$465,000	2800	0	9	1993	3	9718	N	N	14622 SE 247TH ST
006	439700	0150	08/05/2005	\$435,000	2800	0	9	1993	3	9718	N	N	14622 SE 247TH ST
006	546950	0490	08/22/2005	\$549,000	2800	0	9	1978	4	13700	N	N	24114 135TH AVE SE
006	439701	0420	09/04/2007	\$489,000	2830	0	9	1996	3	8564	N	N	24503 146TH PL SE
006	212205	9138	12/26/2006	\$605,000	2902	0	9	2006	3	24362	N	N	12816 SE 254TH ST
006	894446	0140	03/27/2007	\$539,950	2962	0	9	2006	3	7665	N	N	24408 118TH CT SE
006	894446	0250	08/14/2006	\$487,950	2962	0	9	2006	3	5700	N	N	24659 117TH PL SE
006	894446	0030	01/30/2007	\$539,950	2963	0	9	2006	3	5797	N	N	24423 118TH CT SE
006	894446	0150	06/20/2007	\$539,950	2963	0	9	2007	3	6512	N	N	24406 118TH CT SE
006	894446	0310	01/25/2007	\$499,950	2963	0	9	2005	3	5700	N	N	24727 117TH PL SE
006	894446	0240	01/04/2006	\$507,950	2963	0	9	2006	3	5792	N	N	11703 246TH PL SE
006	894446	0310	01/04/2006	\$489,950	2963	0	9	2005	3	5700	N	N	24727 117TH PL SE
006	894446	0010	01/25/2007	\$529,950	3004	0	9	2006	3	6589	N	N	24431 118TH CT SE
006	894446	0100	05/16/2007	\$539,950	3004	0	9	2007	3	6045	N	N	24418 118TH CT SE
006	894446	0290	09/13/2006	\$515,250	3004	0	9	2006	3	5700	N	N	24719 117TH PL SE
006	894446	0040	07/23/2007	\$515,000	3004	0	9	2006	3	6119	N	N	24419 118TH CT SE
006	894446	0260	08/03/2006	\$499,950	3004	0	9	2006	3	5944	N	N	24703 117TH PL SE
006	894446	0130	09/21/2007	\$510,000	3004	0	9	2007	3	6427	N	N	24412 118TH CT SE
006	202205	9001	10/18/2007	\$490,000	3020	0	9	2007	3	9600	N	N	24322 115TH PL SE
006	202205	9339	07/18/2006	\$545,000	3031	0	9	2006	3	9600	N	N	24225 115TH PL SE
006	202205	9336	10/18/2006	\$550,000	3031	0	9	2006	3	9600	N	N	24306 115TH PL SE
006	546950	0900	06/23/2006	\$585,000	3080	0	9	1986	4	15100	N	N	24339 140TH AVE SE
006	439701	0050	11/10/2006	\$535,000	3140	0	9	1997	3	10405	Y	N	24419 145TH PL SE
006	202205	9341	01/12/2007	\$610,000	3161	0	9	2006	3	14748	N	N	24327 115TH PL SE
006	202205	9340	07/17/2006	\$560,000	3161	0	9	2006	3	9605	N	N	24231 115TH PL SE
006	855570	0150	10/12/2007	\$525,000	3167	0	9	2006	3	5733	N	N	13232 SE 252ND ST
006	855570	0140	10/24/2007	\$525,000	3167	0	9	2007	3	5950	N	N	13320 SE 252ND ST
006	202205	9338	12/07/2007	\$480,000	3167	0	9	2007	3	9600	N	N	24224 115TH PL SE
006	150950	0310	05/24/2005	\$455,000	3220	0	9	1992	3	15610	N	N	12827 SE 242ND CT
006	282205	9356	11/22/2006	\$535,000	3320	0	9	2006	3	6750	N	N	13106 SE 261ST PL

