

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Mirromont / Tiger Mountain / 66

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 340

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$172,700	\$358,100	\$530,800	\$600,900	88.3%	12.44%
2008 Value	\$191,300	\$383,600	\$574,900	\$600,900	95.7%	12.04%
Change	+\$18,600	+\$25,500	+\$44,100		+7.4%	-0.40%
% Change	+10.8%	+7.1%	+8.3%		+8.4%	-3.22%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.40 % and -3.22 % represent an improvement.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$175,300	\$329,200	\$504,500
2008 Value	\$194,100	\$354,300	\$548,400
Percent Change	+10.7%	+7.6%	+8.7%

Number of one to three unit residences in the Population: 3032

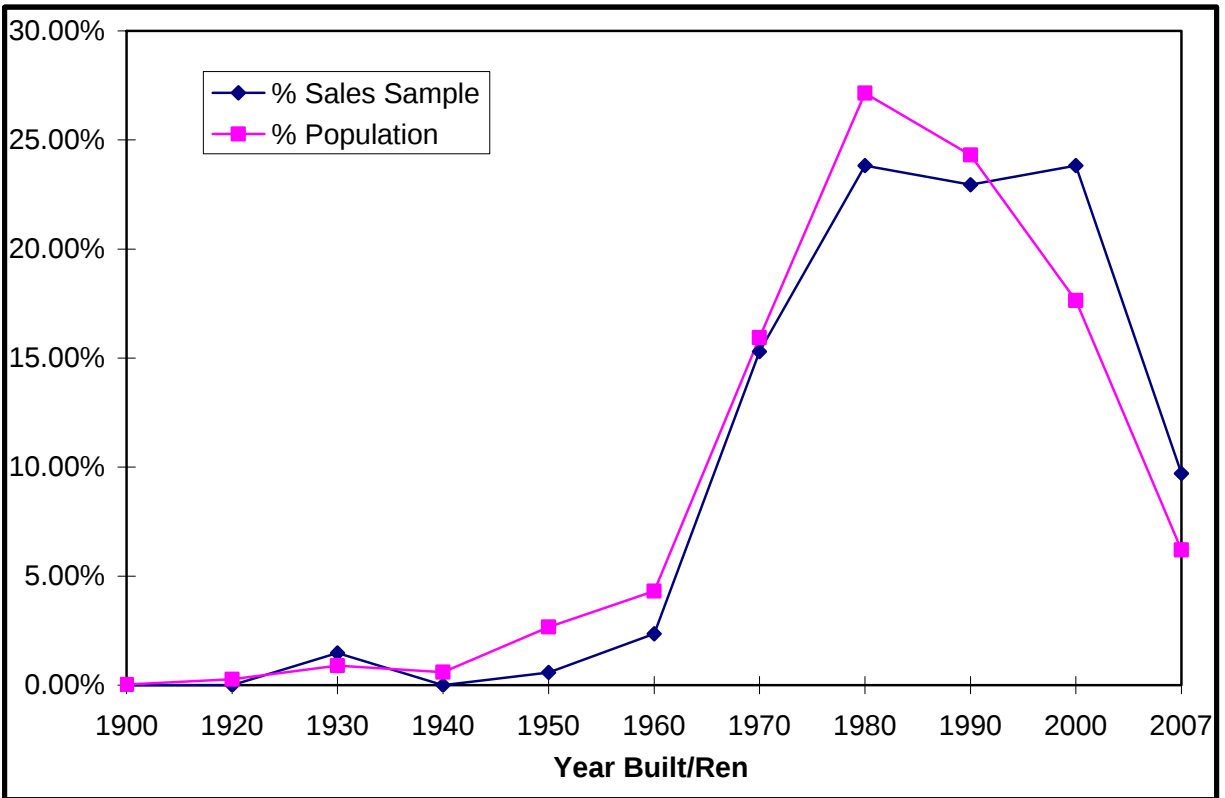
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization. However, there were some categories that were adjusted at a different rate. For instance, parcels in Sub 10 were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. In addition, parcels with a building grade of 10 and above in all of the four sub areas (2, 3 10 & 13) shared a similar situation. Therefore, parcels that fall into these categories resulted in different overall adjustment as later described in the adjustment summary page.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	0	0.00%
1920	0	0.00%
1930	5	1.47%
1940	0	0.00%
1950	2	0.59%
1960	8	2.35%
1970	52	15.29%
1980	81	23.82%
1990	78	22.94%
2000	81	23.82%
2007	33	9.71%
	340	

Population		
Year Built/Ren	Frequency	% Population
1900	1	0.03%
1920	8	0.26%
1930	27	0.89%
1940	18	0.59%
1950	81	2.67%
1960	131	4.32%
1970	483	15.93%
1980	823	27.14%
1990	737	24.31%
2000	535	17.65%
2007	188	6.20%
	3032	

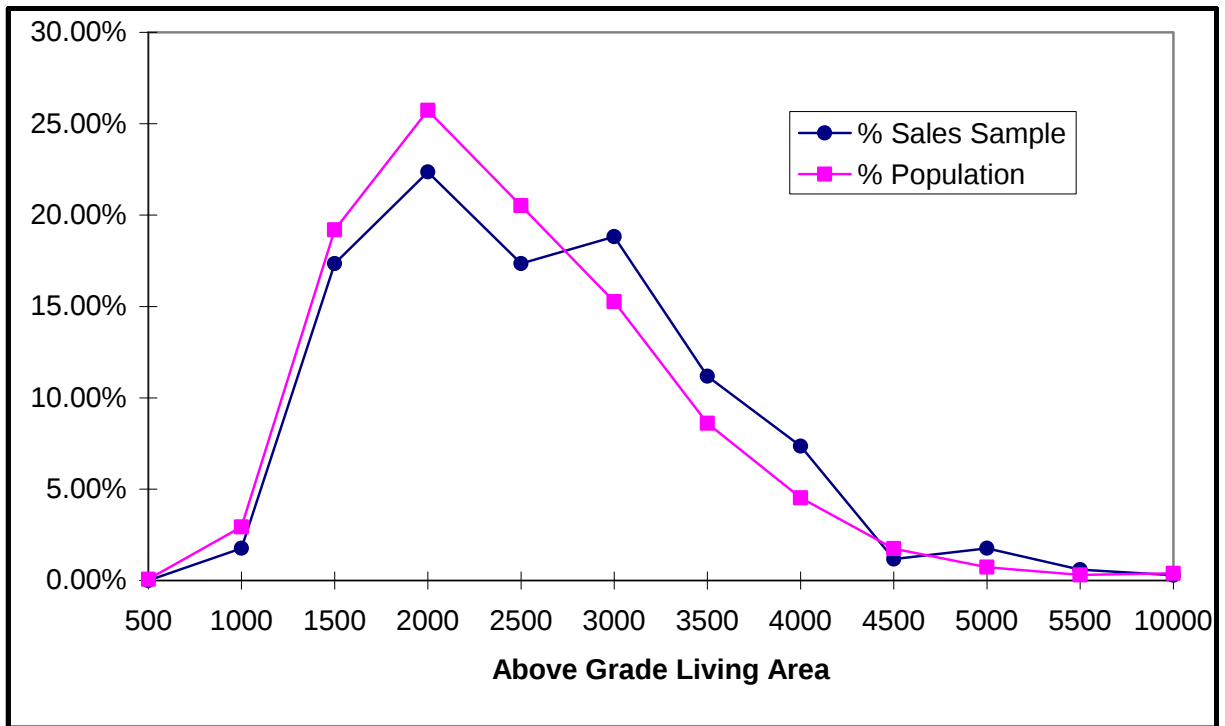


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	1.76%
1500	59	17.35%
2000	76	22.35%
2500	59	17.35%
3000	64	18.82%
3500	38	11.18%
4000	25	7.35%
4500	4	1.18%
5000	6	1.76%
5500	2	0.59%
10000	1	0.29%
	340	

Population		
AGLA	Frequency	% Population
500	2	0.07%
1000	89	2.94%
1500	582	19.20%
2000	780	25.73%
2500	622	20.51%
3000	463	15.27%
3500	261	8.61%
4000	137	4.52%
4500	53	1.75%
5000	22	0.73%
5500	9	0.30%
10000	12	0.40%
	3032	

