

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Mt. Baker / Seward Park / 81

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 778

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$187,400	\$314,700	\$502,100	\$560,400	89.6%	20.10%
2008 Value	\$203,800	\$340,500	\$544,300	\$560,400	97.1%	20.05%
Change	+\$16,400	+\$25,800	+\$42,200		+7.5%	-0.05%
% Change	+8.8%	+8.2%	+8.4%		+8.4%	-0.25%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.05% and -0.25% 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	\$215,000	\$316,600	\$531,600
2008 Value	\$233,900	\$345,100	\$579,000
Percent Change	+8.8%	+9.0%	+8.9%

Number of one to three unit residences in the Population: 5013

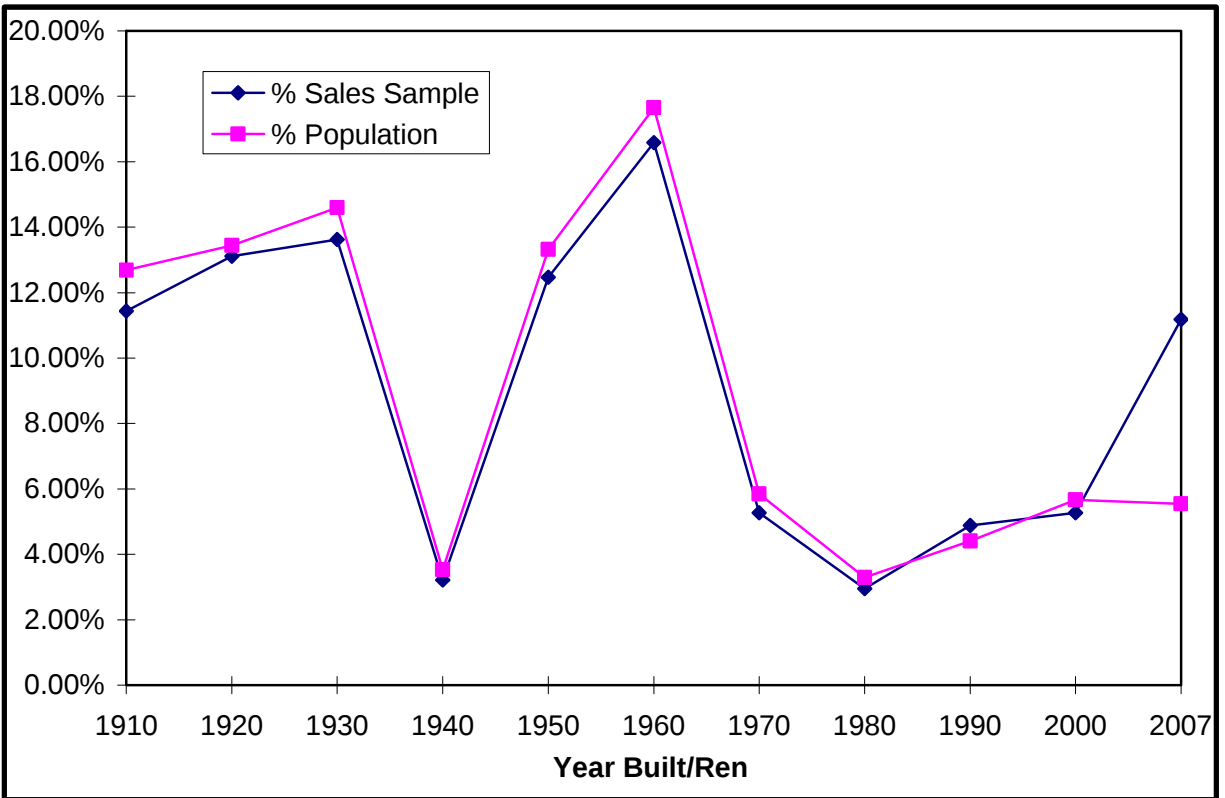
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization. Parcels with Grade 11, 12, or 13 improvements will receive no overall adjustment due to a higher average ratio (assessed value / sale price) in comparison to the rest of the population.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	89	11.44%
1920	102	13.11%
1930	106	13.62%
1940	25	3.21%
1950	97	12.47%
1960	129	16.58%
1970	41	5.27%
1980	23	2.96%
1990	38	4.88%
2000	41	5.27%
2007	87	11.18%
	778	

Population		
Year Built/Ren	Frequency	% Population
1910	636	12.69%
1920	674	13.45%
1930	732	14.60%
1940	177	3.53%
1950	668	13.33%
1960	885	17.65%
1970	293	5.84%
1980	165	3.29%
1990	221	4.41%
2000	284	5.67%
2007	278	5.55%
	5013	

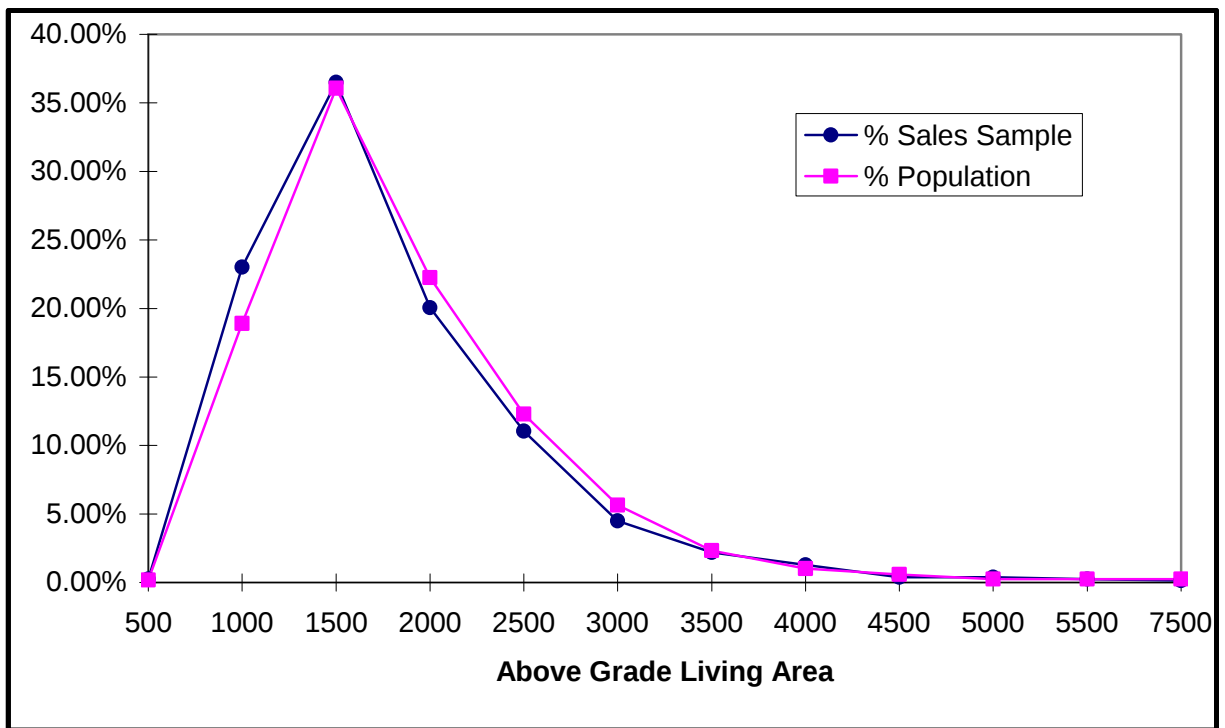


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.26%
1000	179	23.01%
1500	284	36.50%
2000	156	20.05%
2500	86	11.05%
3000	35	4.50%
3500	17	2.19%
4000	10	1.29%
4500	3	0.39%
5000	3	0.39%
5500	2	0.26%
7500	1	0.13%
	778	

Population		
AGLA	Frequency	% Population
500	9	0.18%
1000	948	18.91%
1500	1808	36.07%
2000	1115	22.24%
2500	616	12.29%
3000	283	5.65%
3500	117	2.33%
4000	51	1.02%
4500	30	0.60%
5000	12	0.24%
5500	12	0.24%
9000	12	0.24%
	5013	

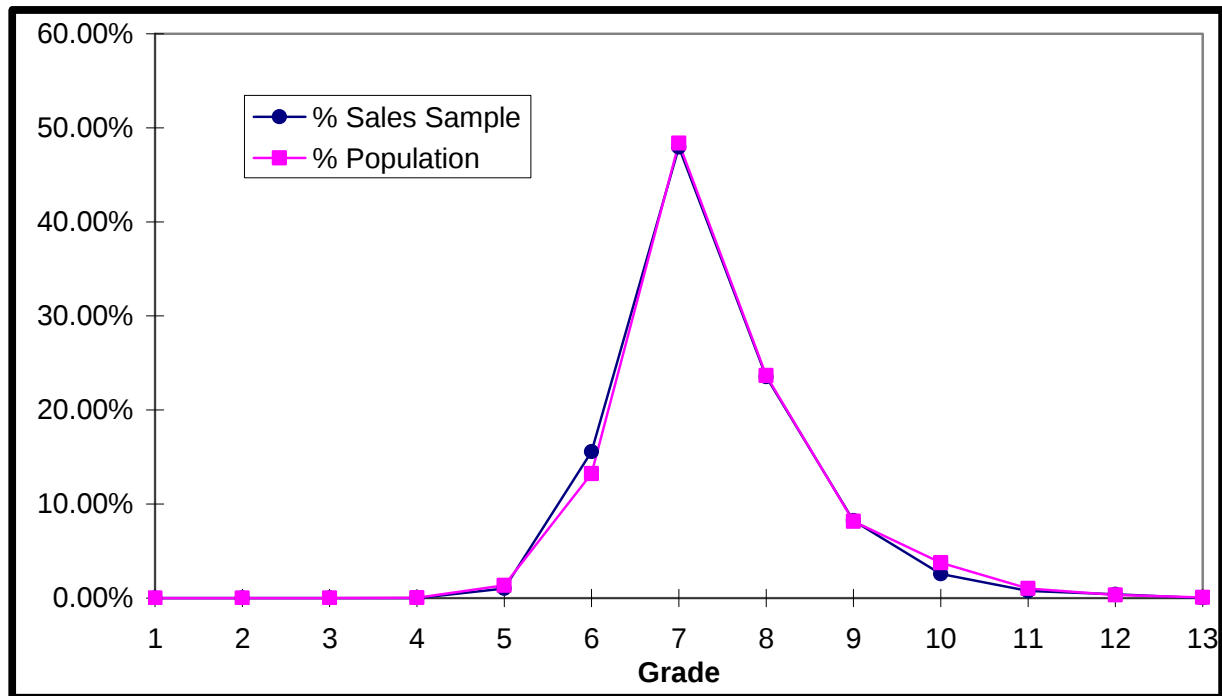


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

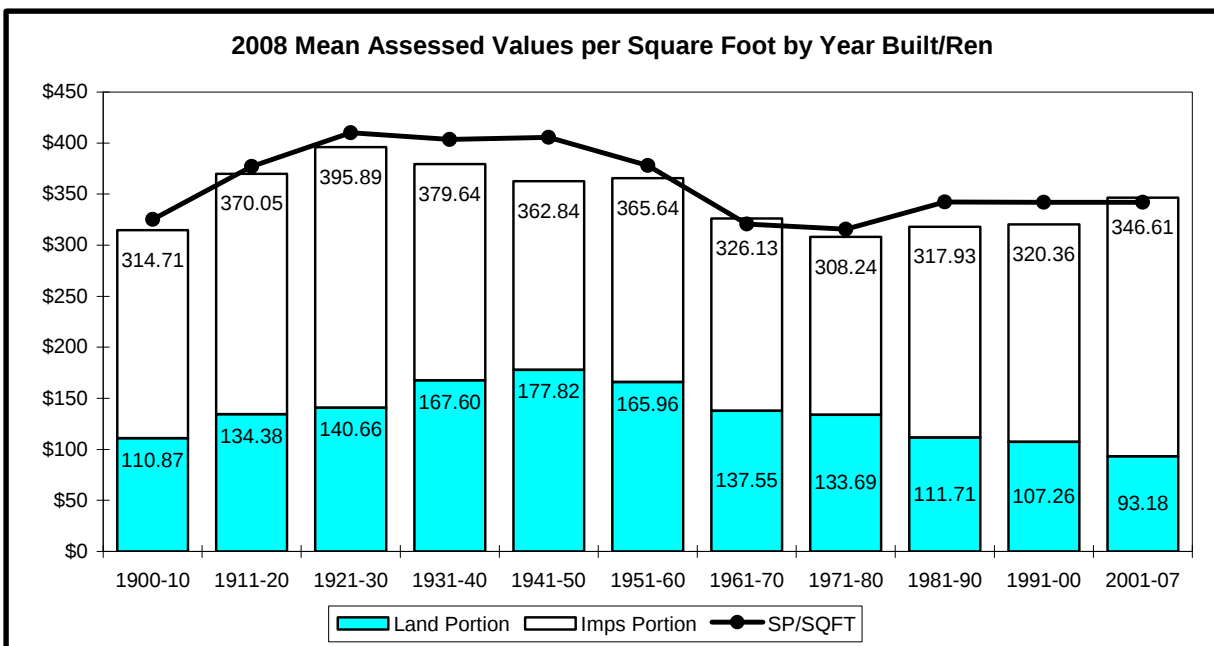
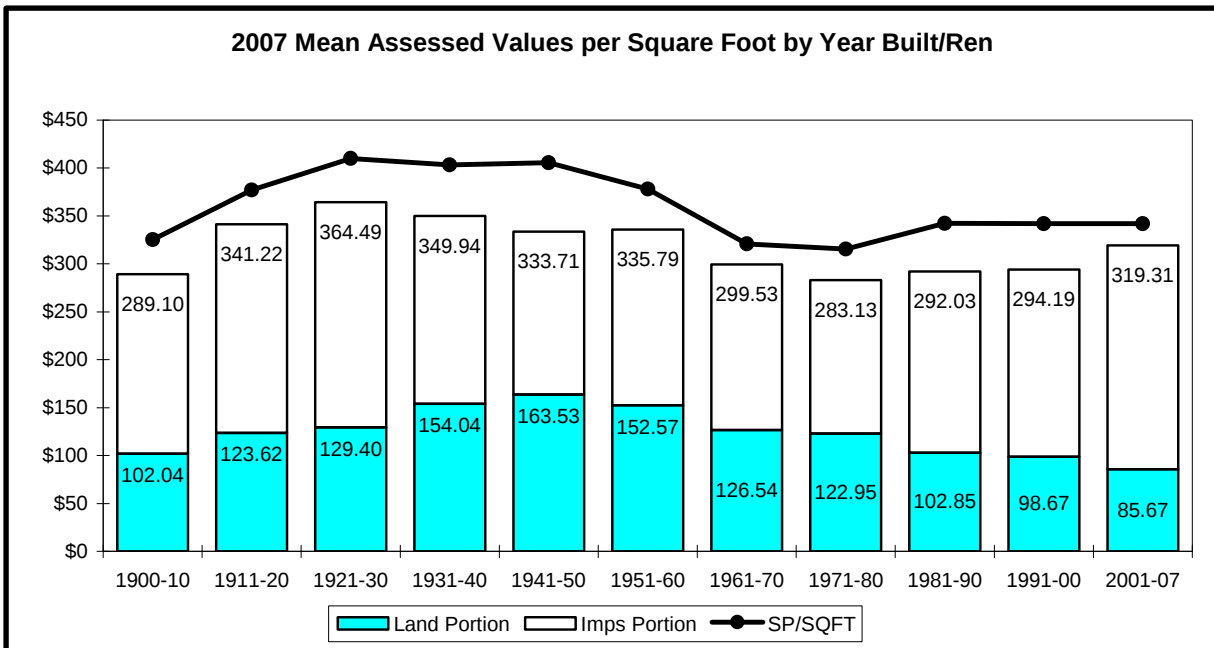
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.03%
6	121	15.55%
7	373	47.94%
8	183	23.52%
9	64	8.23%
10	20	2.57%
11	6	0.77%
12	3	0.39%
13	0	0.00%
	778	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	68	1.36%
6	664	13.25%
7	2426	48.39%
8	1186	23.66%
9	409	8.16%
10	188	3.75%
11	51	1.02%
12	16	0.32%
13	4	0.08%
	5013	