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	178671	0090	09/12/2005	\$489,000	3330	0	9	2001	3	7600	N	N	25322 137TH AVE SE
006	546950	0460	01/10/2006	\$600,000	3490	0	9	1983	4	14000	N	N	24204 135TH AVE SE
006	178670	0060	06/19/2006	\$580,000	3540	950	9	1998	3	7289	Y	N	25300 139TH PL SE
006	165700	0080	12/07/2006	\$657,450	3804	0	9	2006	3	10092	N	N	25444 111TH AVE SE
006	165700	0090	08/25/2006	\$587,000	3804	0	9	2006	3	10103	N	N	25450 111TH AVE SE
006	769060	0210	05/17/2006	\$384,950	1852	0	10	2005	3	2865	N	N	11521 102 SE 259TH ST
006	769060	0200	11/08/2005	\$372,950	1884	0	10	2005	3	2905	N	N	11513 101 SE 259TH ST
006	769060	0220	07/03/2006	\$382,950	1932	0	10	2005	3	2407	N	N	11521 101 SE 259TH ST
006	769060	0030	02/15/2005	\$310,950	1932	0	10	2004	3	2589	N	N	11516 SE 259TH ST
006	546950	0410	09/07/2005	\$540,000	2010	720	10	1978	4	10000	N	N	24322 135TH AVE SE
006	546950	3360	10/11/2006	\$795,000	2020	1480	10	1992	4	12700	N	N	25428 142ND AVE SE
006	546950	0400	08/08/2005	\$630,000	2040	1870	10	1978	4	17018	N	N	24330 135TH AVE SE
006	769060	0110	01/19/2006	\$367,950	2118	0	10	2005	3	3036	N	N	11418 101 SE 259TH ST
006	769060	0130	12/14/2005	\$364,950	2118	0	10	2005	3	3677	N	N	11408 101 SE 259TH ST
006	769060	0150	03/08/2006	\$344,950	2134	0	10	2005	3	2306	N	N	11411 102 SE 259TH ST
006	769060	0140	01/06/2006	\$339,950	2134	0	10	2005	3	3619	N	N	11411 103 SE 259TH ST
006	769060	0050	05/03/2005	\$314,950	2134	0	10	2004	3	2832	N	N	11506 SE 259TH ST
006	769060	0080	08/23/2006	\$369,000	2140	0	10	2005	3	2181	N	N	11430 102 SE 259TH ST
006	769060	0080	08/11/2005	\$299,950	2140	0	10	2005	3	2181	N	N	11430 102 SE 259TH ST
006	769060	0090	02/15/2006	\$354,000	2156	0	10	2005	3	2510	N	N	11430 101 SE 259TH ST
006	769060	0160	01/10/2006	\$331,950	2156	0	10	2005	3	2304	N	N	11411 101 SE 259TH ST
006	769060	0090	08/03/2005	\$314,950	2156	0	10	2005	3	2510	N	N	11430 101 SE 259TH ST
006	769060	0120	01/11/2006	\$334,950	2172	0	10	2005	3	3774	N	N	11408 102 SE 259TH ST
006	769060	0100	12/13/2005	\$332,163	2172	0	10	2005	3	2580	N	N	11418 102 SE 259TH ST
006	769060	0010	09/17/2007	\$345,000	2188	0	10	2004	3	4292	N	N	11524 SE 259TH ST
006	769060	0010	08/16/2005	\$339,950	2188	0	10	2004	3	4292	N	N	11524 SE 259TH ST
006	769060	0170	10/13/2005	\$339,950	2207	0	10	2004	3	2801	N	N	11423 SE 259TH ST
006	769060	0040	02/07/2005	\$309,950	2214	0	10	2004	3	3098	N	N	11516 SE 259TH ST
006	769060	0060	06/13/2005	\$347,950	2290	0	10	2004	3	2832	N	N	11506 SE 259TH ST
006	769060	0180	02/16/2005	\$339,000	2324	0	10	2005	3	3422	N	N	11423 101 SE 259TH ST