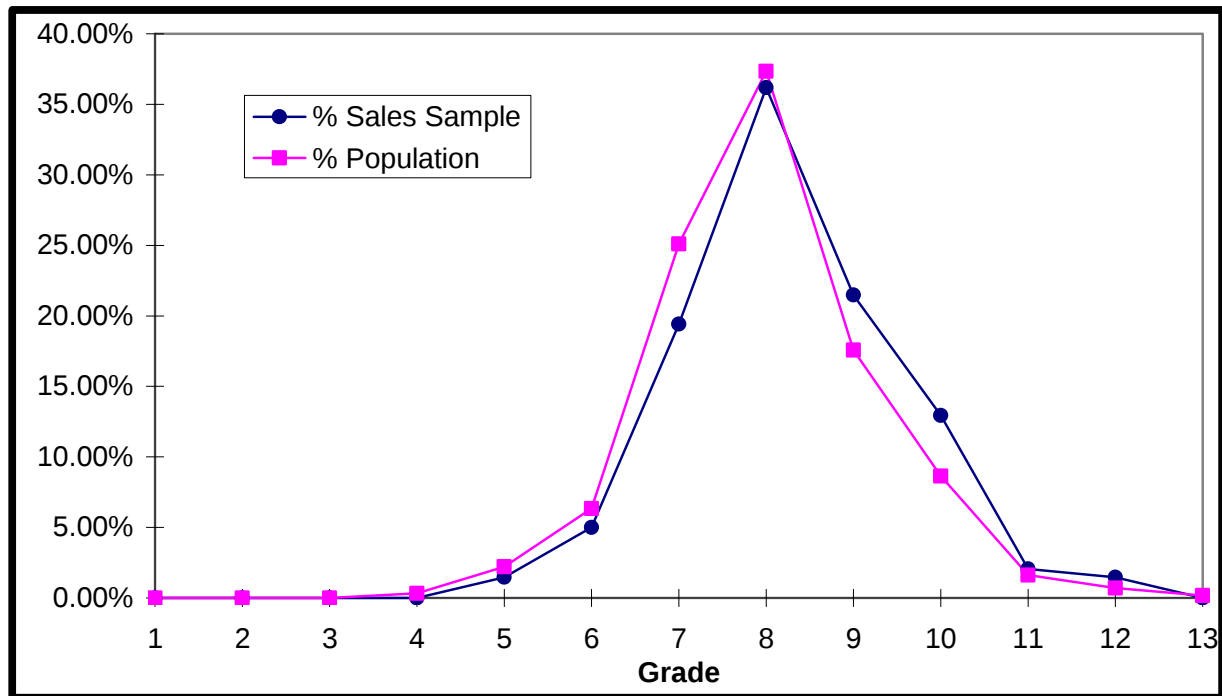


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

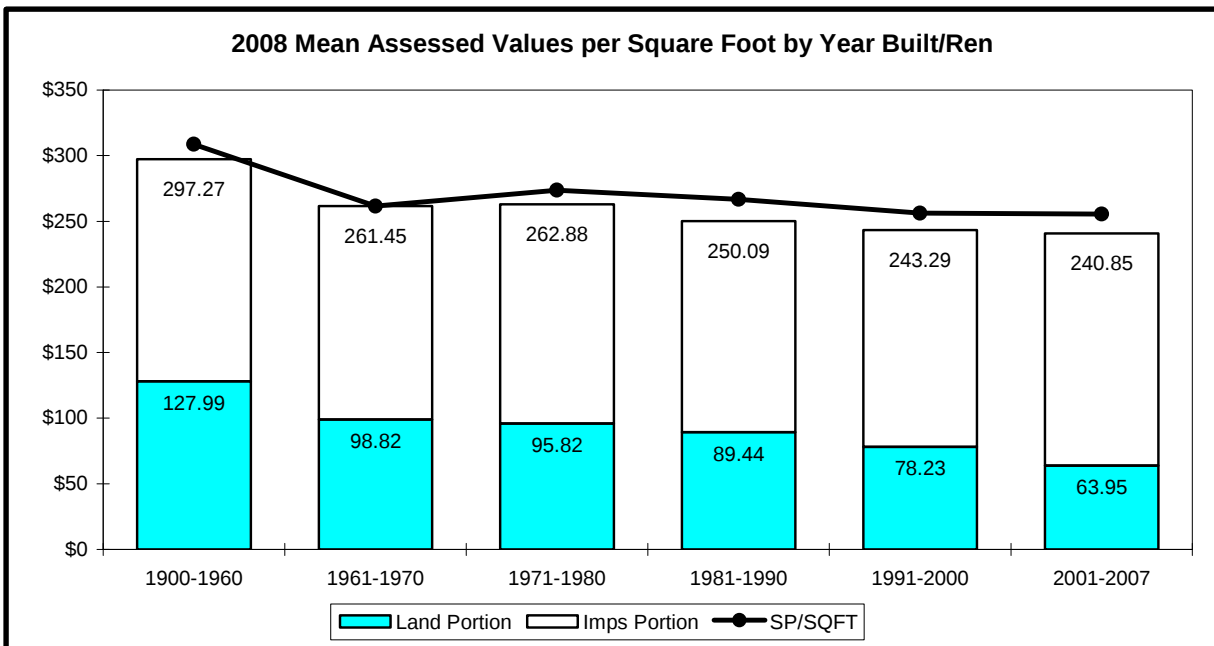
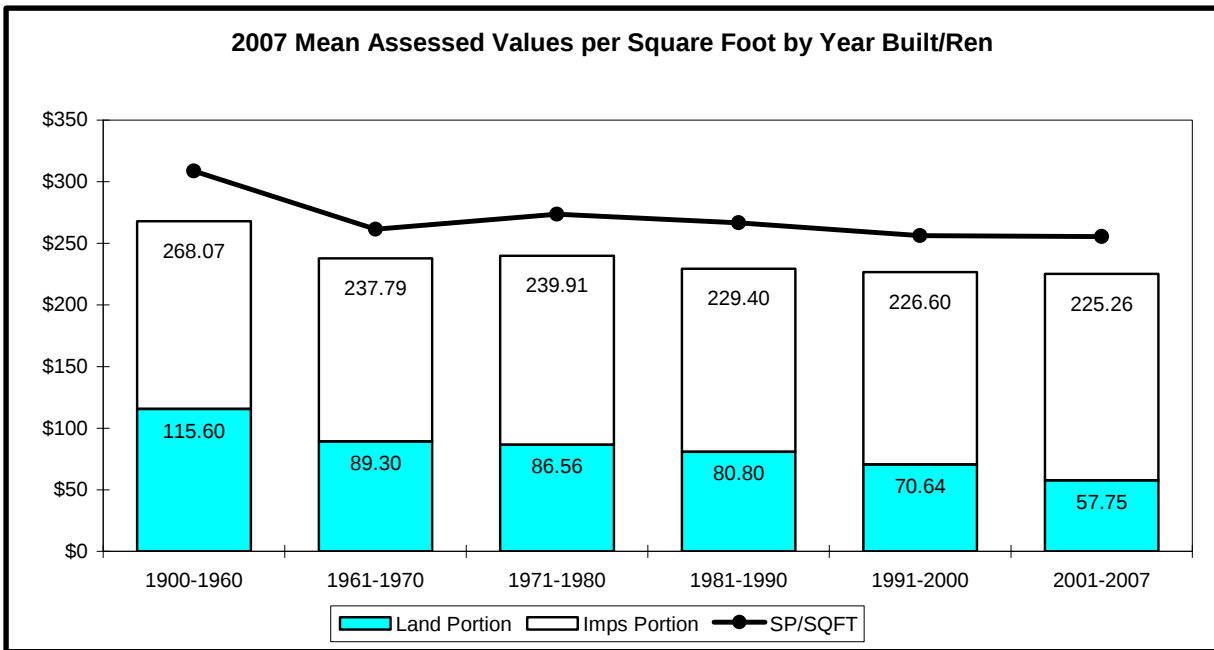
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	1.47%
6	17	5.00%
7	66	19.41%
8	123	36.18%
9	73	21.47%
10	44	12.94%
11	7	2.06%
12	5	1.47%
13	0	0.00%
340		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.33%
5	67	2.21%
6	192	6.33%
7	761	25.10%
8	1132	37.34%
9	533	17.58%
10	262	8.64%
11	49	1.62%
12	21	0.69%
13	5	0.16%
3032		



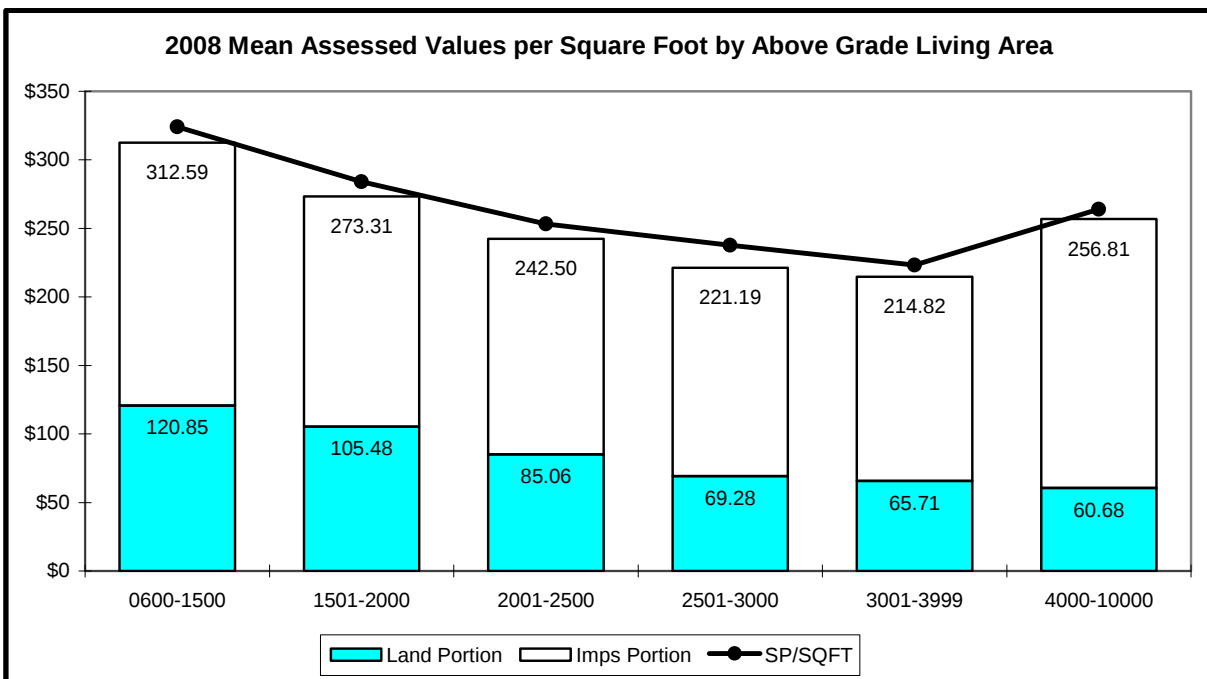
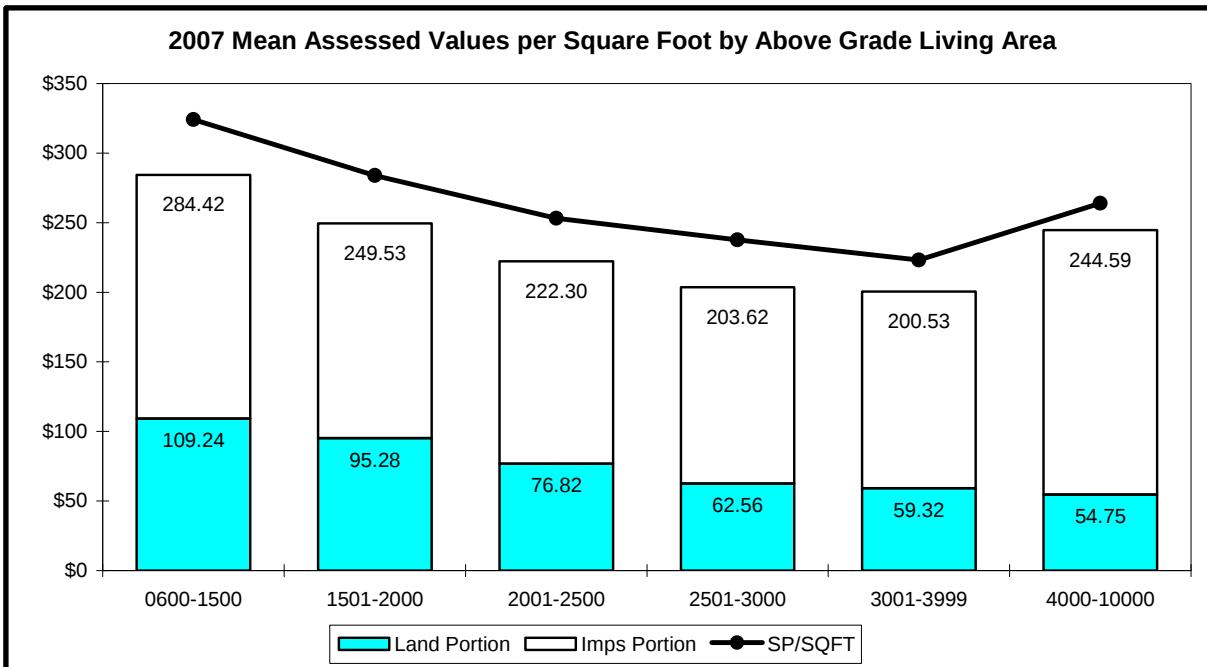
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