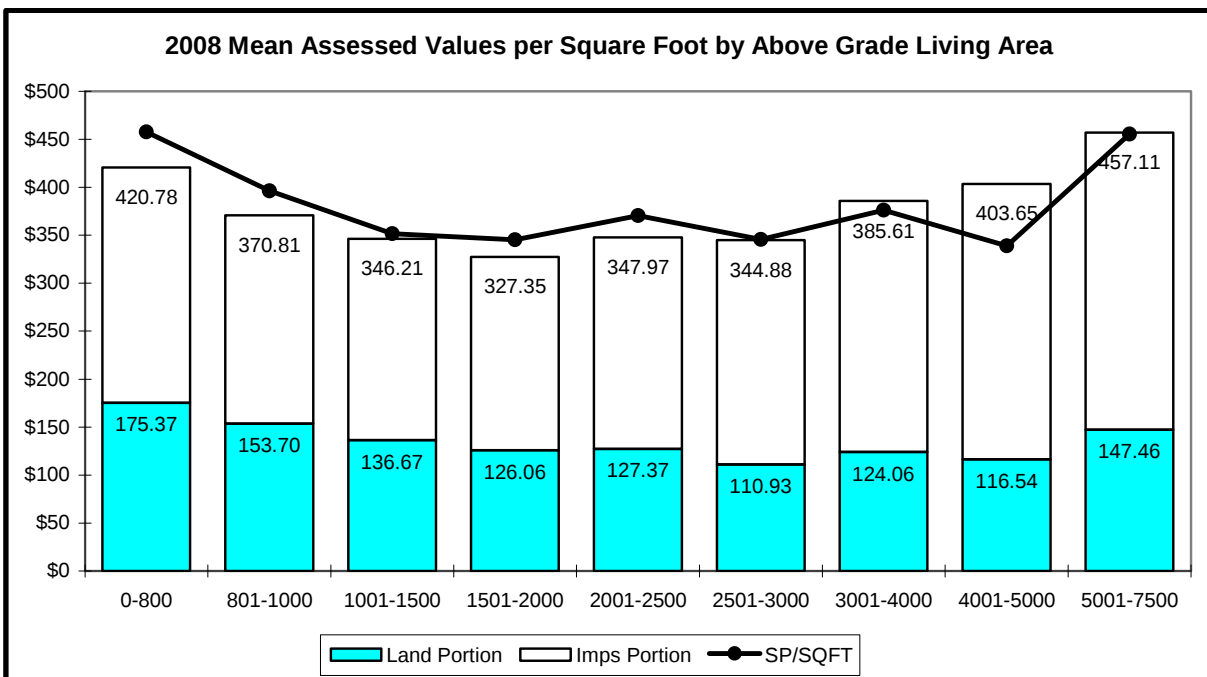
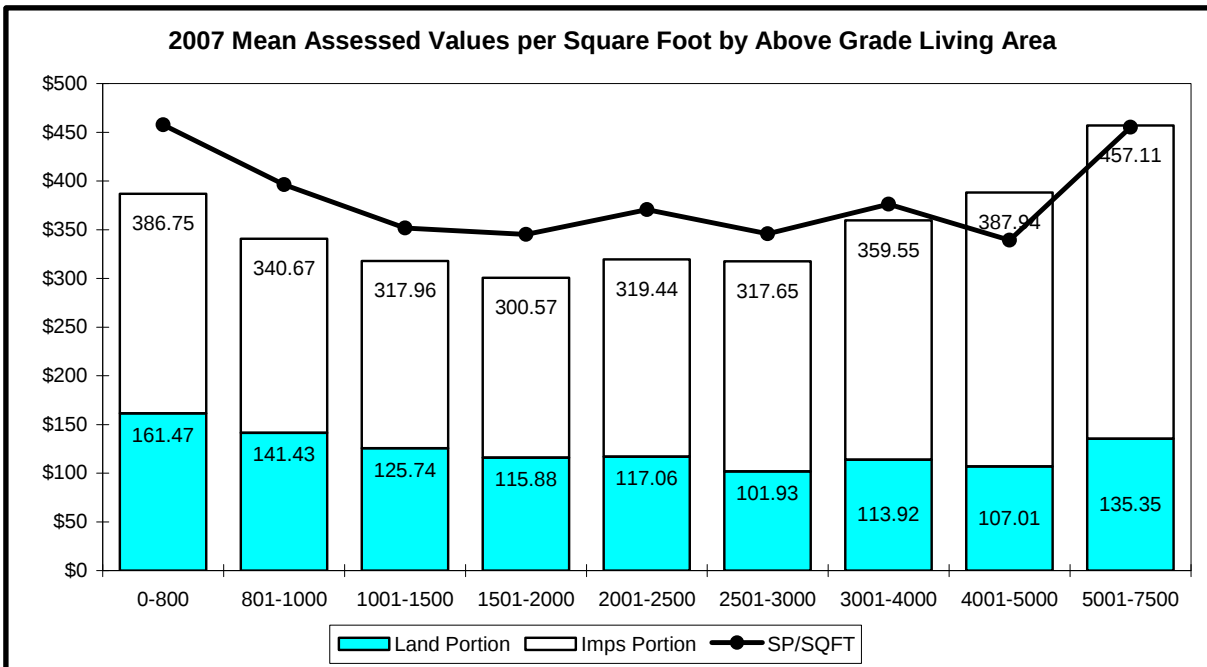
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



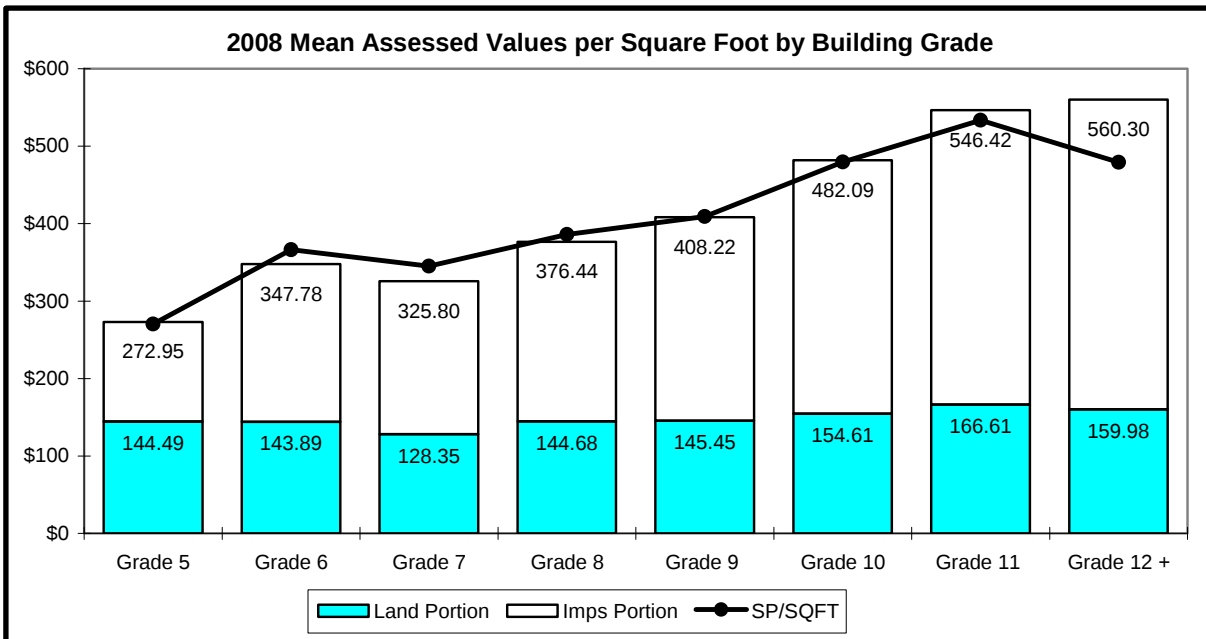
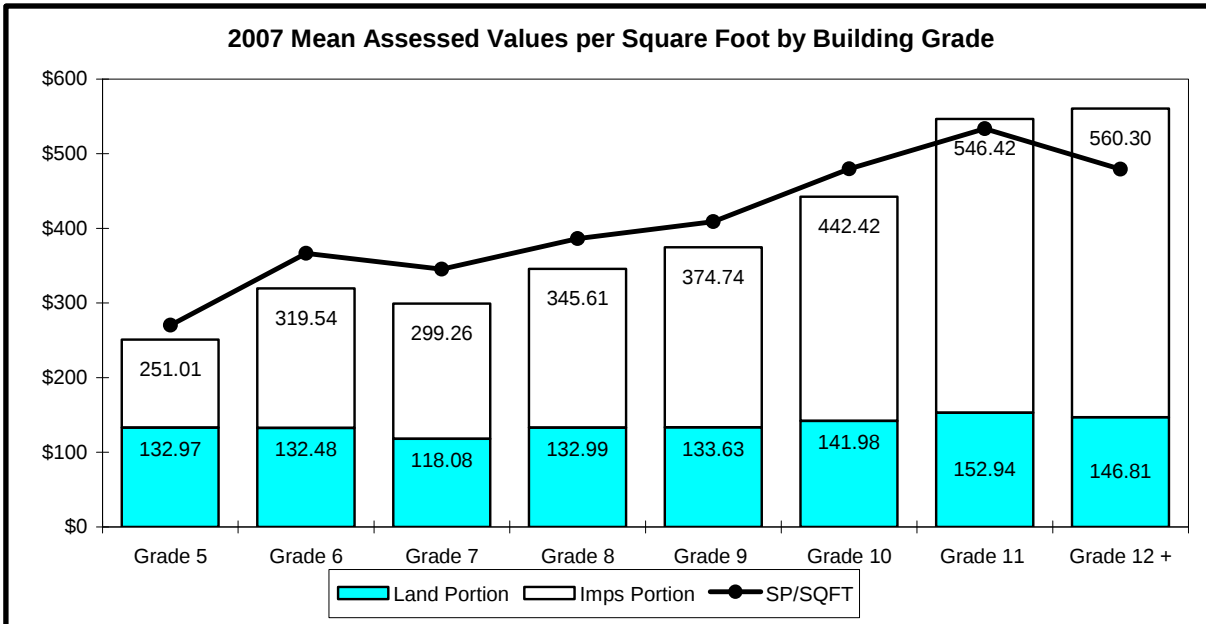
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

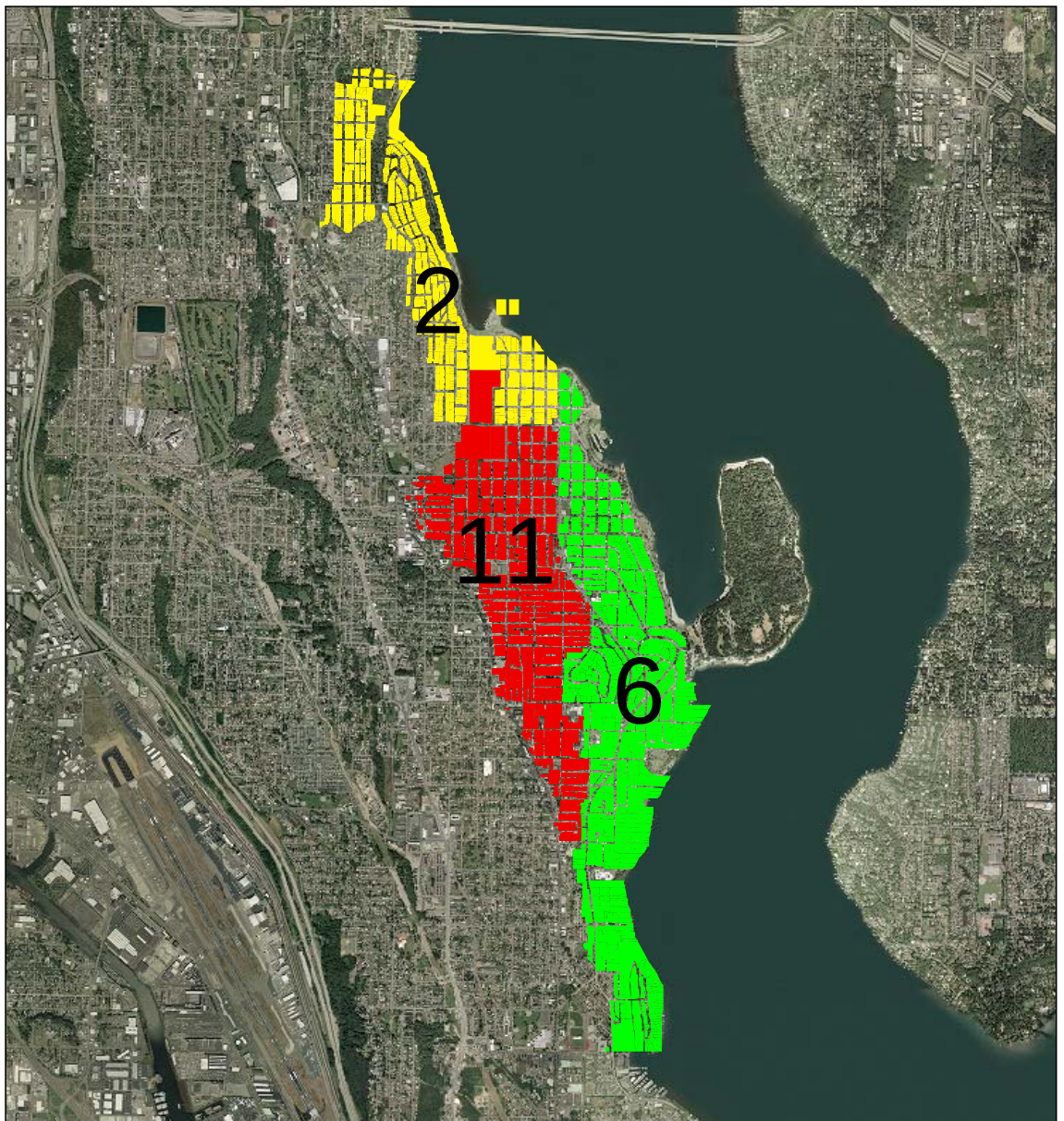


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



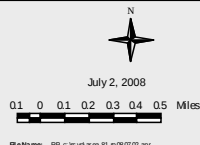
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. No additional adjustments were made for the Grade 12+ category due to insufficient sale representation.



Area 81

Subareas

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Legend

Area 81 Subareas

- 11
- 2
- 6

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July 7, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 8 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.0% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.09, 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 778 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

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

The derived adjustment formula is:

All Grades through Grade 10: 2008 Total Value = 2007 Total Value * 1.09

If Grade 11,12,13; 2008 Total Value = 2007 Total Value

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.09)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.09).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.09, with results rounded down to the next \$1,000

Model Validation

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

Area 81 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 not excluded below)

9.00%

Grade 11,12,13 are excluded from any overall adjustments

Comments

4942 parcels or 98.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Parcels with Grade 11, 12, or 13 improvements would receive no overall adjustment due to a higher average ratio (assessed value / sale price) in comparison to the rest of the population.

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.971

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	8	0.930	1.012	8.8%	0.714	1.309
6	121	0.876	0.954	8.8%	0.911	0.996
7	373	0.867	0.944	8.9%	0.926	0.962
8	183	0.896	0.976	8.9%	0.947	1.005
9	64	0.912	0.993	8.9%	0.934	1.052
10	20	0.932	1.015	9.0%	0.930	1.101
11	6	1.018	1.018	0.0%	0.885	1.152
12	3	1.172	1.172	0.0%	1.109	1.235
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	89	0.885	0.963	8.9%	0.917	1.008
1911-1920	102	0.910	0.981	7.7%	0.936	1.025
1921-1930	106	0.904	0.979	8.3%	0.940	1.018
1931-1940	25	0.890	0.954	7.2%	0.866	1.041
1941-1950	97	0.842	0.912	8.3%	0.873	0.950
1951-1960	129	0.891	0.971	8.9%	0.939	1.002
1961-1970	41	0.936	1.020	8.9%	0.966	1.073
1971-1980	23	0.897	0.977	8.9%	0.899	1.054
1981-1990	38	0.892	0.972	8.9%	0.899	1.045
1991-2000	41	0.835	0.910	8.9%	0.859	0.960
>2000	87	0.945	1.022	8.2%	0.983	1.062
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Poor	3	1.037	1.129	8.9%	0.260	1.999
Average	626	0.892	0.968	8.6%	0.952	0.983
Good	132	0.910	0.981	7.8%	0.945	1.017
Very Good	17	0.900	0.980	8.9%	0.889	1.071
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	419	0.891	0.970	8.9%	0.952	0.989
1.5	162	0.881	0.960	8.9%	0.926	0.994
2	176	0.893	0.967	8.3%	0.937	0.996
2.5	15	0.986	1.032	4.7%	0.923	1.142
3	6	0.990	1.046	5.7%	0.806	1.286

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.971

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	54	0.848	0.923	8.8%	0.866	0.980
0801-1000	127	0.861	0.937	8.8%	0.902	0.972
1001-1500	284	0.906	0.986	8.9%	0.963	1.009
1501-2000	156	0.871	0.949	8.9%	0.921	0.976
2001-2500	86	0.862	0.939	8.9%	0.893	0.986
2501-3000	35	0.917	0.995	8.5%	0.913	1.077
3001-4000	27	0.956	1.025	7.1%	0.936	1.113
4001-5000	6	1.149	1.196	4.1%	0.997	1.394
>5000	3	1.022	1.022	0.0%	0.577	1.468
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	477	0.937	1.016	8.4%	0.998	1.034
Y	301	0.836	0.907	8.4%	0.886	0.927
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	758	0.898	0.973	8.4%	0.959	0.987
Y	20	0.832	0.907	8.9%	0.889	0.924
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	164	0.917	0.986	7.5%	0.956	1.015
11	375	0.896	0.976	8.9%	0.955	0.996
6	239	0.876	0.954	8.8%	0.927	0.980
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	24	0.875	0.952	8.9%	0.894	1.010
03000-05000	267	0.862	0.939	8.9%	0.916	0.962
05001-08000	349	0.905	0.985	8.8%	0.964	1.006
08001-12000	101	0.958	1.031	7.6%	0.986	1.076
12001-16000	25	0.875	0.943	7.7%	0.874	1.012
16001-20000	5	0.819	0.892	8.9%	0.632	1.151
20001-30000	5	0.845	0.869	2.9%	0.635	1.103
30001-43559	1	0.425	0.463	9.0%	N/A	N/A
1AC-3AC	1	1.187	1.187	0.0%	N/A	N/A

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2007	Date of Report: 7/1/2008	Sales Dates: 1/2005 - 12/2007																												
Area 81 / Mt Baker / Seward Park	Appr ID: RPIE	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</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50-0.55</td><td>13</td></tr><tr><td>0.55-0.60</td><td>64</td></tr><tr><td>0.60-0.65</td><td>135</td></tr><tr><td>0.65-0.70</td><td>180</td></tr><tr><td>0.70-0.75</td><td>153</td></tr><tr><td>0.75-0.80</td><td>111</td></tr><tr><td>0.80-0.85</td><td>61</td></tr><tr><td>0.85-0.90</td><td>42</td></tr><tr><td>0.90-0.95</td><td>7</td></tr><tr><td>0.95-1.00</td><td>4</td></tr><tr><td>1.00-1.05</td><td>2</td></tr><tr><td>1.05-1.10</td><td>1</td></tr><tr><td>1.10-1.15</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.50-0.55	13	0.55-0.60	64	0.60-0.65	135	0.65-0.70	180	0.70-0.75	153	0.75-0.80	111	0.80-0.85	61	0.85-0.90	42	0.90-0.95	7	0.95-1.00	4	1.00-1.05	2	1.05-1.10	1	1.10-1.15	1
Ratio	Frequency																														
0.50-0.55	13																														
0.55-0.60	64																														
0.60-0.65	135																														
0.65-0.70	180																														
0.70-0.75	153																														
0.75-0.80	111																														
0.80-0.85	61																														
0.85-0.90	42																														
0.90-0.95	7																														
0.95-1.00	4																														
1.00-1.05	2																														
1.05-1.10	1																														
1.10-1.15	1																														
Sample size (n)	778																														
Mean Assessed Value	502,100																														
Mean Sales Price	560,400																														
Standard Deviation AV	321,610																														
Standard Deviation SP	343,500																														
ASSESSMENT LEVEL																															
Arithmetic Mean Ratio	0.917																														
Median Ratio	0.897																														
Weighted Mean Ratio	0.896																														
UNIFORMITY																															
Lowest ratio	0.425																														
Highest ratio:	1.691																														
Coefficient of Dispersion	16.19%																														
Standard Deviation	0.184																														
Coefficient of Variation	20.10%																														
Price Related Differential (PRD)	1.024																														
RELIABILITY																															
95% Confidence: Median																															
Lower limit	0.885																														
Upper limit	0.913																														
95% Confidence: Mean																															
Lower limit	0.905																														
Upper limit	0.930																														
SAMPLE SIZE EVALUATION																															
N (population size)	5013																														
B (acceptable error - in decimal)	0.05																														
S (estimated from this sample)	0.184																														
Recommended minimum:	54																														
Actual sample size:	778																														
Conclusion:	OK																														
NORMALITY																															
Binomial Test																															
# ratios below mean:	424																														
# ratios above mean:	354																														
z:	2.510																														
Conclusion:	Non-normal																														