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769060	0070	08/11/2005	\$334,000	2326	0	10	2005	3	3353	N	N	11430 103 SE 259TH ST
006	546950	0390	07/28/2005	\$560,000	2344	1758	10	1970	4	16940	N	N	24323 135TH AVE SE
006	769060	0190	07/05/2005	\$359,000	2346	0	10	2005	3	4313	N	N	11513 SE 259TH ST
006	270845	0100	06/12/2006	\$577,500	2852	0	10	2006	3	10140	N	N	10916 SE 243RD ST
006	270845	0120	06/12/2006	\$572,500	2885	0	10	2006	3	10501	N	N	10912 SE 243RD ST
006	546950	1350	09/15/2006	\$775,000	2980	0	10	1990	3	14628	N	N	14125 SE 243RD ST
006	546950	0420	06/28/2005	\$576,000	3030	0	10	1976	4	12544	N	N	24314 135TH AVE SE
006	270845	0030	02/22/2006	\$617,950	3120	0	10	2005	3	10022	N	N	24314 109TH PL SE
006	270845	0130	03/08/2006	\$619,750	3177	0	10	2006	3	12518	N	N	10908 SE 243RD ST
006	270845	0080	01/12/2006	\$595,950	3178	0	10	2005	3	10197	N	N	10923 SE 243RD ST
006	270845	0060	04/13/2006	\$589,950	3178	0	10	2005	3	9622	N	N	10929 SE 243RD ST
006	270845	0070	05/03/2006	\$592,950	3236	0	10	2006	3	9614	N	N	10925 SE 243RD ST
006	270845	0020	02/22/2006	\$581,500	3236	0	10	2005	3	9608	N	N	24322 109TH PL SE
006	270845	0050	12/12/2005	\$585,950	3256	0	10	2005	3	9617	N	N	10931 SE 243RD ST
006	270845	0090	12/10/2005	\$574,950	3256	0	10	2005	3	10095	N	N	10931 SE 243RD ST
006	270845	0110	08/02/2006	\$641,550	3259	0	10	2006	3	10961	N	N	10914 SE 243RD ST
006	270845	0180	02/14/2006	\$608,950	3303	0	10	2005	3	10125	N	N	24329 109TH PL SE
006	546950	0750	06/01/2005	\$595,000	3310	0	10	1977	4	13375	N	N	24532 140TH AVE SE
006	212205	9212	10/22/2007	\$649,900	3414	0	10	2007	3	7095	N	N	24308 116TH PL SE
006	270845	0170	06/11/2006	\$659,950	3504	0	10	2006	3	9660	N	N	24325 109TH PL SE
006	546950	0640	10/31/2005	\$750,000	3530	0	10	1985	4	13000	N	N	24513 137TH AVE SE
006	270845	0160	01/23/2006	\$670,000	3536	0	10	2005	3	9656	N	N	24319 109TH PL SE
006	270845	0150	05/20/2006	\$665,000	3552	0	10	2006	3	9657	N	N	24311 109TH PL SE
006	270845	0140	04/27/2006	\$669,950	3666	0	10	2006	3	9657	N	N	24303 109TH PL SE
006	546950	2440	07/19/2007	\$753,000	3684	0	10	1988	4	17262	Y	N	24833 136TH AVE SE
006	212205	9221	12/06/2005	\$656,947	3814	0	10	2005	3	9843	N	N	24307 131ST AVE SE
006	212205	9223	10/28/2005	\$647,000	3814	0	10	2005	3	10530	N	N	24227 131ST AVE SE
006	212205	9222	08/30/2005	\$618,000	3814	0	10	2005	3	10626	N	N	24231 131ST AVE SE
006	212205	9227	02/15/2006	\$680,000	3814	1116	10	2005	3	10015	N	N	24304 131ST AVE SE
006	270845	0040	12/10/2005	\$649,950	3962	0	10	2005	3	10017	N	N	10911 SE 243RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	212205	9228	02/23/2007	\$919,950	4215	1265	10	2005	3	12107	N	N	24310 131ST AVE SE
006	165700	0160	06/28/2007	\$795,000	4751	0	10	2006	3	10992	N	N	25419 111TH AVE SE
006	262400	0100	12/22/2006	\$835,000	4757	0	10	2006	3	10530	N	N	24439 109TH PL SE
006	212205	9226	08/31/2007	\$784,000	4759	0	10	2005	3	10626	N	N	24228 131ST AVE SE
006	165700	0170	08/15/2007	\$844,000	4767	0	10	2006	3	10979	N	N	25411 111TH AVE SE
006	372880	0285	10/07/2005	\$570,000	2310	0	11	1971	4	43747	N	N	26321 148TH AVE SE