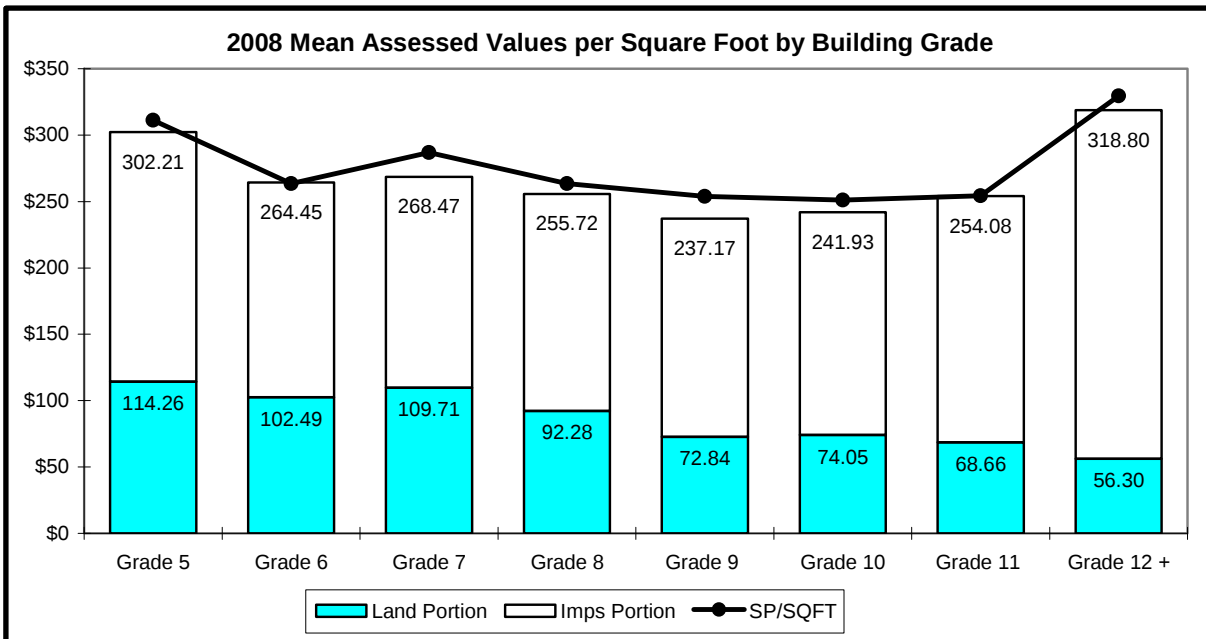
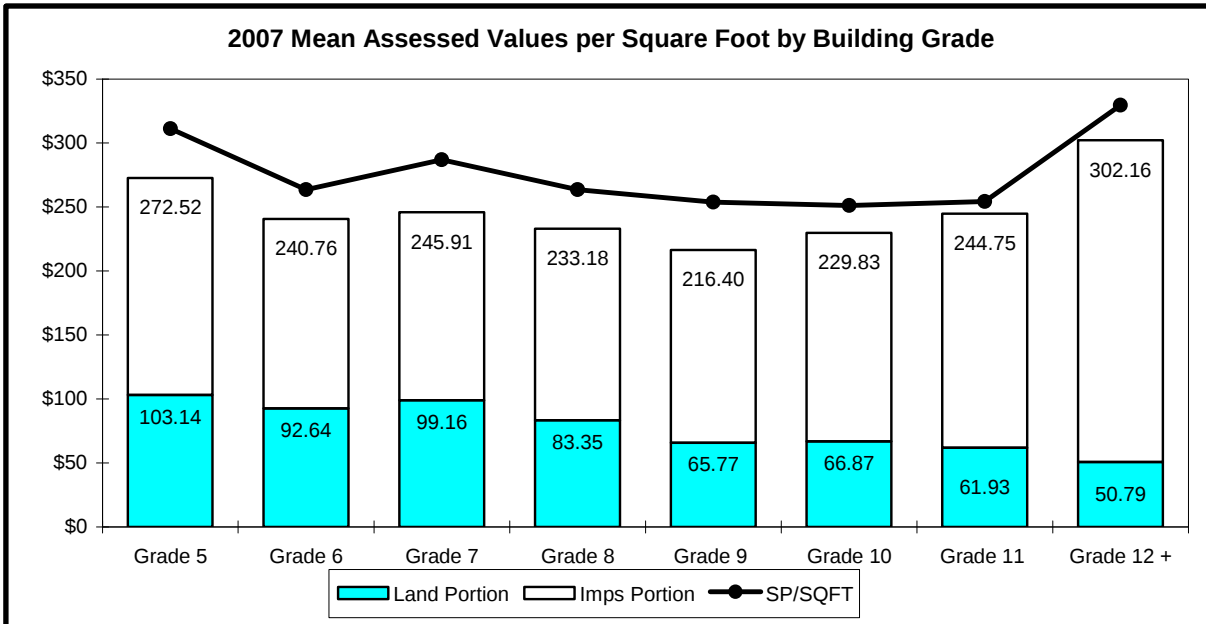
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



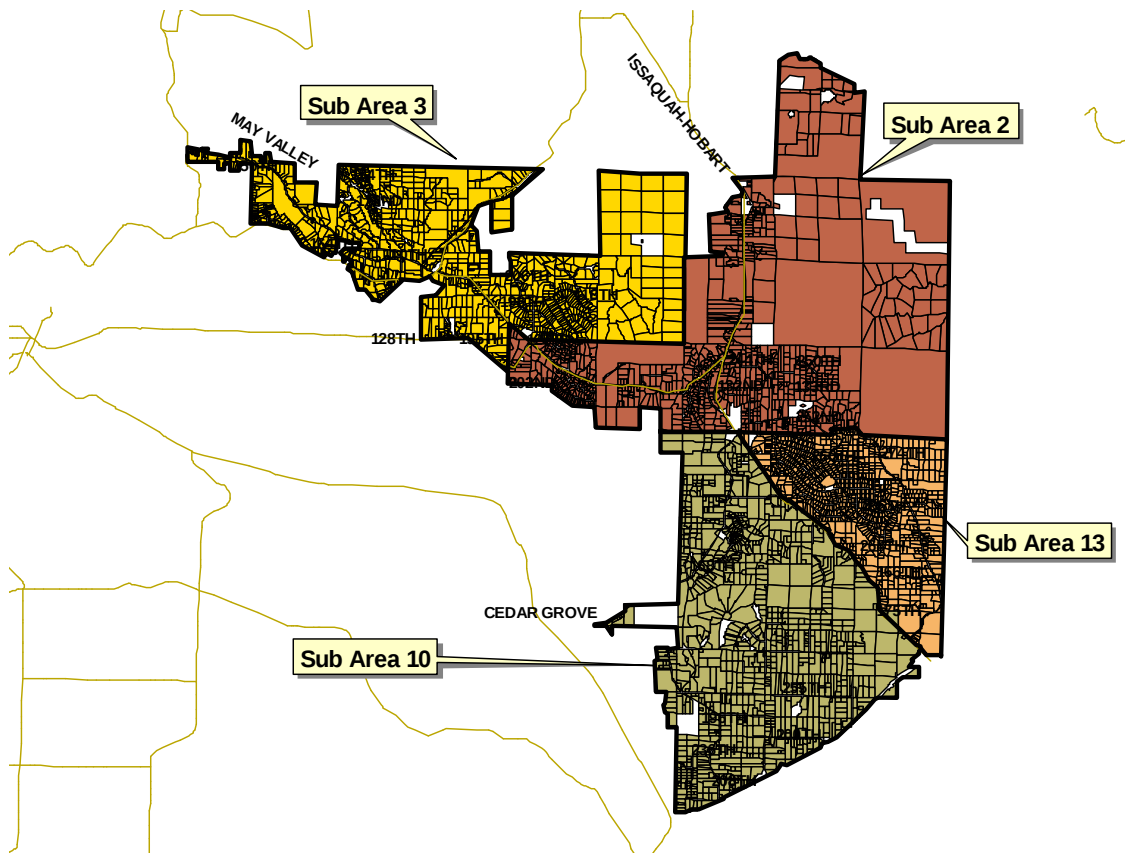
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



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

Area 66



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: August 28, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on 56 usable land sales in the area and their 2007 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 10.7% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x **1.11**, with the result rounded down to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 340 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach with some categories adjusted at a different rate, as later described in the adjustment page summary. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * **1.11**

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- * If multiple houses exist on a parcel, apply the total value formula based on the characteristics of the principal improvement.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.071).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Based on 23 usable mobile home sales available for analysis in the area, it was determined that the mobile home parcels will be valued using the improvement % change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.071, with results rounded down to the next \$1,000

Model Validation

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

Area 66 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

11%

Sub 10	Yes
% Adjustment	-6 %

Sub 10 High Grade (Grade $\geq$ 10)	Yes
% Adjustment	-2 %

Sub 2, 3 & 13 High Grade (Grade $\geq$ 10)	Yes
% Adjustment	-5 %

Comments

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

For instance, parcels in Sub 10 would receive a net upward adjustment of 5%.
(11% - 6% = 5%). There are 81 sales with 727 parcels in the population.

In addition parcels with a building grade of 10 and above in Sub 10 would only receive a net upward adjustment of 3%. (11% - 6% - 2% = 3%). There are 16 sales with a total of 72 parcels in the population.

Building Grade 10 and above in Sub 2, 3 and 13 would also receive less of an upward adjustment. Parcels that fall into this category would receive a net upward adjustment of 6%. (11% - 5% = 6%) There are 40 sales with a total of 267 parcels in the population.

There were no properties that would receive a multiple upward variable adjustment. This model corrects for these strata difference and improves assessment level.

67% (2,038) of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is **0.957**

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.
5	5	0.864	0.958	10.9%	0.860	1.056
6	17	0.916	0.999	9.3%	0.944	1.062
7	66	0.857	0.937	9.2%	0.910	0.963
8	123	0.882	0.966	9.5%	0.944	0.988
9	73	0.855	0.936	9.5%	0.908	0.964
10	44	0.927	0.978	5.3%	0.931	0.999
11	7	0.963	0.999	3.7%	0.914	1.085
12	5	0.929	0.978	5.3%	0.827	1.129
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1960	15	0.856	0.949	10.9%	0.892	1.005
1961-1970	52	0.908	0.998	9.9%	0.968	1.029
1971-1980	81	0.876	0.959	9.5%	0.933	0.985
1981-1990	78	0.865	0.940	8.8%	0.913	0.967
1991-2000	81	0.893	0.953	6.7%	0.926	0.980
2001-2007	33	0.890	0.950	6.8%	0.912	0.988
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	210	0.882	0.950	7.7%	0.934	0.965
Good	110	0.887	0.969	9.3%	0.946	0.992
Very Good	20	0.886	0.970	9.5%	0.923	1.018
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	155	0.880	0.961	9.2%	0.943	0.979
1.5	21	0.850	0.916	7.8%	0.872	0.960
2	164	0.889	0.957	7.7%	0.939	0.976

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is **0.957**

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.
0600-1500	65	0.878	0.965	9.9%	0.936	0.994
1501-2000	75	0.878	0.962	9.6%	0.935	0.989
2001-2500	59	0.878	0.957	9.0%	0.928	0.986
2501-3000	64	0.858	0.931	8.6%	0.900	0.963
3001-3999	62	0.899	0.961	6.9%	0.932	0.990
4000-10000	15	0.931	0.974	4.6%	0.913	1.035
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	60	0.886	0.948	6.9%	0.918	0.978
N	280	0.882	0.959	8.6%	0.945	0.972
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	2	0.933	0.978	4.9%	0.356	1.601
N	338	0.883	0.956	8.3%	0.944	0.969
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	79	0.869	0.946	8.9%	0.918	0.974
3	78	0.853	0.938	10.0%	0.909	0.967
10	81	0.936	0.973	4.0%	0.951	0.996
13	102	0.875	0.965	10.3%	0.943	0.987
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
07001-12000	5	0.851	0.943	10.9%	0.848	1.039
12001-16000	9	0.835	0.926	10.9%	0.829	1.024
16001-20000	2	0.881	0.958	8.7%	0.022	1.893
20001-30000	21	0.868	0.954	9.9%	0.892	1.016
30001-43559	93	0.863	0.945	9.6%	0.921	0.970
1AC-3AC	140	0.902	0.974	7.9%	0.955	0.993
3.01AC-5AC	46	0.892	0.951	6.6%	0.915	0.987
5.1AC-10AC	24	0.867	0.926	6.9%	0.881	0.970

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SE District / Team - 1	Lien Date: 01/01/2007	Date of Report: 8/28/2008	Sales Dates: 1/2005 - 12/2007												
Area 66- Mirrormont / Tiger Mountain	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No												
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>76</td></tr><tr><td>0.80-0.90</td><td>117</td></tr><tr><td>0.90-1.00</td><td>81</td></tr><tr><td>1.00-1.10</td><td>55</td></tr><tr><td>1.10-1.20</td><td>11</td></tr></tbody></table>		Ratio Bin	Frequency	0.70-0.80	76	0.80-0.90	117	0.90-1.00	81	1.00-1.10	55	1.10-1.20	11
Ratio Bin	Frequency														
0.70-0.80	76														
0.80-0.90	117														
0.90-1.00	81														
1.00-1.10	55														
1.10-1.20	11														
Sample size (n)	340														
Mean Assessed Value	530,800														
Mean Sales Price	600,900														
Standard Deviation AV	198,304														
Standard Deviation SP	223,017														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.892														
Median Ratio	0.881														
Weighted Mean Ratio	0.883														
UNIFORMITY															
Lowest ratio	0.710														
Highest ratio:	1.135														
Coefficient of Dispersion	10.50%														
Standard Deviation	0.111														
Coefficient of Variation	12.44%														
Price Related Differential (PRD)	1.010														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.860														
Upper limit	0.894														
95% Confidence: Mean															
Lower limit	0.880														
Upper limit	0.904														
SAMPLE SIZE EVALUATION															
N (population size)	3032														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.111														
Recommended minimum:	20														
Actual sample size:	340														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	185														
# ratios above mean:	155														
z:	1.627														
Conclusion:	Normal														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 66

COMMENTS:

1 to 3 Unit Residences throughout area 66

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SE District / Team - 1	Lien Date: 01/01/2008	Date of Report: 8/28/2008	Sales Dates: 1/2005 - 12/2007														
Area 66- Mirrormont / Tiger Mountain	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No														
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>18</td></tr><tr><td>0.80-0.90</td><td>89</td></tr><tr><td>0.90-1.00</td><td>109</td></tr><tr><td>1.00-1.10</td><td>70</td></tr><tr><td>1.10-1.20</td><td>42</td></tr><tr><td>1.20-1.30</td><td>12</td></tr></tbody></table>		Ratio	Frequency	0.70-0.80	18	0.80-0.90	89	0.90-1.00	109	1.00-1.10	70	1.10-1.20	42	1.20-1.30	12
Ratio	Frequency																
0.70-0.80	18																
0.80-0.90	89																
0.90-1.00	109																
1.00-1.10	70																
1.10-1.20	42																
1.20-1.30	12																
Sample size (n)	340																
Mean Assessed Value	574,900																
Mean Sales Price	600,900																
Standard Deviation AV	205,176																
Standard Deviation SP	223,017																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.970																
Median Ratio	0.954																
Weighted Mean Ratio	0.957																
UNIFORMITY																	
Lowest ratio	0.787																
Highest ratio:	1.257																
Coefficient of Dispersion	10.13%																
Standard Deviation	0.117																
Coefficient of Variation	12.04%																
Price Related Differential (PRD)	1.013																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	0.936																
Upper limit	0.976																
95% Confidence: Mean																	
Lower limit	0.957																
Upper limit	0.982																
SAMPLE SIZE EVALUATION																	
N (population size)	3032																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.117																
Recommended minimum:	22																
Actual sample size:	340																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	182																
# ratios above mean:	158																
z:	1.302																
Conclusion:	Normal																
*i.e. no evidence of non-normality																	

COMMENTS:

1 to 3 Unit Residences throughout area 66

Assessment level have been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 66

Assessment level have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	102306	9037	7/25/05	\$355,000	1510	0	6	1990	3	38252	N	N	12720 ISSAQUAH-HOBART RD SE
002	152306	9197	9/6/06	\$448,950	1130	520	7	1986	3	14054	N	N	13256 242ND PL SE
002	152306	9197	5/6/05	\$380,000	1130	520	7	1986	3	14054	N	N	13256 242ND PL SE
002	152306	9112	10/26/07	\$440,000	1140	400	7	1973	3	70567	N	N	23505 SE 137TH ST
002	152306	9002	2/22/06	\$425,000	1180	0	7	1955	5	172852	N	N	23918 SE 132ND WAY
002	162306	9048	8/6/07	\$455,000	1280	0	7	1987	3	57499	N	N	13630 217TH AVE SE
002	172306	9033	5/2/05	\$420,000	1350	40	7	1980	4	61593	Y	N	20004 SE MAY VALLEY RD
002	152306	9094	12/19/06	\$399,950	1430	0	7	1961	4	25560	N	N	24205 SE TIGER MOUNTAIN RD
002	152306	9113	6/13/05	\$385,000	1470	0	7	1968	4	70567	N	N	14015 240TH AVE SE
002	032306	9058	2/8/06	\$539,000	1630	0	7	1971	4	74320	N	N	11009 ISSAQUAH-HOBART RD SE
002	142306	9053	2/15/06	\$400,000	1640	950	7	1962	4	33089	N	N	13110 244TH AVE SE
002	152306	9073	9/22/05	\$458,000	1700	0	7	1959	4	76665	N	N	13116 231ST AVE SE
002	142306	9128	2/22/07	\$749,000	1820	840	7	1972	4	271622	N	N	24808 SE 133RD WAY
002	142306	9035	7/3/07	\$549,950	1850	0	7	1987	3	45417	N	N	24800 SE 133RD WAY
002	032306	9137	9/21/07	\$404,241	1860	0	7	1969	3	39150	N	N	23834 SE 111TH ST
002	142306	9104	9/28/07	\$564,000	1910	0	7	1988	4	42420	N	N	25901 SE TIGER MOUNTAIN RD
002	032306	9142	7/10/06	\$395,000	1980	620	7	1972	4	25200	N	N	23606 SE 111TH ST
002	102306	9014	10/2/07	\$582,000	2020	0	7	1998	3	284446	N	N	12323 ISSAQUAH-HOBART RD SE
002	032306	9115	4/6/05	\$441,900	2090	0	7	1969	4	80150	N	N	24008 SE 111TH ST
002	142306	9073	3/1/07	\$607,500	2560	0	7	1984	4	159865	N	N	25306 SE 133RD ST
002	102306	9035	6/26/07	\$715,000	3210	0	7	1979	4	148539	N	N	12018 ISSAQUAH-HOBART RD SE
002	162306	9049	5/16/07	\$446,000	1200	1200	8	1991	3	50529	N	N	22425 SE MAY VALLEY RD
002	144500	0015	9/12/05	\$465,000	1230	1110	8	1966	4	72309	N	N	13737 240TH AVE SE
002	813750	0450	4/29/05	\$418,000	1730	0	8	1988	3	52707	Y	N	20835 SE 138TH PL
002	102306	9023	6/20/07	\$750,000	1820	1190	8	1930	5	423838	N	N	12419 ISSAQUAH-HOBART RD SE
002	144500	0040	7/13/06	\$560,000	1860	840	8	1965	4	125452	N	N	23801 SE 137TH ST
002	813750	0210	6/26/07	\$641,000	1950	0	8	1989	3	37068	Y	N	20516 SE 136TH ST
002	152306	9133	11/17/06	\$619,000	1950	0	8	1983	4	150918	Y	N	13023 229TH AVE SE
002	142306	9041	9/1/06	\$527,500	1990	1390	8	1986	3	54885	N	N	13310 252ND AVE SE
002	813750	0400	12/12/07	\$519,000	2140	0	8	1990	3	40173	N	N	20623 SE 136TH ST
002	152306	9223	5/21/07	\$495,000	2160	0	8	1989	3	168141	N	N	23737 SE 132ND WAY