COMMENTS:

1 to 3 Unit Residences throughout Area 81

COMMENTS:

1 to 3 Unit Residences throughout Area 81

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2008	Date of Report: 7/1/2008	Sales Dates: 1/2005 - 12/2007																								
Area 81 / Mt Baker / Seward Park	Appr ID: RPIE	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>0.60-0.65</td><td>31</td></tr><tr><td>0.65-0.70</td><td>82</td></tr><tr><td>0.70-0.75</td><td>147</td></tr><tr><td>0.75-0.80</td><td>162</td></tr><tr><td>0.80-0.85</td><td>131</td></tr><tr><td>0.85-0.90</td><td>107</td></tr><tr><td>0.90-0.95</td><td>51</td></tr><tr><td>0.95-1.00</td><td>39</td></tr><tr><td>1.00-1.05</td><td>12</td></tr><tr><td>1.05-1.10</td><td>4</td></tr><tr><td>1.10-1.15</td><td>6</td></tr></tbody></table>		Ratio	Frequency	0.60-0.65	31	0.65-0.70	82	0.70-0.75	147	0.75-0.80	162	0.80-0.85	131	0.85-0.90	107	0.90-0.95	51	0.95-1.00	39	1.00-1.05	12	1.05-1.10	4	1.10-1.15	6
Ratio	Frequency																										
0.60-0.65	31																										
0.65-0.70	82																										
0.70-0.75	147																										
0.75-0.80	162																										
0.80-0.85	131																										
0.85-0.90	107																										
0.90-0.95	51																										
0.95-1.00	39																										
1.00-1.05	12																										
1.05-1.10	4																										
1.10-1.15	6																										
Sample size (n)	778																										
Mean Assessed Value	544,300																										
Mean Sales Price	560,400																										
Standard Deviation AV	335,723																										
Standard Deviation SP	343,500																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.998																										
Median Ratio	0.976																										
Weighted Mean Ratio	0.971																										
UNIFORMITY																											
Lowest ratio	0.463																										
Highest ratio:	1.842																										
Coefficient of Dispersion	16.13%																										
Standard Deviation	0.200																										
Coefficient of Variation	20.05%																										
Price Related Differential (PRD)	1.027																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.964																										
Upper limit	0.995																										
95% Confidence: Mean																											
Lower limit	0.984																										
Upper limit	1.012																										
SAMPLE SIZE EVALUATION																											
N (population size)	5013																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.200																										
Recommended minimum:	64																										
Actual sample size:	778																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	424																										
# ratios above mean:	354																										
z:	2.510																										
Conclusion:	Non-normal																										

COMMENTS:

1 to 3 Unit Residences throughout Area 81

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

COMMENTS:

1 to 3 Unit Residences throughout Area 81

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 81
(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	524980	0150	7/3/06	\$384,000	760	310	6	1989	3	3600	N	N	4212 42ND AVE S
002	524980	0145	5/18/05	\$349,000	815	154	6	1908	3	4200	N	N	4216 42ND AVE S
002	524980	2980	6/13/06	\$415,000	840	540	6	1940	4	5600	Y	N	4201 49TH AVE S
002	795030	2970	4/29/06	\$243,000	840	0	6	1919	3	3000	N	N	4154 41ST AVE S
002	415430	1970	7/8/05	\$350,950	900	510	6	1951	3	5400	N	N	4222 46TH AVE S
002	795030	2915	3/23/05	\$334,950	1300	0	6	1908	3	2871	N	N	4215 42ND AVE S
002	795030	2740	8/8/06	\$310,000	1320	0	6	1908	3	6000	N	N	4152 CASCADIA AVE S
002	795030	2750	7/7/06	\$599,000	1390	0	6	1910	3	6000	N	N	4146 CASCADIA AVE S
002	524980	0095	5/26/06	\$482,000	1590	1000	6	1945	4	7200	N	N	4024 42ND AVE S
002	524980	0080	6/21/05	\$439,000	1650	0	6	1941	3	7200	N	N	4008 42ND AVE S
002	524980	0090	11/9/06	\$460,088	1650	200	6	1945	3	7200	N	N	4020 42ND AVE S
002	812110	0945	2/22/06	\$540,600	800	800	7	1944	5	6180	Y	N	3822 41ST AVE S
002	524980	2755	3/21/06	\$339,000	870	600	7	1959	3	8520	Y	N	4020 47TH AVE S
002	066900	0130	9/1/06	\$595,000	910	0	7	1915	3	4850	N	N	1926 31ST AVE S
002	795030	2955	3/20/06	\$310,000	950	0	7	1920	3	4000	N	N	4164 41ST AVE S
002	795030	2955	8/29/05	\$255,000	950	0	7	1920	3	4000	N	N	4164 41ST AVE S
002	570000	1945	11/1/07	\$545,000	960	600	7	1924	3	3000	N	N	2726 34TH AVE S
002	570000	1945	7/14/05	\$510,000	960	600	7	1924	3	3000	N	N	2726 34TH AVE S
002	795030	2835	12/10/07	\$397,000	970	0	7	1953	3	4500	N	N	4115 S DAKOTA ST
002	524980	1795	3/11/05	\$350,000	990	0	7	1946	3	7200	Y	N	4103 46TH AVE S
002	795030	2670	7/11/07	\$385,900	1020	500	7	1910	3	3030	N	N	4139 41ST AVE S
002	795030	2770	8/25/06	\$497,500	1050	650	7	1955	4	5000	N	N	4136 CASCADIA AVE S
002	795030	3030	10/14/05	\$330,000	1080	0	7	1914	3	3000	Y	N	4118 41ST AVE S
002	524980	0155	8/24/06	\$485,000	1090	600	7	1956	3	6600	N	N	4220 42ND AVE S
002	415430	0030	5/2/07	\$640,000	1200	650	7	1948	3	7200	Y	N	3816 42ND AVE S
002	570000	0420	11/29/05	\$493,000	1210	0	7	1925	5	5000	N	N	2807 31ST AVE S
002	570000	0965	2/16/05	\$515,000	1210	600	7	1908	4	5000	N	N	2526 32ND AVE S
002	795030	2680	6/24/07	\$477,500	1240	340	7	2002	3	3030	N	N	4149 41ST AVE S
002	524980	0063	6/14/05	\$458,000	1260	1000	7	1977	3	7200	Y	N	3927 43RD AVE S
002	812110	0610	7/11/06	\$590,000	1270	700	7	1958	3	4120	Y	N	4014 S ANDOVER ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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	570000	1570	5/8/06	\$769,000	1320	0	7	1919	4	5000	N	N	2716 33RD AVE S
002	524980	2195	7/26/07	\$495,000	1360	250	7	1945	3	7200	N	N	4606 S ADAMS ST
002	570000	2455	4/28/05	\$542,000	1360	0	7	1924	4	4954	N	N	2962 36TH AVE S
002	415430	2020	7/10/06	\$416,000	1380	0	7	1905	3	7200	N	N	4221 47TH AVE S
002	795030	2935	3/13/07	\$435,000	1400	0	7	1998	3	3000	N	N	4227 42ND AVE S
002	524980	0085	12/4/07	\$620,000	1470	0	7	1960	3	7200	N	N	4014 42ND AVE S
002	066900	0160	3/20/06	\$695,000	1470	300	7	1951	3	4950	Y	N	1916 31ST AVE S
002	524980	0085	5/19/06	\$490,000	1470	0	7	1960	3	7200	N	N	4014 42ND AVE S
002	524980	3265	10/13/05	\$395,000	1480	0	7	1939	3	7200	N	N	4200 49TH AVE S
002	415430	0250	2/1/05	\$355,000	1490	0	7	1923	3	4800	N	N	4131 43RD AVE S
002	208770	0115	7/22/05	\$433,000	1500	390	7	1916	3	4450	N	N	3103 S DOSE TER
002	570000	1185	5/18/07	\$725,000	1510	0	7	1913	4	5000	N	N	2853 33RD AVE S
002	524980	3275	10/9/07	\$475,000	1520	100	7	1940	3	7200	N	N	4216 49TH AVE S
002	673870	0085	7/31/06	\$587,500	1550	540	7	1913	3	4000	N	N	2004 31ST AVE S
002	415430	3250	11/20/06	\$743,000	1590	250	7	1938	3	5160	Y	N	4007 49TH AVE S
002	415430	3250	3/9/05	\$536,000	1590	250	7	1938	3	5160	Y	N	4007 49TH AVE S
002	673870	0200	10/24/07	\$640,000	1610	0	7	1911	3	4000	N	N	2026 32ND AVE S
002	570000	0905	12/20/05	\$691,500	1620	1000	7	1913	4	5000	N	N	2329 33RD AVE S
002	795030	3045	6/29/07	\$450,000	1620	0	7	1912	3	6000	Y	N	4108 41ST AVE S
002	570000	1100	11/7/05	\$482,000	1730	0	7	1928	4	4995	N	N	2802 32ND AVE S
002	795030	0280	2/8/07	\$600,000	1750	1100	7	1951	3	6060	Y	N	4014 S DAKOTA ST
002	673870	0275	6/27/07	\$755,000	1780	0	7	1912	3	4000	N	N	2016 33RD AVE S
002	524980	2115	8/7/07	\$640,000	1780	300	7	1945	4	7200	N	N	4014 46TH AVE S
002	673870	0275	2/24/05	\$585,000	1780	0	7	1912	3	4000	N	N	2016 33RD AVE S
002	524980	3340	6/23/05	\$665,000	1790	0	7	1928	3	4800	N	N	4125 50TH AVE S
002	570000	2030	6/26/07	\$679,000	1790	0	7	1918	4	5000	N	N	3440 S MOUNT BAKER BLVD
002	570000	1055	2/28/05	\$725,500	1820	260	7	1912	3	5500	N	N	2736 32ND AVE S
002	570000	1530	9/11/07	\$772,500	1860	300	7	1912	5	5000	N	N	2823 34TH AVE S
002	795030	2660	4/3/06	\$450,000	1860	0	7	1979	3	3030	N	N	4131 41ST AVE S
002	795030	2660	4/14/05	\$411,000	1860	0	7	1979	3	3030	N	N	4131 41ST AVE S
002	570000	1530	2/13/06	\$638,000	1860	300	7	1912	5	5000	N	N	2823 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	570000	1730	11/16/05	\$725,000	1890	600	7	1919	5	5000	N	N	2312 33RD AVE S
002	570000	1225	6/17/05	\$756,000	1940	0	7	1922	3	5000	N	N	2811 33RD AVE S
002	570000	2415	8/3/05	\$750,000	1980	360	7	1924	4	8017	N	N	2841 MOUNT RAINIER DR S
002	570000	0710	8/21/07	\$608,205	2000	0	7	1911	3	5000	N	N	2515 32ND AVE S
002	570000	0595	12/14/06	\$550,000	2000	0	7	1925	3	5000	N	N	2730 31ST AVE S
002	570000	0950	9/28/05	\$565,000	2000	0	7	1921	4	5000	N	N	2512 32ND AVE S
002	570000	1980	7/3/06	\$648,000	2030	100	7	1925	4	4700	N	N	2806 34TH AVE S
002	570000	2465	12/12/06	\$630,000	2130	790	7	2000	3	4954	N	N	2970 36TH AVE S
002	524980	2750	5/2/05	\$590,000	2150	740	7	1988	4	5880	Y	N	4014 47TH AVE S
002	795030	0310	6/2/05	\$510,000	2160	0	7	1912	4	6000	N	N	4040 CASCADIA AVE S
002	570000	2485	4/24/06	\$655,000	2170	1000	7	1918	4	6000	N	N	3135 37TH PL S
002	570000	1985	8/10/07	\$810,000	2310	300	7	1910	3	5000	N	N	2810 34TH AVE S
002	570000	0545	6/12/06	\$610,000	2430	380	7	1984	3	5000	N	N	2807 32ND AVE S
002	525030	0090	4/26/07	\$829,000	950	380	8	1941	3	5400	Y	N	3925 48TH AVE S
002	525030	0090	10/27/05	\$539,000	950	380	8	1941	3	5400	Y	N	3925 48TH AVE S
002	570000	0840	11/8/07	\$595,000	1160	600	8	1951	3	5000	N	N	2318 32ND AVE S
002	812110	0865	4/12/06	\$545,000	1230	800	8	1951	3	6120	Y	N	3827 42ND AVE S
002	795030	0111	1/8/07	\$620,000	1300	1150	8	1952	3	7500	Y	N	4044 41ST AVE S
002	415430	3300	6/1/07	\$625,000	1330	1010	8	1951	3	7200	Y	N	4031 49TH AVE S
002	570000	1015	11/29/05	\$550,000	1460	0	8	1918	3	6000	N	N	2503 33RD AVE S
002	415430	3290	4/20/07	\$615,000	1530	500	8	1956	3	7200	Y	N	4027 49TH AVE S
002	570000	3410	12/4/07	\$730,000	1570	0	8	1919	4	7082	N	N	3230 HUNTER BLVD S
002	524980	3296	4/5/07	\$639,000	1580	780	8	1953	3	7560	Y	N	4108 49TH AVE S
002	102404	9006	10/30/06	\$1,200,000	1600	800	8	1947	3	5040	Y	N	3319 S DOSE TER
002	102404	9014	11/23/05	\$1,350,000	1650	600	8	1924	3	5000	Y	N	2004 34TH AVE S
002	570000	1060	10/17/07	\$749,000	1670	0	8	1922	3	5500	N	N	2737 33RD AVE S
002	570000	1060	11/29/06	\$584,000	1670	0	8	1922	3	5500	N	N	2737 33RD AVE S
002	570000	0640	6/10/06	\$828,000	1700	0	8	1910	4	5500	N	N	2705 32ND AVE S
002	674570	0200	7/12/06	\$960,000	1790	1710	8	1954	3	5600	Y	N	2231 34TH AVE S
002	812110	0425	10/23/07	\$885,000	1840	0	8	1927	4	6180	N	N	3845 CASCADIA AVE S
002	570000	0630	9/13/05	\$699,950	1900	0	8	1907	4	5000	N	N	2711 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	570000	1970	2/3/05	\$510,000	1930	370	8	1916	4	5300	N	N	3405 S MCCLELLAN ST
002	570000	1740	2/24/05	\$685,000	1960	470	8	1920	3	5000	N	N	2320 33RD AVE S
002	524980	0200	4/13/05	\$480,000	1960	800	8	2005	3	3600	N	N	4215 43RD AVE S
002	570000	3275	2/17/06	\$929,000	2000	0	8	1919	3	6110	N	N	3421 BELLA VISTA AVE S
002	570000	1470	1/2/07	\$820,000	2020	0	8	1925	3	5000	N	N	2808 33RD AVE S
002	570000	3335	8/1/06	\$800,000	2020	0	8	1913	4	5000	N	N	3338 HUNTER BLVD S
002	570000	1585	11/20/06	\$945,000	2030	600	8	1919	4	5000	N	N	2732 33RD AVE S
002	208770	0036	8/17/05	\$827,500	2030	0	8	1924	3	6432	N	N	3202 S DOSE TER
002	812110	0815	6/9/06	\$842,750	2030	500	8	1925	5	6180	Y	N	3919 42ND AVE S
002	812110	0470	3/22/06	\$900,000	2040	990	8	1990	4	6180	Y	N	3821 CASCADIA AVE S
002	812110	0415	6/14/07	\$885,000	2060	300	8	2005	3	4120	N	N	3849 CASCADIA AVE S
002	570000	1705	4/14/05	\$600,000	2060	240	8	1921	3	7500	N	N	2509 34TH AVE S
002	570000	1005	12/14/05	\$596,000	2060	0	8	1919	4	5000	N	N	2515 33RD AVE S
002	570000	2500	6/18/07	\$822,000	2090	420	8	1918	4	6000	N	N	3119 37TH PL S
002	795030	0125	11/14/07	\$705,000	2130	750	8	1994	3	4500	Y	N	4040 41ST AVE S
002	570000	1690	2/16/05	\$725,000	2190	0	8	1910	4	5000	N	N	2523 34TH AVE S
002	570000	1680	11/9/05	\$900,000	2230	0	8	1907	4	5000	N	N	2535 34TH AVE S
002	795030	0195	12/4/07	\$1,150,000	2280	500	8	1913	4	8787	Y	N	4015 S ANDOVER ST
002	570000	1670	3/20/06	\$970,500	2340	390	8	1924	4	6000	N	N	2538 33RD AVE S
002	570000	3820	4/12/06	\$1,075,000	2340	250	8	1925	4	7200	Y	N	3333 CASCADIA AVE S
002	570000	0895	8/10/05	\$695,000	2340	0	8	1909	4	5000	N	N	2339 33RD AVE S
002	795030	2606	9/12/06	\$725,000	2350	670	8	1998	3	3240	Y	N	4011 S DAKOTA ST
002	674570	0195	5/2/06	\$1,070,000	2360	200	8	1923	4	5500	Y	N	2230 33RD AVE S
002	570000	3290	11/4/06	\$960,000	2380	0	8	1924	3	6100	N	N	3407 BELLA VISTA AVE S
002	673870	0285	11/22/06	\$795,000	2450	0	8	1913	3	4000	N	N	2024 33RD AVE S
002	570000	0985	3/10/05	\$640,000	2590	0	8	1907	3	5000	N	N	2533 33RD AVE S
002	673870	0180	3/23/05	\$924,800	2640	800	8	2003	3	4000	Y	N	2008 32ND AVE S
002	570000	1595	6/14/06	\$881,500	2680	300	8	1913	4	5500	N	N	2737 34TH AVE S
002	674570	0155	4/20/05	\$780,000	3120	240	8	1923	4	5000	N	N	2221 33RD AVE S
002	570000	0790	3/21/06	\$850,000	3620	0	8	1986	4	5000	N	N	2333 32ND AVE S
002	415430	0040	7/28/06	\$745,000	1489	530	9	2000	3	3600	Y	N	3820 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	102404	9003	3/20/06	\$535,000	1610	0	9	1980	3	6200	Y	N	2028 34TH AVE S
002	674570	0115	3/7/05	\$712,500	1800	0	9	1931	3	5000	N	N	2211 32ND AVE S
002	570000	1835	6/5/06	\$1,695,000	1900	900	9	1925	4	6000	Y	N	2320 34TH AVE S
002	525030	0005	4/3/07	\$1,200,000	2030	690	9	1939	4	9000	Y	N	3904 47TH AVE S
002	066900	0235	7/2/07	\$1,125,000	2080	0	9	1919	3	5000	Y	N	3114 S PLUM ST
002	570000	4305	7/21/06	\$1,200,000	2140	440	9	1922	3	10502	Y	N	3242 LAKEWOOD AVE S
002	570050	0115	8/22/07	\$1,520,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570000	3555	7/19/07	\$1,430,000	2280	550	9	1937	4	7182	N	N	2838 MOUNT SAINT HELENS PL S
002	570000	3555	6/9/05	\$1,190,000	2280	550	9	1937	4	7182	N	N	2838 MOUNT SAINT HELENS PL S
002	812110	1230	10/15/07	\$1,091,000	2300	280	9	1929	4	6283	Y	N	3703 CASCADIA AVE S
002	066900	0120	3/19/07	\$1,090,000	2380	1010	9	2004	3	4800	Y	N	1934 31ST AVE S
002	570000	3926	11/4/05	\$1,330,000	2530	800	9	1919	3	7200	Y	N	3448 CASCADIA AVE S
002	570000	2665	4/25/06	\$900,000	2530	0	9	1925	3	6150	N	N	2711 MOUNT SAINT HELENS PL S
002	812110	1105	4/26/07	\$1,870,000	2780	1150	9	1914	3	17510	Y	N	3724 CASCADIA AVE S
002	812110	1150	8/28/07	\$1,430,000	2920	140	9	1914	3	7458	Y	N	3700 CASCADIA AVE S
002	570000	3180	10/12/06	\$795,000	2950	600	9	1925	3	5400	Y	N	3822 S COURT ST
002	524980	2145	7/25/06	\$1,100,000	2970	800	9	2006	3	7200	N	N	4021 47TH AVE S
002	570000	3855	4/24/07	\$1,020,000	3050	600	9	1923	4	7200	Y	N	3425 CASCADIA AVE S
002	570000	3260	12/20/07	\$1,320,000	3100	0	9	1925	3	10779	N	N	3422 HUNTER BLVD S
002	812110	0480	3/16/06	\$1,275,000	3189	900	9	2000	4	6180	Y	N	3815 CASCADIA AVE S
002	524980	2790	4/21/06	\$760,000	3310	400	9	1983	4	7200	Y	N	4009 48TH AVE S
002	570050	0185	9/1/05	\$1,500,000	2290	440	10	1978	3	7875	Y	N	2510 SHORELAND DR S
002	570000	4440	7/10/06	\$1,965,000	2490	700	10	1924	3	7800	Y	N	3118 LAKEWOOD AVE S
002	570000	4045	10/9/07	\$1,300,000	2530	1200	10	1924	3	6790	Y	N	3237 LAKEWOOD AVE S
002	570150	0045	5/2/07	\$1,248,000	2710	670	10	2003	3	3768	Y	N	1920 33RD AVE S
002	673870	0170	5/10/05	\$910,000	2780	500	10	2004	3	3600	Y	N	2000 32ND AVE S
002	570000	4000	6/21/06	\$1,990,000	2990	1000	10	1922	3	13375	Y	N	3246 CASCADIA AVE S
002	570000	3700	5/12/05	\$2,265,000	3290	1250	10	1922	3	7860	Y	N	2833 CASCADIA AVE S
002	570000	3385	5/5/06	\$1,300,000	3320	600	10	1910	4	10332	N	N	3212 HUNTER BLVD S
002	570000	3765	6/29/07	\$1,850,000	3540	250	10	1912	3	9417	Y	N	3243 CASCADIA AVE S
002	102404	9024	9/15/06	\$1,599,000	3650	500	10	1929	3	7700	Y	N	2212 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	570000	4015	9/6/06	\$1,700,000	3880	0	10	1921	4	6885	Y	N	3124 CASCADIA AVE S
002	570000	3610	12/13/07	\$1,650,000	4150	0	10	1912	3	7812	Y	N	2621 CASCADIA AVE S
002	570000	3945	6/1/05	\$2,214,500	3570	1420	11	1929	3	9750	Y	N	3300 CASCADIA AVE S
002	570000	3970	6/15/05	\$1,861,000	3600	1300	11	1921	3	8625	Y	N	3336 CASCADIA AVE S
002	570000	3630	3/13/06	\$2,004,000	3710	1120	11	1914	4	8100	Y	N	2653 CASCADIA AVE S
002	570000	4370	6/15/07	\$3,195,000	5110	400	11	1911	4	20262	Y	N	2838 CASCADIA AVE S
002	812110	0655	3/18/06	\$2,180,000	5470	400	11	1941	4	24720	Y	N	3828 CASCADIA AVE S
002	570000	3800	4/18/05	\$2,305,000	4030	1700	12	2004	3	14160	Y	N	3311 CASCADIA AVE S
002	570000	3595	4/19/05	\$2,400,000	4580	700	12	1920	3	10000	Y	N	2601 CASCADIA AVE S
002	102404	9001	5/18/06	\$2,450,000	7160	1000	12	1937	4	46609	Y	N	1908 34TH AVE S
006	352404	9026	2/2/05	\$217,000	780	0	5	1909	4	5144	N	N	8326 SEWARD PARK AVE S
006	524980	5095	4/8/05	\$426,500	700	150	6	1918	3	2400	N	N	4814 55TH AVE S
006	123100	0510	11/17/05	\$293,000	700	790	6	1913	4	3800	N	N	5101 S FARRAR ST
006	110200	0193	10/26/05	\$389,000	730	720	6	1948	3	6400	N	N	6323 52ND AVE S
006	110200	0193	4/4/05	\$343,000	730	720	6	1948	3	6400	N	N	6323 52ND AVE S
006	123100	0770	9/8/06	\$398,000	790	200	6	1909	3	6000	N	N	5223 S DAWSON ST
006	524980	3745	7/5/07	\$365,000	810	0	6	1919	3	4800	N	N	4610 50TH AVE S
006	524980	3785	12/30/05	\$555,000	840	480	6	2004	3	4800	N	N	4617 51ST AVE S
006	123100	0030	4/11/05	\$300,000	850	0	6	1954	3	3900	N	N	5020 51ST AVE S
006	333600	1715	4/14/05	\$282,200	850	0	6	1924	3	6600	N	N	8633 55TH AVE S
006	415430	5135	12/4/06	\$450,000	890	0	6	1918	3	3600	Y	N	4819 52ND AVE S
006	123100	0025	11/6/07	\$380,000	920	0	6	1989	3	3900	N	N	5018 51ST AVE S
006	123100	0025	10/26/05	\$349,000	920	0	6	1989	3	3900	N	N	5018 51ST AVE S
006	110200	0514	8/20/07	\$410,000	920	0	6	1920	3	9804	N	N	6547 54TH AVE S
006	123100	0895	7/18/06	\$373,000	930	240	6	1910	3	5900	N	N	5202 S MAYFLOWER ST
006	415430	5030	5/15/07	\$527,000	940	0	6	1922	3	4380	N	N	4818 51ST AVE S
006	689630	0355	7/23/07	\$405,000	940	230	6	1921	3	6000	N	N	8647 ISLAND DR S
006	262404	9081	6/16/06	\$286,000	980	0	6	1941	4	3080	N	N	7128 SEWARD PARK AVE S
006	123100	1130	8/4/05	\$448,000	1020	0	6	1920	3	4000	N	N	5217 S MAYFLOWER ST
006	262404	9103	1/27/05	\$281,200	1040	210	6	1925	3	4576	N	N	5239 S MYRTLE ST
006	262404	9101	12/12/07	\$380,000	1130	190	6	1925	3	4160	N	N	5249 S MYRTLE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	123100	0300	12/12/07	\$547,500	1700	0	6	2000	4	4000	Y	N	5235 S PEARL ST
006	372380	0030	12/22/05	\$460,000	1760	390	6	1970	3	8580	Y	N	5206 S MEAD ST
006	524980	4077	12/3/07	\$885,000	2080	0	6	2001	3	8220	Y	N	4721 52ND AVE S
006	524980	4035	2/2/05	\$289,500	770	0	7	1951	3	7200	N	N	5015 S FERDINAND ST
006	415430	5005	11/29/05	\$363,000	860	0	7	1951	3	3500	N	N	5109 S ANGELINE ST
006	883540	0465	3/25/05	\$455,000	930	450	7	1949	3	7200	Y	N	6221 HAMPTON RD S
006	661600	0045	4/21/07	\$380,700	930	750	7	1949	4	8750	Y	N	5306 54TH AVE S
006	415430	4615	7/15/07	\$250,000	940	0	7	1925	4	3600	Y	N	5003 S GENESEE ST
006	524980	4940	7/26/06	\$603,000	980	250	7	1941	3	7200	Y	N	4826 54TH AVE S
006	524980	3800	10/2/06	\$515,000	980	0	7	1927	3	4000	Y	N	5015 S SNOQUALMIE ST
006	262404	9013	2/27/06	\$413,700	990	200	7	1947	3	4850	N	N	5217 S MYRTLE ST
006	123100	1115	8/17/05	\$404,000	990	200	7	1917	3	3400	N	N	5205 S MAYFLOWER ST
006	883540	0711	10/27/05	\$515,000	1010	480	7	1955	3	7700	Y	N	6360 SEWARD PARK AVE S
006	214730	0035	4/2/07	\$540,000	1040	250	7	1940	3	6201	N	N	5710 S ORCAS ST
006	123100	0220	6/4/07	\$765,000	1060	500	7	2001	3	5850	Y	N	5218 S PEARL ST
006	262404	9179	8/19/05	\$449,850	1060	420	7	1954	3	6300	Y	N	5161 S FRONTENAC ST
006	110200	0523	3/2/06	\$410,000	1060	250	7	1921	4	5940	Y	N	5404 S HOLLY ST
006	786750	0020	12/11/06	\$490,000	1070	360	7	1940	3	5950	N	N	5404 S ORCAS ST
006	524980	4565	6/22/05	\$470,000	1070	120	7	1939	3	10800	Y	N	4814 52ND AVE S
006	372380	0383	3/24/05	\$410,000	1080	0	7	1919	4	4750	N	N	5433 57TH AVE S
006	123100	0924	11/2/06	\$465,000	1090	740	7	2006	3	3400	N	N	5117 S DAWSON ST
006	352404	9180	4/21/05	\$316,000	1100	600	7	1957	3	4961	N	N	8328 SEWARD PARK AVE S
006	372380	0429	10/18/06	\$550,000	1120	0	7	1927	3	11520	N	N	5442 57TH AVE S
006	110900	0115	9/26/06	\$395,000	1140	0	7	1911	3	4200	N	N	7215 SEWARD PARK AVE S
006	110900	0115	5/17/06	\$360,000	1140	0	7	1911	3	4200	N	N	7215 SEWARD PARK AVE S
006	352404	9090	7/18/06	\$377,000	1140	0	7	1927	3	4400	N	N	5311 S BUDD CT
006	372380	0260	8/4/05	\$686,000	1150	520	7	1951	3	8960	Y	N	5214 57TH AVE S
006	524980	3530	7/18/06	\$480,000	1150	350	7	1938	3	7200	N	N	4108 50TH AVE S
006	524980	3805	10/23/06	\$443,000	1170	380	7	1927	3	4000	Y	N	4607 51ST AVE S
006	415430	5195	10/19/05	\$525,000	1180	650	7	1942	3	7200	Y	N	4926 52ND AVE S
006	262404	9165	9/1/06	\$450,000	1180	400	7	1951	3	11750	N	N	5503 S OTHELLO ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	524980	3935	8/16/07	\$610,000	1200	0	7	1929	3	4560	Y	N	4711 51ST AVE S
006	524980	3935	8/29/06	\$505,000	1200	0	7	1929	3	4560	Y	N	4711 51ST AVE S
006	372380	0442	11/26/07	\$830,000	1210	0	7	1922	3	14064	Y	N	5425 LAKE WASHINGTON BLVD S
006	110200	0405	7/27/06	\$400,000	1220	500	7	1949	3	11025	Y	N	5245 S MORGAN ST
006	524980	4980	4/22/05	\$375,000	1230	150	7	1941	3	7200	Y	N	4821 55TH AVE S
006	352404	9077	9/13/07	\$505,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AVE S
006	352404	9077	6/2/05	\$414,450	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AVE S
006	123100	1200	11/21/05	\$365,000	1240	540	7	1968	3	4000	N	N	5232 S BRANDON ST
006	524980	3955	8/9/07	\$699,000	1250	200	7	1929	3	3000	Y	N	4709 51ST AVE S
006	321420	0010	9/12/06	\$520,000	1250	900	7	1948	3	4992	N	N	7206 SEWARD PARK AVE S
006	372380	0294	4/18/05	\$465,000	1260	1000	7	1971	3	7191	N	N	5536 S BRANDON ST
006	352404	9159	8/18/06	\$514,000	1260	700	7	1978	4	7695	Y	N	7935 SEWARD PARK AVE S
006	352404	9159	12/19/07	\$402,000	1260	700	7	1978	4	7695	Y	N	7935 SEWARD PARK AVE S
006	415430	4869	11/15/06	\$499,000	1280	0	7	1918	4	3600	Y	N	5014 S SNOQUALMIE ST
006	110200	0618	1/7/05	\$440,000	1280	0	7	1925	3	5610	Y	N	6547 SEWARD PARK AVE S
006	352404	9073	8/27/07	\$630,000	1320	0	7	1926	4	7800	N	N	7926 SEWARD PARK AVE S
006	524980	4825	5/19/05	\$485,000	1340	0	7	1923	3	7200	N	N	4714 54TH AVE S
006	415430	4786	4/20/07	\$510,000	1350	750	7	1964	3	4800	N	N	4522 50TH AVE S
006	110900	0365	1/3/07	\$400,000	1350	1000	7	1957	3	6300	N	N	7103 SEWARD PARK AVE S
006	524980	3760	5/17/07	\$495,000	1390	0	7	1913	3	7200	N	N	4626 50TH AVE S
006	524980	3760	9/28/06	\$330,000	1390	0	7	1913	3	7200	N	N	4626 50TH AVE S
006	352404	9092	4/18/05	\$423,000	1410	200	7	1927	3	4400	N	N	5401 S BUDD CT
006	262404	9113	3/21/05	\$399,000	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
006	983020	0355	5/12/06	\$515,000	1500	0	7	1942	3	9200	N	N	6825 SEWARD PARK AVE S
006	069100	0085	12/8/05	\$499,500	1500	400	7	1939	4	4500	N	N	5228 S MYRTLE ST
006	110200	1095	3/28/07	\$532,000	1520	0	7	1926	3	4480	Y	N	5538 S HOLLY ST
006	110200	0270	4/27/07	\$591,500	1540	300	7	1967	3	7216	Y	N	5234 S MORGAN ST
006	110200	1080	1/11/07	\$463,000	1560	0	7	1927	3	4480	Y	N	6550 HOLLY TER S
006	524980	4185	11/16/06	\$479,000	1570	0	7	1949	3	7200	Y	N	4615 52ND AVE S
006	895290	0195	11/23/05	\$385,000	1570	0	7	1954	3	9375	N	N	5103 S RAYMOND ST
006	415430	4945	5/7/07	\$675,000	1600	0	7	1912	3	7200	Y	N	4909 52ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	123100	0490	11/22/05	\$358,450	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
006	883540	0700	11/7/05	\$389,000	1630	0	7	1951	3	7500	Y	N	5718 S EDDY ST
006	123100	0255	8/2/07	\$539,950	1637	600	7	1950	3	6500	N	N	5201 S PEARL ST
006	110200	1213	12/6/05	\$515,000	1690	750	7	1956	4	6480	N	N	6425 HAMPTON RD S
006	524980	4030	11/6/07	\$674,950	1750	600	7	1993	3	7200	Y	N	4903 51ST AVE S
006	524980	4600	8/30/07	\$950,000	1840	450	7	1984	3	7200	Y	N	4821 53RD AVE S
006	262404	9096	7/17/07	\$825,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	372380	0064	2/28/07	\$684,000	1840	0	7	1976	4	13551	Y	N	5225 S ORCAS ST
006	262404	9096	3/21/05	\$613,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	941240	0086	6/4/07	\$527,750	2070	700	7	1949	3	14520	N	N	7743 SEWARD PARK AVE S
006	110200	0356	8/18/05	\$533,500	2090	0	7	1958	3	7350	Y	N	5233 S MORGAN ST
006	110200	1130	9/16/05	\$848,000	2100	0	7	1902	4	11025	Y	N	6514 SEWARD PARK AVE S
006	689630	0170	7/14/05	\$950,000	2520	0	7	1918	4	7440	Y	N	8624 ISLAND DR S
006	110200	0119	7/20/05	\$609,950	2720	960	7	1963	4	7680	N	N	6523 52ND AVE S
006	123100	0415	8/5/05	\$600,000	2870	0	7	2000	3	3000	N	N	5117 S PEARL ST
006	262404	9201	12/19/06	\$580,000	3320	0	7	1978	4	9504	N	N	7332 SEWARD PARK AVE S
006	123100	0726	10/4/06	\$432,500	860	0	8	1948	3	4900	N	N	5200 S DAWSON ST
006	689630	0300	6/12/06	\$625,500	980	520	8	1930	3	6930	N	N	8665 ISLAND DR S
006	262404	9175	4/4/07	\$450,000	1060	200	8	1952	3	9300	N	N	6901 55TH AVE S
006	372380	0215	4/28/05	\$409,000	1100	0	8	1940	3	5780	N	N	5059 57TH AVE S
006	883540	0765	9/26/05	\$549,000	1140	500	8	1951	3	6960	Y	N	6335 57TH AVE S
006	262404	9194	5/30/06	\$514,000	1180	900	8	1960	3	5445	Y	N	6930 SEWARD PARK AVE S
006	372380	0391	5/11/07	\$405,000	1190	530	8	1929	4	3906	Y	N	5505 SEWARD PARK AVE S
006	883540	0340	8/22/07	\$580,000	1200	480	8	1952	3	7500	Y	N	6031 SEWARD PARK AVE S
006	372380	0390	3/14/06	\$532,000	1200	0	8	1929	3	3528	Y	N	5520 56TH AVE S
006	372380	0242	1/3/07	\$530,000	1200	190	8	1955	3	6060	Y	N	5203 56TH AVE S
006	883590	0130	4/27/06	\$550,000	1210	750	8	1951	3	8120	N	N	5501 S ORCAS ST
006	232404	9013	3/23/05	\$410,850	1220	620	8	1958	3	7370	Y	N	6212 51ST AVE S
006	372380	0247	1/6/06	\$520,850	1230	480	8	1940	4	5790	Y	N	5209 57TH AVE S
006	883540	0170	4/4/06	\$590,000	1240	490	8	1954	3	11297	Y	N	5742 S HAWTHORN RD
006	372380	0152	1/4/05	\$409,500	1250	560	8	1958	3	6050	N	N	5418 S LUCILE ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	941240	0106	7/10/07	\$624,950	1260	550	8	1954	3	11022	N	N	7723 SEWARD PARK AVE S
006	941240	0106	3/5/07	\$300,000	1260	550	8	1954	3	11022	N	N	7723 SEWARD PARK AVE S
006	372380	0417	12/30/05	\$550,000	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
006	123100	0721	8/14/07	\$447,700	1270	120	8	1948	3	5000	N	N	5206 S DAWSON ST
006	524980	4476	10/3/05	\$575,000	1270	500	8	1953	3	6000	Y	N	4708 52ND AVE S
006	883540	0125	12/14/05	\$500,000	1270	680	8	1952	3	8195	N	N	5905 SEWARD PARK AVE S
006	883540	0575	10/29/07	\$625,000	1290	200	8	1952	3	8100	N	N	6251 LAKE SHORE DR S
006	883540	0735	3/29/07	\$769,000	1290	750	8	1954	3	8840	Y	N	6334 SEWARD PARK AVE S
006	232404	9022	12/28/05	\$440,000	1300	750	8	1963	3	7818	Y	N	6214 51ST PL S
006	983020	0255	4/12/07	\$675,000	1310	190	8	1933	3	4920	Y	N	5226 S BRIGHTON ST
006	689630	0375	6/20/05	\$389,000	1320	700	8	1942	4	7000	N	N	8631 ISLAND DR S
006	558320	0917	1/25/05	\$415,000	1340	360	8	2002	3	1856	N	N	5009 S HUDSON ST
006	883540	0505	1/10/05	\$554,950	1360	400	8	1950	3	7320	Y	N	6324 HAMPTON RD S
006	883540	0805	8/2/07	\$690,000	1370	750	8	1954	3	8520	Y	N	5518 S MORGAN ST
006	883540	0805	8/10/05	\$489,950	1370	750	8	1954	3	8520	Y	N	5518 S MORGAN ST
006	372380	0387	6/20/07	\$669,000	1410	550	8	1952	3	7575	N	N	5534 SEWARD PARK AVE S
006	883540	0730	1/1/07	\$584,250	1420	650	8	1961	3	8340	Y	N	6340 SEWARD PARK AVE S
006	372380	0402	10/15/07	\$525,000	1430	0	8	1929	3	3510	Y	N	5530 56TH AVE S
006	883540	0300	3/1/05	\$425,000	1440	210	8	1953	3	7860	Y	N	5741 S UPLAND RD
006	110200	1112	4/23/07	\$575,000	1450	500	8	1957	3	7000	Y	N	5546 S HOLLY ST
006	110200	0198	10/26/07	\$586,000	1460	300	8	1950	3	8320	Y	N	5205 S GRAHAM ST
006	110200	0301	4/11/06	\$749,950	1470	1090	8	1958	3	8100	Y	N	6345 WILSON AVE S
006	110900	0110	2/21/06	\$456,850	1470	0	8	1929	3	4200	N	N	7211 SEWARD PARK AVE S
006	883540	0790	3/29/05	\$519,850	1470	750	8	1953	3	9100	Y	N	5540 S MORGAN ST
006	262404	9025	6/22/05	\$474,000	1470	1430	8	1977	3	11180	Y	N	7331 BOWLYN PL S
006	883540	1030	10/23/06	\$634,000	1480	700	8	1954	3	8220	Y	N	6029 OAKHURST RD S
006	372380	0399	10/25/05	\$575,000	1480	190	8	1929	3	7688	N	N	5535 56TH AVE S
006	262404	9180	8/8/06	\$545,500	1480	1480	8	1962	3	7440	Y	N	6802 SEWARD PARK AVE S
006	262404	9180	5/11/05	\$476,000	1480	1480	8	1962	3	7440	Y	N	6802 SEWARD PARK AVE S
006	415430	5385	7/27/07	\$975,000	1490	650	8	1958	3	14400	Y	N	4901 54TH AVE S
006	352404	9020	6/1/06	\$1,090,000	1510	0	8	1914	3	21900	Y	N	8316 54TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
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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	110200	0116	8/22/07	\$515,833	1520	1050	8	1994	3	7680	N	N	6527 52ND AVE S
006	352404	9142	6/2/05	\$420,000	1550	520	8	1955	4	8480	N	N	7915 SEWARD PARK AVE S
006	883590	0153	3/1/07	\$600,000	1550	990	8	1953	3	7980	Y	N	5533 S ORCAS ST
006	883590	0175	9/20/07	\$550,000	1560	0	8	1955	3	8280	N	N	5717 SEWARD PARK AVE S
006	883540	1300	9/28/06	\$625,000	1580	600	8	1955	3	7992	Y	N	6303 WILSON AVE S
006	372380	0431	7/18/07	\$623,000	1590	250	8	1940	3	6290	Y	N	5464 57TH AVE S
006	262404	9032	5/16/07	\$722,500	1590	750	8	1954	3	11245	Y	N	7323 BOWLYN PL S
006	352404	9143	12/19/05	\$392,000	1610	1000	8	1954	3	8480	N	N	7911 SEWARD PARK AVE S
006	689630	0101	5/10/06	\$1,380,000	1620	770	8	1960	4	7140	Y	N	8452 ISLAND DR S
006	689630	0101	5/7/05	\$1,185,000	1620	770	8	1960	4	7140	Y	N	8452 ISLAND DR S
006	524980	4350	8/16/07	\$850,000	1630	0	8	1949	3	5280	Y	N	4109 LAKE WASHINGTON BLVD S
006	372380	0351	8/22/06	\$579,950	1690	700	8	1929	3	4674	Y	N	5420 SEWARD PARK AVE S
006	415430	4935	6/11/07	\$639,000	1700	0	8	1947	3	7200	Y	N	5129 S FERDINAND ST
006	661650	0006	8/25/05	\$775,000	1710	0	8	1952	3	12700	Y	N	5011 LAKE WASHINGTON BLVD S
006	883540	0370	9/1/06	\$646,250	1720	0	8	1950	3	7500	Y	N	6069 SEWARD PARK AVE S
006	372380	0141	6/26/06	\$670,000	1730	1220	8	1940	3	10600	Y	N	5275 S BRANDON ST
006	110200	1277	7/7/06	\$525,000	1740	0	8	1955	3	14006	Y	N	5752 S OAKLAWN PL
006	123100	0607	9/16/05	\$520,000	1760	0	8	1995	3	3519	N	N	5201 S FARRAR ST
006	883540	0080	8/24/05	\$1,102,000	1770	1000	8	1947	4	15300	Y	N	6030 LAKE SHORE DR S
006	372380	0409	10/23/07	\$620,000	1780	180	8	1929	3	5700	N	N	5535 SEWARD PARK AVE S
006	372380	0409	10/20/06	\$477,150	1780	180	8	1929	3	5700	N	N	5535 SEWARD PARK AVE S
006	524980	4750	6/22/06	\$699,000	1800	0	8	1926	4	5760	N	N	4729 54TH AVE S
006	983020	0335	7/3/06	\$653,150	1810	800	8	1990	3	6500	Y	N	6811 SEWARD PARK AVE S
006	110200	1216	4/18/06	\$479,000	1810	0	8	1956	3	6480	N	N	6426 HAMPTON RD S
006	883540	0255	5/13/05	\$714,000	1850	1750	8	1951	3	12780	Y	N	6075 SEWARD PARK AVE S
006	110200	1014	2/12/07	\$685,000	1880	200	8	1928	3	8400	Y	N	5561 S HOLLY ST
006	110200	1276	4/28/05	\$599,500	1890	0	8	1956	3	10800	N	N	5753 S OAKLAWN PL
006	895290	0275	4/7/05	\$420,000	1930	300	8	1955	3	8750	N	N	5116 S RAYMOND ST
006	110200	1232	11/15/06	\$500,000	1940	0	8	1961	3	8505	N	N	5775 S EDDY ST
006	895290	0135	5/1/07	\$935,000	1970	920	8	1956	3	21642	Y	N	6006 51ST PL S
006	372380	0396	6/28/07	\$857,000	1990	900	8	2006	3	6448	N	N	5523 56TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	883540	0135	5/15/06	\$700,000	1990	0	8	1927	3	6650	N	N	5921 SEWARD PARK AVE S
006	883540	0815	7/21/06	\$830,000	2030	600	8	1948	3	7620	Y	N	6316 WILSON AVE S
006	372380	0151	1/5/07	\$537,000	2100	0	8	1960	3	6050	N	N	5410 S LUCILE ST
006	110200	0620	12/9/05	\$795,000	2150	0	8	1954	3	15000	Y	Y	7014 55TH AVE S
006	415430	5560	8/2/07	\$1,290,000	2220	0	8	1919	3	3596	Y	N	4673 S ALASKA ST
006	661700	0006	5/12/05	\$604,000	2280	1330	8	2007	3	9176	Y	N	5018 54TH AVE S
006	883590	0086	9/27/06	\$775,000	2330	1050	8	1959	3	16133	Y	N	5803 SEWARD PARK AVE S
006	415430	4960	9/19/05	\$712,000	2340	0	8	1999	3	3600	Y	N	4919 52ND AVE S
006	689630	0080	5/7/05	\$1,175,000	2370	500	8	1992	3	11925	Y	N	8438 ISLAND DR S
006	941240	0175	8/27/07	\$1,255,000	2400	520	8	1962	4	13511	Y	N	7716 SEWARD PARK AVE S
006	110200	0638	3/14/05	\$760,000	2400	200	8	1963	3	13209	Y	N	6925 56TH AVE S
006	110200	1135	4/17/06	\$1,150,000	2440	1080	8	1999	3	10472	Y	N	6500 SEWARD PARK AVE S
006	262404	9207	7/9/07	\$1,050,000	2460	0	8	1910	3	14880	Y	N	7023 SEWARD PARK AVE S
006	262404	9207	2/24/05	\$765,000	2460	0	8	1910	3	14880	Y	N	7023 SEWARD PARK AVE S
006	110900	0100	10/14/07	\$530,000	2500	0	8	1994	4	4200	N	N	7201 SEWARD PARK AVE S
006	352404	9144	5/19/06	\$1,255,000	2680	0	8	1958	4	8400	Y	N	7936 A SEWARD PARK AVE S
006	110200	1060	8/10/05	\$724,000	3170	800	8	1988	3	8556	Y	N	5512 S HOLLY ST
006	110200	0857	8/10/07	\$2,100,000	3550	0	8	1992	4	33920	Y	N	5563 S HOLLY ST
006	110200	0250	10/25/05	\$772,500	4690	940	8	1984	3	9204	Y	N	6330 52ND AVE S
006	110200	0250	1/21/05	\$675,950	4690	940	8	1984	3	9204	Y	N	6330 52ND AVE S
006	883540	1285	1/21/05	\$615,000	1240	1050	9	1989	4	7314	Y	N	6229 WILSON AVE S
006	352404	9174	5/30/06	\$478,000	1460	470	9	1991	3	5200	Y	N	8324 54TH AVE S
006	883540	0530	10/3/07	\$742,000	1550	550	9	1948	3	9900	Y	N	6226 HAMPTON RD S
006	883540	0530	9/2/05	\$599,000	1550	550	9	1948	3	9900	Y	N	6226 HAMPTON RD S
006	883540	0174	2/23/06	\$630,000	1570	640	9	1955	3	8750	Y	N	5734 S HAWTHORN RD
006	895290	0060	9/20/05	\$870,000	1780	800	9	1958	3	14848	Y	N	6245 CHATHAM DR S
006	415430	5520	8/25/06	\$803,400	1800	600	9	1951	3	3315	Y	N	4653 LAKE WASHINGTON BLVD S
006	232404	9033	7/6/05	\$570,000	1800	740	9	1960	3	7110	Y	N	6202 51ST AVE S
006	883540	0875	6/27/05	\$650,000	1830	430	9	1950	3	12000	Y	N	5505 S UPLAND RD
006	262404	9051	12/14/05	\$531,000	1890	300	9	1957	3	8720	Y	N	6816 SEWARD PARK AVE S
006	883540	0885	12/5/06	\$900,000	1900	1200	9	1968	3	8220	Y	N	6115 OAKHURST RD S

Improved Sales Used in this Annual Update Analysis
Area 81
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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	895290	0200	6/22/05	\$407,000	2020	0	9	1952	3	10766	Y	N	6024 51ST AVE S
006	262404	9007	5/30/07	\$600,000	2060	600	9	1973	3	8700	Y	N	7025 SEWARD PARK AVE S
006	214730	0010	10/9/06	\$1,350,000	2070	1000	9	1983	3	4490	Y	N	5469 LAKE WASHINGTON BLVD S
006	214730	0010	11/29/05	\$880,000	2070	1000	9	1983	3	4490	Y	N	5469 LAKE WASHINGTON BLVD S
006	214730	0010	6/22/05	\$699,000	2070	1000	9	1983	3	4490	Y	N	5469 LAKE WASHINGTON BLVD S
006	883590	0085	3/10/06	\$1,006,000	2080	780	9	1953	4	15336	Y	N	5801 SEWARD PARK AVE S
006	883590	0085	2/28/05	\$865,000	2080	780	9	1953	4	15336	Y	N	5801 SEWARD PARK AVE S
006	883540	0825	5/14/07	\$830,000	2100	220	9	1930	3	6420	Y	N	6306 WILSON AVE S
006	689630	0070	5/2/05	\$425,000	2180	0	9	2006	3	6517	Y	N	8436 ISLAND DR S
006	524980	4115	8/2/06	\$950,000	2220	420	9	1997	3	7200	Y	N	4709 52ND AVE S
006	883540	0435	8/17/05	\$725,000	2350	300	9	1949	3	13875	Y	N	6008 SEWARD PARK AVE S
006	883540	1050	8/18/06	\$970,000	2380	600	9	1966	3	11303	Y	N	5901 WILSON AVE S
006	895290	0204	7/2/07	\$755,000	2550	1000	9	1998	3	9600	Y	N	6015 51ST PL S
006	524980	3560	6/12/07	\$1,080,000	2770	780	9	2000	3	7200	Y	N	4127 51ST AVE S
006	883540	1015	10/10/06	\$1,075,000	2770	980	9	2006	3	7660	N	N	6007 OAKHURST RD S
006	524980	4780	11/7/06	\$1,100,000	2900	990	9	2002	3	5760	N	N	4715 54TH AVE S
006	372380	0249	1/24/06	\$900,000	2910	700	9	2005	3	5305	Y	N	5201 57TH AVE S
006	895290	0138	4/6/05	\$893,000	3100	870	9	2005	3	10584	Y	N	6018 51ST PL S
006	069100	0015	1/18/06	\$885,000	3110	1000	9	2005	3	5000	Y	N	6939 55TH AVE SW
006	110200	1230	12/8/06	\$1,600,000	3150	0	9	1950	4	11197	Y	Y	6406 60TH PL S
006	895290	0140	7/10/07	\$1,125,500	3200	670	9	2005	3	9643	Y	N	6022 51ST PL S
006	895290	0140	5/5/05	\$917,000	3200	670	9	2005	3	9643	Y	N	6022 51ST PL S
006	883540	0140	11/7/06	\$955,625	4120	0	9	2005	3	7113	N	N	5929 SEWARD PARK AVE S
006	415430	5600	6/12/06	\$1,100,000	1990	860	10	2002	3	10800	Y	N	4926 54TH AVE S
006	895290	0055	7/7/06	\$1,440,000	2260	2200	10	1955	3	27489	Y	N	6090 UPLAND TER S
006	110200	0830	3/15/05	\$997,200	2510	1000	10	2005	3	12288	N	N	6734 56TH AVE S
006	524980	4830	8/1/06	\$1,190,000	2930	1400	10	2005	3	7200	N	N	4720 54TH AVE S
006	110200	0242	1/13/05	\$940,000	3060	970	10	2004	3	7206	Y	N	6309 BLAIR TER S
006	941240	0184	4/21/05	\$885,000	3150	0	10	2005	3	11742	N	N	7730 SEWARD PARK AVE S
006	941240	0188	6/6/05	\$993,000	3380	0	10	2005	3	11951	N	N	7738 SEWARD PARK AVE S
006	941240	0185	1/3/07	\$1,540,000	3600	1150	10	2005	3	13912	Y	N	7732 SEWARD PARK AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
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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	524980	4890	8/23/06	\$1,495,000	2995	400	11	2006	3	7200	Y	N	4721 LAKE WASHINGTON BLVD S
011	170490	0470	4/24/06	\$279,000	610	0	5	1921	3	8024	N	N	4454 S BRANDON ST
011	333200	0175	9/6/06	\$225,000	740	0	5	1905	4	3399	N	N	4624 S ORCAS ST
011	110900	0460	6/27/06	\$244,000	910	0	5	1909	4	3405	N	N	5108 S ORCHARD ST
011	333050	1000	5/12/05	\$160,000	930	0	5	1917	3	6180	N	N	4524 S ORCAS ST
011	333050	0140	5/8/06	\$335,000	1220	0	5	1907	3	3090	N	N	4524 S LUCILE ST
011	262404	9157	10/20/05	\$339,990	1230	0	5	1904	3	8294	N	N	5108 S MYRTLE ST
011	262404	9157	3/15/05	\$160,000	1230	0	5	1904	3	8294	N	N	5108 S MYRTLE ST
011	333200	0626	6/23/06	\$250,000	480	620	6	1919	3	4000	N	N	4617 S MEAD ST
011	110500	0367	2/2/07	\$239,000	490	0	6	1990	3	2315	N	N	4804 S HOLLY ST
011	558320	0715	6/6/06	\$308,000	570	0	6	1989	3	3000	Y	N	5056 49TH AVE S
011	524980	2430	5/16/06	\$375,000	670	0	6	1949	3	6000	N	N	4628 46TH AVE S
011	314560	0250	7/7/05	\$244,000	670	0	6	1948	4	3101	N	N	4704 S BENNETT ST
011	524980	2424	6/6/06	\$307,500	670	0	6	2002	3	6000	N	N	4622 46TH AVE S
011	415430	2305	2/15/06	\$485,000	680	0	6	1925	3	3300	Y	N	4826 46TH AVE S
011	524980	1400	7/17/06	\$371,000	680	0	6	2003	3	4800	N	N	4911 45TH AVE S
011	415430	2305	5/17/05	\$230,000	680	0	6	1925	3	3300	Y	N	4826 46TH AVE S
011	333050	1775	3/11/05	\$210,950	700	0	6	1921	3	2740	N	N	4520 S JUNEAU ST
011	123100	1090	7/10/06	\$349,950	710	0	6	1909	3	4000	N	N	5112 S BRANDON ST
011	524980	2385	2/1/05	\$272,000	720	120	6	1925	4	4000	N	N	4605 S SNOQUALMIE ST
011	170390	0320	5/23/05	\$299,000	760	0	6	1956	2	3000	N	N	4710 S BRANDON ST
011	558320	0005	4/6/06	\$350,000	760	0	6	1917	3	6000	N	N	5313 51ST AVE S
011	170490	0003	7/25/06	\$330,000	770	0	6	1950	3	4180	N	N	4512 S DAWSON ST
011	170490	0003	7/27/05	\$285,000	770	0	6	1950	3	4180	N	N	4512 S DAWSON ST
011	558320	0490	9/20/07	\$460,000	800	0	6	1909	3	4770	N	N	5045 49TH AVE S
011	333150	0485	5/2/06	\$307,000	800	0	6	1949	4	5150	N	N	4701 S LUCILE ST
011	333050	0920	6/12/06	\$330,000	800	0	6	1925	3	3090	N	N	4519 S FINDLAY ST
011	333150	0485	4/15/05	\$279,000	800	0	6	1949	4	5150	N	N	4701 S LUCILE ST
011	333150	1065	8/12/05	\$296,000	810	760	6	1908	4	6180	N	N	4607 S FINDLAY ST
011	333150	0495	6/11/07	\$350,000	820	0	6	1906	4	2575	N	N	4625 S LUCILE ST
011	110900	0255	5/24/07	\$374,000	830	830	6	1910	3	3840	N	N	5134 S GARDEN 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
011	558320	0395	3/20/06	\$347,000	830	140	6	1909	3	5038	N	N	4816 S MAYFLOWER ST
011	415430	3426	9/27/06	\$480,000	840	140	6	1942	3	6000	N	N	4812 S OREGON ST
011	392990	0120	8/28/06	\$414,500	840	200	6	1925	3	8350	N	N	4751 39TH AVE S
011	333050	0791	9/13/05	\$290,000	850	0	6	1924	3	4120	N	N	4526 S FINDLAY ST
011	170540	0515	7/20/05	\$288,900	860	0	6	1959	3	3052	N	N	5019 45TH AVE S
011	333200	0650	6/24/05	\$299,000	860	0	6	1939	3	3000	N	N	5806 46TH AVE S
011	170490	0335	9/27/07	\$425,000	860	0	6	1906	4	8400	N	N	4317 S DAWSON ST
011	811310	1110	8/15/05	\$210,000	860	0	6	1953	3	5528	N	N	5923 47TH AVE S
011	333150	0901	1/10/06	\$319,000	870	0	6	1948	3	4223	N	N	4841 S FINDLAY ST
011	170290	1280	8/23/05	\$389,000	880	0	6	1900	3	3300	N	N	3932 S FERDINAND ST
011	410960	0135	9/28/06	\$365,000	880	0	6	1907	4	3100	N	N	5105 S MEAD ST
011	333200	0025	1/6/05	\$291,200	880	0	6	1900	5	5150	N	N	4850 S ORCAS ST
011	333350	0135	10/3/06	\$220,000	880	0	6	1924	3	6180	N	N	5127 S ORCAS ST
011	333150	0015	4/24/07	\$396,000	890	0	6	1948	3	5150	N	N	5011 S BRANDON ST
011	333150	0170	6/12/07	\$365,300	890	0	6	1910	3	4120	N	N	4832 S LUCILE ST
011	333150	0015	10/23/06	\$345,000	890	0	6	1948	3	5150	N	N	5011 S BRANDON ST
011	333350	0040	1/22/07	\$345,000	890	0	6	1910	3	5150	N	N	5124 S ORCAS ST
011	524980	1135	10/10/07	\$415,500	900	0	6	1918	3	7200	N	N	4633 45TH AVE S
011	110500	0015	10/14/05	\$397,500	920	0	6	2003	3	6600	N	N	6321 51ST AVE S
011	333050	0130	6/22/06	\$345,000	920	680	6	1996	3	6180	N	N	4520 S LUCILE ST
011	110500	0395	9/18/06	\$300,000	920	0	6	1917	3	15340	N	N	6555 51ST AVE S
011	333200	0645	9/26/05	\$228,450	930	0	6	1906	3	3000	N	N	4607 S MEAD ST
011	262404	9189	7/21/05	\$250,000	930	0	6	1915	3	5268	N	N	5111 S FRONTENAC ST
011	110500	0375	9/23/05	\$239,950	930	0	6	1909	5	7500	N	N	4822 S HOLLY ST
011	333150	0005	12/28/05	\$330,000	940	0	6	1948	3	4990	N	N	5015 S BRANDON ST
011	524980	1480	5/15/06	\$347,000	940	0	6	1905	3	2820	Y	N	4826 45TH AVE S
011	333050	0076	4/3/07	\$306,000	950	200	6	1926	3	3348	N	N	4447 S BRANDON ST
011	333200	0091	2/16/06	\$339,600	970	0	6	1929	3	4120	N	N	4810 S ORCAS ST
011	333200	0091	5/11/05	\$273,400	970	0	6	1929	3	4120	N	N	4810 S ORCAS ST
011	333200	0135	6/6/05	\$275,000	970	0	6	1908	3	5665	N	N	4716 S ORCAS ST
011	314560	0010	8/21/06	\$298,000	970	100	6	1919	3	5700	N	N	5204 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	314560	0010	7/7/06	\$226,000	970	100	6	1919	3	5700	N	N	5204 46TH AVE S
011	415430	4210	3/17/05	\$290,000	980	0	6	1903	3	5400	N	N	4507 50TH AVE S
011	110900	0085	10/13/05	\$259,850	980	0	6	1921	3	5776	N	N	7210 S ORCHARD ST
011	333150	0365	6/7/07	\$407,500	1010	510	6	1908	3	5665	N	N	4622 S LUCILE ST
011	110200	0015	11/1/06	\$319,999	1010	300	6	1928	3	9600	N	N	6538 51ST AVE S
011	170490	0540	2/15/07	\$387,450	1030	0	6	1917	3	4702	N	N	5242 45TH AVE S
011	170490	0540	8/24/06	\$260,000	1030	0	6	1917	3	4702	N	N	5242 45TH AVE S
011	110500	0398	2/1/06	\$210,000	1040	0	6	1940	4	8274	N	N	6539 51ST AVE S
011	983020	0105	3/4/05	\$305,000	1050	0	6	1945	3	6150	N	N	5136 S BRIGHTON ST
011	111200	0171	3/16/07	\$465,000	1090	0	6	1913	3	6000	Y	N	6917 52ND AVE S
011	170290	1320	2/20/07	\$307,000	1150	0	6	1907	3	4015	N	N	3952 S FERDINAND ST
011	110900	0260	12/1/06	\$320,000	1160	0	6	1919	3	4032	N	N	5130 S GARDEN ST
011	110900	0175	2/10/06	\$317,000	1160	790	6	1908	4	3757	N	N	5118 S OTHELLO ST
011	110900	0260	2/8/05	\$239,900	1160	0	6	1919	3	4032	N	N	5130 S GARDEN ST
011	110900	0175	2/1/05	\$221,950	1160	790	6	1908	4	3757	N	N	5118 S OTHELLO ST
011	110500	0250	9/8/05	\$345,395	1170	0	6	1912	3	6750	N	N	4832 S MORGAN ST
011	276020	0085	2/1/07	\$408,000	1200	0	6	1904	3	4498	N	N	6522 48TH AVE S
011	333200	0496	8/24/07	\$339,000	1200	0	6	1918	3	5506	N	N	4823 S ORCAS ST
011	276020	0085	7/14/06	\$245,000	1200	0	6	1904	3	4498	N	N	6522 48TH AVE S
011	110900	0320	5/10/07	\$444,000	1220	0	6	1910	3	3405	N	N	5117 S MYRTLE ST
011	811360	0115	4/23/06	\$355,000	1220	180	6	1919	3	7390	N	N	4811 S RAYMOND ST
011	110900	0320	11/13/06	\$285,000	1220	0	6	1910	3	3405	N	N	5117 S MYRTLE ST
011	333250	0115	5/22/07	\$326,000	1230	0	6	1907	3	6600	N	N	4530 S KENNY ST
011	333200	0660	10/10/05	\$267,500	1240	0	6	1913	3	3134	N	N	5812 46TH AVE S
011	110900	0310	3/14/05	\$230,000	1270	0	6	1908	3	3405	N	N	5111 S MYRTLE ST
011	333350	0125	3/9/05	\$360,000	1280	0	6	1909	3	6180	N	N	5119 S ORCAS ST
011	111200	0046	11/15/05	\$349,950	1280	0	6	1919	3	5000	N	N	5137 S WILLOW ST
011	333150	0926	10/6/05	\$345,000	1290	0	6	1905	3	4635	N	N	4825 S FINDLAY ST
011	333200	0395	1/21/05	\$270,000	1420	0	6	1903	5	5150	N	N	4716 S MEAD ST
011	333150	0330	11/8/05	\$260,000	1430	160	6	1900	3	4635	N	N	5416 46TH AVE S
011	170290	1150	6/21/07	\$605,000	1520	0	6	1915	5	8030	N	N	3925 S EDMUNDS ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	170290	1150	9/11/06	\$400,000	1520	0	6	1915	5	8030	N	N	3925 S EDMUNDS ST
011	110500	0585	3/17/05	\$344,000	1650	1300	6	1906	3	8688	N	N	4926 S WILLOW ST
011	564960	0100	11/9/07	\$339,900	510	510	7	1916	4	6364	N	N	3915 S HUDSON ST
011	524980	1462	6/25/07	\$375,000	660	0	7	1949	3	6000	N	N	4501 S ANGELINE ST
011	170540	0520	6/9/06	\$350,600	720	0	7	1924	3	4069	N	N	5015 45TH AVE S
011	333200	0335	4/18/06	\$324,000	720	700	7	1993	3	3090	N	N	4610 S MEAD ST
011	170490	0390	5/24/06	\$283,000	730	550	7	1906	3	5324	N	N	5202 42ND AVE S
011	333150	0805	5/10/06	\$340,000	750	0	7	1949	3	4635	N	N	4830 S FINDLAY ST
011	110500	0275	4/5/07	\$379,850	750	750	7	2004	3	6398	N	N	4840 S MORGAN ST
011	110500	0275	2/7/05	\$315,000	750	750	7	2004	3	6398	N	N	4840 S MORGAN ST
011	558320	0794	7/11/07	\$444,000	760	0	7	1948	3	5400	N	N	5014 49TH AVE S
011	392990	0085	3/14/06	\$261,000	760	680	7	1943	3	5034	N	N	4716 38TH AVE S
011	983020	0420	11/16/07	\$350,000	780	0	7	1945	3	6150	N	N	5133 S BRIGHTON ST
011	983020	0510	6/18/07	\$225,000	780	0	7	1947	3	5580	N	N	5110 S WILLOW ST
011	524980	2435	12/18/07	\$380,000	790	0	7	1953	3	5000	N	N	4632 46TH AVE S
011	983020	0515	7/14/06	\$349,950	790	0	7	1947	3	5580	N	N	5106 S WILLOW ST
011	558320	0200	7/22/05	\$335,000	790	330	7	1948	3	6000	N	N	4821 S MAYFLOWER ST
011	558320	0200	4/20/05	\$265,000	790	330	7	1948	3	6000	N	N	4821 S MAYFLOWER ST
011	529720	0059	3/2/06	\$335,000	800	480	7	1948	3	5914	N	N	4714 S DAWSON ST
011	524980	3165	9/12/05	\$410,000	800	0	7	1919	3	7200	Y	N	4933 50TH AVE S
011	110500	0588	7/14/05	\$258,000	800	600	7	1953	3	3538	N	N	6903 51ST AVE S
011	811310	1400	4/4/07	\$277,985	800	800	7	1997	3	5000	N	N	6133 47TH AVE S
011	170540	0035	5/23/07	\$452,500	820	300	7	1914	3	3427	N	N	5016 42ND AVE S
011	333500	0025	11/19/06	\$405,000	820	0	7	2005	3	6300	N	N	5014 46TH AVE S
011	415430	2850	12/13/07	\$387,150	820	500	7	1953	3	3600	Y	N	4715 S OREGON ST
011	170540	0410	8/16/06	\$389,000	820	0	7	1927	5	4165	N	N	4451 S HUDSON ST
011	558320	0525	12/16/05	\$308,000	830	0	7	1948	3	6360	Y	N	5027 49TH AVE S
011	558320	0060	8/16/06	\$360,000	840	0	7	1956	4	4500	N	N	5215 51ST AVE S
011	524980	1660	12/21/07	\$444,500	850	120	7	1952	3	4800	N	N	4701 46TH AVE S
011	170490	0448	2/14/05	\$282,450	850	0	7	1948	3	5986	N	N	4436 S BRANDON ST
011	558320	0619	7/6/07	\$378,500	860	0	7	1948	3	4460	N	N	5030 48TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	2090	3/20/06	\$470,000	860	500	7	1948	4	7200	N	N	4708 46TH AVE S
011	524980	2535	6/9/05	\$414,500	860	400	7	1948	3	7200	N	N	4903 48TH AVE S
011	558320	0635	8/14/07	\$375,000	860	820	7	1998	3	2997	N	N	5110 48TH AVE S
011	415430	2090	10/23/07	\$370,000	860	500	7	1948	4	7200	N	N	4708 46TH AVE S
011	170540	0670	8/3/05	\$357,000	860	800	7	2004	3	6849	N	N	5018 45TH AVE S
011	170540	0730	3/11/05	\$316,000	880	0	7	1912	3	4281	N	N	5011 46TH AVE S
011	524980	1475	9/9/05	\$295,000	880	300	7	1984	3	7200	N	N	4820 45TH AVE S
011	524980	3190	2/28/06	\$438,000	900	350	7	1948	3	7200	N	N	4903 50TH AVE S
011	170490	0580	8/16/06	\$330,000	900	0	7	1950	3	4279	N	N	5329 46TH AVE S
011	110900	0065	8/17/07	\$315,000	900	400	7	1993	3	3731	N	N	5137 S GARDEN ST
011	170490	0161	9/8/05	\$320,000	900	610	7	1946	3	5127	N	N	5044 44TH AVE S
011	110900	0035	9/6/05	\$265,000	900	0	7	1952	3	3731	N	N	5115 S GARDEN ST
011	170490	0491	6/6/05	\$300,000	910	410	7	1948	3	6411	N	N	4363 S BENNETT ST
011	786600	0120	11/1/07	\$365,000	920	640	7	1984	3	3120	N	N	6221 47TH AVE S
011	786600	0125	8/8/07	\$344,500	920	640	7	1985	3	3120	N	N	6219 47TH AVE S
011	110500	0085	8/2/06	\$350,000	920	210	7	1959	3	5010	N	N	4709 S GRAHAM ST
011	786600	0125	6/22/07	\$275,000	920	640	7	1985	3	3120	N	N	6219 47TH AVE S
011	333200	0705	4/27/06	\$255,000	920	0	7	1954	3	5094	N	N	4702 S JUNEAU ST
011	111200	0031	3/29/07	\$475,000	930	300	7	1947	3	4977	N	N	5145 S WILLOW ST
011	415430	2144	7/24/07	\$456,750	930	150	7	1948	3	7800	Y	N	4703 47TH AVE S
011	333500	0045	6/15/06	\$375,000	940	480	7	1994	3	3150	N	N	5022 46TH AVE S
011	811310	1385	3/6/06	\$330,000	940	480	7	1997	3	5000	N	N	6127 47TH AVE S
011	170540	0660	4/6/05	\$305,000	940	0	7	1913	3	4566	N	N	5014 45TH AVE S
011	333500	0050	10/10/05	\$340,000	950	660	7	1996	3	4104	N	N	4612 S PEARL ST
011	333200	0200	4/19/06	\$267,000	950	0	7	1951	3	6180	N	N	4606 S ORCAS ST
011	170540	0010	7/6/06	\$441,500	960	540	7	1908	3	3849	Y	N	5000 42ND AVE S
011	170290	0190	2/7/07	\$340,000	960	0	7	1926	3	4180	Y	N	3933 S AMERICUS ST
011	524980	1295	3/17/06	\$445,000	970	0	7	1953	3	6008	N	N	4705 45TH AVE S
011	524980	0484	3/6/07	\$480,000	970	990	7	1907	4	3600	N	N	4915 43RD AVE S
011	272404	9204	4/16/07	\$304,000	976	10	7	2004	3	1472	N	N	6722 A RAINIER AVE S
011	272404	9204	4/7/05	\$229,950	976	10	7	2004	3	1472	N	N	6722 A RAINIER AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	983020	0505	1/25/05	\$215,000	980	0	7	1947	3	6200	N	N	5116 S WILLOW ST
011	272404	9223	2/15/05	\$229,950	990	10	7	2004	3	1466	N	N	6722 F RAINIER AVE S
011	272404	9222	7/7/05	\$227,500	990	10	7	2004	3	1092	N	N	6722 E RAINIER AVE S
011	272404	9220	8/15/05	\$224,950	990	10	7	2004	3	1092	N	N	9722 C RAINIER AVE S
011	272404	9219	6/16/05	\$222,950	990	10	7	2004	3	1092	N	N	6722 B RAINIER AVE S
011	333150	0465	2/14/06	\$293,000	990	0	7	1950	3	6180	N	N	4715 S LUCILE ST
011	524980	2525	5/24/05	\$470,000	1000	400	7	1948	3	7200	N	N	4915 48TH AVE S
011	333400	0055	3/19/07	\$450,000	1000	280	7	1955	3	7110	N	N	4721 S HUDSON ST
011	524980	2991	11/6/07	\$490,000	1000	800	7	1944	3	4800	Y	N	4802 S ALASKA ST
011	170540	0720	9/25/06	\$425,000	1000	620	7	1909	4	4281	N	N	5017 46TH AVE S
011	111200	0035	7/27/05	\$287,450	1000	0	7	1953	3	5375	N	N	5143 S WILLOW ST
011	415430	2420	8/28/07	\$450,000	1010	190	7	1922	3	3600	N	N	4924 46TH AVE S
011	333400	0050	6/5/07	\$432,000	1010	140	7	1922	3	6835	N	N	4723 S HUDSON ST
011	333400	0065	8/3/05	\$340,000	1010	0	7	2003	3	6835	N	N	4709 S HUDSON ST
011	786600	0040	12/27/05	\$304,000	1010	930	7	1979	3	6315	Y	N	6203 48TH AVE S
011	558320	0135	9/21/05	\$369,000	1020	0	7	1926	4	4500	N	N	5304 50TH AVE S
011	415430	2295	10/23/07	\$310,000	1020	0	7	1963	3	6000	N	N	4819 47TH AVE S
011	415430	3945	9/7/06	\$569,950	1040	230	7	1942	3	7200	Y	N	4820 49TH AVE S
011	415430	2336	5/19/05	\$405,000	1040	350	7	1963	3	6000	N	N	4823 47TH AVE S
011	811360	0050	6/7/06	\$331,000	1040	0	7	1960	3	6484	N	N	4830 S RAYMOND ST
011	811360	0050	5/26/05	\$285,000	1040	0	7	1960	3	6484	N	N	4830 S RAYMOND ST
011	170290	0940	3/28/05	\$220,000	1040	0	7	1905	4	5500	N	N	3835 S EDMUNDS ST
011	524980	2465	1/31/05	\$390,000	1040	1040	7	1956	4	9525	N	N	4605 47TH AVE S
011	170540	0350	8/17/06	\$377,500	1050	0	7	1948	3	5518	N	N	5021 BOWEN PL S
011	415430	3970	12/10/07	\$440,000	1060	0	7	1951	3	3600	N	N	4832 49TH AVE S
011	333350	0105	2/21/07	\$361,000	1060	0	7	1995	3	3090	N	N	5107 S ORCAS ST
011	170390	0280	11/16/07	\$343,000	1060	0	7	1969	3	3748	N	N	5351 48TH AVE S
011	170490	0336	10/17/06	\$353,950	1070	0	7	1961	3	8400	N	N	4315 S DAWSON ST
011	333200	0005	10/31/05	\$287,000	1070	150	7	1948	3	5190	N	N	4858 S ORCAS ST
011	786600	0100	1/13/06	\$400,000	1080	340	7	1995	3	7800	N	N	6224 47TH AVE S
011	333200	0235	11/10/05	\$289,850	1080	340	7	1907	3	4326	N	N	4721 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	524980	2635	4/6/06	\$475,000	1090	350	7	1947	3	7200	N	N	4815 48TH AVE S
011	262404	9011	4/13/06	\$377,000	1090	190	7	1961	3	8280	N	N	5101 S FRONTENAC ST
011	410960	0291	8/30/05	\$349,500	1100	350	7	1953	3	4761	N	N	5128 S JUNEAU ST
011	333050	0650	2/28/07	\$395,000	1110	0	7	1979	3	3605	N	N	4553 S LUCILE ST
011	110200	0099	11/15/06	\$482,500	1120	700	7	1965	3	6720	N	N	5117 S MORGAN ST
011	415430	4140	3/28/06	\$412,500	1120	400	7	1951	3	5400	N	N	4619 50TH AVE S
011	379020	0010	4/21/06	\$343,000	1120	750	7	1980	3	5255	N	N	6330 47TH AVE S
011	415430	2360	4/7/05	\$400,000	1120	290	7	1918	3	8400	N	N	4607 S FERDINAND ST
011	170290	1370	6/21/06	\$539,950	1130	1000	7	1900	3	4950	N	N	3943 S FERDINAND ST
011	524980	1483	3/8/05	\$520,000	1130	1130	7	1957	3	4380	Y	N	4502 S FERDINAND ST
011	811360	0256	8/23/06	\$385,000	1130	500	7	1963	3	5400	N	N	4844 S SPENCER ST
011	558320	0090	6/19/06	\$360,000	1130	0	7	1932	4	6200	N	N	5200 50TH AVE S
011	524980	0685	4/3/07	\$451,000	1140	220	7	1980	3	7200	N	N	4715 44TH AVE S
011	529720	0129	11/6/06	\$400,000	1140	0	7	1948	3	4368	N	N	5108 46TH AVE S
011	661750	0015	6/23/05	\$424,950	1150	500	7	1957	3	6914	Y	N	4830 S MEAD ST
011	170490	0162	11/20/07	\$386,000	1150	670	7	1953	3	5030	N	N	5050 44TH AVE S
011	170540	0375	7/18/05	\$385,000	1150	390	7	1910	3	5249	N	N	4411 S HUDSON ST
011	110900	0212	8/2/05	\$319,000	1150	1150	7	1952	4	4224	N	N	5115 S ORCHARD ST
011	529720	0098	10/25/06	\$470,000	1160	750	7	1989	3	4103	N	N	5117 47TH AVE S
011	885778	0040	3/22/07	\$330,000	1160	290	7	1985	3	6663	N	N	4606 S RAYMOND PL
011	123100	1034	4/20/05	\$310,000	1160	0	7	1909	3	3565	N	N	5115 S MAYFLOWER ST
011	786600	0070	8/30/05	\$350,000	1160	340	7	1995	3	6240	N	N	47TH AVE S
011	111200	0130	6/22/07	\$549,750	1180	1180	7	1961	3	10000	N	N	5130 S FRONTENAC ST
011	110200	0131	9/11/07	\$428,000	1180	500	7	1978	3	6912	N	N	6350 51ST AVE S
011	333200	0715	6/4/07	\$335,000	1180	370	7	1963	3	5053	N	N	4708 S JUNEAU ST
011	111200	0130	3/18/05	\$300,000	1180	1180	7	1961	3	10000	N	N	5130 S FRONTENAC ST
011	110500	0376	7/1/05	\$373,500	1190	520	7	1964	3	6312	N	N	6601 49TH AVE S
011	415430	2840	8/29/07	\$470,000	1200	680	7	1963	4	7200	N	N	4706 S SNOQUALMIE ST
011	111200	0145	8/15/05	\$399,000	1200	1200	7	1967	4	5000	N	N	5142 S FRONTENAC ST
011	558320	0270	4/24/06	\$420,000	1200	1200	7	1960	4	7000	N	N	4820 S BRANDON ST
011	333200	0250	7/22/05	\$247,500	1200	0	7	1985	3	5150	N	N	4711 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	0435	6/8/07	\$413,500	1210	0	7	1980	3	7200	N	N	4820 42ND AVE S
011	885778	0320	6/13/06	\$469,000	1220	760	7	1985	3	5902	Y	N	6019 48TH AVE S
011	110900	0440	6/12/06	\$362,500	1220	640	7	1996	3	3405	N	N	5126 S ORCHARD ST
011	885778	0170	3/13/06	\$347,000	1220	800	7	1986	3	7491	N	N	5944 47TH AVE S
011	110200	0100	2/22/06	\$380,000	1220	760	7	1965	3	8576	N	N	5115 C S MORGAN ST
011	811360	0360	9/12/05	\$329,950	1220	1200	7	1965	3	5500	N	N	4819 S SPENCER ST
011	415430	4325	10/28/05	\$329,950	1230	180	7	1914	3	4800	N	N	4531 50TH AVE S
011	415430	3797	4/14/05	\$321,925	1230	400	7	1947	3	5100	Y	N	4809 S FERDINAND ST
011	811310	1230	4/4/07	\$369,000	1250	380	7	1958	3	9167	N	N	5928 47TH AVE S
011	811310	1230	1/27/05	\$290,000	1250	380	7	1958	3	9167	N	N	5928 47TH AVE S
011	170290	1285	4/3/07	\$527,000	1260	0	7	1900	4	3300	N	N	3936 S FERDINAND ST
011	983020	0470	7/15/05	\$340,000	1260	0	7	1947	3	6200	N	N	5152 S WILLOW ST
011	661750	0120	7/20/07	\$345,000	1260	400	7	1958	3	5760	N	N	4850 S JUNEAU ST
011	524980	3185	11/6/06	\$489,000	1270	1270	7	1947	4	7200	N	N	4909 50TH AVE S
011	333050	0810	3/28/05	\$298,000	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	170540	0680	8/5/05	\$365,000	1270	400	7	1909	4	3664	N	N	5028 45TH AVE S
011	110200	0034	9/16/05	\$323,000	1270	1000	7	1967	3	8320	N	N	5122 A S HOLLY ST
011	524980	1720	5/24/07	\$460,000	1280	0	7	1985	3	5040	N	N	4623 46TH AVE S
011	333050	0196	5/8/06	\$307,000	1280	0	7	1971	3	6695	N	N	4558 S LUCILE ST
011	524980	2499	4/21/06	\$441,800	1290	400	7	1960	3	6000	N	N	4924 47TH AVE S
011	811310	1690	6/8/07	\$400,000	1290	720	7	1962	3	7920	N	N	5916 48TH AVE S
011	333050	0180	6/1/06	\$345,000	1290	0	7	2002	3	6180	N	N	4550 S LUCILE ST
011	811310	1320	12/30/05	\$365,000	1290	790	7	2000	3	6143	N	N	6021 47TH AVE S
011	661750	0050	9/28/06	\$450,000	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST
011	661750	0050	10/21/05	\$370,000	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST
011	176660	0030	11/16/05	\$319,850	1310	0	7	1950	4	5534	N	N	5903 51ST AVE S
011	373180	0065	8/28/07	\$552,000	1320	0	7	1928	3	4113	N	N	5130 S LUCILE ST
011	373180	0065	5/12/06	\$436,500	1320	0	7	1928	3	4113	N	N	5130 S LUCILE ST
011	170540	0270	1/5/07	\$420,000	1320	720	7	1905	4	1740	N	N	4409 S HUDSON ST
011	415430	2325	3/12/07	\$600,000	1320	220	7	1918	4	7200	Y	N	4610 S FERDINAND ST
011	314560	0275	8/23/05	\$350,000	1320	990	7	1995	3	4118	N	N	5312 47TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	110500	0340	11/7/07	\$434,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	333050	0825	3/18/05	\$315,000	1340	0	7	1915	3	3090	N	N	4544 S FINDLAY ST
011	524980	1365	6/9/06	\$505,000	1350	240	7	1953	3	7500	N	N	4404 S HUDSON ST
011	333200	0096	2/21/07	\$441,000	1350	0	7	1941	5	4120	N	N	4808 S ORCAS ST
011	529720	0165	9/26/05	\$421,000	1360	940	7	1964	3	7714	N	N	4703 S PEARL ST
011	170490	0118	7/19/06	\$552,500	1370	530	7	1948	3	8138	N	N	5032 BOWEN PL S
011	170490	0035	11/14/05	\$381,500	1380	0	7	1926	3	4069	N	N	5030 45TH AVE S
011	111200	0025	6/25/07	\$399,000	1390	0	7	1956	3	4500	N	N	6901 52ND AVE S
011	170390	0039	9/19/07	\$475,000	1390	620	7	1961	3	7280	N	N	4721 S DAWSON ST
011	333050	1668	8/9/06	\$365,000	1390	0	7	1915	3	3331	N	N	5713 46TH AVE S
011	888140	0010	3/9/05	\$345,000	1390	830	7	1965	3	4968	N	N	4900 S HOLLY ST
011	415430	4200	4/9/07	\$599,950	1400	250	7	1927	3	4800	N	N	4509 50TH AVE S
011	415430	4200	6/28/05	\$499,950	1400	250	7	1927	3	4800	N	N	4509 50TH AVE S
011	415430	2430	5/8/07	\$426,080	1410	550	7	1949	3	7200	N	N	4932 46TH AVE S
011	885778	0050	10/28/05	\$350,000	1410	1130	7	1985	3	6022	N	N	4604 S RAYMOND PL
011	415430	2430	3/23/07	\$325,000	1410	550	7	1949	3	7200	N	N	4932 46TH AVE S
011	333200	0410	4/11/06	\$375,000	1430	0	7	1951	3	6180	N	N	4722 S MEAD ST
011	170490	0304	10/1/07	\$430,000	1440	200	7	1905	3	5379	N	N	4401 S DAWSON ST
011	415430	1361	4/21/05	\$297,500	1440	0	7	1957	3	5040	N	N	4801 45TH AVE S
011	170490	0304	8/11/05	\$308,450	1440	200	7	1905	3	5379	N	N	4401 S DAWSON ST
011	885778	0130	5/19/05	\$316,000	1450	320	7	1985	3	5500	N	N	4627 S RAYMOND PL
011	333050	0796	9/12/05	\$295,000	1450	0	7	1913	3	4635	N	N	4530 S FINDLAY ST
011	110500	0040	4/12/07	\$444,000	1460	0	7	1958	3	7675	N	N	4839 S GRAHAM ST
011	111200	0140	7/18/07	\$414,000	1460	0	7	1992	3	5000	N	N	5136 S FRONTENAC ST
011	524980	0395	8/18/05	\$365,000	1460	0	7	1907	3	7200	N	N	4809 43RD AVE S
011	333500	0005	12/12/07	\$338,000	1460	0	7	1925	3	6636	N	N	5002 46TH AVE S
011	415430	3775	5/1/06	\$535,000	1480	120	7	1942	4	6300	Y	N	4833 49TH AVE S
011	524980	1175	10/5/05	\$400,000	1480	220	7	1909	3	3220	N	N	4401 S ALASKA ST
011	333200	0061	10/12/07	\$339,000	1490	500	7	1929	4	4120	N	N	4830 S ORCAS ST
011	524980	1719	3/7/05	\$477,500	1500	0	7	1909	4	9360	N	N	4625 46TH AVE S
011	811360	0480	4/26/05	\$392,000	1500	250	7	2004	3	3300	N	N	4832 S BATEMAN ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	333250	0015	6/13/05	\$315,000	1520	1040	7	1962	3	6600	N	N	4527 S JUNEAU ST
011	110500	0065	1/13/06	\$345,000	1540	0	7	1965	3	14732	N	N	4813 S GRAHAM ST
011	529720	0140	11/17/06	\$440,500	1550	0	7	1913	3	4160	N	N	5104 46TH AVE S
011	333200	0085	10/11/07	\$485,000	1560	0	7	1908	5	4120	N	N	4816 S ORCAS ST
011	983020	0405	11/21/07	\$399,850	1560	290	7	1945	4	6150	N	N	5117 S BRIGHTON ST
011	524980	0581	8/24/05	\$371,700	1610	180	7	1936	3	3884	N	N	4314 S FERDINAND ST
011	333050	0207	11/14/05	\$337,000	1610	0	7	1993	3	3784	N	N	4566 S LUCILE ST
011	276020	0035	7/14/06	\$420,950	1630	430	7	2004	3	3380	N	N	6517 48TH AVE S
011	170540	0055	8/14/06	\$449,000	1640	0	7	1907	3	6305	Y	N	5024 42ND AVE S
011	170290	1495	10/20/05	\$437,000	1640	0	7	1902	3	5060	N	N	3928 S HUDSON ST
011	170290	0515	7/25/06	\$528,000	1650	800	7	1900	3	5500	N	N	3910 S EDMUNDS ST
011	110500	0338	5/18/06	\$429,000	1650	1150	7	1959	3	17074	N	N	4829 S MORGAN ST
011	110900	0325	6/29/07	\$399,950	1650	200	7	1909	4	3405	N	N	5121 S MYRTLE ST
011	110500	0097	1/14/05	\$247,000	1650	0	7	1978	3	7129	N	N	6320 47TH AVE S
011	415430	4075	4/17/06	\$550,000	1680	800	7	1919	5	7200	N	N	4616 49TH AVE S
011	333150	1025	1/10/05	\$324,950	1680	0	7	1907	3	5150	N	N	4703 S FINDLAY ST
011	333250	0095	5/19/05	\$355,000	1690	110	7	2004	3	3300	N	N	4516 S KENNY ST
011	333250	0100	3/25/05	\$349,950	1690	110	7	2004	3	3300	N	N	4518 S KENNY ST
011	333250	0105	2/25/05	\$349,950	1690	110	7	2004	3	3300	N	N	4522 S KENNY ST
011	811310	1175	10/19/06	\$340,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	333250	0110	2/25/05	\$340,000	1690	110	7	2004	3	3300	N	N	4524 S KENNY ST
011	811310	1175	10/31/05	\$320,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	333150	0975	5/17/06	\$500,000	1700	360	7	1951	4	6180	N	N	4727 S FINDLAY ST
011	564960	0009	6/22/07	\$540,000	1720	0	7	1951	3	7072	N	N	3937 S HUDSON ST
011	110500	0229	2/28/06	\$361,000	1720	440	7	2002	3	5260	N	N	4811 F S GRAHAM ST
011	110500	0231	1/20/05	\$297,350	1720	440	7	2002	3	5004	N	N	4811 G S GRAHAM ST
011	524980	1635	11/15/05	\$440,000	1740	0	7	1907	3	7200	N	N	4733 46TH AVE S
011	170290	1305	11/3/05	\$500,000	1780	0	7	1915	3	4950	N	N	3948 S FERDINAND ST
011	333150	0540	1/24/05	\$328,300	1800	0	7	1916	3	6180	N	N	5518 46TH AVE S
011	110900	0330	5/4/05	\$432,000	1820	850	7	2004	3	3405	N	N	5127 S MYRTLE ST
011	110900	0309	12/20/05	\$334,500	1830	0	7	1979	3	3405	N	N	5109 S MYRTLE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	524980	1370	7/1/05	\$498,500	1830	150	7	2005	3	8100	N	N	4416 S HUDSON ST
011	411210	0165	10/4/06	\$485,000	1860	150	7	2001	3	2554	N	N	5127 S LUCILE ST
011	170490	0307	10/17/06	\$300,000	1860	0	7	1953	3	19017	N	N	4332 S BENNETT ST
011	885778	0200	5/29/07	\$330,000	1890	0	7	1986	3	6107	N	N	6012 47TH AVE S
011	411210	0065	12/20/05	\$380,000	1920	0	7	1914	3	5000	N	N	5133 S FINDLAY ST
011	811310	1233	5/11/07	\$319,950	1950	0	7	1957	3	5037	N	N	5910 47TH AVE S
011	170290	0310	5/29/07	\$617,500	2000	0	7	1900	4	6600	Y	N	3924 S ANGELINE ST
011	558320	0145	10/24/06	\$340,000	2000	120	7	1915	2	4500	N	N	5306 50TH AVE S
011	415430	0370	9/10/07	\$594,000	2140	0	7	1905	3	6360	N	N	4621 43RD AVE S
011	415430	0370	7/12/05	\$490,000	2140	0	7	1905	3	6360	N	N	4621 43RD AVE S
011	558320	0546	10/28/05	\$650,000	2150	0	7	1972	4	5300	Y	N	5009 49TH AVE S
011	110900	0291	9/27/07	\$450,000	2210	1420	7	1965	3	8223	N	N	5110 S GARDEN ST
011	811310	1314	6/18/07	\$360,000	2210	0	7	2000	3	5365	N	N	6015 47TH AVE S
011	333050	0025	1/23/07	\$334,600	2390	830	7	1948	3	6180	N	N	4541 S BRANDON ST
011	170290	0200	6/30/05	\$550,000	2420	500	7	1900	3	4180	Y	N	3929 S AMERICUS ST
011	333150	1015	4/5/05	\$400,000	2420	0	7	2004	3	5155	N	N	4707 S FINDLAY ST
011	110900	0135	7/10/06	\$707,000	2540	0	7	1909	5	12840	N	N	5150 S OTHELLO ST
011	415430	3520	11/21/07	\$790,000	2570	0	7	1914	4	7200	N	N	4819 S OREGON ST
011	111200	0096	9/27/07	\$710,000	2840	960	7	2004	3	5000	N	N	5102 S FRONTENAC ST
011	111200	0100	10/10/07	\$695,000	2840	960	7	2004	3	5000	N	N	5106 S FRONTENAC ST
011	170290	1629	7/24/07	\$445,000	740	0	8	2006	3	1122	N	N	3824 S HUDSON ST
011	170290	1623	4/5/06	\$379,900	740	0	8	2006	3	1078	N	N	3818 A S HUDSON ST
011	170290	1629	4/5/06	\$379,900	740	0	8	2006	3	1122	N	N	3824 S HUDSON ST
011	170290	1618	4/25/07	\$415,000	880	190	8	2007	3	675	N	N	4913 39TH AVE S
011	170290	1627	4/3/06	\$395,000	1030	110	8	2006	3	700	N	N	S HUDSON ST
011	170290	1625	4/5/06	\$369,900	1030	110	8	2006	3	700	N	N	3820 B S HUDSON ST
011	170290	1630	5/1/07	\$439,000	1060	270	8	2007	3	788	N	N	4925 39TH AVE S
011	170290	1620	3/6/07	\$416,000	1130	170	8	2007	3	765	N	N	4915 39TH AVE S
011	170490	0195	9/2/05	\$451,000	1210	500	8	1931	3	4354	N	N	5031 44TH AVE S
011	811310	1308	4/5/05	\$375,000	1260	640	8	1997	3	8160	Y	N	6015 48TH AVE S
011	524980	1640	8/24/05	\$513,000	1310	820	8	2005	4	7200	N	N	4725 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	661750	0065	2/22/05	\$382,000	1340	750	8	1957	3	6057	N	N	4817 S MEAD ST
011	110500	0390	4/9/07	\$489,350	1370	920	8	1990	3	10322	Y	N	4908 S HOLLY ST
011	372380	0060	11/17/06	\$445,000	1370	700	8	1981	3	6705	N	N	5155 S ORCAS ST
011	110200	0120	2/2/05	\$399,950	1380	910	8	2004	3	9600	N	N	6332 51ST AVE S
011	415430	2635	1/18/07	\$505,000	1490	220	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
011	415430	2635	6/27/05	\$450,000	1490	220	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
011	333350	0096	12/10/07	\$382,500	1490	860	8	1960	3	5627	N	N	5615 52ND AVE S
011	392990	0058	10/23/06	\$525,000	1500	410	8	2004	3	4045	N	N	3831 S ALASKA ST
011	392990	0062	3/10/06	\$476,000	1510	360	8	2004	3	7668	N	N	3823 S ALASKA ST
011	661750	0085	6/28/06	\$457,820	1660	1240	8	1959	3	5760	N	N	4810 S JUNEAU ST
011	111200	0007	8/22/06	\$499,850	1870	940	8	1969	3	8000	N	N	6909 52ND AVE S
011	170390	0046	12/12/06	\$539,000	1940	700	8	2006	3	3120	N	N	4715 S DAWSON ST
011	170490	0200	5/24/07	\$800,000	1950	0	8	1900	4	19643	N	N	5035 43RD AVE S
011	110200	0045	3/15/05	\$508,300	2050	1010	8	1977	3	12240	N	N	5134 S HOLLY ST
011	333150	0225	5/15/07	\$520,000	2060	0	8	1960	5	6180	N	N	5401 48TH AVE S
011	415430	4255	4/3/07	\$630,000	2074	540	8	2000	3	3600	N	N	4518 49TH AVE S
011	333150	0235	6/28/06	\$474,950	2180	0	8	2006	3	3090	N	N	4731 S BRANDON ST
011	333150	0240	11/28/06	\$440,000	2180	0	8	2006	3	3090	N	N	4729 S BRANDON ST
011	558320	0001	6/13/06	\$575,000	2350	0	8	2002	3	3200	N	N	5319 51ST AVE S
011	558320	0001	7/20/05	\$515,000	2350	0	8	2002	3	3200	N	N	5319 51ST AVE S
011	276020	0063	6/21/07	\$530,000	2630	0	8	2007	3	4500	N	N	6506 48TH AVE S
011	262404	9226	7/12/07	\$499,900	2630	0	8	2007	3	6504	N	N	5107 S FRONTENAC ST
011	811310	0974	3/13/07	\$500,000	2730	0	8	1914	3	7192	N	N	6201 46TH AVE S
011	811310	0974	8/29/05	\$430,000	2730	0	8	1914	3	7192	N	N	6201 46TH AVE S
011	811310	0974	3/22/05	\$330,000	2730	0	8	1914	3	7192	N	N	6201 46TH AVE S
011	524980	1075	12/29/06	\$707,500	2920	930	8	2000	3	7164	Y	N	4409 S SNOQUALMIE ST
011	170290	0395	2/23/05	\$391,000	3750	0	8	1967	2	5200	N	N	4801 42ND AVE S
011	170490	0221	5/7/07	\$475,000	1240	340	9	2006	3	5940	N	N	5030 42ND AVE S
011	170490	0221	7/18/06	\$455,000	1240	340	9	2006	3	5940	N	N	5030 42ND AVE S
011	170490	0223	6/8/07	\$479,000	1250	340	9	2007	3	5065	N	N	5036 42ND AVE S
011	795030	4440	7/18/06	\$575,000	1400	650	9	1981	3	5400	N	N	4603 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	524980	2423	4/24/06	\$540,000	1620	640	9	2006	3	3600	N	N	4618 46TH AVE S
011	524980	2345	4/10/06	\$650,000	1710	500	9	1993	3	7200	Y	N	4535 47TH AVE S
011	110500	0247	4/30/07	\$699,950	2360	0	9	2006	3	5022	N	N	4830B S MORGAN ST
011	170290	1175	11/28/05	\$649,000	2500	0	9	2005	3	6160	N	N	3919 S EDMUNDS ST