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0032	12/28/2007	\$125,000	NON-REPRESENTATIVE SALE;
005	000660	0046	03/01/2007	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	000660	0046	09/06/2005	\$293,113	QUIT CLAIM DEED;
005	027350	0025	06/16/2006	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	027390	0060	07/25/2007	\$112,098	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	027410	0110	03/09/2007	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	027410	0120	05/22/2007	\$250,075	EXEMPT FROM EXCISE TAX;
005	101100	0015	01/19/2007	\$629,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	116400	0010	04/19/2005	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	132204	9135	08/08/2007	\$74,865	QUIT CLAIM DEED
005	132204	9182	10/13/2006	\$243,000	OBSOLESCENCE
005	133025	0020	09/26/2005	\$260,000	NON-REPRESENTATIVE SALE;
005	133230	0010	04/13/2007	\$96,390	QUIT CLAIM DEED
005	133230	0270	05/27/2005	\$332,740	NON-REPRESENTATIVE SALE;
005	134930	0040	06/11/2007	\$305,200	QUIT CLAIM DEED;
005	155280	0070	07/18/2007	\$230,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
005	155280	0170	06/18/2007	\$288,600	EXEMPT FROM EXCISE TAX;
005	155280	0250	02/14/2006	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	159860	0013	04/15/2005	\$100,000	NO MARKET EXPOSURE;
005	159860	0142	06/12/2007	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	159860	0320	05/09/2007	\$160,000	QUIT CLAIM DEED;
005	159860	0341	01/31/2007	\$355,000	OBSOLESCENCE
005	161200	0085	12/12/2005	\$198,000	EXEMPT FROM EXCISE TAX;
005	161200	0480	12/22/2006	\$103,922	RELATED PARTY, FRIEND, OR NEIGHBOR
005	161250	0070	03/23/2007	\$1,965	PARTIAL INTEREST (1/3, 1/2, Etc.);
005	161250	0070	07/01/2005	\$134,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	161250	0120	07/17/2007	\$365,000	IMPROVEMENT COUNT
005	161590	0025	09/06/2007	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	162250	0040	08/12/2005	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	172205	9092	05/25/2007	\$262,500	OBSOLESCENCE
005	182205	9223	06/15/2005	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	182205	9232	03/28/2005	\$266,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	185860	0005	08/28/2007	\$400,000	TEAR DOWN;
005	185860	0006	11/17/2005	\$45,000	QUESTIONABLE PER APPRAISAL;
005	185860	0006	05/10/2005	\$575,000	TEAR DOWN;
005	186390	0025	08/21/2006	\$195,500	OBSOLESCENCE
005	192205	9092	03/15/2006	\$550,000	IMPROVEMENT COUNT
005	192205	9100	01/09/2007	\$240,000	UNFINISHED AREA
005	192205	9104	07/01/2006	\$377,500	UNFINISHED AREA
005	192205	9140	07/25/2007	\$101,021	RELATED PARTY, FRIEND, OR NEIGHBOR
005	192205	9143	04/17/2006	\$185,000	NON-REPRESENTATIVE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	192205	9325	01/25/2007	\$177,000	NON-REPRESENTATIVE SALE;
005	192205	9363	05/12/2005	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	192205	9363	12/04/2007	\$246,000	NON-REPRESENTATIVE SALE;
005	192205	9386	02/13/2006	\$6,000	QUIT CLAIM DEED;
005	192205	9389	06/04/2007	\$395,347	EXEMPT FROM EXCISE TAX;
005	192205	9421	03/07/2007	\$357,500	OBSOLESCENCE
005	221545	0080	02/06/2007	\$398,750	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR;
005	242204	9020	07/22/2005	\$71,453	QUIT CLAIM DEED;
005	242204	9104	11/16/2005	\$460,000	MULTI-PARCEL SALE;
005	258700	0170	08/13/2007	\$373,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	258700	0290	11/20/2007	\$358,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	258700	0300	12/27/2007	\$348,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	258700	0310	12/20/2007	\$349,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	266200	0010	11/25/2005	\$89,948	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	266200	0090	04/12/2005	\$230,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	266200	0090	03/03/2005	\$173,913	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	266200	0110	04/10/2007	\$57,242	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	292205	9230	04/25/2005	\$216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	295190	0075	06/01/2006	\$10,696	QUIT CLAIM DEED;
005	330800	0030	01/26/2006	\$272,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	330800	0110	04/05/2006	\$86,250	NON-REPRESENTATIVE SALE;
005	330802	0110	04/14/2006	\$32,000	QUIT CLAIM DEED; STATEMENT TO DOR;
005	346280	0209	11/10/2005	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	382100	0010	03/20/2007	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	382100	0010	10/27/2005	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	382100	0130	10/05/2006	\$114,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	382800	0135	09/19/2005	\$177,000	IMPROVEMENT COUNT
005	383080	0040	03/03/2006	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	516370	0095	09/22/2005	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	542410	0170	05/14/2007	\$155,000	NO MARKET EXPOSURE;
005	550270	0020	12/08/2005	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	553980	0045	05/09/2005	\$230,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	554000	0010	02/22/2005	\$255,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	554000	0040	12/17/2007	\$253,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	600000	0050	12/10/2007	\$392,500	GOVERNMENT AGENCY;
005	600000	0051	04/19/2006	\$200,000	EXEMPT FROM EXCISE TAX;
005	600000	0052	06/10/2005	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	614660	0115	09/21/2005	\$82,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	614660	0160	07/22/2005	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	614660	0210	03/06/2006	\$190,000	OBSOLESCENCE
005	614660	0215	10/12/2005	\$195,000	UNFINISHED AREA
005	614660	0290	04/12/2005	\$209,000	IMPROVEMENT COUNT
005	614660	0451	05/12/2006	\$84,901	QUIT CLAIM DEED;
005	614760	0255	06/07/2005	\$310,000	UNFINISHED AREA
005	638630	0130	03/15/2006	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