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	813750	0480	4/13/05	\$494,000	2160	0	8	1988	3	71438	Y	N	20921 SE 138TH PL
002	813750	0580	3/10/06	\$650,000	2370	0	8	1990	3	57499	N	N	21135 SE 137TH PL
002	813750	0560	11/17/06	\$634,950	2380	0	8	1988	3	25599	Y	N	13837 212TH AVE SE
002	813750	0430	4/27/06	\$590,000	2440	0	8	1989	3	44866	Y	N	20815 SE 138TH PL
002	813750	0780	8/8/05	\$500,000	2540	0	8	1987	3	28001	N	N	13418 209TH AVE SE
002	142306	9154	5/5/05	\$550,000	2560	960	8	2000	3	162914	N	N	25145 SE TIGER MOUNTAIN RD
002	261680	0400	7/13/06	\$616,000	2570	0	8	1989	3	33926	N	N	13607 229TH DR SE
002	152306	9074	8/1/07	\$639,000	2650	0	8	1993	3	53143	N	N	13032 231ST AVE SE
002	813750	0680	11/18/05	\$607,000	2720	0	8	1987	3	35000	N	N	13506 209TH AVE SE
002	142306	9153	10/12/05	\$495,000	2760	0	8	1977	4	136342	N	N	12900 246TH AVE SE
002	142306	9200	4/8/05	\$476,000	2780	0	8	1992	3	44866	N	N	13306 249TH AVE SE
002	813750	0500	7/26/07	\$665,000	2840	0	8	1990	3	40046	Y	N	21003 SE 138TH PL
002	152306	9097	8/25/06	\$650,000	1930	0	9	1979	4	80586	N	N	23727 SE 132ND WAY
002	172306	9072	2/21/07	\$719,900	2210	0	9	1985	4	128066	Y	N	12930 195TH PL SE
002	261680	0070	3/8/07	\$649,950	2250	0	9	1985	3	33327	N	N	23201 SE 135TH CT
002	142306	9010	6/19/06	\$600,000	2260	610	9	1998	3	55756	N	N	13424 246TH AVE SE
002	032306	9057	5/11/06	\$675,000	2330	0	9	1995	3	91967	N	N	10921 ISSAQUAH-HOBART RD SE
002	172306	9064	12/12/06	\$685,500	2390	1790	9	1975	4	80150	Y	N	12570 206TH PL SE
002	142306	9002	4/26/05	\$1,050,000	2400	2460	9	2000	3	114127	Y	N	13216 255TH AVE SE
002	032306	9155	12/3/07	\$555,000	2510	0	9	1992	3	35002	N	N	23722 SE 105TH PLACE
002	813750	0240	4/5/07	\$718,000	2570	0	9	1990	3	41481	Y	N	20434 SE 136TH ST
002	142306	9189	8/28/07	\$810,000	2600	0	9	1995	3	294030	N	N	13016 250TH PL SE
002	261680	0080	3/28/05	\$516,500	2750	0	9	1985	4	44451	N	N	23207 SE 135TH CT
002	142306	9103	7/18/05	\$589,950	2790	0	9	2005	3	47480	N	N	25925 SE TIGER MOUNTAIN RD
002	509030	0040	12/5/06	\$612,500	2860	0	9	1983	5	18730	N	N	23426 SE MAY VALLEY RD
002	142306	9021	6/8/07	\$765,000	1610	1560	10	1990	3	204732	N	N	14133 253RD AVE SE
002	788000	0030	9/12/05	\$659,000	2270	840	10	1987	3	35031	N	N	12922 206TH CT SE
002	788001	0040	5/16/07	\$692,000	2410	0	10	1986	3	37023	N	N	13009 204TH PL SE
002	032306	9049	4/14/05	\$640,000	2560	0	10	1991	3	107157	N	N	10603 ISSAQUAH-HOBART RD SE
002	788001	0110	12/12/06	\$700,900	2630	0	10	1986	3	36000	N	N	13005 205TH PL SE
002	788000	0090	10/27/06	\$709,000	2650	0	10	1986	3	35622	N	N	13015 207TH AVE SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788000	0070	5/6/05	\$510,000	2680	0	10	1986	3	28310	N	N	12931 206TH CT SE
002	261680	0310	9/6/05	\$715,000	2740	0	10	1987	3	77829	N	N	22816 SE 141ST CT
002	788001	0250	5/23/06	\$700,000	2810	0	10	1987	4	33142	N	N	20702 SE 132ND ST
002	788001	0010	2/28/05	\$599,500	2840	760	10	1989	3	91325	N	N	20305 SE 130TH ST
002	162306	9023	11/6/07	\$960,000	2920	0	10	2002	3	252648	N	N	13808 219TH AVE SE
002	261680	0320	5/8/06	\$720,000	3000	0	10	1986	3	32204	N	N	22829 SE 141ST CT
002	261680	0340	6/2/06	\$749,500	3020	0	10	1989	3	42610	N	N	14014 228TH AVE SE
002	261680	0580	9/28/05	\$685,000	3120	0	10	1983	4	46443	N	N	13633 231ST PL SE
002	788001	0240	10/18/05	\$749,000	3300	570	10	1987	3	29176	N	N	13120 207TH AVE SE
002	261680	0260	4/13/05	\$560,000	3350	0	10	1991	3	82823	N	N	14207 229TH DR SE
002	172306	9121	8/28/06	\$1,095,000	4590	0	10	2005	3	111949	N	N	20828 SE 132ND ST
002	162306	9079	1/4/05	\$1,025,000	4730	0	10	1989	3	260488	N	N	13766 223RD AVE SE
002	261680	0540	8/9/05	\$975,000	3910	0	11	1991	3	90820	N	N	13757 231ST PL SE
002	162306	9046	3/14/06	\$1,300,000	4070	0	11	2006	3	336283	N	N	14225 228TH AVE SE
002	152306	9211	8/9/07	\$1,675,000	4750	0	12	2004	3	219978	N	N	14140 233RD PL SE
002	152306	9211	8/23/06	\$1,650,000	4750	0	12	2004	3	219978	N	N	14140 233RD PL SE
002	509030	0046	6/6/05	\$1,300,000	5020	0	12	2000	3	69344	N	N	23450 SE MAY VALLEY RD
003	072306	9066	11/18/05	\$219,000	680	0	5	1953	5	12350	N	N	18423 SE MAY VALLEY RD
003	072306	9066	3/25/05	\$205,000	680	0	5	1953	5	12350	N	N	18423 SE MAY VALLEY RD
003	522930	0231	10/26/06	\$354,000	980	0	5	1943	5	45594	N	N	16815 SE RENTON-ISSAQUAH RD
003	165650	0106	4/18/07	\$285,000	990	0	5	1928	5	7150	N	N	11325 162ND AVE SE
003	522930	0196	10/16/07	\$329,000	1160	0	5	2000	4	15960	N	N	17415 SE RENTON-ISSAQUAH RD
003	072306	9112	2/9/05	\$235,000	860	0	6	1969	4	14400	N	N	19413 SE MAY VALLEY RD
003	182306	9230	12/15/05	\$344,950	950	1410	6	1945	5	21850	N	N	13310 196TH AVE SE
003	072306	9113	5/4/07	\$387,990	1030	600	6	1975	3	14400	N	N	19403 SE MAY VALLEY RD
003	072306	9113	7/13/05	\$310,500	1030	600	6	1975	3	14400	N	N	19403 SE MAY VALLEY RD
003	522930	0027	12/14/05	\$253,000	1190	0	6	1989	3	27215	N	N	16823 SE RENTON-ISSAQUAH RD
003	523100	0050	2/9/06	\$302,050	1310	0	6	1963	5	9100	N	N	16130 SE 113TH PL
003	182306	9263	5/6/05	\$445,000	1500	0	6	1993	3	61035	N	N	19128 SE 128TH ST
003	072306	9146	2/24/06	\$320,000	1500	0	6	1993	3	145054	N	N	19523 SE MAY VALLEY RD
003	072306	9102	11/9/07	\$355,000	1080	400	7	1979	4	14400	N	N	19423 SE MAY VALLEY 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
003	522930	0172	5/26/05	\$255,000	1110	0	7	1960	4	33000	N	N	17216 SE RENTON-ISSAQUAH RD
003	072306	9058	6/26/07	\$437,000	1130	0	7	1958	4	104108	N	N	18222 SE 128TH ST
003	342405	9109	8/8/05	\$301,000	1230	0	7	1964	4	24525	N	N	13711 SE MAY VALLEY RD
003	522990	0042	4/6/07	\$302,500	1300	0	7	1965	3	8860	N	N	10624 148TH AVE SE
003	022305	9075	9/28/05	\$565,000	1340	380	7	1988	3	385506	N	N	10008 148TH AVE SE
003	522990	0199	11/13/06	\$412,500	1440	0	7	1996	3	55756	N	N	15332 SE RENTON-ISSAQUAH RD
003	811400	0070	10/18/07	\$379,000	1460	0	7	1965	4	29285	N	N	10711 150TH AVE SE
003	811400	0070	8/21/06	\$374,950	1460	0	7	1965	4	29285	N	N	10711 150TH AVE SE
003	811400	0040	10/1/07	\$351,500	1480	0	7	1969	4	11200	N	N	10724 150TH AVE SE
003	811400	0040	5/23/05	\$294,000	1480	0	7	1969	4	11200	N	N	10724 150TH AVE SE
003	022305	9048	4/25/06	\$329,000	1560	0	7	1957	4	20493	N	N	10704 148TH AVE SE
003	338830	0120	11/15/07	\$500,000	1570	940	7	1965	4	50094	N	N	12329 200TH AVE SE
003	338830	0180	11/22/05	\$415,000	1890	0	7	1961	3	52500	N	N	12523 200TH AVE SE
003	338830	0130	11/25/05	\$460,000	2150	550	7	1961	3	34168	N	N	19914 SE 125TH ST
003	338830	0530	5/19/05	\$453,050	2500	0	7	1978	3	66646	N	N	12520 206TH PL SE
003	328680	0320	8/19/05	\$401,000	1490	350	8	1977	3	55756	N	N	20634 SE 119TH ST
003	328680	0240	4/1/05	\$400,000	1620	0	8	1968	4	52707	N	N	12002 210TH PL SE
003	328680	0210	3/22/05	\$402,500	1640	970	8	1977	4	48351	N	N	12032 210TH PL SE
003	338830	0850	6/19/07	\$657,000	1790	1500	8	1967	4	50529	Y	N	12345 206TH PL SE
003	012305	9064	4/5/07	\$550,000	1800	800	8	1987	3	51836	N	N	10025 174TH AVE SE
003	328680	0550	4/29/05	\$461,000	1900	1400	8	1967	3	37151	N	N	20838 SE 123RD ST
003	012305	9074	10/27/05	\$610,000	1940	0	8	1980	4	217800	N	N	9727 178TH AVE SE
003	338830	0350	10/31/07	\$425,000	1960	0	8	1962	3	44431	N	N	20045 SE 127TH ST
003	012305	9045	12/4/06	\$595,000	1970	0	8	1985	4	223462	N	N	17638 SE 111TH PL
003	328680	0390	3/7/05	\$420,550	2070	0	8	1980	4	50094	N	N	20619 SE 119TH ST
003	082306	9079	1/4/07	\$650,000	2110	740	8	1988	3	101930	N	N	21121 SE 122ND ST
003	328680	0370	9/18/06	\$690,000	2170	1600	8	1970	4	40341	N	N	20609 SE 119TH ST
003	082306	9085	5/22/06	\$629,000	2270	830	8	1997	3	51400	N	N	11750 198TH AVE SE
003	338830	0260	2/13/07	\$405,000	2280	0	8	1978	3	57499	N	N	19645 SE 127TH ST
003	338830	1140	8/4/05	\$575,000	2560	0	8	1968	4	54450	N	N	12027 200TH AVE SE
003	338830	0560	8/23/05	\$598,000	2570	0	8	1978	4	45738	N	N	12330 206TH PL SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	082306	9074	6/14/06	\$600,000	2660	0	8	1988	3	65340	N	N	21010 SE 118TH ST
003	522930	0081	5/24/06	\$843,000	2740	1800	8	2005	3	155700	N	N	17330 SE MAY VALLEY RD
003	338830	0330	9/13/05	\$570,000	3260	0	8	1974	3	81457	N	N	20025 SE 127TH ST
003	072306	9165	2/14/07	\$769,950	3780	0	8	1990	3	219978	N	N	19417 SE 118TH ST
003	012305	9051	6/9/05	\$700,000	2270	1480	9	1983	4	217800	Y	N	18013 SE 102ND ST
003	338830	1130	3/15/06	\$635,000	2410	1160	9	1980	3	67953	N	N	12028 200TH AVE SE
003	430970	0170	5/22/06	\$945,000	2530	1290	9	1999	3	31951	N	N	17271 SE LICORICE WAY
003	338830	1170	9/12/05	\$695,000	2540	600	9	1982	3	39514	N	N	19868 SE 123RD ST
003	430971	0340	4/1/05	\$689,000	2890	0	9	2000	3	81021	N	N	17145 SE LICORICE WAY
003	430970	0050	12/5/06	\$761,564	2910	0	9	1998	3	29342	N	N	10419 172ND AVE SE
003	430972	0150	10/12/07	\$901,897	2970	860	9	2001	3	23851	N	N	9910 171ST AVE SE
003	430970	0090	9/23/05	\$674,000	2990	0	9	2000	3	20921	Y	N	17217 SE LICORICE WAY
003	328680	0590	9/13/06	\$779,000	3080	0	9	1976	4	98113	N	N	20640 SE 123RD ST
003	012305	9126	10/31/06	\$600,000	3140	0	9	1994	3	66211	N	N	10033 174TH AVE SE
003	430971	0170	6/22/06	\$785,000	3150	0	9	2001	3	74052	Y	N	17185 SE 100TH ST
003	540480	0080	11/28/06	\$700,000	3160	0	9	2001	3	34514	N	N	12725 185TH WAY SE
003	430970	0190	3/26/07	\$875,000	3300	0	9	1998	3	28433	N	N	17260 SE LICORICE WAY
003	430970	0180	4/26/07	\$912,000	3320	0	9	1998	3	25791	Y	N	17268 SE LICORICE WAY
003	430970	0030	1/30/07	\$900,000	3320	570	9	1999	3	26827	N	N	10407 172ND AVE SE
003	430971	0110	4/20/07	\$810,000	3390	0	9	2000	3	33618	Y	N	17161 SE 100TH ST
003	430971	0100	10/20/05	\$804,000	3440	500	9	2000	3	27591	Y	N	17159 SE 100TH ST
003	430971	0050	11/28/06	\$1,139,000	3590	1180	9	1999	3	36742	Y	N	17133 SE 100TH ST
003	012305	9047	6/17/05	\$690,000	3640	0	9	1992	3	145490	Y	N	17535 SE 108TH ST
003	430972	0040	6/7/06	\$950,000	3680	1680	9	2002	3	52707	N	N	16908 SE LICORICE WAY
003	430971	0120	5/11/06	\$915,000	3910	0	9	1999	3	29533	Y	N	17165 SE 100TH ST
003	082306	9090	12/22/05	\$925,000	2140	1230	10	1997	3	151588	Y	N	11705 206TH PL SE
003	338830	0070	7/19/06	\$733,000	3070	0	10	1978	4	94960	N	N	19813 SE 123RD ST
003	012305	9115	10/17/06	\$835,000	3160	0	10	1987	3	210700	N	N	10428 169TH AVE SE
003	430970	0130	2/15/05	\$753,000	3190	1530	10	1998	3	32467	Y	N	10516 172ND CT SE
003	430971	0300	5/20/05	\$840,000	3790	1160	10	2003	3	28388	Y	N	17164 SE 100TH ST
003	012305	9037	7/20/05	\$742,450	4000	0	10	1990	3	276170	Y	N	17620 SE 106TH 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
003	062306	9084	5/23/07	\$1,125,000	4380	770	10	1984	3	137129	Y	N	9935 182ND AVE SE
003	082306	9087	9/29/05	\$2,000,000	4340	0	12	1995	3	217800	Y	N	11529 206TH PL SE
010	032206	9120	8/18/06	\$360,000	1140	1030	6	1967	4	150282	N	N	20015 236TH AVE SE
010	262306	9045	8/20/07	\$485,000	2160	0	6	1980	3	267894	N	N	24624 SE 165TH ST
010	352306	9131	8/12/05	\$426,000	2451	0	6	1996	3	163350	N	N	19104 255TH AVE SE
010	272306	9058	11/17/06	\$385,000	1060	480	7	1997	3	44866	Y	N	23415 SE 160TH PL
010	352306	9104	5/4/07	\$424,000	1120	880	7	1997	4	49658	N	N	18203 252ND AVE SE
010	102206	9136	1/5/06	\$414,950	1150	1150	7	1984	4	50094	N	N	21053 231ST AVE SE
010	232306	9109	5/18/06	\$529,000	1240	0	7	2003	3	232610	N	N	24409 SE 156TH ST
010	262306	9059	4/20/05	\$330,000	1440	0	7	1969	5	44866	N	N	16004 252ND AVE SE
010	102206	9130	11/26/07	\$300,000	1470	0	7	1970	3	19500	Y	N	20821 229TH AVE SE
010	022206	9035	3/29/07	\$490,000	1520	400	7	1989	3	207781	N	N	19240 244TH AVE SE
010	022206	9035	5/27/05	\$388,500	1520	400	7	1989	3	207781	N	N	19240 244TH AVE SE
010	032206	9122	6/1/06	\$544,950	1530	1470	7	1994	3	149846	N	N	20224 235TH AVE SE
010	032206	9110	1/12/05	\$456,843	1590	920	7	1973	4	217800	N	N	23805 SE 202ND ST
010	352306	9107	5/18/05	\$390,000	1680	0	7	1978	4	129808	N	N	25227 SE 184TH ST
010	032206	9063	6/20/07	\$453,000	1710	0	7	1967	4	52707	N	N	23654 SE 208TH ST
010	102206	9085	6/2/06	\$458,000	1720	0	7	1978	4	140698	N	N	23220 SE 212TH ST
010	272306	9023	10/18/06	\$390,000	1730	0	7	1981	3	36376	N	N	16615 CEDAR GROVE RD SE
010	222306	9118	9/21/06	\$497,888	1800	0	7	1994	3	56192	N	N	15418 231ST AVE SE
010	022206	9048	7/12/06	\$494,000	1830	0	7	1962	4	307969	N	N	25041 SE 192ND ST
010	352306	9132	3/21/06	\$417,000	2120	0	7	1978	4	91476	N	N	19002 255TH AVE SE
010	261730	0540	6/9/05	\$430,000	2200	770	7	1976	5	61855	N	N	16741 239TH AVE SE
010	102206	9058	11/21/06	\$500,000	1310	1120	8	1961	4	199940	N	N	23401 SE 212TH ST
010	222306	9127	5/10/06	\$456,000	1460	600	8	1977	3	60984	N	N	15400 230TH AVE SE
010	102206	9149	7/14/06	\$499,950	1470	1300	8	1982	3	50529	N	N	20843 231ST AVE SE
010	332306	9061	6/9/05	\$430,000	1510	790	8	1975	4	107157	N	N	18455 SE LAKE FRANCIS RD
010	222306	9111	8/17/05	\$459,950	1570	1480	8	1980	3	61419	N	N	15308 231ST AVE SE
010	342306	9031	10/10/05	\$464,000	1630	0	8	1980	3	58370	Y	N	18407 231ST AVE SE
010	032206	9024	12/22/06	\$445,000	1770	550	8	1975	4	72745	N	N	19230 SE LAKE FRANCIS RD
010	261730	0430	11/7/06	\$500,000	1920	0	8	1972	4	77972	N	N	16464 239TH 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
010	262306	9087	2/3/06	\$469,500	1970	780	8	1989	3	146797	Y	N	16632 244TH PL SE
010	222306	9012	11/14/06	\$670,000	2050	1700	8	1975	5	212572	Y	N	23409 SE 158TH ST
010	032206	9088	10/16/06	\$580,000	2230	0	8	1994	3	72745	N	N	19292 SE LAKE FRANCIS RD
010	352306	9162	4/24/06	\$575,000	2450	0	8	2001	3	47044	N	N	18005 252ND AVE SE
010	272306	9067	8/10/06	\$665,000	2450	1970	8	1976	4	142441	Y	Y	16703 235TH AVE SE
010	032206	9094	6/23/05	\$570,000	2490	0	8	2000	3	84942	N	N	23635 SE 192ND ST
010	102206	9128	7/19/06	\$525,000	2510	0	8	1984	4	50094	N	N	20807 231ST AVE SE
010	342306	9015	9/20/06	\$700,000	2520	0	8	1998	3	240016	N	N	24224 SE 187TH ST
010	032206	9108	8/2/07	\$630,000	2600	0	8	2005	3	44431	N	N	19416 LAKE FRANCIS RD SE
010	032206	9054	6/14/05	\$485,000	2740	0	8	1963	4	195584	N	N	23610 SE 196TH ST
010	032206	9144	4/24/07	\$600,000	2820	0	8	1983	4	52141	N	N	19508 SE LAKE FRANCIS RD
010	262306	9107	3/25/05	\$437,500	2840	0	8	1998	3	65340	N	N	16613 ISSAQUAH-HOBART RD SE
010	352306	9110	8/4/06	\$734,950	2850	1560	8	1991	3	109335	Y	N	25702 SE 192ND ST
010	222306	9155	8/23/05	\$475,000	3040	0	8	1995	3	59390	N	N	15914 CEDAR GROVE RD SE
010	362306	9031	9/5/06	\$750,000	3050	0	8	1998	3	217800	Y	N	26032 SE 192ND ST
010	032206	9118	3/28/05	\$599,950	3410	0	8	1993	3	212572	N	N	19930 236TH AVE SE
010	222306	9141	5/12/05	\$599,950	3530	0	8	1992	4	70131	Y	N	15002 237TH PL SE
010	222306	9145	10/12/05	\$660,000	3950	0	8	2000	3	117612	N	N	22908 SE 157TH ST
010	222306	9045	9/8/05	\$660,000	4000	1290	8	1962	4	200376	N	N	14703 233RD AVE SE
010	272306	9045	5/18/05	\$635,000	2210	1240	9	2000	3	87120	Y	N	23318 SE 160TH PL
010	261730	0010	2/17/05	\$467,000	2370	0	9	1991	3	57934	N	N	24014 SE 162ND ST
010	022206	9068	11/29/05	\$529,950	2470	0	9	2006	3	31462	N	N	24409 SE 200TH ST
010	272306	9046	8/15/07	\$750,000	2735	0	9	2001	3	43560	Y	N	23311 SE 160TH PL
010	272306	9046	7/7/05	\$590,000	2735	0	9	2001	3	43560	Y	N	23311 SE 160TH PL
010	272306	9130	7/9/05	\$500,000	2830	0	9	1986	4	104979	N	N	16100 230TH AVE SE
010	272306	9151	9/17/07	\$840,000	2960	0	9	1996	3	217800	N	N	17030 234TH WAY SE
010	272306	9151	3/21/05	\$675,000	2960	0	9	1996	3	217800	N	N	17030 234TH WAY SE
010	332306	9026	9/17/07	\$720,000	3050	0	9	2002	3	186001	N	N	18804 SE LAKE FRANCIS RD
010	352306	9033	4/26/05	\$665,000	3340	0	9	1993	3	209959	N	N	17929 252ND AVE SE
010	342306	9084	7/26/05	\$565,000	3360	0	9	1994	3	220413	N	N	23819 SE 186TH ST
010	272306	9150	5/25/05	\$700,000	3480	0	9	1997	3	220413	N	N	17050 234TH WAY 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
010	022206	9052	6/14/05	\$691,797	3520	0	9	2005	3	102366	N	N	24514 SE 200TH ST
010	022206	9034	6/27/05	\$615,000	3560	0	9	2005	3	102366	N	N	24520 SE 200TH ST
010	352306	9010	7/10/07	\$955,000	3570	0	9	1997	4	429501	Y	N	24633 SE 184TH ST
010	022206	9053	3/14/05	\$645,000	3620	0	9	2005	3	84070	N	N	19904 244TH AVE SE
010	261730	0340	3/3/05	\$625,000	3890	0	9	1982	4	53578	Y	Y	16312 236TH AVE SE
010	272306	9056	6/6/05	\$689,000	2360	1200	10	1979	4	158558	N	N	23725 SE 170TH ST
010	272306	9101	4/18/06	\$669,700	2660	0	10	1991	3	226512	N	N	16602 230TH AVE SE
010	920670	0040	8/17/05	\$847,000	3070	0	10	1998	3	202118	Y	N	17515 244TH AVE SE
010	920670	0050	6/15/05	\$764,500	3240	0	10	1997	3	152895	N	N	17605 244TH AVE SE
010	920670	0070	10/3/05	\$699,000	3310	0	10	1998	3	121968	N	N	17811 244TH AVE SE
010	022206	9131	10/19/06	\$809,950	3520	0	10	2006	3	38475	N	N	24427 SE 200TH ST
010	272306	9158	8/15/06	\$795,000	3590	0	10	1998	3	116740	N	N	16908 234TH WAY SE
010	920670	0020	4/10/06	\$812,000	3810	0	10	1997	3	206474	Y	N	17321 244TH AVE SE
010	272306	9154	6/29/05	\$872,000	3880	0	10	2001	3	218235	N	N	16928 234TH WAY SE
010	920670	0120	5/25/06	\$958,050	4740	0	10	1998	3	154202	N	N	24312 SE 182ND ST
010	352306	9176	1/19/06	\$916,000	3790	890	11	1998	3	78844	Y	N	24421 SE 179TH ST
010	352306	9052	9/28/06	\$950,000	3950	0	11	1997	3	92347	Y	N	24420 SE 179TH ST
010	352306	9151	3/11/05	\$1,310,000	4180	3660	11	1998	3	102366	Y	N	24433 SE 177TH ST
010	352306	9147	3/30/06	\$1,210,000	4970	0	11	2000	3	102366	Y	N	24431 SE 179TH ST
010	352306	9182	8/19/05	\$875,000	5090	0	11	1998	3	102366	Y	N	24438 SE 177TH ST
010	352306	9180	10/27/06	\$1,575,000	6900	0	12	2000	3	114563	Y	N	24488 SE 179TH ST
013	252306	9044	7/12/05	\$320,000	1070	0	6	1959	4	175982	N	N	26510 SE 172ND ST
013	252306	9065	6/11/07	\$425,000	1180	720	6	1930	4	35630	N	N	16308 TIGER MOUNTAIN RD SE
013	232306	9086	8/26/05	\$315,000	1720	0	6	1967	4	62290	N	N	15715 249TH AVE SE
013	804110	0010	6/2/05	\$399,950	1820	0	6	1967	4	34800	N	N	27021 SE 156TH ST
013	252306	9126	8/30/06	\$417,500	2070	0	6	1927	4	34695	N	N	16206 TIGER MOUNTAIN RD SE
013	242306	9086	5/11/06	\$529,950	1150	640	7	1984	4	59381	N	N	14607 262ND AVE SE
013	556100	0340	10/24/06	\$500,000	1240	620	7	1981	3	37681	N	N	26067 SE 156TH ST
013	252306	9163	9/18/07	\$495,000	1330	400	7	1980	4	43034	N	N	26916 SE 162ND ST
013	242306	9116	1/6/06	\$429,000	1330	660	7	1969	4	52707	N	N	27002 SE 154TH PL
013	556140	0570	2/6/06	\$480,000	1370	1100	7	1982	3	48549	N	N	25553 SE 159TH 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
013	252306	9133	8/16/06	\$400,000	1610	720	7	1974	4	73616	N	N	26310 SE 166TH ST
013	262306	9022	12/8/06	\$444,500	1680	0	7	1929	4	63162	N	N	16306 ISSAQUAH-HOBART RD SE
013	252306	9177	1/27/05	\$342,950	1700	0	7	1994	3	68000	N	N	26048 SE 167TH PL
013	556130	1050	8/14/06	\$520,000	1830	0	7	1989	3	43485	N	N	25343 SE MIRRORMONT PL
013	556100	0650	11/28/07	\$594,000	1940	0	7	1978	4	44311	N	N	26404 SE 160TH ST
013	242306	9018	10/4/06	\$473,000	1940	0	7	1975	3	37577	N	N	26625 SE 152ND ST
013	252306	9128	9/11/06	\$510,000	2300	0	7	1972	4	87120	N	N	26523 SE 172ND ST
013	242306	9091	5/24/05	\$499,950	1250	1250	8	1963	5	183823	N	N	15234 TIGER MOUNTAIN RD SE
013	556100	0120	4/19/07	\$470,000	1300	410	8	1977	3	35100	N	N	26032 SE 154TH ST
013	556110	0230	3/26/07	\$460,000	1340	0	8	1978	3	40699	N	N	16036 266TH AVE SE
013	556120	0290	5/15/06	\$455,000	1340	390	8	1987	3	39618	N	N	14955 258TH AVE SE
013	556140	0690	3/26/07	\$534,500	1360	1010	8	1984	3	37996	N	N	26001 SE 159TH PL
013	556110	0250	9/26/06	\$559,950	1400	1270	8	1968	4	39040	N	N	16016 266TH AVE SE
013	556130	0780	6/23/05	\$444,000	1450	480	8	1978	4	35700	N	N	24734 SE MIRRORMONT PL
013	556120	0120	6/1/05	\$425,000	1450	1450	8	1970	4	40494	N	N	14954 258TH AVE SE
013	556140	0560	12/18/06	\$552,500	1480	1210	8	1979	4	35884	N	N	25541 SE 159TH ST
013	556130	0570	4/29/05	\$400,000	1500	480	8	1977	4	37120	N	N	14920 251ST PL SE
013	556120	0200	4/1/05	\$439,900	1560	580	8	1976	4	35100	N	N	25640 SE 149TH ST
013	556130	0790	7/5/05	\$428,000	1590	770	8	1977	3	35425	N	N	24720 SE MIRRORMONT PL
013	556130	0380	6/6/05	\$439,950	1590	910	8	1978	4	36254	N	N	25215 SE MIRRORMONT WAY
013	556120	0800	5/5/06	\$529,950	1600	1050	8	1974	4	48582	N	N	15446 256TH AVE SE
013	556130	0740	1/20/06	\$470,000	1610	810	8	1978	4	35675	N	N	24832 SE MIRRORMONT PL
013	556130	0740	8/19/05	\$427,000	1610	810	8	1978	4	35675	N	N	24832 SE MIRRORMONT PL
013	556130	1110	10/12/06	\$482,000	1630	1050	8	1980	3	41587	N	N	25038 SE MIRRORMONT DR
013	556100	0930	7/14/05	\$520,088	1640	1110	8	1966	3	34161	N	N	26415 SE 154TH PL
013	556130	0280	1/30/06	\$495,000	1640	910	8	1978	4	43911	N	N	24819 SE MIRRORMONT WAY
013	556120	0270	12/16/05	\$467,500	1640	670	8	1978	3	38610	N	N	14925 258TH AVE SE
013	556140	0660	5/11/06	\$660,000	1710	1710	8	1980	5	37859	N	N	25905 SE 159TH ST
013	556140	0780	4/20/07	\$539,000	1710	0	8	1977	3	44412	N	N	15571 255TH AVE SE
013	556140	0300	8/10/06	\$525,000	1720	1630	8	1976	3	36268	N	N	15829 256TH AVE SE
013	252306	9059	10/25/06	\$675,000	1800	1800	8	1965	4	212572	N	N	16425 268TH 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
013	242306	9073	4/25/06	\$460,000	1800	0	8	1977	3	68389	N	N	14824 260TH AVE SE
013	556110	0200	9/24/07	\$445,000	1800	0	8	1966	3	50497	N	N	16206 266TH AVE SE
013	252306	9063	1/3/07	\$668,000	1820	1380	8	1998	3	145490	N	N	16335 TIGER MOUNTAIN RD SE
013	242306	9143	6/20/06	\$549,500	1880	780	8	1971	4	55321	N	N	27011 SE 154TH PL
013	252306	9183	7/19/06	\$674,000	1900	1600	8	1991	3	43812	N	N	27011 SE 162ND PL
013	556120	0550	11/16/06	\$435,000	1940	0	8	1983	4	38634	N	N	25626 SE 154TH ST
013	556140	0280	1/4/07	\$500,000	1970	910	8	1969	4	35859	N	N	15717 256TH AVE SE
013	242306	9160	4/16/07	\$485,000	1980	0	8	1977	4	80150	N	N	14919 TIGER MOUNTAIN RD SE
013	556110	0050	4/23/07	\$569,000	2000	1220	8	1966	5	66368	Y	N	26247 SE 162ND PL
013	556100	0960	3/29/06	\$500,000	2020	0	8	1963	4	36333	N	N	15430 263RD AVE SE
013	232306	9062	12/19/07	\$417,000	2100	0	8	1967	3	53143	N	N	15408 ISSAQUAH HOBART RD
013	242306	9016	8/24/05	\$594,000	2140	1580	8	1968	4	61855	N	N	15731 TIGER MOUNTAIN RD SE
013	556120	0940	6/22/07	\$559,900	2160	0	8	1980	4	35218	N	N	25831 SE 157TH ST
013	556110	0410	2/24/06	\$582,000	2240	1200	8	1972	5	44049	N	N	26415 SE 160TH ST
013	556120	0220	9/18/06	\$550,000	2270	0	8	1977	3	35100	N	N	25612 SE 149TH ST
013	556100	1020	7/11/06	\$530,000	2280	0	8	1965	4	46064	N	N	26444 SE 156TH PL
013	556130	0170	9/6/06	\$569,000	2280	1090	8	1986	3	35100	N	N	24846 SE MIRRORMONT WAY
013	556120	0370	6/28/05	\$495,000	2310	0	8	1973	3	48916	N	N	25607 SE 149TH ST
013	556120	0320	3/15/05	\$392,300	2370	0	8	1966	3	36126	N	N	14984 256TH AVE SE
013	556130	0810	8/28/07	\$592,500	2400	0	8	1971	4	43315	N	N	14705 247TH PL SE
013	556100	0720	7/13/05	\$525,000	2400	0	8	1966	5	35532	N	N	26038 SE 159TH PL
013	556130	0710	3/11/05	\$429,000	2500	0	8	1977	4	42743	N	N	14800 250TH PL SE
013	252306	9156	9/27/05	\$420,000	2510	0	8	1981	3	43995	N	N	16417 266TH AVE SE
013	556140	1230	12/8/06	\$515,000	2630	0	8	1977	4	39512	N	N	14633 245TH AVE SE
013	556120	0910	3/9/07	\$587,500	2640	0	8	1977	3	36448	N	N	15431 260TH AVE SE
013	556140	0050	8/3/05	\$516,000	2650	1010	8	1980	3	37267	N	N	24507 SE MIRRORMONT BLVD
013	556100	0950	9/8/05	\$549,500	2690	0	8	1967	4	35012	N	N	26309 SE 154TH PL
013	252306	9085	7/1/05	\$644,500	2990	0	8	1986	4	131986	N	N	16915 266TH AVE SE
013	556130	0950	9/27/07	\$551,250	3000	0	8	1968	3	36680	N	N	25015 SE MIRRORMONT PL
013	556140	0740	10/25/06	\$649,950	3220	1080	8	1972	3	50405	N	N	25516 SE MIRRORMONT BLVD
013	556100	0700	5/23/05	\$543,000	1440	1200	9	1964	5	40425	N	N	26060 SE 159TH 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
013	556140	1530	8/15/07	\$625,000	1450	450	9	1977	5	40600	Y	N	24809 SE 146TH ST
013	556130	1260	4/29/05	\$415,000	1450	760	9	1988	4	35509	N	N	24532 SE MIRRORMONT DR
013	556100	0970	5/22/06	\$529,950	1940	900	9	1978	3	37282	N	N	15444 263RD AVE SE
013	556140	1510	1/25/06	\$635,000	2050	1300	9	1980	4	39150	Y	N	24907 SE 146TH ST
013	556140	0410	10/7/05	\$528,000	2120	0	9	1980	4	35160	N	N	25156 SE 158TH ST
013	556130	1230	12/6/06	\$587,000	2320	760	9	1978	3	36307	N	N	24708 SE MIRRORMONT DR
013	556140	1280	8/16/06	\$493,900	2330	690	9	1986	3	35025	N	N	24516 SE 146TH ST
013	242306	9108	9/20/06	\$710,000	2570	1090	9	2006	3	101059	N	N	15329 TIGER MOUNTAIN RD SE
013	556130	0930	2/26/07	\$665,000	2620	540	9	1991	3	36861	N	N	24843 SE MIRRORMONT PL
013	556140	1160	4/6/07	\$715,000	2640	860	9	1977	3	40921	N	N	14905 245TH AVE SE
013	556130	1140	7/27/06	\$660,000	2660	0	9	1980	4	36558	N	N	24870 SE MIRRORMONT DR
013	556110	0010	7/20/06	\$710,000	2810	0	9	1998	3	98087	Y	N	26209 SE 162ND PL
013	556140	1170	8/9/05	\$665,000	2810	0	9	1995	3	36025	N	N	14835 245TH AVE SE
013	556110	0030	10/17/07	\$732,500	2990	0	9	1998	3	79671	Y	N	26233 SE 162ND PL
013	556120	0160	7/20/05	\$645,000	3020	0	9	1989	3	48053	N	N	14904 258TH AVE SE
013	252306	9192	8/21/06	\$899,000	3040	0	9	1991	3	126759	N	N	27124 SE 175TH PL
013	232306	9042	3/22/07	\$659,000	3060	0	9	1990	3	81892	N	N	25801 SE 144TH PL
013	556100	0880	11/7/07	\$540,000	3070	0	9	1986	4	44107	N	N	26444 SE 154TH PL
013	252306	9189	9/22/05	\$848,100	3160	0	9	2005	3	429501	N	N	27101 SE 166TH ST
013	556120	0890	3/30/05	\$574,500	3260	0	9	2004	3	35166	N	N	25827 SE 154TH ST
013	252306	9098	8/3/05	\$975,000	3980	0	9	2002	3	423403	Y	N	16628 TIGER MOUNTAIN RD SE
013	556140	0090	9/8/05	\$605,000	2220	1620	10	1980	5	55277	N	N	24962 SE 155TH PL
013	556130	1220	7/19/05	\$775,000	2530	1340	10	2001	3	35889	Y	N	24718 SE MIRRORMONT DR
013	556140	1500	9/5/06	\$718,000	2920	0	10	1998	3	39150	Y	N	24921 SE 146TH ST
013	556120	0190	5/2/05	\$695,000	2940	0	10	1993	3	35100	N	N	25652 SE 149TH ST
013	556140	0670	5/4/05	\$675,000	3170	0	10	2005	3	36450	Y	N	25909 SE 159TH ST
013	556140	0700	12/10/07	\$820,000	3180	0	10	2005	3	37795	N	N	25914 SE 159TH ST
013	556140	0700	8/11/05	\$719,000	3180	0	10	2005	3	37795	Y	N	25914 SE 159TH ST
013	556120	0080	6/27/06	\$905,000	3540	0	10	2006	3	36355	N	N	15133 260TH AVE SE
013	242306	9067	7/5/07	\$769,000	3650	0	10	1986	3	51822	N	N	26012 SE 152ND ST

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032306	9075	2/7/05	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	032306	9085	1/18/07	\$546,800	IMP CHARACTERISTICS CHANGED SINCE SALE
002	032306	9094	4/5/07	\$625,000	SEG/MERGE
002	032306	9163	12/28/05	\$235,000	DOR RATIO;%COMPL
002	142306	9002	6/27/06	\$1,350,000	DOR RATIO
002	142306	9066	4/25/05	\$115,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTIES
002	142306	9086	5/24/06	\$170,704	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	142306	9201	3/9/05	\$100,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	144500	0020	3/20/06	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	152306	9034	7/14/05	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	152306	9058	4/19/05	\$391,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	152306	9069	1/25/07	\$373,000	%NETCOND;PREVIMP<=25K
002	152306	9069	9/13/05	\$252,000	%NETCOND;PREVIMP<=25K
002	152306	9109	4/18/07	\$662,500	IMP COUNT
002	152306	9128	1/10/05	\$410,500	IMP CHARACTERISTICS CHANGED SINCE SALE
002	152306	9136	4/20/06	\$1,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	152306	9167	3/21/05	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	152306	9213	8/1/07	\$702,500	IMP CHARACTERISTICS CHANGED SINCE SALE
002	162306	9046	5/11/05	\$255,000	DOR RATIO
002	162306	9062	7/10/06	\$330,000	DOR RATIO
002	162306	9079	1/4/05	\$1,025,000	RELOCATION - SALE TO SERVICE
002	172306	9071	9/22/05	\$625,000	OPEN SPACE/PARTIAL INTEREST
002	172306	9104	6/27/07	\$799,000	IMP COUNT
002	229490	0050	8/2/06	\$225,237	DOR RATIO;QUIT CLAIM DEED; RELATED PARTIES
002	261680	0150	5/4/06	\$489,000	QUIT CLAIM DEED
002	261680	0570	2/12/07	\$916,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	788001	0140	10/24/06	\$2,658	DOR RATIO;QUIT CLAIM DEED
002	813750	0680	11/18/05	\$607,000	RELOCATION - SALE TO SERVICE
003	022305	9061	9/7/05	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	022305	9070	11/9/07	\$750,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	022305	9084	7/6/07	\$777,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	072306	9034	1/18/06	\$100,000	DOR RATIO;IMP COUNT;%COMPL
003	072306	9096	1/24/05	\$650,000	IMP COUNT
003	072306	9096	5/10/06	\$593,800	IMP COUNT
003	082306	9101	4/6/05	\$370,000	%COMPL
003	182306	9148	4/7/05	\$70,000	DOR RATIO;%COMPL
003	328680	0020	11/27/06	\$779,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	328680	0040	10/11/05	\$463,500	RELOCATION - SALE BY SERVICE
003	328680	0040	10/10/05	\$375,000	RELOCATION - SALE TO SERVICE
003	328680	0040	11/21/06	\$615,000	ACTIVE PERMIT BEFORE SALE
003	328680	0040	12/15/05	\$581,000	ACTIVE PERMIT BEFORE SALE
003	328680	0200	7/27/07	\$769,500	IMP CHARACTERISTICS CHANGED SINCE SALE
003	328680	0250	2/16/06	\$189,500	DOR RATIO
003	328680	0320	8/17/05	\$401,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	328680	0390	3/7/05	\$420,550	RELOCATION - SALE TO SERVICE
003	328680	0480	8/10/05	\$172,000	DOR RATIO;%COMPL
003	338830	0530	5/23/05	\$335,000	NO MARKET EXPOSURE
003	338830	0702	9/16/05	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	342405	9055	3/27/06	\$475,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	430970	0200	5/3/07	\$959,889	PRESENT CHAR DOES NOT MATCH SALE CHAR
003	430972	0150	10/12/07	\$901,897	DEED CORRECTION
003	522930	0043	7/26/05	\$270,000	SEG/MERGE
003	522930	0086	11/28/05	\$240,000	DOR RATIO
003	522930	0086	3/17/06	\$279,990	IMP CHARACTERISTICS CHANGED SINCE SALE
003	522930	0165	7/11/07	\$50,000	DOR RATIO
003	522990	0015	6/22/07	\$265,500	PREVIMP<=25K
003	522990	0145	4/14/05	\$267,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	540480	0060	8/19/05	\$555,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	012206	9088	7/10/06	\$60,000	DOR RATIO
010	022206	9036	7/25/07	\$535,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
010	022206	9123	8/31/06	\$774,950	PRESENT CHAR DOES NOT MATCH SALE CHAR
010	022206	9129	4/22/05	\$297,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	032206	9102	10/4/05	\$114,350	DOR RATIO;QUIT CLAIM DEED
010	032206	9102	10/20/05	\$107,518	DOR RATIO;QUIT CLAIM DEED
010	032206	9165	1/19/05	\$155,000	DOR RATIO
010	032206	9180	1/16/07	\$250,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
010	102206	9130	10/17/05	\$230,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	102206	9135	6/20/07	\$359,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	102206	9137	7/8/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	102206	9155	1/14/05	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	102206	9155	1/14/05	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	222306	9104	7/12/07	\$220,000	ACTIVE PERMIT BEFORE SALE>25K;QUIT CLAIM DEED
010	222306	9147	10/11/05	\$135,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
010	222306	9149	6/20/05	\$355,100	IMP COUNT;%COMPL
010	222306	9155	4/17/06	\$599,900	PRESENT CHAR DOES NOT MATCH SALE CHAR
010	232306	9051	1/12/06	\$915,000	UNFIN AREA
010	262306	9008	9/29/05	\$672,300	1031 TRADE
010	272306	9053	7/7/05	\$46,721	DOR RATIO;QUIT CLAIM DEED; RELATED PARTIES
010	272306	9058	7/20/07	\$463,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
010	272306	9101	4/17/06	\$669,700	QUIT CLAIM DEED
010	272306	9105	3/28/05	\$392,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	272306	9158	8/9/06	\$795,000	RELOCATION - SALE TO SERVICE
010	272306	9160	4/18/07	\$1,235,000	DOR RATIO;PREVIMP<=25K
010	274600	0044	2/22/05	\$232,500	IMP CHARACTERISTICS CHANGED SINCE SALE
010	332306	9038	2/20/07	\$317,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	332306	9061	6/4/07	\$639,950	PRESENT CHAR DOES NOT MATCH SALE CHAR
010	332306	9075	6/9/05	\$349,950	IMP CHARACTERISTICS CHANGED SINCE SALE
010	342306	9034	3/3/05	\$282,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	342306	9107	4/1/05	\$275,000	DOR RATIO;OPEN SPACE/

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	352306	9027	4/16/07	\$849,030	DOR RATIO
010	352306	9027	1/30/06	\$201,500	TEAR DOWN
010	352306	9084	5/18/07	\$685,000	OPEN SPACE/PARTIAL INTEREST
010	352306	9114	7/19/07	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352306	9123	2/21/07	\$625,000	DOR RATIO;PREVIMP<=25K
010	352306	9171	3/15/05	\$185,000	%COMPL;PREVIMP<=25K
010	352306	9172	3/1/05	\$90,000	DOR RATIO;SEGREGATION AND/OR MERGER
010	920670	0020	3/16/06	\$812,000	RELOCATION - SALE TO SERVICE
013	222306	9167	5/5/05	\$369,500	%COMPL
013	222306	9171	8/30/06	\$500,000	%COMPL;PREVIMP<=25K
013	232306	9059	2/10/05	\$384,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	242306	9023	10/11/05	\$225,000	DOR RATIO
013	242306	9028	3/28/07	\$650,000	QUIT CLAIM DEED; RELATED PARTIES
013	242306	9108	6/22/05	\$199,900	DOR RATIO
013	242306	9153	2/2/05	\$250,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
013	252306	9043	4/20/06	\$342,500	IMP CHARACTERISTICS CHANGED SINCE SALE
013	252306	9118	10/12/05	\$3,750	DOR RATIO
013	362306	9051	2/4/05	\$711,000	IMP COUNT
013	556100	0160	6/26/07	\$720,000	DOR RATIO;PREVIMP<=25K
013	556100	0720	1/28/05	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556100	1070	6/12/07	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	556120	0080	3/7/05	\$175,000	DOR RATIO
013	556130	0080	5/15/07	\$97,421	DOR RATIO;QUIT CLAIM DEED; RELATED PARTIES
013	556130	0870	8/31/07	\$640,000	RELOCATION - SALE BY SERVICE
013	556130	0870	8/31/07	\$640,000	RELOCATION - SALE TO SERVICE
013	556130	0930	2/20/07	\$651,279	RELOCATION - SALE TO SERVICE
013	556140	0270	4/21/05	\$475,000	IMP CHARACTERISTICS CHANGED SINCE SALE
013	556140	0280	7/10/07	\$667,500	PRESENT CHAR DOES NOT MATCH SALE CHAR
013	556140	0410	10/20/05	\$528,000	RELOCATION - SALE BY SERVICE
013	556140	1150	12/26/06	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
013	804110	0020	2/23/05	\$135,000	%COMPL;PREVIMP<=25K;MOBILE HOME

***Vacant Sales Used in this Annual Update Analysis
Area 66***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	032306	9030	05/18/06	\$48,500	30240	N	N
002	032306	9121	06/13/06	\$210,000	223027	N	N
002	142306	9013	11/21/06	\$625,000	426016	N	N
002	142306	9107	06/19/06	\$288,000	240015	N	N
002	142306	9107	08/19/05	\$180,000	240015	N	N
002	142306	9107	01/27/05	\$150,000	240015	N	N
002	152306	9066	01/25/06	\$399,950	426016	N	N
002	152306	9076	03/21/06	\$10,000	12196	N	N
002	162306	9016	03/21/07	\$250,000	398574	N	N
002	172306	9001	07/23/07	\$475,000	111949	N	N
002	172306	9023	01/04/06	\$415,000	747706	Y	N
003	062306	9008	10/27/06	\$315,000	282269	Y	N
003	072306	9061	03/12/07	\$315,000	295772	N	N
003	082306	9002	10/18/07	\$275,000	168141	N	N
003	082306	9055	07/29/07	\$325,000	156380	Y	N
003	082306	9058	04/05/06	\$230,000	94089	N	N
003	082306	9091	08/07/07	\$525,000	222156	Y	N
003	182306	9132	03/21/07	\$310,000	290109	N	N
003	328680	0230	01/17/06	\$185,500	55321	N	N
003	328680	0500	03/23/07	\$325,000	44431	N	N
003	338830	0380	06/06/05	\$50,000	43111	N	N
003	522990	0118	11/17/05	\$160,000	52707	N	N
003	522990	0196	11/13/06	\$75,000	35195	N	N
010	032206	9064	11/01/05	\$118,000	210394	N	N
010	032206	9168	11/29/06	\$225,000	82328	N	N
010	032206	9169	12/20/06	\$175,000	243936	N	N
010	222306	9060	05/15/06	\$250,000	868150	N	N
010	222306	9079	07/31/06	\$65,000	94525	N	N
010	262306	9003	09/19/06	\$750,000	1171475	N	N
010	262306	9018	11/06/06	\$400,000	1656587	N	N
010	262306	9092	07/02/07	\$250,000	206038	N	N
010	272306	9009	09/08/05	\$280,000	1072883	N	N
010	272306	9020	03/06/07	\$449,000	44867	Y	N
010	272306	9165	03/29/07	\$350,000	32700	Y	N
010	342306	9019	05/10/07	\$57,750	33522	N	N
010	342306	9081	10/19/06	\$400,000	871636	N	N
010	342306	9101	10/11/07	\$500,000	206910	N	N
010	342306	9102	10/09/07	\$500,000	217500	N	N
010	342306	9103	10/24/07	\$500,000	217364	N	N
010	352306	9012	05/02/07	\$350,000	429501	N	N
010	352306	9100	05/31/07	\$260,000	33123	N	N
013	222306	9117	06/07/05	\$170,000	189486	N	N
013	242306	9140	06/02/05	\$99,950	217800	N	N
013	252306	9039	07/09/07	\$162,500	78843	N	N
013	252306	9112	10/03/07	\$150,000	70131	N	N

***Vacant Sales Used in this Annual Update Analysis
Area 66***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
013	252306	9127	03/08/06	\$225,000	217800	N	N
013	252306	9154	06/11/07	\$181,500	263102	N	N
013	252306	9187	10/24/07	\$130,000	128790	N	N
013	262306	9105	05/23/05	\$255,000	216057	N	N
013	556100	0300	07/18/05	\$158,000	35104	N	N
013	556110	0040	11/01/07	\$335,000	63399	Y	N
013	556140	0180	04/17/07	\$85,000	4300	N	N
013	556140	0830	04/17/07	\$85,000	37690	N	N
013	556140	1310	12/13/05	\$120,000	36996	N	N
013	804110	0060	03/08/05	\$110,000	41470	N	N
013	864600	0180	08/29/06	\$244,950	215622	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 66**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	022306	9006	04/04/05	\$10,850	EASEMENT;PARTIAL INTEREST
002	032306	9046	02/13/06	\$65,000	DOR RATIO
002	152306	9076	03/16/06	\$4,000	DOR RATIO
002	162306	9050	08/28/06	\$13,000	DOR RATIO
002	172306	9103	05/14/07	\$535,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	172306	9121	05/23/05	\$270,000	DOR RATIO
003	062306	9011	09/17/07	\$1,200,000	DOR RATIO
003	072306	9015	01/10/05	\$82,500	DOR RATIO
003	082306	9080	05/11/06	\$80,000	DOR RATIO
003	338830	0200	12/19/07	\$125,000	ESTATE SALE;CORPORATE AFFILIATES
003	338830	0390	06/06/05	\$50,000	SEG/MERGE NEW PLAT
003	342405	9077	12/28/05	\$86,000	SEG/MERGE NEW PLAT
003	342405	9086	09/22/05	\$365,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	342405	9106	03/28/07	\$25,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	522930	0216	12/29/05	\$27,500	DOR RATIO
003	522930	0216	05/15/07	\$77,000	CORPORATE AFFILIATES
010	032206	9167	10/27/06	\$225,000	BUILDER DEVELOPER SALE/SEG MERGE
010	102206	9175	03/16/07	\$30,000	DOR RATIO
010	222306	9016	05/26/06	\$327,750	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	342306	9019	03/29/06	\$10,000	DOR RATIO
013	232306	9002	01/16/07	\$12,800	DOR RATIO
013	252306	9039	05/21/07	\$99,000	PRESENT CHAR DOES NOT MATCH SALE CHAR
013	556140	0080	12/17/07	\$113,000	CORPORATE AFFILIATES