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	066900	0160	12/8/06	\$595,490	EXEMPT FROM EXCISE TAX
002	066900	0210	4/21/05	\$895,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	152404	9008	5/23/05	\$1,280,000	OUTLIER
002	415430	0190	7/27/05	\$363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	1996	4/24/07	\$112,719	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	524980	1980	6/28/06	\$1,235,000	SEGREGATION AND/OR MERGER
002	524980	2068	3/23/05	\$865,000	OBSOL
002	524980	2145	2/7/05	\$285,000	DOR RATIO
002	524980	2730	6/29/07	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	524980	2820	7/18/07	\$599,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0400	3/9/05	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0540	4/28/05	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	0740	12/2/05	\$235,000	DOR RATIO
002	570000	0825	9/1/05	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1715	12/14/05	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1780	2/18/05	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	2540	11/6/07	\$1,150,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
002	570000	3140	11/14/06	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	3530	2/8/05	\$1,736,000	HISTORIC PROPERTY
002	570000	3585	7/20/05	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3920	4/3/06	\$750,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	570000	4030	7/19/06	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
002	570000	4090	3/23/06	\$945,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	2606	9/14/06	\$725,000	RELOCATION - SALE TO SERVICE
002	795030	2650	8/2/05	\$109,221	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE TO SERVICE
002	795030	2790	5/15/06	\$97,733	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	812110	0415	6/9/05	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	812110	0450	6/16/05	\$560,000	DOR RATIO;TEAR DOWN
002	812110	0975	1/26/05	\$379,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	0985	2/1/07	\$473,750	RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	1060	2/15/05	\$636,237	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	1140	1/3/05	\$950,000	UNFIN AREA
006	069100	0045	2/2/05	\$171,137	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
006	110200	0073	10/9/07	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	110200	0527	2/10/05	\$1,080,000	NO MARKET EXPOSURE
006	110200	0860	7/15/05	\$1,675,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	123100	0310	7/8/05	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	0924	1/11/06	\$200,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	333600	1795	9/19/06	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	333600	2035	1/25/07	\$162,500	DOR RATIO;QUIT CLAIM DEED
006	352404	9005	4/7/06	\$270,000	SEGREGATION AND/OR MERGER; SECURING OF DEBT
006	352404	9008	7/26/05	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	352404	9138	4/26/05	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	352404	9185	2/17/06	\$53,000	DOR RATIO;QUIT CLAIM DEED
006	352404	9188	2/17/06	\$54,000	DOR RATIO;%COMPL;QUIT CLAIM DEED
006	372380	0175	3/4/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0314	12/21/05	\$2,800,000	IMP COUNT
006	372380	0350	5/4/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0387	6/20/07	\$669,000	RELOCATION - SALE TO SERVICE
006	372380	0394	8/8/07	\$593,000	NO MARKET EXPOSURE
006	372380	0396	7/21/06	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	372380	0396	11/20/06	\$501,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	415430	4685	3/9/07	\$727,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	4760	9/26/05	\$341,500	DOR RATIO
006	415430	5000	2/28/05	\$426,500	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	3745	6/9/07	\$365,000	RELOCATION - SALE TO SERVICE
006	524980	3755	7/12/07	\$124,639	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
006	524980	4560	10/4/06	\$280,000	QUIT CLAIM DEED
006	524980	4610	8/31/06	\$251,279	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	524980	4905	1/9/07	\$1,125,000	NO MARKET EXPOSURE
006	524980	5105	8/9/06	\$159,665	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	558320	0905	7/20/05	\$150,000	DOR RATIO
006	661650	0040	7/1/05	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	689630	0020	12/15/06	\$1,622,000	IMP COUNT
006	689630	0040	6/24/05	\$1,181,000	IMP COUNT
006	689630	0070	3/7/05	\$360,000	DOR RATIO
006	689630	0500	3/9/06	\$412,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	883540	0010	8/2/07	\$4,900,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	883540	0435	8/9/05	\$725,000	RELOCATION - SALE TO SERVICE
006	883590	0045	2/12/07	\$2,300,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	883590	0180	12/12/06	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	883590	0215	12/13/06	\$1,050,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	895290	0190	10/26/05	\$361,000	UNFIN AREA
011	110200	0105	10/19/06	\$932,500	OBSOL;STATEMENT TO DOR
011	110200	0156	5/10/07	\$492,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	110500	0040	4/12/07	\$444,000	RELOCATION - SALE TO SERVICE
011	110500	0085	10/9/07	\$254,250	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	110500	0097	8/30/06	\$109,860	DOR RATIO
011	110500	0245	3/8/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
011	110500	0247	12/7/05	\$166,000	DOR RATIO
011	110500	0247	3/14/05	\$100,000	DOR RATIO
011	110500	0340	6/5/06	\$220,000	NON-REPRESENTATIVE SALE
011	110900	0150	8/15/05	\$170,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0310	10/10/05	\$375,293	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
011	110900	0425	4/14/06	\$440,000	SEGREGATION AND/OR MERGER
011	111200	0106	3/30/06	\$53,554	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
011	170290	0670	10/24/06	\$1,080,000	ACTIVE PERMIT BEFORE SALE>25K;BUILDER OR DEVELOPER SALES
011	170290	0730	12/21/06	\$550,000	NO MARKET EXPOSURE
011	170290	1110	6/14/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1200	8/28/06	\$550,000	IMP COUNT
011	170290	1200	6/15/05	\$225,000	IMP COUNT;QUESTIONABLE PER SALES IDENTIFICATION
011	170290	1415	1/22/07	\$100,274	DOR RATIO;IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
011	170290	1622	3/5/07	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1624	3/9/07	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1626	11/29/06	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1628	11/30/06	\$379,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1630	11/30/06	\$379,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1632	3/14/07	\$435,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1632	11/30/06	\$379,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170390	0046	9/1/05	\$135,000	DOR RATIO
011	170390	0075	5/17/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170490	0493	6/9/05	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170490	0570	7/5/05	\$45,710	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	170540	0025	7/6/05	\$338,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170540	0105	1/20/05	\$336,500	UNFIN AREA
011	170540	0244	6/7/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170540	0300	11/21/06	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	262404	9226	8/19/05	\$135,000	DOR RATIO
011	272404	9141	3/29/06	\$341,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	276020	0010	11/9/05	\$350,000	%COMPL
011	276020	0063	8/17/06	\$124,000	DOR RATIO
011	333050	0825	8/5/05	\$224,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
011	333050	0905	11/7/06	\$330,000	%COMPL
011	333050	1010	7/14/06	\$250,000	IMP COUNT
011	333050	1545	3/11/05	\$172,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	333050	1656	6/22/07	\$124,325	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	333050	1695	2/20/07	\$210,000	1031 TRADE
011	333150	0235	9/28/05	\$175,000	DOR RATIO
011	333200	0565	11/9/07	\$38,886	DOR RATIO
011	333200	0565	11/9/07	\$25,924	DOR RATIO
011	333250	0015	8/28/07	\$157,117	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	333250	0015	7/24/07	\$159,826	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	333350	0020	7/5/07	\$150,000	DOR RATIO;STATEMENT TO DOR
011	333350	0030	6/22/05	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	379020	0020	5/21/07	\$156,934	NO MARKET EXPOSURE
011	392990	0059	5/16/07	\$164,894	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
011	392990	0062	3/10/06	\$476,000	RELOCATION - SALE TO SERVICE
011	410960	0215	2/3/06	\$101,250	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	410960	0306	8/29/05	\$62,409	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	415430	1321	4/11/06	\$168,300	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	415430	2925	5/19/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2935	7/27/05	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	3426	12/7/05	\$372,393	QUIT CLAIM DEED
011	415430	3835	7/31/06	\$104,076	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
011	415430	3995	5/27/05	\$250,000	DOR RATIO
011	415430	4180	8/3/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	4385	11/7/06	\$438,500	UNFIN AREA
011	415430	4505	7/31/06	\$166,712	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	524980	0294	7/25/06	\$94,020	DOR RATIO
011	524980	0305	8/8/05	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0405	5/17/06	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	524980	0581	5/16/06	\$450,000	SEGREGATION AND/OR MERGER
011	524980	1370	3/18/05	\$150,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	524980	1640	5/14/07	\$230,412	DOR RATIO
011	524980	2245	7/11/05	\$128,579	DOR RATIO;QUIT CLAIM DEED
011	524980	2445	1/30/07	\$21,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	524980	3215	11/20/06	\$396,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0240	8/24/05	\$273,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0720	9/15/05	\$117,814	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	564960	0110	5/17/05	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	811310	1420	8/21/06	\$465,000	SEGREGATION AND/OR MERGER
011	811310	1690	4/5/06	\$219,051	DOR RATIO;NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	811360	0325	4/8/06	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	885778	0320	8/8/05	\$317,500	QUIT CLAIM DEED
011	888140	0020	12/27/05	\$130,000	PREVIMP<=25K
011	888140	0060	11/14/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0090	3/21/06	\$378,045	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0115	2/10/06	\$168,569	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	983020	0115	6/18/07	\$437,000	EXEMPT FROM EXCISE TAX
011	983020	0400	3/13/07	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0425	6/5/07	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 81***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	570000	4028	10/18/2006	\$710,000	6505	Y	N
6	352404	9189	10/6/2005	\$186,000	5000	N	N
6	372380	0439	12/12/2007	\$399,000	5760	N	N
11	110500	0363	3/29/2006	\$400,000	7874	N	N
11	110900	0424	8/10/2007	\$179,136	3405	N	N
11	276020	0080	1/18/2005	\$65,000	4500	N	N
11	333150	0510	9/28/2006	\$100,000	3090	N	N
11	524980	1080	3/26/2007	\$95,000	7200	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 81***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	883540	0140	3/23/2005	\$270,000	DOR RATIO
11	170290	0020	8/8/2005	\$320,000	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	276020	0080	6/21/2007	\$85,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K;CORPORATE AFFILIATES
11	333150	0525	9/28/2006	\$300,000	GOVERNMENT AGENCY;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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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