**Improved Sales Removed From This Physical Inspection Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	755740	0035	06/02/2005	\$121,000	TEAR DOWN;
005	783080	0135	12/02/2005	\$550,000	IMPROVEMENT COUNT
005	783080	0140	12/26/2006	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	783080	0269	07/06/2006	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	783080	0471	12/05/2005	\$110,000	CORPORATE AFFILIATES;
005	783080	0472	04/26/2007	\$113,441	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX;
005	783080	0473	03/14/2007	\$123,013	QUIT CLAIM DEED;
005	803520	0075	06/21/2005	\$132,500	QUIT CLAIM DEED;
005	803520	0175	08/22/2005	\$236,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	803530	0010	11/15/2005	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	804600	0110	04/25/2007	\$294,950	OBSOLESCENCE
005	914710	0115	06/14/2006	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	917960	0100	05/18/2005	\$86,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	917960	0360	09/25/2007	\$349,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	917960	1656	11/20/2006	\$310,000	MULTI-PARCEL SALE;
005	918370	0225	11/13/2006	\$314,888	RELATED PARTY, FRIEND, OR NEIGHBOR
005	918370	0250	07/19/2006	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	918370	0363	02/28/2005	\$301,050	RELOCATION - SALE TO SERVICE;
005	918370	0915	12/07/2005	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	918370	1035	09/07/2005	\$291,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	918370	1105	07/14/2005	\$249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	918370	1770	07/19/2006	\$285,000	UNFINISHED AREA
005	918370	1885	12/29/2005	\$272,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	918370	3131	05/23/2007	\$257,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	918370	3367	03/11/2005	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	918370	3378	09/12/2005	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	919710	0074	03/15/2006	\$82,500	NO MARKET EXPOSURE;
005	919710	0140	10/19/2006	\$162,104	QUIT CLAIM DEED
005	919710	0140	08/02/2006	\$165,730	QUIT CLAIM DEED
005	919710	0340	08/08/2005	\$410,000	IMPROVEMENT COUNT
005	919710	0340	06/10/2005	\$173,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	941470	0050	11/18/2005	\$327,311	NON-REPRESENTATIVE SALE;
005	941471	0030	05/18/2006	\$342,000	NO MARKET EXPOSURE;
005	941471	0040	05/04/2006	\$141,507	QUIT CLAIM DEED
005	982570	0040	10/23/2007	\$116,667	PARTIAL INTEREST (1/3, 1/2, Etc.);
005	982570	0040	10/23/2007	\$116,667	PARTIAL INTEREST (1/3, 1/2, Etc.);
005	982570	1391	12/13/2006	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	113760	0170	05/23/2005	\$151,156	QUIT CLAIM DEED;
006	150950	0220	09/12/2005	\$257,500	TEAR DOWN;
006	150950	0220	11/07/2007	\$404,000	SHELL;
006	150950	0310	05/24/2005	\$455,000	RELOCATION - SALE TO SERVICE;
006	150950	0450	05/26/2006	\$162,824	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	150970	0040	09/26/2005	\$127,692	QUIT CLAIM DEED
006	160801	0060	08/16/2007	\$584,793	PERCENT COMPLETE
006	165700	0150	09/23/2005	\$234,000	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	202205	9156	09/23/2005	\$200,000	CONTRACT OR CASH SALE;
006	202205	9161	07/20/2007	\$320,528	EXEMPT FROM EXCISE TAX;
006	202205	9164	12/12/2005	\$610,000	BUILDER OR DEVELOPER SALES;
006	202205	9175	04/25/2007	\$256,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	202205	9250	01/24/2006	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	212205	9014	05/22/2006	\$475,000	SEGREGATION AND/OR MERGER
006	212205	9014	08/03/2006	\$675,000	BUILDER OR DEVELOPER SALES;
006	212205	9046	05/05/2006	\$350,000	NO MARKET EXPOSURE;
006	212205	9047	08/02/2006	\$285,000	NO MARKET EXPOSURE;
006	212205	9073	08/02/2006	\$1,185,000	NO MARKET EXPOSURE;
006	212205	9075	11/02/2005	\$328,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	212205	9083	03/27/2006	\$1,150,000	NO MARKET EXPOSURE;
006	212205	9084	05/31/2005	\$618,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	212205	9084	03/27/2006	\$650,000	NO MARKET EXPOSURE;
006	212205	9152	12/13/2007	\$340,000	QUIT CLAIM DEED;
006	212205	9181	04/21/2006	\$230,000	NON-REPRESENTATIVE SALE;
006	212205	9197	12/22/2005	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	212205	9225	11/27/2007	\$615,000	CORPORATE AFFILIATES;
006	221291	0340	03/28/2005	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	221291	0420	11/23/2005	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	221291	0590	05/21/2007	\$123,155	QUIT CLAIM DEED
006	221500	0060	01/03/2005	\$264,000	RELOCATION - SALE TO SERVICE;
006	222205	9040	03/23/2006	\$54,336	QUIT CLAIM DEED;
006	222205	9040	01/31/2006	\$134,927	CORPORATE AFFILIATES
006	222205	9069	09/19/2005	\$690,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	222205	9082	08/23/2005	\$435,000	NON-REPRESENTATIVE SALE;
006	222205	9104	09/16/2005	\$642,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	232205	9149	05/31/2006	\$390,000	ACTIVE PERMIT BEFORE SALE>25K
006	270845	0010	04/07/2005	\$170,000	QUIT CLAIM DEED;
006	272205	9038	03/21/2006	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	272205	9097	05/31/2005	\$410,000	UNFINISHED AREA
006	272205	9164	06/24/2005	\$1,600,000	CHANGE OF USE; PRELIMINARY SHORTPLAT APPROVAL;
006	272205	9186	06/03/2005	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	272205	9202	02/16/2005	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	272205	9216	05/25/2006	\$208,935	NON-REPRESENTATIVE SALE;
006	272205	9218	09/28/2005	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	272205	9222	02/09/2006	\$629,950	OBSOLESCENCE
006	282205	9004	09/02/2005	\$456,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	282205	9178	08/17/2005	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	282205	9200	04/13/2005	\$445,000	NON-REPRESENTATIVE SALE;
006	282205	9200	04/13/2005	\$410,750	NON-REPRESENTATIVE SALE;
006	282205	9211	11/18/2005	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	282205	9328	04/12/2005	\$299,000	NON-REPRESENTATIVE SALE;
006	282205	9329	03/20/2007	\$384,500	RELOCATION - SALE TO SERVICE;
006	282205	9333	11/20/2006	\$403,950	RELOCATION - SALE TO SERVICE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	292205	9132	10/10/2005	\$385,000	SEGREGATION AND/OR MERGER;
006	292205	9144	11/13/2007	\$12,712	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
006	292205	9232	11/17/2005	\$500,000	SEGREGATION AND/OR MERGER;
006	320485	0050	09/07/2007	\$164,295	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
006	321156	0090	05/08/2006	\$379,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	329595	0150	08/27/2007	\$480,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	340030	0005	04/27/2005	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	340030	0031	11/27/2006	\$262,500	PERCENT NET CONDITION
006	351200	0010	08/15/2005	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	351210	0110	07/17/2007	\$397,000	OBSOLESCENCE;UNFINISHED AREA
006	365300	0060	11/26/2007	\$213,274	RELOCATION - SALE TO SERVICE;
006	372880	0110	06/30/2006	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	372880	0295	08/07/2007	\$434,500	ACTIVE PERMIT BEFORE SALE>25K
006	372880	0295	07/27/2006	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	372880	0320	01/13/2006	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	381470	0390	10/27/2007	\$250,000	NON-REPRESENTATIVE SALE;
006	381470	0780	12/26/2006	\$280,000	FORCED SALE;
006	382650	0380	03/29/2006	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	382650	0420	06/13/2007	\$285,000	RELOCATION - SALE TO SERVICE;
006	383020	0120	12/08/2005	\$101,645	QUIT CLAIM DEED;
006	383020	0220	07/27/2006	\$455,000	CHANGE OF USE;
006	383021	0310	06/27/2007	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	386500	0070	07/26/2007	\$103,992	RELATED PARTY, FRIEND, OR NEIGHBOR
006	405080	0015	07/05/2005	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	405110	0100	08/28/2007	\$198,000	NON-REPRESENTATIVE SALE;
006	439701	0160	03/29/2006	\$525,000	UNFINISHED AREA
006	505790	0020	07/13/2007	\$288,929	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	534400	0040	11/02/2005	\$128,906	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	541230	0110	03/29/2005	\$172,500	NON-REPRESENTATIVE SALE;
006	541230	0140	08/24/2007	\$235,875	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	541230	0270	01/25/2005	\$181,400	EXEMPT FROM EXCISE TAX;
006	541231	0170	10/30/2007	\$285,000	QUIT CLAIM DEED
006	541231	0230	07/14/2005	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	542030	0260	08/01/2005	\$284,625	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546630	0030	05/03/2005	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546630	0250	12/22/2006	\$175,000	NON-REPRESENTATIVE SALE;
006	546630	0310	02/24/2005	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	546630	0560	12/05/2007	\$98,572	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	546631	0060	01/24/2005	\$146,000	NON-REPRESENTATIVE SALE;
006	546631	0220	06/28/2006	\$185,500	NON-REPRESENTATIVE SALE;
006	546631	0220	08/20/2007	\$214,000	RELOCATION - SALE TO SERVICE;
006	546631	0450	04/21/2005	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546631	0570	06/01/2005	\$145,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	546631	0750	07/14/2006	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546675	0130	02/08/2005	\$255,000	RELOCATION - SALE TO SERVICE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	546675	0170	04/19/2005	\$268,500	RELOCATION - SALE TO SERVICE;
006	546790	0070	04/14/2005	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546790	0110	05/31/2006	\$146,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546791	0060	08/29/2005	\$300,000	EXEMPT FROM EXCISE TAX;
006	546791	0130	06/17/2005	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	546800	0130	05/05/2006	\$108,163	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	546950	1340	07/13/2005	\$600,000	TEAR DOWN;
006	546950	1740	06/06/2007	\$550,000	RELOCATION - SALE TO SERVICE;
006	546950	2610	02/24/2005	\$360,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546950	3380	09/10/2007	\$896,000	RELOCATION - SALE BY SERVICE;
006	546950	3380	06/20/2007	\$896,000	RELOCATION - SALE TO SERVICE;
006	660079	0210	02/18/2005	\$202,300	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	675670	0010	07/28/2005	\$323,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	682980	0020	03/08/2005	\$211,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	682980	0030	05/18/2006	\$254,000	UNFINISHED AREA
006	682990	0080	03/29/2005	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	714020	0020	07/17/2007	\$133,106	QUIT CLAIM DEED;
006	714020	0020	08/31/2007	\$140,625	QUIT CLAIM DEED;
006	714020	0110	07/28/2005	\$269,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	714020	0490	08/25/2006	\$284,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	724810	0020	08/03/2007	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	743605	0070	02/24/2005	\$299,950	RELOCATION - SALE TO SERVICE;
006	743605	0290	09/28/2006	\$425,000	RELOCATION - SALE TO SERVICE;
006	769785	0030	05/05/2006	\$187,136	QUIT CLAIM DEED
006	769785	0120	05/24/2005	\$220,000	GOVERNMENT AGENCY;
006	769786	0150	07/20/2005	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	769787	0260	02/23/2005	\$228,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	769787	0360	03/24/2005	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	769787	0580	02/25/2005	\$264,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	769787	0600	01/11/2005	\$227,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	769787	0750	01/11/2005	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	769791	0200	03/09/2007	\$119,000	QUIT CLAIM DEED;
006	776340	0005	11/07/2005	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	776340	0015	02/01/2005	\$195,000	NON-REPRESENTATIVE SALE;
006	783080	0300	12/11/2007	\$170,000	NON-REPRESENTATIVE SALE;
006	801620	0040	05/17/2005	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	801623	0150	02/03/2006	\$259,950	NON-REPRESENTATIVE SALE;
006	801626	0070	02/09/2006	\$379,950	RELOCATION - SALE TO SERVICE;
006	813330	0050	03/28/2006	\$263,000	NON-REPRESENTATIVE SALE;
006	813330	0070	04/20/2006	\$4,944	EXEMPT FROM EXCISE TAX;
006	813330	0080	08/25/2005	\$257,500	SEGREGATION AND/OR MERGER;
006	815576	0110	10/25/2005	\$114,348	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	855570	0080	12/04/2007	\$553,261	ACTIVE PERMIT BEFORE SALE>25K
006	858100	0280	06/01/2005	\$99,620	QUIT CLAIM DEED
006	894446	0090	06/20/2007	\$538,950	ACTIVE PERMIT BEFORE SALE>25K

***Improved Sales Removed From This Physical Inspection Analysis
Area 61***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	894446	0110	05/15/2007	\$515,000	PERCENT COMPLETE
006	945420	0040	12/09/2005	\$430,000	TEAR DOWN

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

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

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

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

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +11.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

Area 61 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.984

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Grade 6 and Below	208	0.847	0.957	12.9%	0.938	0.976
7	553	0.876	0.988	12.8%	0.978	0.998
8	371	0.898	0.989	10.1%	0.978	1.000
9	113	0.851	0.983	15.5%	0.963	1.003
Grade 10 and Above	61	0.899	0.995	10.7%	0.970	1.021
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	113	0.791	0.911	15.2%	0.881	0.941
1951-1960	95	0.869	0.970	11.6%	0.945	0.994
1961-1970	136	0.877	0.985	12.4%	0.963	1.008
1971-1980	190	0.892	0.998	12.0%	0.981	1.016
1981-1990	229	0.894	0.996	11.4%	0.983	1.010
1991-2000	236	0.905	0.979	8.2%	0.965	0.993
2001-07	307	0.867	0.994	14.7%	0.983	1.005
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	3	0.703	0.863	22.6%	0.295	1.431
Average	854	0.885	0.987	11.5%	0.979	0.994
Good	425	0.870	0.987	13.5%	0.975	0.999
Excellent	24	0.772	0.865	12.0%	0.778	0.951
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	631	0.868	0.976	12.4%	0.966	0.986
1.5	40	0.859	0.975	13.5%	0.925	1.024
2 Story and Above	635	0.886	0.991	11.9%	0.983	1.000

Area 61 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.984

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.
0-1000	89	0.835	0.957	14.6%	0.929	0.986
1001-1500	409	0.862	0.979	13.6%	0.967	0.991
1501-2000	356	0.897	0.990	10.3%	0.979	1.001
2001-2500	252	0.915	0.992	8.3%	0.977	1.006
2501-3000	131	0.849	0.980	15.5%	0.960	1.000
3001-4000	63	0.851	0.989	16.1%	0.967	1.010
4001-5000	6	0.806	0.989	22.8%	0.807	1.171
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1234	0.878	0.989	12.5%	0.982	0.995
Y	72	0.869	0.930	7.1%	0.895	0.966
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1295	0.878	0.984	12.1%	0.978	0.990
Y	11	0.882	1.001	13.4%	0.918	1.083
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
005	491	0.889	0.978	10.0%	0.968	0.989
006	815	0.872	0.987	13.2%	0.979	0.995
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000-05000	150	0.923	1.007	9.1%	0.988	1.026
05001-08000	610	0.883	0.993	12.5%	0.985	1.001
08001-12000	365	0.868	0.989	13.9%	0.977	1.001
12001-16000	107	0.875	0.986	12.7%	0.959	1.013
16001-20000	30	0.868	0.975	12.2%	0.925	1.024
20001-30000	27	0.854	0.908	6.3%	0.849	0.967
30001-43559	7	0.955	0.926	-3.0%	0.769	1.082
1AC-5AC	10	0.662	0.658	-0.6%	0.476	0.839

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: SW / Team - 3	Lien Date: 01/01/2007	Date of Report: 07/01/2008	Sales Dates: 1/2005- 12/2007
Area Kent Meridian	Appr ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1306		
Mean Assessed Value	304,200		
Mean Sales Price	346,500		
Standard Deviation AV	93,401		
Standard Deviation SP	119,418		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.892		
Median Ratio	0.876		
Weighted Mean Ratio	0.878		
UNIFORMITY			
Lowest ratio	0.198		
Highest ratio:	1.490		
Coefficient of Dispersion	10.65%		
Standard Deviation	0.122		
Coefficient of Variation	13.72%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.869		
Upper limit	0.885		
95% Confidence: Mean			
Lower limit	0.886		
Upper limit	0.899		
SAMPLE SIZE EVALUATION			
N (population size)	6508		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.122		
Recommended minimum:	24		
Actual sample size:	1306		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	727		
# ratios above mean:	579		
z:	4.095		
Conclusion:	Non-normal		

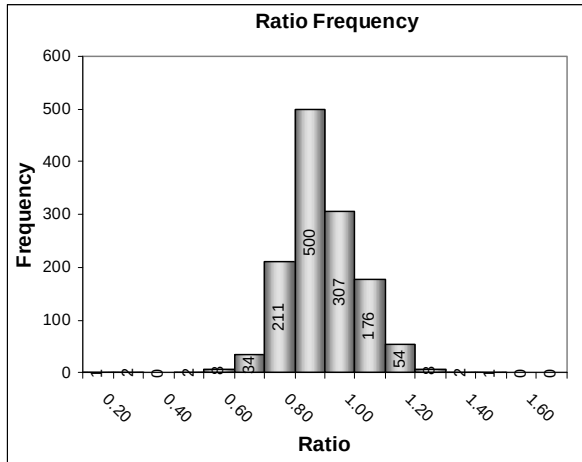
Ratio Frequency

Ratio Bin	Frequency
0.60-0.70	34
0.70-0.80	211
0.80-0.90	500
0.90-1.00	307
1.00-1.10	176
1.10-1.20	54

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 61



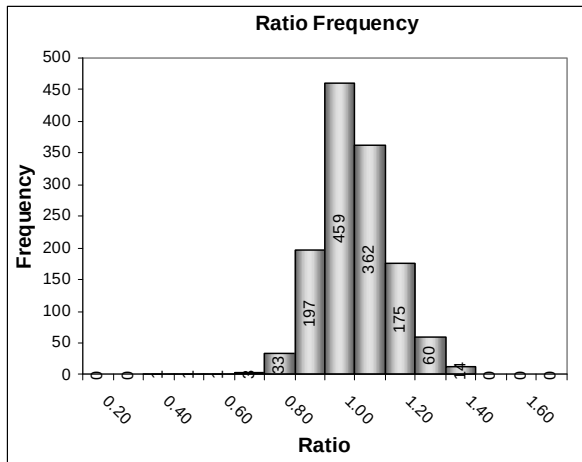
COMMENTS:

1 to 3 Unit Residences throughout area 61

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: SW / Team - 3	Lien Date: 01/01/2008	Date of Report: 06/30/2008	Sales Dates: 1/2005 - 12/2007
Area Kent Meridian	Appr ID: TGUN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			



COMMENTS:

1 to 3 Unit Residences throughout area 61

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

Mobile Home Analysis

Scope of Mobile Home Data

There are 24 parcels in Area 61 that are improved with a mobile home including 7 sales used in the valuation. Sales used were from 1/1/2005 through 12/31/2007. A list of sales used is included in this report. However, there were not enough sales for a separate mobile home analysis.

Model Development, Description and Conclusions

Boeckh's Manufactured Housing Cost Guide was used for the valuation of all mobile homes.

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

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

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of 21.9%. This increase is due to upward market changes to land and the previous assessment level.

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

Mobile Home Model

Boeckh's Manufacturing Housing Cost + New land = Total Value

Mobile Home Sales Used In This Physical Inspection Analysis
Area 61

Sub Area	Major	Minor	Sales Date	Sale Price	Sqft Lot	Yr Blt	Length	Width	Det Gar	View	Wft
006	202205	9245	03/22/2006	\$340,000	26,400	1980	68	27	Y	N	N
006	272205	9225	03/20/2007	\$240,000	20,884	1980	56	24	N	N	N
006	272205	9267	12/09/2005	\$180,000	15,600	1976	60	24	N	N	N
006	272205	9299	07/10/2007	\$285,000	10,467	1983	66	27	Y	N	N
006	425200	0040	08/15/2005	\$155,000	8,605	1987	48	27	Y	N	N
006	425200	0050	06/06/2005	\$153,470	7,756	1989	48	27	N	N	N
006	425200	0070	11/15/2005	\$170,000	8,957	1987	67	27	N	N	N

***Mobile Home Sales Removed From This Physical Inspection Analysis
Area 61***

Sub Area	Major	Minor	Sales Date	Sale Price	Warnings
006	783080	0299	12/19/2006	\$550,000	MULTI-PARCEL SALE;
006	272205	9225	06/27/2006	\$85,339	NON-REPRESENTATIVE SALE;

Client and Intended Use of the Appraisal:

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

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

Definition and Date of Value Estimate:

Market Value

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

Highest and Best Use

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

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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being

put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property Rights Appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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

Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr