

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: South Auburn / 87

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 632

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$83,800	\$185,600	\$269,400	\$297,200	90.6%	12.23%
2008 Value	\$87,700	\$202,700	\$290,400	\$297,200	97.7%	12.23%
Change	+\$3,900	+\$17,100	+\$21,000		+7.1%	0.00%
% Change	+4.7%	+9.2%	+7.8%		+7.8%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$87,700	\$182,900	\$270,600
2008 Value	\$91,800	\$200,000	\$291,800
Percent Change	+4.7%	+9.3%	+7.8%

Number of one to three unit residences in the Population: 2879

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

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

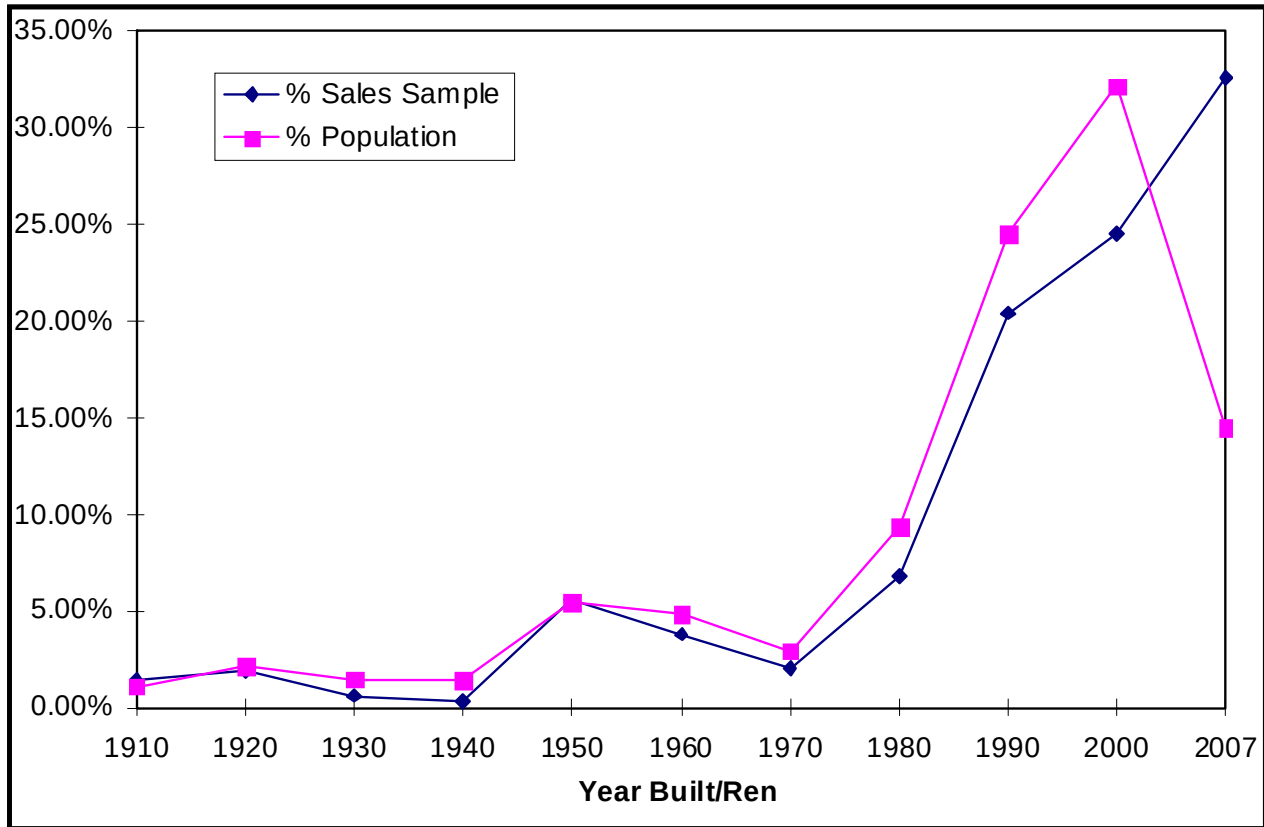
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	9	1.42%
1920	12	1.90%
1930	4	0.63%
1940	2	0.32%
1950	35	5.54%
1960	24	3.80%
1970	13	2.06%
1980	43	6.80%
1990	129	20.41%
2000	155	24.53%
2007	206	32.59%
	632	

Population

Year Built/Ren	Frequency	% Population
1910	32	1.11%
1920	63	2.19%
1930	42	1.46%
1940	40	1.39%
1950	158	5.49%
1960	139	4.83%
1970	85	2.95%
1980	270	9.38%
1990	706	24.52%
2000	926	32.16%
2007	418	14.52%
	2879	

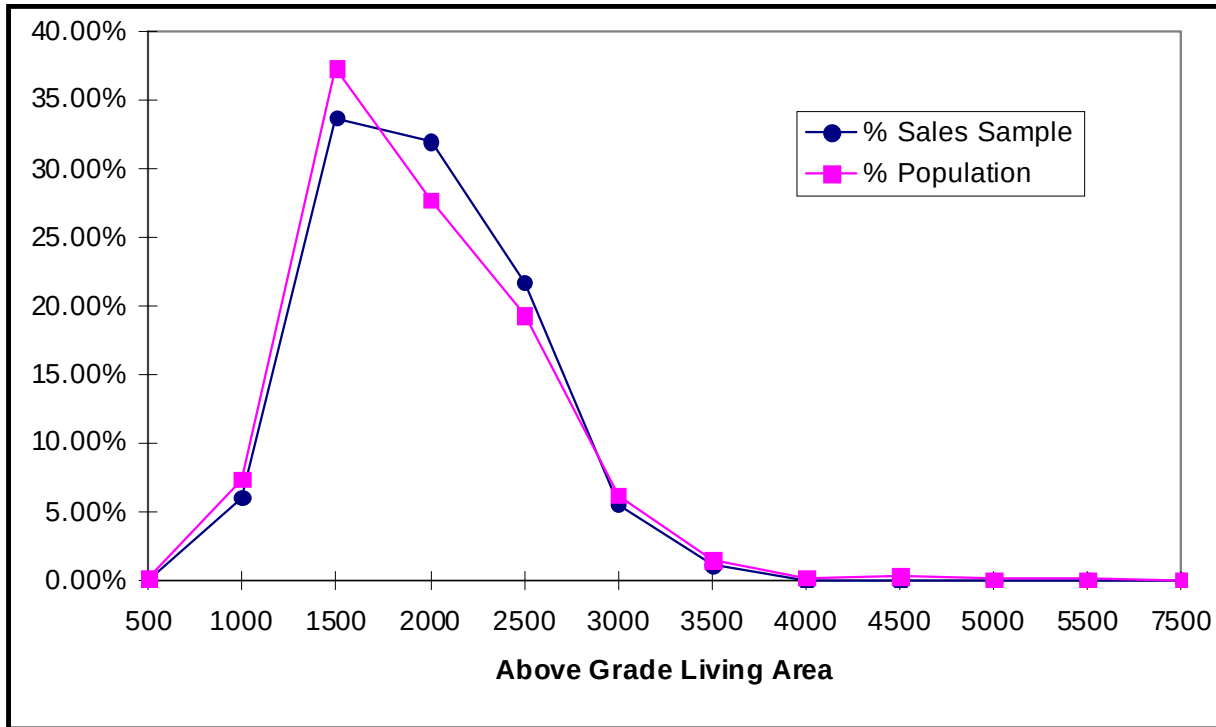


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	38	6.01%
1500	213	33.70%
2000	202	31.96%
2500	137	21.68%
3000	35	5.54%
3500	7	1.11%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	632	

Population		
AGLA	Frequency	% Population
500	3	0.10%
1000	212	7.36%
1500	1073	37.27%
2000	798	27.72%
2500	555	19.28%
3000	178	6.18%
3500	42	1.46%
4000	6	0.21%
4500	8	0.28%
5000	2	0.07%
5500	2	0.07%
7500	0	0.00%
	2879	

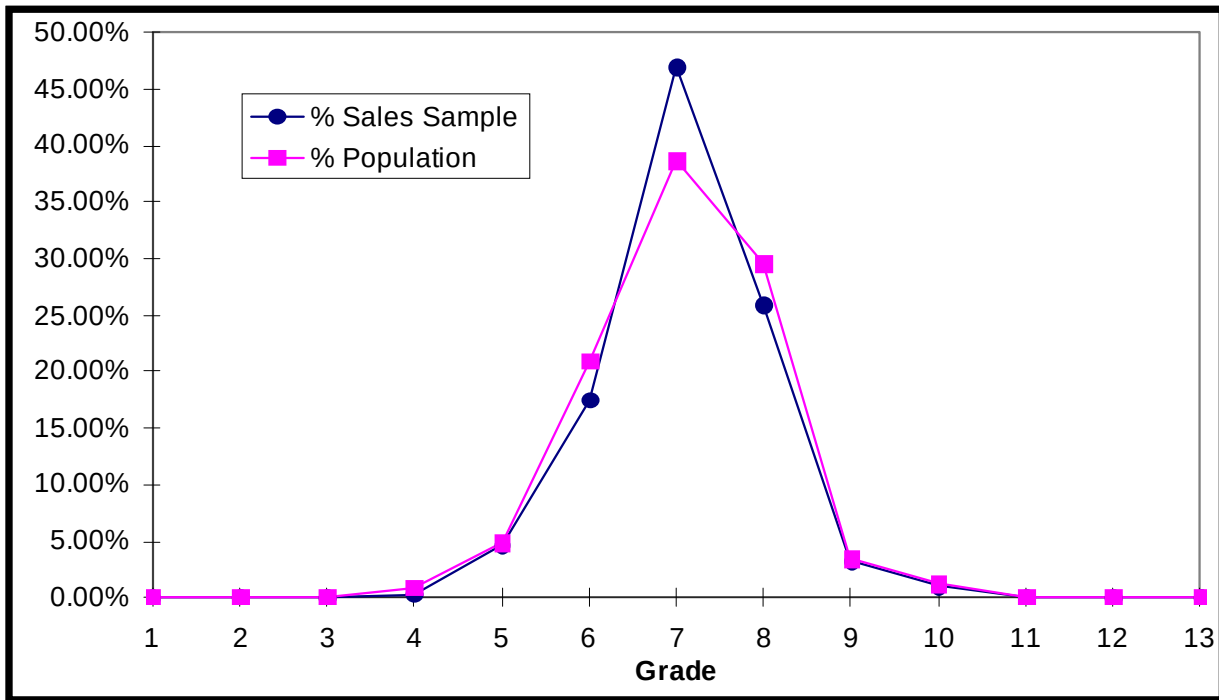


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

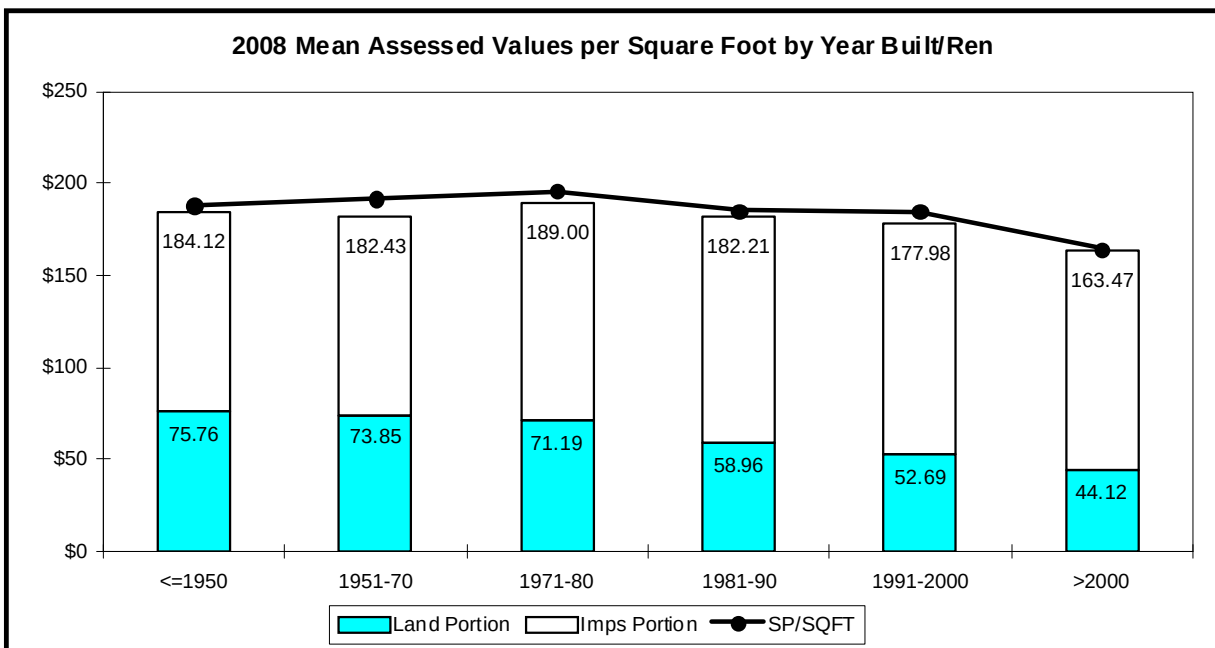
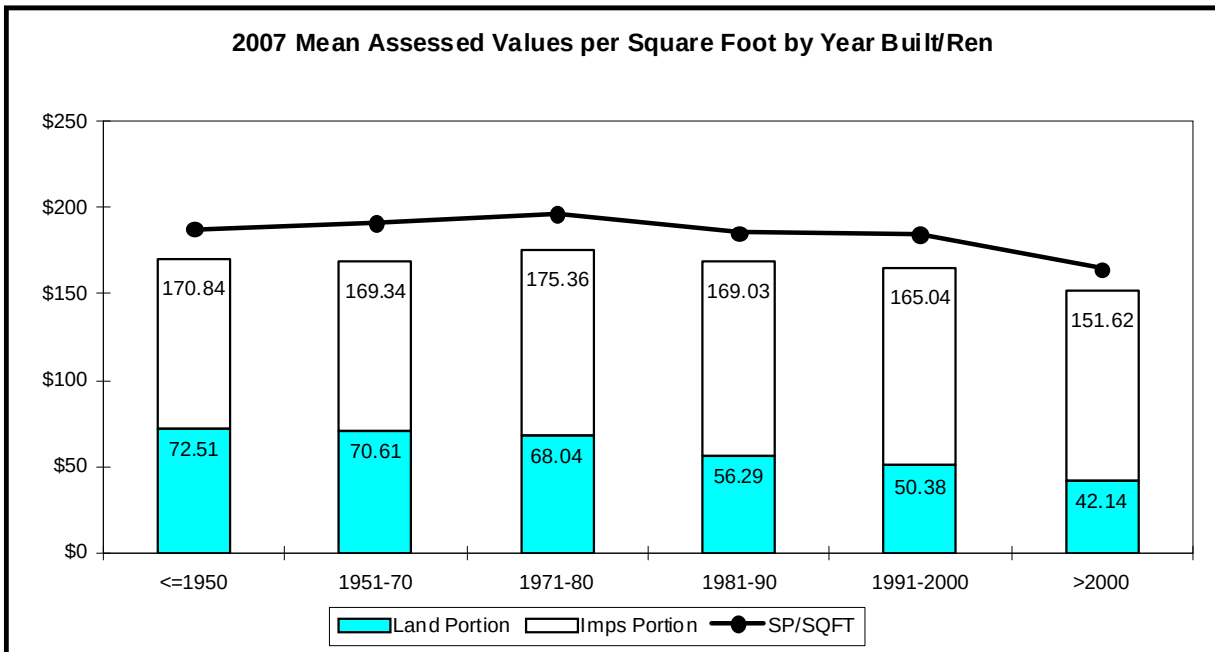
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.32%
5	30	4.75%
6	111	17.56%
7	297	46.99%
8	164	25.95%
9	21	3.32%
10	7	1.11%
11	0	0.00%
12	0	0.00%
13	0	0.00%
632		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.10%
4	28	0.97%
5	142	4.93%
6	603	20.94%
7	1114	38.69%
8	852	29.59%
9	100	3.47%
10	35	1.22%
11	2	0.07%
12	0	0.00%
13	0	0.00%
2879		



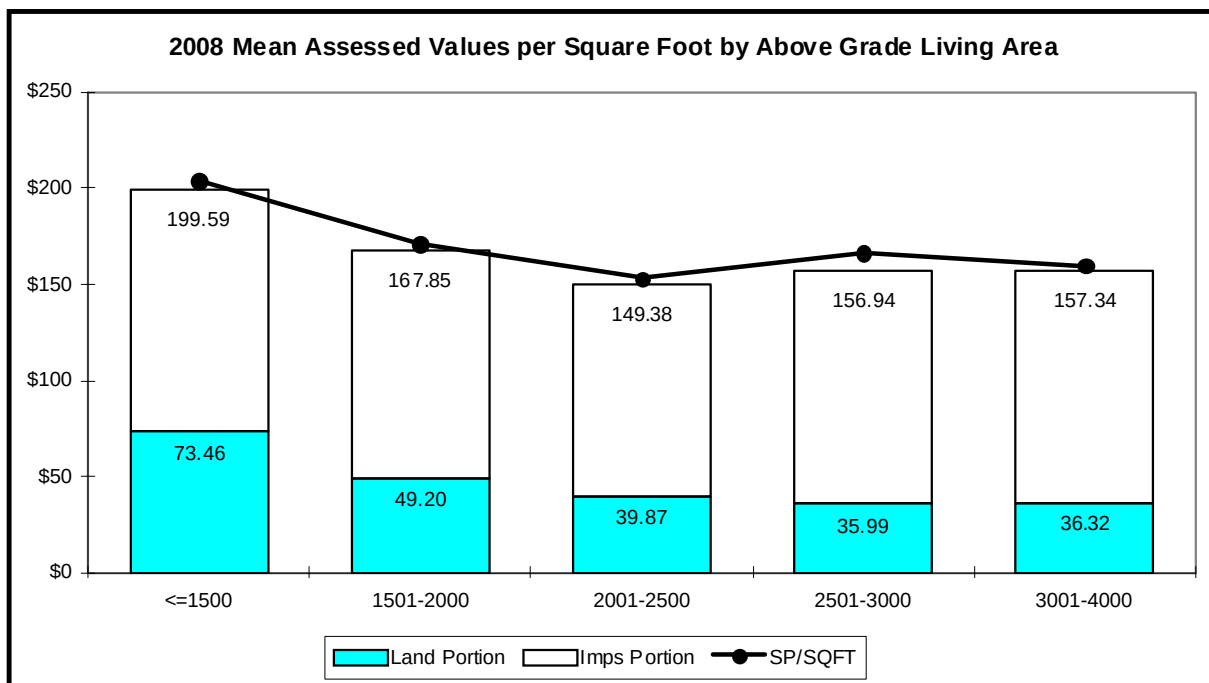
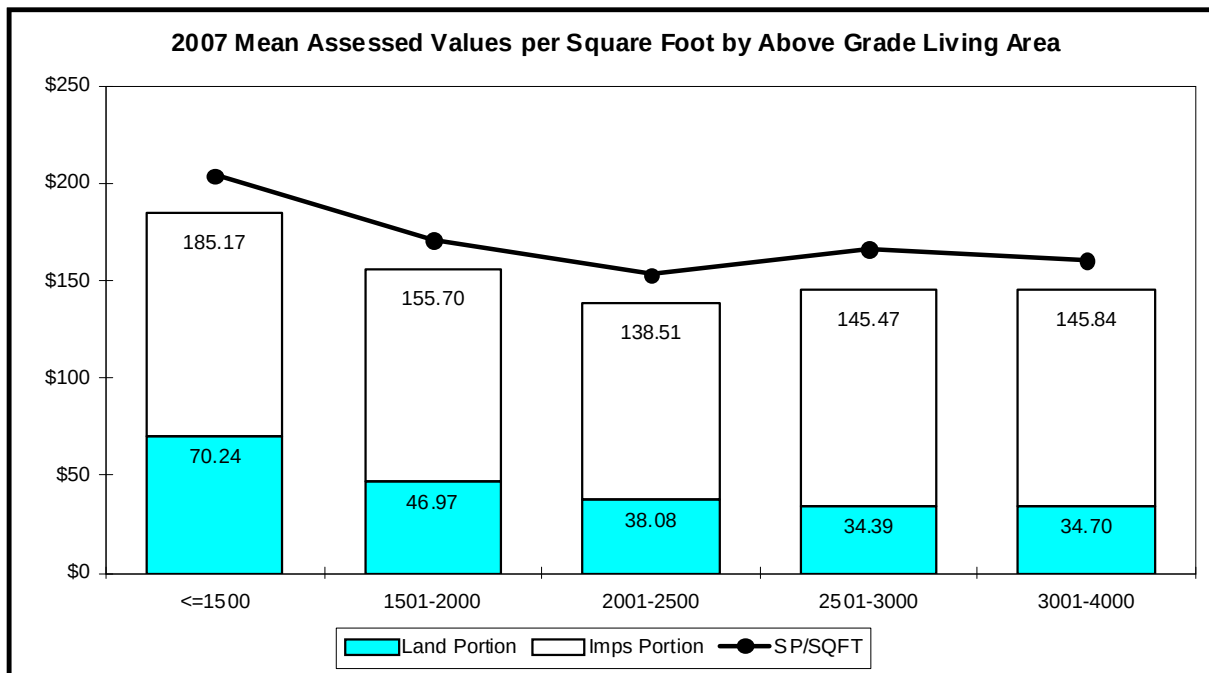
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



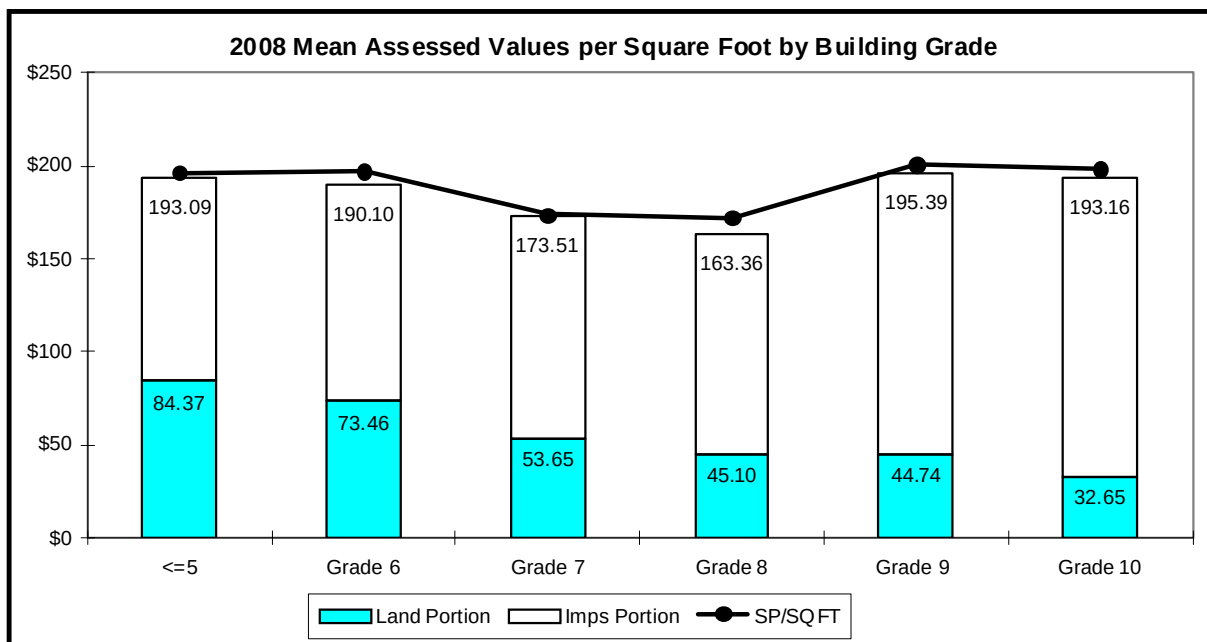
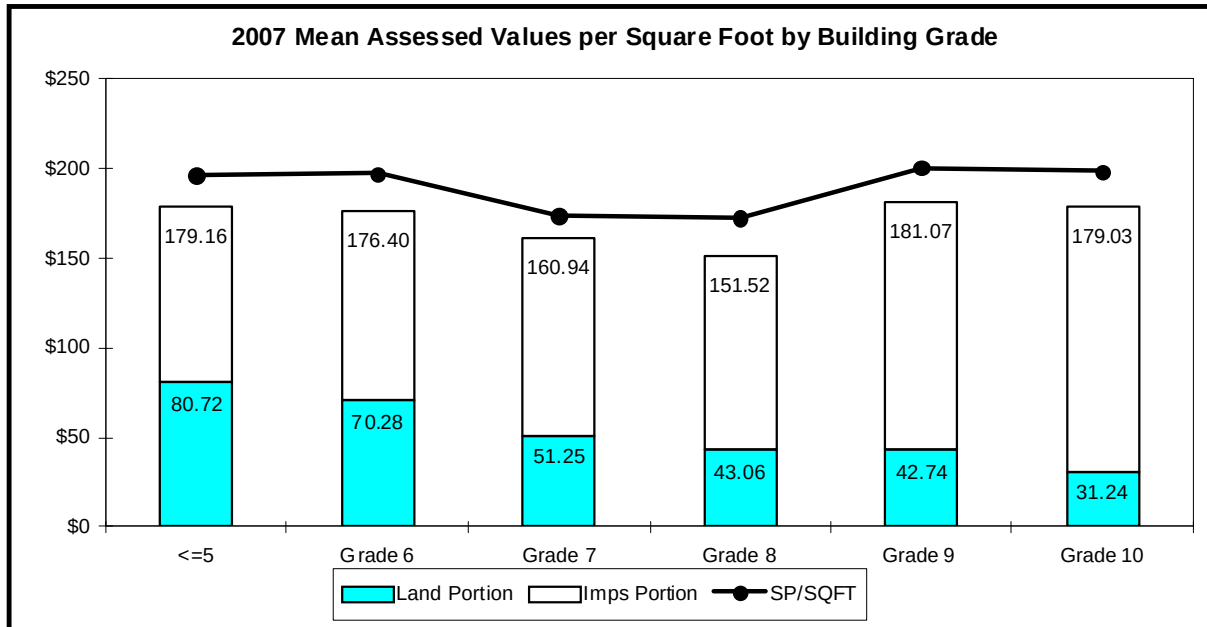
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

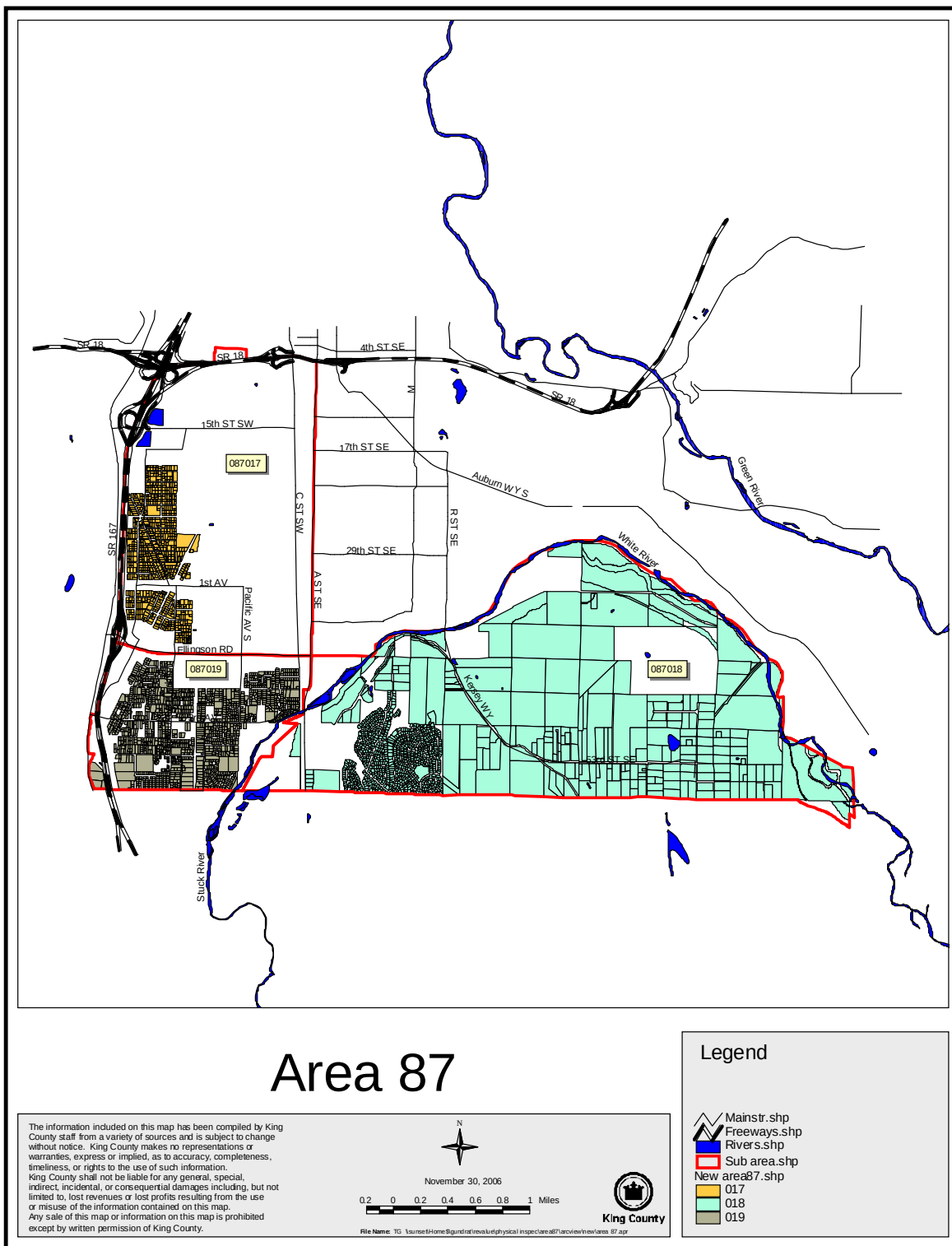


These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



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



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: May 27, 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 21 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.7% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 632 useable residential sales in the area.

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

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

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.08

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 * 1.092)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
* Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

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

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.092, 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 87 Annual Update Model Adjustments

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

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

Overall (if no other adjustments apply)

8.00%

Comments

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

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 87 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 0.977

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	32	0.910	0.981	7.8%	0.915	1.047
6	111	0.903	0.973	7.8%	0.946	1.000
7	297	0.927	0.999	7.8%	0.987	1.011
8	164	0.877	0.946	7.8%	0.930	0.962
9	21	0.907	0.979	7.9%	0.920	1.038
10	7	0.904	0.975	7.9%	0.841	1.109
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1950	62	0.912	0.982	7.8%	0.940	1.025
1951-1970	37	0.899	0.968	7.7%	0.916	1.021
1971-1980	43	0.893	0.963	7.8%	0.917	1.009
1981-1990	129	0.911	0.982	7.8%	0.961	1.002
1991-2000	155	0.888	0.957	7.8%	0.937	0.977
>2000	206	0.921	0.993	7.8%	0.982	1.004
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair/Average	545	0.905	0.976	7.8%	0.966	0.986
Good/Very Good	87	0.918	0.989	7.8%	0.956	1.021
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	252	0.908	0.978	7.8%	0.961	0.995
1.5	35	0.917	0.988	7.8%	0.932	1.044
2	345	0.905	0.976	7.8%	0.965	0.987
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1500	251	0.910	0.981	7.8%	0.963	0.998
1501-2000	202	0.911	0.982	7.8%	0.968	0.995
2001-2500	137	0.905	0.976	7.9%	0.959	0.994
2501-3000	35	0.878	0.947	7.9%	0.898	0.997
3001-4000	7	0.912	0.984	7.9%	0.820	1.148

Area 87 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 0.977

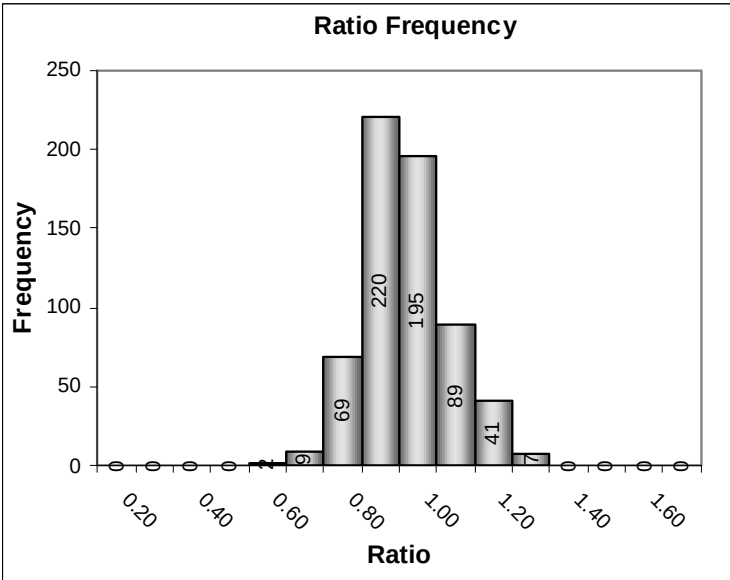
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	611	0.906	0.977	7.8%	0.967	0.986
Y	21	0.912	0.984	7.9%	0.932	1.036
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0	632	0.906	0.977	7.8%	0.968	0.987
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
17	158	0.911	0.982	7.8%	0.964	1.000
18	155	0.878	0.947	7.8%	0.927	0.966
19	319	0.924	0.996	7.8%	0.982	1.009
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
03000-05000	32	0.900	0.971	7.8%	0.962	0.980
05001-08000	194	0.896	0.967	7.8%	0.951	0.982
08001-12000	317	0.909	0.980	7.8%	0.967	0.993
>12000	89	0.922	0.994	7.8%	0.960	1.028

Annual Update Ratio Study Report (Before)

2007 Assessments

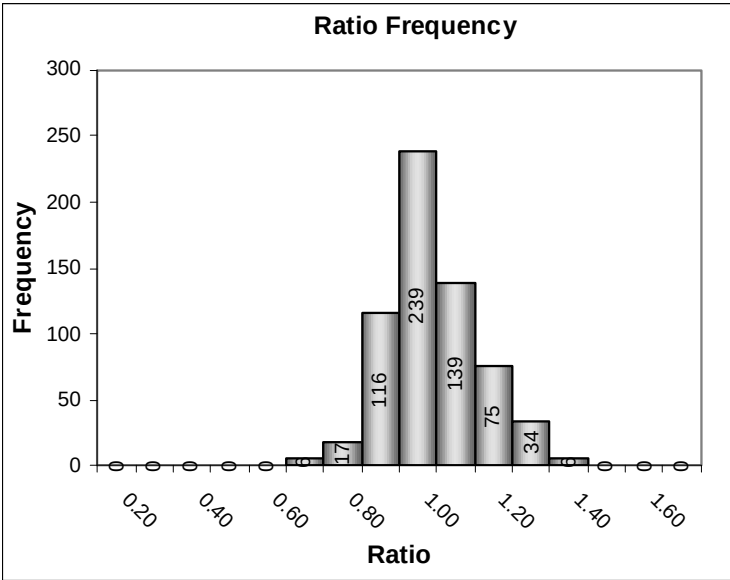
District/Team: SW / TEAM 3	Lien Date: 01/01/2007	Date of Report: 5/27/2008	Sales Dates: 1/2005 - 12/2007
Area SOUTH AUBURN	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 250 in increments of 50. The bars represent the frequency of ratios in specific bins. The frequencies are: 0.60-0.70: 9, 0.70-0.80: 69, 0.80-0.90: 220, 0.90-1.00: 195, 1.00-1.10: 89, 1.10-1.20: 41, 1.20-1.30: 7, 1.30-1.40: 0, 1.40-1.50: 0, 1.50-1.60: 0.	
Sample size (n)	632		
Mean Assessed Value	269,400		
Mean Sales Price	297,200		
Standard Deviation AV	66,034		
Standard Deviation SP	79,380		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.919		
Median Ratio	0.905		
Weighted Mean Ratio	0.906		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 87	
Lowest ratio	0.573		
Highest ratio:	1.285		
Coefficient of Dispersion	9.51%		
Standard Deviation	0.112		
Coefficient of Variation	12.23%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.898		
Upper limit	0.914		
95% Confidence: Mean			
Lower limit	0.910		
Upper limit	0.928		
SAMPLE SIZE EVALUATION			
N (population size)	2879		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.112		
Recommended minimum:	20		
Actual sample size:	632		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	358		
# ratios above mean:	274		
z:	3.341		
Conclusion:	Non-normal		

COMMENTS:

1 to 3 Unit Residences throughout area 87

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SW / TEAM 3	Lien Date: 01/01/2008	Date of Report: 5/27/2008	Sales Dates: 1/2005 - 12/2007														
Area SOUTH AUBURN	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No														
SAMPLE STATISTICS		 Ratio Frequency The histogram shows the frequency distribution of ratios for 1 to 3 unit residences. The x-axis represents the Ratio (0.20 to 1.60) and the y-axis represents the Frequency (0 to 300). The distribution is unimodal and slightly right-skewed, with a peak frequency of 239 at a ratio of 1.00. Other significant frequencies include 116 at 0.80, 139 at 1.00, 75 at 1.20, and 34 at 1.40. <table><caption>Ratio Frequency Data</caption><tr><th>Ratio</th><th>Frequency</th></tr><tr><td>0.60</td><td>17</td></tr><tr><td>0.80</td><td>116</td></tr><tr><td>1.00</td><td>239</td></tr><tr><td>1.20</td><td>139</td></tr><tr><td>1.40</td><td>75</td></tr><tr><td>1.60</td><td>34</td></tr></table>		Ratio	Frequency	0.60	17	0.80	116	1.00	239	1.20	139	1.40	75	1.60	34
Ratio	Frequency																
0.60	17																
0.80	116																
1.00	239																
1.20	139																
1.40	75																
1.60	34																
Sample size (n)	632																
Mean Assessed Value	290,400																
Mean Sales Price	297,200																
Standard Deviation AV	71,314																
Standard Deviation SP	79,380																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.991																
Median Ratio	0.977																
Weighted Mean Ratio	0.977																
UNIFORMITY																	
Lowest ratio	0.617																
Highest ratio:	1.385																
Coefficient of Dispersion	9.50%																
Standard Deviation	0.121																
Coefficient of Variation	12.23%																
Price Related Differential (PRD)	1.014																
RELIABILITY																	
95% Confidence: Median																	
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B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.121																
Recommended minimum:	23																
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Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	358																
# ratios above mean:	274																
z:	3.341																
Conclusion:	Non-normal																

COMMENTS:

1 to 3 Unit Residences throughout area 87

The assessment level has been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 87

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 87
(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
017	335640	7440	7/6/05	\$162,000	580	0	4	1944	5	8489	N	N	130 3RD AVE N
017	335640	7120	1/23/06	\$205,500	660	0	5	1988	3	17200	N	N	109 SEATTLE BLVD N
017	335640	4265	8/18/06	\$219,500	820	0	5	1941	3	7999	N	N	301 5TH AVE N
017	335640	1275	9/22/05	\$182,000	910	0	5	1918	5	12000	N	N	210 10TH AVE N
017	335640	4545	5/1/07	\$320,000	950	0	5	1944	5	24000	N	N	435 MAIN ST
017	335640	7270	8/2/05	\$155,000	1030	0	5	1945	3	15982	N	N	112 2ND AVE N
017	335640	6845	3/29/06	\$225,000	1060	0	5	1915	4	9540	N	N	135 MAIN ST
017	335640	3475	6/20/06	\$218,000	1060	0	5	1954	4	16000	N	N	634 MAIN ST
017	335640	5850	10/5/06	\$199,950	1060	0	5	1924	4	22267	N	N	212 STANLEY AVE
017	335640	2495	4/14/05	\$182,000	1140	0	5	1930	4	12000	N	N	707 CELERY AVE
017	252104	9018	8/29/05	\$188,450	1140	0	5	1946	4	14600	N	N	401 CHICAGO AVE
017	335640	7291	12/12/05	\$196,500	1200	0	5	1912	4	12000	N	N	204 2ND AVE N
017	335640	4140	12/7/05	\$176,000	1310	0	5	1912	5	13358	N	N	512 MAIN ST
017	954300	0625	7/13/06	\$260,000	1360	0	5	1923	4	8002	N	N	316 MILWAUKEE BLVD S
017	335640	3345	7/14/05	\$225,000	1500	0	5	1953	4	8000	N	N	317 6TH AVE N
017	335640	7289	12/4/07	\$225,000	1690	0	5	1946	3	12000	N	N	114 2ND AVE N
017	954300	0049	12/6/06	\$190,000	760	0	6	1950	4	7500	N	N	412 1ST AVE S
017	885600	0224	2/10/06	\$189,995	830	0	6	1946	4	12000	N	N	108 1ST AVE
017	335640	3802	11/7/06	\$232,500	860	0	6	1950	4	10596	N	N	527 MAIN ST
017	885600	0510	10/3/06	\$190,000	860	0	6	1940	3	8000	N	N	126 SEATTLE BLVD S
017	335640	2210	6/21/05	\$192,500	900	0	6	1930	4	12000	N	N	732 CELERY AVE
017	335640	3335	10/26/06	\$215,000	950	0	6	1915	4	14385	N	N	301 6TH AVE N
017	335640	2525	8/7/06	\$227,950	960	0	6	1963	3	8000	N	N	130 8TH AVE N
017	885600	4490	9/11/06	\$215,000	970	0	6	1956	3	8276	N	N	212 5TH AVE S
017	335640	2590	8/5/05	\$166,500	970	0	6	1989	3	8262	N	N	111 7TH AVE N
017	335640	7476	4/12/06	\$217,500	980	0	6	1982	3	8000	N	N	48 3RD AVE N
017	335640	7330	6/20/06	\$258,750	980	460	6	1992	3	13101	N	N	213 2ND AVE N
017	885600	4835	4/27/06	\$198,000	990	0	6	1949	3	8000	N	N	233 TACOMA BLVD S
017	885600	4835	3/15/05	\$160,000	990	0	6	1949	3	8000	N	N	233 TACOMA BLVD S
017	335640	4191	2/27/07	\$279,850	1010	510	6	1991	3	7412	N	N	541 CHICAGO AVE

Improved Sales Used in this Annual Update Analysis
Area 87
(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
017	335640	7315	3/16/07	\$277,500	1020	700	6	1993	3	8433	N	N	206 3RD AVE N
017	335640	7315	8/17/05	\$240,000	1020	700	6	1993	3	8433	N	N	206 3RD AVE N
017	885600	0655	5/13/05	\$220,000	1020	510	6	1994	3	8200	N	N	110 2ND AVE S
017	885600	4240	5/31/05	\$180,000	1030	0	6	1910	4	6424	N	N	434 TACOMA BLVD
017	335640	6530	2/14/06	\$221,000	1050	0	6	1991	3	5352	N	N	140 MAIN ST
017	335640	4310	5/30/07	\$210,000	1050	0	6	1942	4	9985	N	N	331 5TH AVE N
017	335640	2026	8/16/06	\$263,000	1060	310	6	1991	3	9717	N	N	408 9TH AVE N
017	335640	3804	6/2/05	\$170,000	1064	0	6	1950	3	15821	N	N	560 ALGONA BLVD N
017	335640	3365	5/16/07	\$280,000	1070	310	6	1991	3	8000	N	N	333 6TH AVE N
017	335640	7420	6/19/07	\$290,000	1080	0	6	1945	4	15185	N	N	122 3RD AVE N
017	885600	0540	7/18/06	\$238,000	1080	0	6	1911	4	9999	N	N	136 SEATTLE BLVD S
017	335640	3140	5/9/07	\$267,000	1080	0	6	1952	3	16000	N	N	336 7TH AVE N
017	885600	1200	6/6/07	\$260,000	1080	0	6	1976	3	16000	N	N	104 3RD AVE S
017	335640	7420	8/18/05	\$186,000	1080	0	6	1945	4	15185	N	N	122 3RD AVE N
017	885600	0455	11/13/06	\$225,000	1100	0	6	1980	4	7405	N	N	101 2ND AVE S
017	335640	5280	7/15/05	\$230,000	1110	320	6	1992	3	10000	N	N	322 4TH AVE N
017	335640	1190	1/2/07	\$250,000	1120	0	6	1990	3	8000	N	N	311 9TH AVE N
017	335640	1274	7/28/05	\$255,000	1120	350	6	1992	3	12000	N	N	214 10TH AVE N
017	335640	6950	3/13/06	\$175,500	1140	0	6	1947	3	8840	N	N	301 1ST AVE N
017	335640	7308	9/7/05	\$269,900	1150	680	6	1993	3	10320	N	N	204 3RD AVE N
017	335640	3880	8/21/06	\$246,000	1170	0	6	1994	3	11000	N	N	108 6TH AVE N
017	335640	1255	6/18/07	\$250,000	1230	0	6	1941	4	10000	N	N	280 10TH AVE N
017	335640	2232	1/25/05	\$187,775	1230	0	6	1970	3	12000	N	N	333 7TH AVE N
017	885600	0356	11/9/06	\$294,950	1250	0	6	1960	4	9350	N	N	123 SEATTLE BLVD S
017	335640	2555	9/28/06	\$225,000	1280	0	6	1967	3	11550	N	N	102 8TH AVE N
017	335640	3305	4/19/06	\$251,500	1320	0	6	1992	3	10001	N	N	306 BROADWAY
017	954300	0160	5/26/06	\$235,000	1340	0	6	1946	3	9000	N	N	407 WARDE ST
017	335640	3577	9/8/05	\$241,000	1340	0	6	1977	3	16000	N	N	215 6TH AVE N
017	954300	0160	1/21/05	\$190,500	1340	0	6	1946	3	9000	N	N	407 WARDE ST
017	954300	0061	9/27/07	\$163,000	1360	0	6	1918	3	4000	N	N	426 1ST AVE S
017	954300	0061	3/29/07	\$150,000	1360	0	6	1918	3	4000	N	N	426 1ST AVE S

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Area 87
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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
017	335640	4491	5/11/06	\$210,000	1390	0	6	1990	3	21500	N	N	315 4TH AVE N
017	335640	6510	8/25/05	\$257,000	1560	0	6	1992	3	7352	N	N	130 MAIN ST
017	335640	2155	2/28/06	\$229,500	1580	0	6	1969	4	12000	N	N	322 8TH AVE N
017	885600	4400	9/14/06	\$239,900	1610	0	6	1947	3	24000	N	N	321 TACOMA BLVD
017	335640	3311	10/26/05	\$263,000	1620	0	6	1992	3	7998	N	N	614 CELERY AVE
017	335640	4540	6/27/07	\$246,000	1650	0	6	1975	3	13200	N	N	403 CHICAGO AVE
017	335640	7205	7/25/05	\$235,000	1670	0	6	1920	4	14000	N	N	111 1ST AVE N
017	335640	4390	10/13/06	\$292,000	2100	0	6	1992	3	14400	N	N	302 5TH AVE N
017	335640	4390	4/22/05	\$254,000	2100	0	6	1992	3	14400	N	N	302 5TH AVE N
017	335640	3540	2/14/06	\$265,000	2140	0	6	1965	3	20648	N	N	219 6TH AVE N
017	335640	3540	5/29/07	\$244,950	2140	0	6	1965	3	20648	N	N	219 6TH AVE N
017	335640	3355	5/19/06	\$265,500	2150	0	6	1953	5	8001	N	N	327 6TH AVE N
017	885600	4644	5/8/06	\$237,000	880	0	7	1980	3	10544	N	N	237 MILWAUKEE BLVD S
017	885600	0105	11/10/05	\$213,000	880	0	7	1980	3	7998	N	N	13 ALGONA BLVD S
017	012850	0400	12/6/05	\$245,000	930	550	7	2003	3	5593	N	N	423 COAL AVE
017	335640	7272	9/23/05	\$242,000	960	0	7	1995	3	8000	N	N	108 2ND AVE N
017	335640	5155	9/27/06	\$244,950	1000	0	7	1966	3	11036	N	N	121 3RD AVE N
017	335640	6865	2/6/07	\$250,000	1070	0	7	1960	3	9540	N	N	131 MAIN ST
017	885600	4575	12/7/06	\$230,000	1070	0	7	1979	3	9600	N	N	345 MILWAUKEE BLVD S
017	335640	1866	2/23/05	\$199,000	1170	550	7	1997	3	8845	N	N	208 9TH AVE N
017	335640	1195	9/1/06	\$255,000	1200	0	7	1981	3	8000	N	N	313 9TH AVE N
017	335640	1195	2/14/06	\$165,000	1200	0	7	1981	3	8000	N	N	313 9TH AVE N
017	012850	0100	4/11/07	\$265,000	1210	0	7	2002	3	4500	N	N	208 JUNCTION BLVD
017	335640	3016	8/24/05	\$226,500	1210	0	7	1990	3	8166	N	N	648 MAIN ST
017	335640	2085	7/12/05	\$215,000	1210	0	7	1991	3	8003	N	N	824 CELERY AVE
017	335640	7442	6/1/06	\$285,000	1240	550	7	2001	3	10277	N	N	138 3RD AVE N
017	335640	3428	10/11/05	\$240,000	1290	100	7	1996	3	7979	N	N	206 BROADWAY
017	335640	3426	2/17/05	\$226,000	1290	550	7	1996	3	13172	N	N	204 BROADWAY
017	885600	1125	3/1/06	\$248,550	1330	0	7	1993	3	9500	N	N	27 4TH AVE S
017	954300	0821	10/28/05	\$244,500	1340	0	7	1950	5	9214	N	N	401 4TH AVE S
017	335640	4124	3/16/07	\$221,500	1350	0	7	1978	3	9812	N	N	524 MAIN ST

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Area 87
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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
017	012850	0040	7/12/06	\$300,000	1370	810	7	2003	3	4500	N	N	219 JUNCTION BLVD
017	012850	0060	10/31/06	\$290,000	1370	810	7	2004	3	4500	N	N	215 JUNCTION BLVD
017	885600	4560	5/24/06	\$258,950	1370	0	7	1999	3	8000	N	N	316 3RD PL S
017	012850	0250	1/24/06	\$267,000	1370	810	7	2003	3	6300	N	N	436 PULLMAN AVE
017	335640	5158	2/7/05	\$195,000	1370	0	7	2000	3	9600	N	N	200 4TH AVE N
017	335640	5015	3/7/07	\$275,000	1380	0	7	1999	3	8989	N	N	41 3RD AVE N
017	885600	4250	4/20/05	\$225,000	1380	0	7	1996	3	12200	N	N	438 TACOMA BLVD S
017	885600	1450	1/27/06	\$325,000	1400	0	7	1978	3	31599	N	N	120 4TH AVE S
017	335640	4305	11/8/05	\$322,000	1438	868	7	2005	3	7988	N	N	325 5TH AVE N
017	335640	4302	10/13/05	\$318,000	1438	868	7	2005	3	7988	N	N	317 5TH AVE N
017	335640	4300	1/17/06	\$315,000	1438	868	7	2005	3	7988	N	N	313 5TH AVE N
017	335640	4301	10/21/05	\$315,000	1438	868	7	2005	3	7988	N	N	321 5TH AVE N
017	335640	7655	11/7/06	\$269,500	1490	0	7	1978	3	9583	N	N	38 2ND AVE N
017	335640	7670	6/10/05	\$215,000	1536	0	7	1978	4	16800	N	N	34 2ND AVE N
017	335640	2405	7/13/05	\$260,000	1540	0	7	2002	3	11486	N	N	206 8TH AVE N
017	012850	0240	4/16/07	\$295,000	1570	0	7	2003	3	4774	N	N	202 JUNCTION BLVD
017	012850	0180	11/14/06	\$287,000	1570	0	7	2003	3	4500	N	N	224 JUNCTION BLVD
017	335640	2220	3/6/06	\$275,000	1670	0	7	1999	3	12040	N	N	724 CELERY AVE
017	335640	7106	3/21/05	\$251,000	1670	0	7	2000	3	11999	N	N	212 2ND AVE N
017	335640	7175	10/1/07	\$260,000	1700	0	7	1910	4	14000	N	N	135 1ST AVE
017	335640	5790	9/1/07	\$293,950	1730	0	7	2002	3	5144	N	N	430 PULLMAN AVE
017	335640	5792	3/19/07	\$307,000	1760	0	7	2002	3	5082	N	N	426 PULLMAN AVE
017	012850	0170	8/11/06	\$297,500	1780	0	7	2002	3	4500	N	N	222 JUNCTION BLVD
017	012850	0090	11/17/05	\$287,000	1780	0	7	2003	3	4418	N	N	209 JUNCTION BLVD
017	012850	0210	4/27/06	\$306,837	1800	0	7	2003	3	5308	N	N	429 PULLMAN AVE
017	335640	6250	3/6/07	\$319,500	1800	0	7	2007	3	11167	N	N	133 STANLEY CT
017	335640	6252	2/12/07	\$312,000	1800	0	7	2007	3	11167	N	N	105 STANLEY CT
017	335640	6251	3/6/07	\$312,500	1800	0	7	2007	3	12424	N	N	109 STANLEY CT
017	885600	4610	10/24/06	\$310,000	1820	0	7	1980	3	12203	N	N	140 TACOMA BLVD
017	885600	0530	5/26/06	\$315,000	1820	0	7	2000	3	8000	N	N	134 SEATTLE BLVD S
017	335640	4551	5/26/06	\$314,950	1833	0	7	2006	3	7992	N	N	423 MAIN ST

Improved Sales Used in this Annual Update Analysis
Area 87
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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
017	335640	6110	11/21/05	\$296,950	1853	0	7	2005	3	12000	N	N	215 STANLEY AVE
017	335640	5791	4/18/07	\$305,000	1880	0	7	2002	3	5087	N	N	428 PULLMAN AVE
017	012850	0190	2/15/07	\$307,500	1880	0	7	2003	3	4500	N	N	226 JUNCTION BLVD
017	012850	0280	8/21/07	\$292,500	1880	0	7	2002	3	4500	N	N	228 JUNCTION BLVD
017	012850	0360	3/21/07	\$294,500	1880	0	7	2003	3	4471	N	N	316 JUNCTION BLVD
017	012850	0020	10/17/05	\$285,000	1880	0	7	2003	3	4423	N	N	223 JUNCTION BLVD
017	012850	0380	7/18/05	\$273,000	1880	0	7	2003	3	5100	N	N	427 COAL AVE
017	012850	0361	7/19/05	\$278,150	1880	0	7	2003	3	6602	N	N	318 JUNCTION BLVD
017	335640	5791	1/16/05	\$227,000	1880	0	7	2002	3	5087	N	N	428 PULLMAN AVE
017	335640	2595	9/26/07	\$353,000	1890	0	7	2007	3	15439	N	N	115 7TH AVE N
017	155560	0060	1/26/05	\$239,950	1930	0	7	2004	3	8061	N	N	133 4TH AVE N
017	335640	5793	12/21/05	\$287,000	2010	0	7	2002	3	5076	N	N	424 PULLMAN AVE
017	012850	0500	5/1/06	\$290,000	2020	0	7	2002	3	5130	N	N	421 IRON AVE
017	335640	7105	7/16/07	\$345,000	2030	0	7	2000	3	11999	N	N	216 2ND AVE N
017	335640	7105	7/1/05	\$290,000	2030	0	7	2000	3	11999	N	N	216 2ND AVE N
017	335640	7401	6/20/05	\$295,000	2060	0	7	2005	3	7990	N	N	107 2ND AVE N
017	335640	4550	10/24/05	\$305,950	2080	0	7	2005	3	7992	N	N	419 MAIN ST
017	954300	0693	9/10/07	\$333,000	2080	0	7	2004	3	16916	N	N	418 3RD AVE S
017	155560	0070	1/27/05	\$272,000	2080	0	7	2004	3	8064	N	N	135 4TH AVE N
017	335640	6332	8/7/06	\$333,950	2105	0	7	2006	3	11021	N	N	205 STANLEY AVE
017	335640	6331	8/16/06	\$329,950	2105	0	7	2006	3	11021	N	N	209 STANLEY AVE
017	335640	6333	7/31/06	\$329,950	2105	0	7	2006	3	11021	N	N	201 STANLEY AVE
017	335640	7400	7/25/05	\$283,200	2109	0	7	2005	3	7990	N	N	105 2ND AVE N
017	335640	6330	7/13/06	\$326,950	2153	0	7	2006	3	11021	N	N	211 STANLEY AVE
017	885600	4327	1/18/07	\$313,950	2163	0	7	2006	3	5883	N	N	429 MILWAUKEE BLVD S
017	885600	4326	12/5/06	\$312,500	2163	0	7	2006	3	6121	N	N	431 MILWAUKEE BLVD S
017	885600	4328	12/1/06	\$304,950	2163	0	7	2006	3	5882	N	N	427 MILWAUKEE BLVD S
017	335640	4311	5/26/06	\$339,950	2177	0	7	2006	3	7988	N	N	329 5TH AVE N
017	335640	2385	8/2/06	\$348,000	2190	0	7	2006	3	12026	N	N	210 8TH AVE N
017	335640	2386	7/13/06	\$345,000	2190	0	7	2006	3	12006	N	N	214 8TH AVE N
017	335640	0909	9/14/05	\$325,000	2542	0	7	2005	3	8079	N	N	217 10TH AVE N

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Area 87
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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
017	335640	2445	3/31/06	\$325,000	2153	0	8	2006	3	10000	N	N	209 7TH AVE N
017	335640	2455	3/22/06	\$329,950	2298	0	8	2006	3	10000	N	N	211 7TH AVE N
017	335640	2440	3/16/06	\$325,000	2298	0	8	2006	3	10000	N	N	207 7TH AVE N
017	335640	2450	2/27/06	\$325,000	2306	0	8	2006	3	10000	N	N	213 7TH AVE N
018	322105	9014	7/12/05	\$176,000	580	0	4	1951	2	89239	N	N	5202 KERSEY WAY
018	332105	9083	11/13/06	\$320,000	1020	0	6	1999	3	209959	N	N	5036 KATHERINE AVE SE
018	332105	9009	7/25/06	\$330,000	2060	0	6	1954	3	211499	N	N	3947 53RD ST SE
018	332105	9054	8/23/07	\$450,000	1650	0	7	1979	4	215622	N	N	5502 WARD AVE SE
018	332105	9071	1/24/05	\$649,950	2570	0	7	1984	3	217800	N	N	5527 WARD AVE SE
018	413705	0020	5/25/07	\$325,000	1150	840	8	1990	3	7824	N	N	718 47TH ST SE
018	413702	0450	5/15/06	\$295,000	1190	420	8	1988	3	9375	N	N	5420 JAMES AVE SE
018	413705	0030	1/19/06	\$303,000	1190	700	8	1990	3	9305	N	N	714 47TH ST SE
018	413701	0640	1/25/05	\$299,900	1220	630	8	1999	3	12997	Y	N	4502 KENNEDY AVE SE
018	413702	0410	12/15/05	\$257,500	1290	380	8	1989	3	11189	N	N	5514 JAMES AVE SE
018	413702	0410	3/3/05	\$225,000	1290	380	8	1989	3	11189	N	N	5514 JAMES AVE SE
018	413702	0500	6/17/05	\$285,000	1480	470	8	1987	3	11246	N	N	907 54TH ST SE
018	413687	0100	11/27/07	\$385,000	1500	740	8	1996	3	7193	N	N	5123 NATHAN LOOP SE
018	413695	0050	9/21/07	\$318,000	1500	0	8	1998	3	6620	Y	N	5108 FRANCIS CT SE
018	413695	0070	11/27/07	\$309,000	1500	0	8	1998	3	7401	N	N	5120 FRANCIS CT SE
018	413702	0790	1/30/07	\$305,500	1520	0	8	1988	3	8880	N	N	5415 JAMES PL SE
018	413695	0010	8/22/05	\$265,000	1540	0	8	1998	3	12822	N	N	502 47TH ST SE
018	413702	0510	7/12/07	\$331,000	1560	0	8	1988	3	8955	N	N	903 54TH ST SE
018	413690	0220	2/23/07	\$327,000	1570	0	8	1997	3	9920	N	N	5302 QUINCY AVE SE
018	413702	0220	3/12/07	\$309,000	1600	0	8	1987	3	9135	N	N	5624 HAZEL LOOP SE
018	413694	0110	10/10/06	\$317,500	1600	0	8	1996	3	9041	N	N	5308 LAKELAND HILLS WAY SE
018	413702	0050	7/3/06	\$292,950	1640	0	8	1988	3	8620	N	N	5407 LAKELAND HILLS WAY SE
018	413701	0230	7/3/06	\$409,950	1660	1500	8	1990	3	8400	N	N	809 52ND ST SE
018	413704	0090	7/27/07	\$322,450	1660	0	8	1990	3	8850	N	N	1126 57TH PL SE
018	413702	0610	1/18/06	\$299,950	1690	0	8	1988	3	8544	N	N	5418 MILL POND DR
018	413695	0060	3/20/07	\$327,630	1700	0	8	1998	3	7171	Y	N	5112 FRANCIS CT SE
018	413701	0740	5/25/06	\$315,000	1700	0	8	1994	3	7630	N	N	4707 KENNEDY AVE SE

Improved Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	413703	0060	7/12/07	\$310,000	1700	0	8	1989	3	8247	N	N	4709 MILL POND DR
018	413702	0010	11/22/06	\$304,000	1700	0	8	1988	3	8256	N	N	5309 MILL POND DR
018	413695	0100	8/29/07	\$290,000	1700	0	8	1997	3	6010	N	N	5208 FRANCIS CT SE
018	413702	0620	6/22/07	\$331,000	1720	0	8	1988	3	8713	N	N	5426 LAKELAND HILLS WAY SE
018	413695	0220	6/20/06	\$329,000	1720	0	8	1998	3	6051	N	N	5115 FRANCIS CT SE
018	413694	0030	8/25/06	\$339,950	1760	0	8	1996	3	7004	N	N	619 53RD ST SE
018	413700	0420	4/29/05	\$275,500	1760	0	8	1985	3	7232	N	N	4934 MILL POND LOOP
018	413694	0010	3/29/05	\$257,500	1760	0	8	1996	3	7528	N	N	609 53RD ST SE
018	413701	0560	6/21/06	\$296,000	1790	0	8	1990	3	11326	N	N	4716 KENNEDY AVE SE
018	413700	0160	4/21/05	\$274,000	1800	0	8	1988	3	7500	Y	N	5025 MILL POND LOOP
018	413702	0280	8/1/06	\$316,000	1840	0	8	1988	3	8391	N	N	5501 LAKELAND HILLS WAY SE
018	413702	0820	3/1/06	\$285,000	1840	0	8	1988	3	7510	N	N	5409 JAMES PL SE
018	413689	0040	8/7/05	\$280,000	1840	0	8	1998	3	8997	N	N	4905 HIGHLAND CT SE
018	413688	0220	6/25/07	\$369,950	1860	0	8	1996	3	6378	N	N	5610 OLIVE AVE SE
018	413700	0430	3/16/07	\$340,000	1860	0	8	1985	3	7232	N	N	4924 MILL POND LOOP
018	413704	0180	7/1/06	\$325,000	1870	0	8	1990	3	8941	N	N	1144 57TH PL SE
018	413704	0180	7/11/05	\$300,000	1870	0	8	1990	3	8941	N	N	1144 57TH PL SE
018	413692	0060	11/5/07	\$399,500	1900	0	8	1999	3	7495	N	N	1222 49TH ST SE
018	413692	0060	11/2/05	\$365,000	1900	0	8	1999	3	7495	N	N	1222 49TH ST SE
018	413707	0160	1/17/07	\$354,950	1900	0	8	1994	3	7353	N	N	5025 NATHAN AVE SE
018	413704	0080	3/14/06	\$270,000	1900	0	8	1990	3	8516	N	N	1124 57TH PL SE
018	413707	0270	6/8/07	\$365,000	1910	0	8	1994	3	7741	N	N	5413 NATHAN LOOP SE
018	413687	0330	3/21/05	\$285,000	1910	0	8	1998	3	6773	N	N	5302 MARSHALL AVE SE
018	413706	0140	7/5/06	\$365,000	1920	0	8	1994	3	8742	N	N	5502 HIGHLAND DR SE
018	413688	0360	1/22/07	\$369,000	1930	0	8	1995	3	10329	N	N	1331 57TH DR SE
018	413690	0070	8/1/07	\$359,950	1930	0	8	1998	3	7133	N	N	5203 QUINCY AVE SE
018	413707	0720	3/1/05	\$265,000	1930	0	8	1994	3	7434	N	N	5609 HIGHLAND DR SE
018	413695	0080	8/4/06	\$353,800	1950	0	8	1998	3	7361	N	N	5130 FRANCIS CT SE
018	413702	0260	12/28/06	\$322,000	1950	0	8	1987	3	9245	N	N	5606 HAZEL AVE SE
018	413690	0270	1/31/07	\$389,950	1960	0	8	1997	3	9435	N	N	5402 QUINCY AVE SE
018	413700	0550	6/13/06	\$356,000	1960	0	8	1990	3	10891	N	N	825 50TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	413707	0060	10/19/07	\$399,950	1980	700	8	1994	3	7195	N	N	5019 HIGHLAND DR SE
018	413701	0540	4/26/05	\$284,900	1980	0	8	1990	3	11900	N	N	917 48TH WAY SE
018	413694	0050	6/22/06	\$347,000	1990	0	8	1996	3	6749	N	N	702 53RD ST SE
018	413707	0420	5/25/05	\$324,950	1990	0	8	1994	3	7784	N	N	5118 NATHAN AVE SE
018	413694	0080	6/22/05	\$311,500	1990	0	8	1996	3	8106	Y	N	606 53RD ST SE
018	413702	0700	6/26/07	\$365,000	2040	0	8	1988	3	8840	N	N	5515 JAMES AVE SE
018	413690	0020	9/11/07	\$363,000	2040	0	8	1997	3	7047	N	N	1513 53RD ST SE
018	413690	0190	8/17/05	\$347,000	2040	0	8	1998	3	7580	N	N	5212 QUINCY AVE SE
018	413690	0150	7/2/07	\$395,000	2070	0	8	1998	3	7820	Y	N	5120 QUINCY AVE SE
018	413687	0110	9/28/05	\$371,888	2080	0	8	1996	3	7047	N	N	5127 NATHAN LOOP SE
018	413707	0920	4/13/06	\$368,000	2090	0	8	1993	3	7354	N	N	1401 50TH ST SE
018	413700	0710	10/17/05	\$322,000	2090	0	8	1990	3	7683	N	N	802 50TH ST SE
018	413700	0770	6/20/07	\$375,000	2100	0	8	1990	3	9371	N	N	5011 MILL POND DR
018	413702	0600	8/2/07	\$333,000	2120	0	8	1986	3	8305	N	N	5412 MILL POND DR
018	413700	0830	8/17/05	\$319,950	2120	0	8	1988	3	10033	N	N	5115 MILL POND DR
018	413700	0250	7/11/06	\$392,500	2130	0	8	1985	3	9268	N	N	5141 MILL POND LOOP
018	413701	0510	10/19/06	\$361,000	2130	0	8	1990	3	13749	N	N	914 48TH CT SE
018	413687	0530	12/5/07	\$345,000	2130	0	8	1996	3	6695	N	N	5310 NATHAN LOOP SE
018	413687	0180	1/25/05	\$284,000	2130	0	8	1996	3	6615	Y	N	5303 NATHAN LOOP SE
018	413700	0590	6/14/06	\$379,950	2140	0	8	1986	3	9377	N	N	801 50TH ST SE
018	413688	0390	5/15/06	\$396,500	2140	0	8	1995	3	6510	N	N	5621 EVERGREEN LOOP SE
018	413700	0540	6/15/06	\$357,500	2140	0	8	1986	3	8874	N	N	4802 MILL POND LOOP
018	413707	0150	8/23/06	\$366,273	2140	0	8	1994	3	6544	N	N	5021 NATHAN AVE SE
018	413688	0330	2/11/05	\$287,000	2150	0	8	1996	3	8509	N	N	1319 57TH DR SE
018	413700	0750	9/27/05	\$347,550	2170	0	8	1985	3	10143	N	N	4925 MILL POND DR
018	413707	0520	10/30/07	\$369,990	2190	0	8	1995	3	7669	N	N	5203 OLIVE AVE SE
018	413700	0090	1/10/05	\$273,000	2190	0	8	1986	3	7917	N	N	4909 MILL POND LOOP
018	413700	0640	5/16/06	\$381,950	2220	0	8	1987	3	7932	N	N	709 50TH ST SE
018	413700	0600	5/25/07	\$399,950	2230	0	8	1987	3	8442	N	N	729 50TH ST SE
018	413704	0010	5/5/05	\$294,500	2230	0	8	1990	3	7890	N	N	1102 57TH DR SE
018	413707	0010	8/17/06	\$399,950	2260	0	8	1994	3	7737	N	N	1302 49TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	413688	0630	7/18/06	\$425,000	2270	0	8	1995	3	12252	N	N	5501 EVERGREEN LOOP SE
018	342105	9040	2/13/06	\$630,000	2270	0	8	1985	3	222156	N	N	5502 DUNCAN AVE SE
018	413700	0080	12/8/05	\$392,000	2270	0	8	1985	3	7810	N	N	4901 MILL POND LOOP SE
018	413700	0760	5/20/05	\$310,000	2270	0	8	1987	3	10327	N	N	5001 MILL POND DR
018	413688	0120	9/18/07	\$416,000	2280	0	8	1996	3	6935	N	N	1609 56TH CT SE
018	413700	0140	6/29/06	\$452,950	2320	1180	8	1986	3	7650	Y	N	5011 MILL POND LOOP
018	413701	0150	6/17/05	\$312,500	2320	0	8	1987	3	9131	N	N	937 52ND ST SE
018	413689	0430	11/2/05	\$409,995	2360	0	8	1998	3	14560	N	N	5115 PERRY DR SE
018	413689	0430	1/14/05	\$340,000	2360	0	8	1998	3	14560	N	N	5115 PERRY DR SE
018	413706	0260	5/11/05	\$355,000	2400	0	8	1994	3	11176	N	N	5405 HIGHLAND DR SE
018	413687	0310	8/28/07	\$382,500	2420	0	8	1996	3	6635	N	N	5314 MARSHALL AVE SE
018	413687	0170	5/29/07	\$408,000	2430	0	8	1998	3	6615	Y	N	5229 NATHAN LOOP SE
018	413687	0170	10/5/05	\$380,000	2430	0	8	1998	3	6615	Y	N	5229 NATHAN LOOP SE
018	413706	0320	5/25/05	\$345,950	2440	0	8	1995	3	7636	N	N	1219 57TH DR SE
018	413700	0580	5/22/06	\$385,000	2450	0	8	1987	3	9368	N	N	807 50TH ST SE
018	413702	0670	6/16/05	\$300,450	2450	0	8	1988	3	8975	N	N	5522 LAKELAND HILLS WAY SE
018	413707	0980	3/8/05	\$279,000	2450	0	8	1994	3	9147	N	N	1309 49TH ST SE
018	413702	0250	10/24/07	\$364,950	2460	0	8	1986	3	10267	N	N	5610 HAZEL AVE SE
018	413707	0950	11/18/05	\$445,000	2470	0	8	1994	3	12849	N	N	1315 49TH ST SE
018	413688	0270	10/5/05	\$360,000	2480	0	8	1996	3	6505	N	N	5620 EVERGREEN LOOP SE
018	413701	0360	6/28/05	\$310,000	2480	0	8	1990	3	12528	Y	N	5010 MILL POND DR
018	413707	0170	1/3/05	\$299,000	2480	0	8	1996	3	7741	N	N	5103 NATHAN LOOP SE
018	413707	0810	5/3/07	\$429,950	2490	0	8	1995	3	9069	N	N	5302 OLIVE AVE SE
018	413688	0170	8/21/06	\$432,000	2500	0	8	1996	3	10074	N	N	1616 56TH CT SE
018	413688	0340	6/20/05	\$360,000	2500	0	8	1995	3	9603	N	N	1323 57TH DR SE
018	413707	0820	12/20/06	\$432,000	2510	0	8	1996	3	8279	N	N	1503 53RD ST SE
018	413702	0330	7/19/06	\$350,000	2510	0	8	1988	3	8083	N	N	5607 LAKELAND HILLS WAY SE
018	413688	0410	4/12/06	\$418,000	2520	0	8	1995	3	7095	N	N	5615 EVERGREEN LOOP SE
018	413687	0440	9/13/05	\$375,000	2520	0	8	1998	3	7781	N	N	5201 MARSHALL AVE SE
018	413707	0440	3/17/05	\$322,500	2570	0	8	1996	3	7260	N	N	5108 NATHAN AVE SE
018	413690	0210	5/14/07	\$449,950	2600	0	8	1997	3	8875	N	N	5220 QUINCY AVE SE

Improved Sales Used in this Annual Update Analysis
Area 87
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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
018	413689	0210	1/17/06	\$420,000	2600	0	8	1999	3	8310	N	N	5002 QUINCY AVE SE
018	413707	0350	5/10/07	\$460,000	2620	0	8	1995	3	8036	N	N	5314 NATHAN AVE SE
018	413707	0790	11/23/05	\$388,950	2660	0	8	1995	3	7270	N	N	5318 OLIVE AVE SE
018	413692	0030	12/13/05	\$439,950	2670	0	8	1996	3	10026	N	N	1115 48TH CT SE
018	413702	0160	11/30/05	\$405,000	2830	0	8	1987	3	16190	N	N	5617 HAZEL LOOP SE
018	413701	0590	8/14/06	\$499,999	3040	0	8	1999	3	24123	Y	N	4620 KENNEDY AVE SE
018	413701	0500	2/2/06	\$330,000	3230	0	8	1990	3	8789	N	N	4822 MILL POND DR
018	104350	0040	6/24/05	\$649,000	1650	850	9	1993	3	174675	N	N	4222 47TH ST SE
018	413698	0030	7/8/05	\$540,000	1710	1250	9	2004	3	20780	Y	N	5305 HIGHLAND DR SE
018	413693	0620	12/5/05	\$359,000	1880	0	9	1998	3	8484	N	N	5502 ELIZABETH LOOP SE
018	413693	0530	2/7/05	\$357,000	2240	0	9	1998	3	6302	N	N	5608 ELIZABETH LOOP SE
018	413693	0400	7/1/07	\$420,000	2310	0	9	1999	3	7063	N	N	5631 ELIZABETH LOOP SE
018	413706	0060	6/27/07	\$505,000	2330	860	9	1996	3	16795	Y	N	5335 HIGHLAND DR SE
018	413706	0060	4/15/05	\$454,950	2330	860	9	1996	3	16795	Y	N	5335 HIGHLAND DR SE
018	413693	0240	9/5/06	\$465,900	2500	0	9	1998	3	10127	N	N	5610 ELIZABETH AVE SE
018	413693	0450	5/23/06	\$484,300	2550	0	9	1999	3	9197	N	N	5630 ELIZABETH LOOP SE
018	413693	0580	8/14/06	\$485,000	2650	0	9	1998	3	6728	N	N	5518 ELIZABETH LOOP SE
018	413693	0020	4/6/06	\$450,000	2660	0	9	1998	3	11127	N	N	513 55TH WAY SE
018	413698	0120	5/25/07	\$618,000	2680	1180	9	2004	3	9380	Y	N	5043 HIGHLAND DR SE
018	413693	0610	5/3/05	\$469,950	2710	870	9	1998	3	7125	N	N	5506 ELIZABETH LOOP SE
018	104350	0110	6/21/07	\$725,000	2790	1780	9	1994	3	174240	N	N	4431 47TH ST SE
018	413693	0100	8/6/07	\$505,000	2820	0	9	1999	3	10118	N	N	5413 ELIZABETH AVE SE
018	413693	0390	12/14/05	\$506,950	2850	0	9	1999	3	7864	N	N	5627 ELIZABETH LOOP SE
018	413693	0340	6/21/07	\$490,000	2900	0	9	1999	3	6426	N	N	5529 ELIZABETH LOOP SE
018	413693	0270	7/2/07	\$350,000	3000	0	9	1998	3	9086	N	N	5530 ELIZABETH AVE SE
018	413693	0440	7/3/07	\$507,500	3050	0	9	1999	3	7478	N	N	5632 ELIZABETH LOOP SE
018	413693	0440	6/10/05	\$460,000	3050	0	9	1999	3	7478	N	N	5632 ELIZABETH LOOP SE
018	332105	9055	6/7/05	\$640,000	3088	0	9	1991	3	216057	N	N	5521 DUNCAN AVE SE
018	413698	0130	6/22/05	\$559,000	2457	1156	10	2005	3	10080	Y	N	5039 HIGHLAND DR SE
018	413698	0220	11/9/07	\$650,000	2690	1170	10	2003	3	9360	N	N	5104 HIGHLAND DR SE
018	413698	0310	12/20/07	\$595,000	2800	1020	10	2004	3	8130	Y	N	5312 HIGHLAND DR SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	413696	0010	4/21/05	\$560,000	2890	590	10	2004	3	12821	Y	N	1116 51ST ST SE
018	413696	0020	8/24/05	\$550,000	2990	670	10	2004	3	10258	Y	N	1048 51ST ST SE
018	413698	0330	4/6/05	\$412,000	3010	0	10	2004	3	8470	Y	N	5326 HIGHLAND DR SE
018	413698	0210	5/18/07	\$600,000	3130	0	10	2004	3	9340	N	N	5040 HIGHLAND DR SE
019	335340	0236	6/17/05	\$174,450	830	0	5	1944	4	11520	N	N	145 4TH AVE SW
019	335440	0360	9/20/05	\$181,000	970	0	5	1918	5	13939	N	N	513 1ST AVE E
019	335340	0015	4/11/05	\$230,000	1190	0	5	1910	5	26560	N	N	142 5TH AVE SW
019	335590	0605	4/7/06	\$240,000	1200	0	5	1909	4	11200	N	N	213 MILWAUKEE BLVD S
019	335590	0605	4/14/05	\$161,000	1200	0	5	1909	4	11200	N	N	213 MILWAUKEE BLVD S
019	335590	0315	5/18/05	\$210,000	1220	0	5	1946	4	9100	N	N	132 WAYNE AVE SE
019	335540	0145	8/28/06	\$205,000	1270	0	5	1908	4	8065	N	N	318 4TH AVE SE
019	335540	0145	1/5/05	\$180,000	1270	0	5	1908	4	8065	N	N	318 4TH AVE SE
019	359960	0171	5/7/07	\$325,000	1290	0	5	1944	2	29476	N	N	326 BUTTE AVE
019	335340	1685	7/5/07	\$390,000	1300	0	5	1944	4	40864	N	N	214 5TH AVE SW
019	885600	3645	6/2/05	\$213,000	1310	0	5	1918	4	6905	N	N	221 3RD AVE NW
019	335540	0243	8/2/05	\$200,000	1320	0	5	1908	4	65340	N	N	506 BUTTE AVE
019	335590	1020	1/5/06	\$205,000	1370	0	5	1918	4	11200	N	N	105 HOMER AVE
019	335590	1080	6/9/05	\$192,500	1380	0	5	1908	4	15610	N	N	141 HOMER AVE
019	335340	1575	5/23/07	\$245,000	1390	0	5	1944	3	6695	N	N	231 3RD AVE SW
019	335440	0426	3/15/06	\$188,300	760	0	6	1954	4	6101	N	N	219 PACIFIC AVE S
019	359960	0151	10/26/06	\$206,000	840	0	6	1958	3	8002	N	N	322 BUTTE AVE
019	335340	0646	6/14/06	\$219,200	860	0	6	1983	3	8379	N	N	210 MILWAUKEE BLVD S
019	335340	0646	5/25/05	\$181,000	860	0	6	1983	3	8379	N	N	210 MILWAUKEE BLVD S
019	335540	0263	2/17/05	\$149,000	860	0	6	1981	3	41650	N	N	538 BUTTE AVE
019	335440	0010	7/30/07	\$253,000	900	0	6	1959	3	11590	N	N	716 ELLINGSON RD
019	335340	1330	2/9/07	\$229,000	910	0	6	1942	4	9750	N	N	207 2ND AVE SW
019	335440	0430	12/27/07	\$225,000	980	0	6	1963	4	7918	N	N	201 PACIFIC AVE S
019	885600	3637	8/28/06	\$259,000	1010	0	6	1978	3	7403	N	N	205 3RD AVE NW
019	885600	3525	9/25/07	\$225,000	1010	0	6	1975	4	16000	N	N	210 TACOMA BLVD N
019	335340	0372	4/17/06	\$231,500	1020	0	6	1952	3	8000	N	N	328 MILWAUKEE BLVD S
019	809390	0180	7/13/07	\$276,000	1060	0	6	1980	4	9450	N	N	726 3RD AVE NE

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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
019	809390	0470	12/22/06	\$275,000	1060	0	6	1980	4	9450	N	N	729 2ND AVE NE
019	809390	0430	3/6/07	\$265,000	1060	0	6	1980	4	9975	N	N	741 2ND AVE NE
019	809390	0160	10/25/07	\$225,000	1060	0	6	1980	3	8750	N	N	718 3RD AVE NE
019	809390	0010	5/26/06	\$262,000	1060	0	6	1980	4	10320	N	N	103 ALDER LN N
019	809390	0430	3/15/06	\$225,000	1060	0	6	1980	4	9975	N	N	741 2ND AVE NE
019	809390	0380	11/17/05	\$224,920	1060	0	6	1980	4	9450	N	N	730 2ND AVE NE
019	809390	0320	3/28/05	\$202,000	1060	0	6	1980	3	9180	N	N	206 ALDER LN N
019	809390	0330	1/25/05	\$204,000	1060	0	6	1980	4	9090	N	N	204 ALDER LN N
019	809390	0410	7/22/05	\$182,500	1060	0	6	1980	4	9450	N	N	740 2ND AVE NE
019	885600	3100	3/29/05	\$185,000	1080	0	6	1976	4	8000	N	N	115 TACOMA BLVD N
019	335340	2410	8/4/06	\$249,500	1100	0	6	1988	3	6480	N	N	320 TACOMA BLVD S
019	660023	0120	9/5/07	\$299,450	1110	290	6	1993	3	8156	N	N	241 VALLEY VIEW DR
019	335340	0855	4/26/07	\$281,622	1130	0	6	1944	4	12000	N	N	106 2ND AVE SW
019	335340	0352	9/26/05	\$249,000	1170	750	6	1993	3	8516	N	N	110 4TH AVE SW
019	335540	0245	10/15/05	\$195,000	1180	0	6	1938	4	27280	N	N	520 BUTTE AVE
019	335440	0222	9/18/06	\$290,000	1190	0	6	1968	3	14154	N	N	612 2ND AVE SE
019	359960	0145	6/27/06	\$250,000	1200	0	6	1975	3	23703	N	N	316 BUTTE AVE
019	335540	0102	1/9/06	\$195,400	1240	0	6	2003	3	8000	N	N	403 4TH AVE SE
019	335340	2120	5/10/06	\$231,200	1270	0	6	1947	4	11090	N	N	323 3RD AVE SW
019	335440	0005	5/10/07	\$260,000	1320	0	6	1954	3	11590	N	N	712 ELLINGSON RD
019	335340	0678	8/25/07	\$271,500	1320	0	6	1946	4	17050	N	N	119 2ND AVE SW
019	335590	0651	2/26/07	\$253,000	1340	0	6	1975	4	8400	N	N	119 WAYNE AVE SE
019	335540	0340	12/15/05	\$226,000	1400	0	6	1967	3	16104	N	N	533 VALENTINE AVE
019	335440	0200	11/30/05	\$300,000	1410	0	6	1947	4	41425	N	N	615 1ST AVE E
019	335440	0544	5/5/05	\$207,254	1410	0	6	1968	4	11180	N	N	201 HAWTHORNE AVE S
019	570660	0090	8/22/05	\$235,000	1456	0	6	1983	3	11170	N	N	116 GLACIER AVE S
019	809390	0100	11/26/06	\$250,000	1460	0	6	1980	4	9520	N	N	207 ALDER LN N
019	809390	0230	2/8/05	\$208,000	1460	0	6	1980	4	10800	N	N	742 3RD AVE NE
019	335340	1765	9/25/07	\$197,000	1460	0	6	1975	3	11797	N	N	217 4TH AVE SW
019	335340	0555	6/6/07	\$225,000	1480	0	6	1946	4	18000	N	N	132 3RD AVE SW
019	660023	0050	10/5/06	\$282,000	1500	0	6	1993	3	8887	N	N	234 VALLEY VIEW DR

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	335340	0091	1/5/05	\$200,000	1500	0	6	1947	4	8308	N	N	112 5TH AVE SW
019	335340	1075	3/21/07	\$258,000	1560	0	6	1960	4	9840	N	N	220 2ND AVE SW
019	335590	0496	10/12/05	\$226,500	1570	0	6	1985	3	8120	N	N	222 SAINT PAUL BLVD
019	335340	1410	8/29/07	\$268,500	1600	0	6	1991	3	10502	N	N	313 TACOMA BLVD S
019	335340	0070	9/18/06	\$267,800	1710	0	6	1960	4	6819	N	N	122 5TH AVE SW
019	335340	0160	10/5/07	\$323,000	1760	0	6	1957	4	15498	N	N	117 4TH AVE SW
019	335540	0151	4/19/06	\$300,000	1950	0	6	1987	3	21600	N	N	410 4TH AVE SE
019	335340	0648	6/29/05	\$223,000	2170	0	6	1982	4	8153	N	N	101 2ND AVE SW
019	335440	0082	6/20/05	\$300,000	2710	0	6	1988	3	25094	N	N	710 1ST AVE E
019	255751	0140	5/16/06	\$262,990	820	0	7	1981	3	8064	N	N	319 PACIFIC AVE S
019	236680	0025	10/27/05	\$205,950	910	0	7	1954	3	10125	N	N	110 EASTGATE AVE
019	424950	0090	8/22/07	\$266,000	940	0	7	1992	3	8523	N	N	337 2ND AVE SE
019	255751	0070	5/24/05	\$209,950	960	0	7	1981	3	8484	N	N	318 PACIFIC AVE S
019	335440	0223	7/13/05	\$179,200	1050	0	7	1969	4	15688	N	N	105 ASPEN LN
019	335340	1128	6/15/05	\$217,500	1070	0	7	1988	3	11609	N	N	114 CHICAGO AVE
019	734031	0030	6/28/06	\$260,000	1090	0	7	1989	3	8310	N	N	417 HOMER AVE SE
019	215490	0090	11/8/06	\$288,395	1090	280	7	2001	3	8374	N	N	312 BUTTE PL
019	255751	0100	4/5/05	\$211,500	1090	1010	7	1979	3	8484	N	N	302 PACIFIC AVE S
019	666880	0080	10/17/07	\$292,000	1100	600	7	1989	3	8721	N	N	114 ALDER LN S
019	926541	0370	1/18/06	\$284,950	1130	700	7	1990	3	8182	N	N	120 6TH AVE SW
019	926541	0260	3/28/05	\$250,000	1130	750	7	1990	3	8006	N	N	646 MILWAUKEE BLVD S
019	335340	1126	9/9/05	\$243,000	1150	0	7	1988	3	10951	N	N	118 CHICAGO AVE
019	335440	0225	8/8/06	\$249,000	1150	0	7	1976	4	18452	N	N	104 ASPEN LN
019	335440	0225	6/2/05	\$199,900	1150	0	7	1976	4	18452	N	N	104 ASPEN LN
019	335540	0090	7/14/05	\$263,500	1160	320	7	1992	3	7998	N	N	436 PACIFIC PL
019	335540	0045	7/19/07	\$303,850	1170	360	7	1992	3	9596	N	N	442 PACIFIC PL
019	335340	1660	6/8/07	\$299,995	1170	440	7	1994	3	11141	N	N	417 YAKIMA BLVD
019	215490	0130	2/10/06	\$267,900	1180	310	7	1988	3	8586	N	N	304 BUTTE PL
019	570233	0060	11/22/06	\$274,000	1200	0	7	1996	3	8301	N	N	118 MOUNT VISTA PL SW
019	215490	0140	9/27/06	\$295,000	1200	600	7	1987	3	8586	N	N	302 BUTTE PL
019	798260	0010	1/20/05	\$208,000	1200	0	7	1978	3	11400	N	N	111 BUTTE AVE

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	926540	0060	8/3/06	\$290,000	1230	570	7	1989	3	8183	N	N	134 6TH AVE SW
019	747790	0120	9/29/07	\$255,000	1240	0	7	1956	3	9380	N	N	105 PACIFIC AVE S
019	630610	0030	7/14/05	\$254,000	1250	380	7	1993	3	8005	N	N	766 OAKHURST DR
019	734030	0050	1/4/05	\$210,500	1250	0	7	1989	3	8021	N	N	220 WAYNE AVE SE
019	926540	0370	2/21/06	\$275,250	1260	570	7	1989	3	8006	N	N	619 GLACIER AVE S
019	570660	0200	10/19/05	\$230,000	1260	0	7	1988	3	8245	N	N	119 CHICAGO BLVD
019	630610	0170	3/23/05	\$222,000	1260	0	7	1994	3	8005	N	N	763 OAKHURST DR
019	242470	0060	6/28/07	\$309,000	1270	760	7	1992	3	9133	N	N	439 HAWTHORNE AVE S
019	734031	0160	9/12/06	\$279,900	1280	0	7	1989	3	8003	N	N	416 WAYNE AVE SE
019	335340	1060	2/6/07	\$244,000	1280	0	7	1980	3	9000	N	N	228 2ND AVE SW
019	215490	0160	1/24/06	\$284,500	1280	280	7	1987	4	8492	N	N	303 4TH AVE SE
019	236680	0060	6/6/06	\$254,500	1300	0	7	1955	3	10050	N	N	109 EASTGATE AVE
019	666880	0180	11/7/05	\$243,000	1300	0	7	1989	3	8015	N	N	107 ALDER LN S
019	570660	0020	8/21/07	\$294,950	1310	0	7	1987	3	7761	N	N	127 GLACIER AVE S
019	255751	0090	11/17/06	\$299,900	1310	520	7	1981	3	8585	N	N	306 PACIFIC AVE S
019	215490	0260	12/29/05	\$249,500	1310	0	7	1987	3	8397	N	N	332 HAWTHORNE AVE S
019	215490	0200	2/13/06	\$244,950	1310	0	7	1988	3	8051	N	N	319 4TH AVE SE
019	926540	0080	11/3/05	\$246,250	1310	0	7	1989	3	8183	N	N	138 6TH AVE SW
019	734031	0040	8/23/05	\$240,000	1310	0	7	1989	3	8001	N	N	415 HOMER AVE SE
019	734031	0190	5/20/05	\$227,000	1310	0	7	1989	3	8000	N	N	422 WAYNE AVE SE
019	335440	0063	3/15/06	\$202,000	1320	0	7	1955	4	6400	N	N	713 1ST AVE E
019	734031	0050	9/8/06	\$273,950	1330	0	7	1989	3	9252	N	N	414 HOMER AVE
019	885600	3646	5/21/07	\$282,000	1344	0	7	2006	3	6796	N	N	225 3RD AVE NW
019	885600	3647	4/18/07	\$280,000	1344	0	7	2006	3	7609	N	N	229 3RD AVE NW
019	215490	0120	11/8/06	\$270,000	1350	0	7	1987	3	8468	N	N	306 BUTTE PL
019	215490	0100	5/25/05	\$218,000	1350	0	7	1987	3	7891	N	N	310 BUTTE PL
019	630610	0130	3/9/05	\$219,950	1350	0	7	1993	3	8011	N	N	749 OAKHURST DR
019	926541	0240	5/24/07	\$285,000	1360	0	7	1990	3	8107	N	N	633 SPOKANE AVE S
019	335340	1093	1/25/07	\$284,000	1360	0	7	1979	3	12000	N	N	119 2ND PL SW
019	926541	0300	5/24/05	\$245,000	1360	0	7	1990	3	8059	N	N	654 MILWAUKEE BLVD S
019	335340	1091	1/19/05	\$203,995	1360	0	7	1979	3	12000	N	N	118 2ND PL SW

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	215490	0310	1/19/07	\$259,000	1370	0	7	1988	3	8441	N	N	325 HAWTHORNE AVE S
019	335590	0929	2/1/05	\$267,000	1372	888	7	2004	3	7518	N	N	117 HOMER AVE
019	335590	0928	3/22/05	\$265,950	1372	888	7	2004	3	7513	N	N	119 HOMER AVE
019	935950	0580	7/9/07	\$292,500	1380	0	7	1990	3	10498	N	N	380 WHITE RIVER DR
019	935950	0380	2/25/05	\$220,000	1380	0	7	1990	3	8483	N	N	373 WHITE RIVER DR
019	570233	0030	8/19/05	\$283,500	1390	120	7	1996	3	9902	N	N	113 MOUNT VISTA PL SW
019	570233	0090	10/5/06	\$280,000	1400	0	7	1996	3	11905	N	N	121 MOUNT VISTA PL SW
019	798260	0045	7/12/07	\$250,000	1400	0	7	1960	4	9168	N	N	304 1ST AVE E
019	885030	0010	4/29/05	\$207,000	1404	0	7	2005	3	8086	N	N	138 5TH AVE SE
019	926540	0250	12/11/07	\$271,000	1410	0	7	1990	3	8031	N	N	619 CHICAGO BLVD
019	935950	0130	3/23/05	\$226,800	1420	0	7	1990	3	8884	N	N	323 WHITE RIVER DR
019	630610	0080	12/19/07	\$275,000	1430	0	7	1994	3	10850	N	N	756 OAKHURST DR
019	335440	0513	5/27/05	\$232,000	1430	0	7	1996	3	8023	N	N	421 2ND AVE SE
019	734030	0060	5/12/06	\$265,000	1440	0	7	1988	3	8001	N	N	224 PACIFIC AVE S
019	935950	0240	3/30/05	\$224,500	1440	0	7	1989	3	10087	N	N	345 WHITE RIVER DR
019	734030	0060	4/15/05	\$208,000	1440	0	7	1988	3	8001	N	N	224 PACIFIC AVE S
019	215490	0210	2/1/07	\$296,000	1450	0	7	1987	3	8051	N	N	323 4TH AVE SE
019	335590	0745	5/16/06	\$271,000	1450	0	7	2004	3	5600	N	N	118 HOMER AVE SE
019	926541	0040	12/14/05	\$265,000	1450	0	7	1990	3	8006	N	N	630 CHINOOK AVE S
019	935950	0450	7/1/05	\$244,500	1450	0	7	1989	3	11550	N	N	387 WHITE RIVER DR
019	885030	0020	5/19/05	\$210,000	1452	0	7	2005	3	8538	N	N	136 5TH AVE SE
019	885030	0030	4/7/05	\$210,000	1452	0	7	2005	3	9776	N	N	134 5TH AVE SE
019	885030	0040	4/7/05	\$210,000	1452	0	7	2005	3	9754	N	N	132 5TH AVE SE
019	885030	0050	3/31/05	\$210,000	1452	0	7	2005	3	9732	N	N	130 5TH AVE SE
019	885030	0060	4/6/05	\$210,000	1452	0	7	2005	3	9581	N	N	128 5TH AVE SE
019	926541	0320	5/12/06	\$308,450	1460	660	7	1990	3	8183	N	N	110 6TH AVE SW
019	359960	0270	3/27/07	\$196,000	1460	0	7	1943	4	10800	N	N	133 VALENTINE CT
019	335340	1788	12/11/06	\$345,000	1470	900	7	1994	3	11981	N	N	403 OLYMPIA BLVD
019	335440	0549	12/20/07	\$279,000	1470	0	7	1985	3	11397	N	N	221 HAWTHORNE AVE S
019	926540	0090	7/27/07	\$301,500	1480	0	7	1989	3	9431	N	N	140 6TH AVE SW
019	666880	0150	8/12/05	\$260,000	1480	500	7	1989	3	8015	N	N	113 ALDER LN S

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	630610	0090	8/2/07	\$308,000	1490	0	7	1994	3	8010	N	N	754 OAKHURST DR
019	926541	0080	10/31/06	\$270,000	1490	0	7	1990	3	8006	N	N	631 CHINOOK AVE S
019	926540	0210	9/14/06	\$292,000	1510	0	7	1989	3	9837	N	N	626 CHICAGO BLVD
019	200595	0070	1/27/06	\$288,000	1510	0	7	2004	3	8733	N	N	303 DEREK'S PL
019	570660	0040	1/25/05	\$215,820	1520	0	7	1994	3	8055	N	N	123 GLACIER AVE S
019	335440	0423	3/20/06	\$258,500	1530	0	7	1991	3	8953	N	N	515 3RD AVE SE
019	935950	0630	10/1/05	\$260,000	1530	0	7	1990	3	11029	N	N	368 WHITE RIVER DR
019	935950	0720	9/20/05	\$243,500	1540	0	7	1990	3	8050	N	N	340 WHITE RIVER DR
019	359960	0273	3/2/06	\$254,000	1550	0	7	1997	3	9681	N	N	138 VALENTINE CT
019	335540	0450	6/19/06	\$278,000	1550	0	7	1991	3	15015	N	N	538 VALENTINE AVE
019	335340	1065	7/11/05	\$239,000	1550	0	7	1980	4	12000	N	N	222 2ND AVE SW
019	335590	0065	8/16/05	\$267,750	1552	0	7	2005	3	6009	N	N	192 BUTTE AVE
019	335590	0067	3/14/05	\$232,000	1552	0	7	2005	3	7794	N	N	200 2ND AVE SE
019	335590	0068	3/18/05	\$220,000	1552	0	7	2005	3	5600	N	N	204 2ND AVE SE
019	335590	0069	3/17/05	\$220,000	1552	0	7	2005	3	5600	N	N	206 2ND AVE SE
019	935950	0830	7/1/06	\$299,950	1570	0	7	1990	3	9172	N	N	613 BUTTE AVE
019	734030	0030	7/24/07	\$298,000	1570	0	7	1988	3	8002	N	N	210 PACIFIC AVE S
019	200595	0080	8/15/06	\$312,500	1580	0	7	2003	3	8001	N	N	301 DEREK'S PL
019	935950	0410	8/18/05	\$255,000	1580	0	7	1990	3	9439	N	N	379 WHITE RIVER DR
019	935950	0800	5/23/05	\$250,000	1580	0	7	1989	3	8750	N	N	308 WHITE RIVER DR
019	926541	0110	6/6/05	\$242,000	1590	0	7	1990	3	8006	N	N	625 CHINOOK AVE S
019	935950	0510	9/11/07	\$304,000	1600	0	7	1989	3	8750	N	N	394 WHITE RIVER DR
019	935950	0510	1/5/06	\$301,950	1600	0	7	1989	3	8750	N	N	394 WHITE RIVER DR
019	335540	0015	7/24/06	\$282,000	1610	0	7	1996	3	8089	N	N	307 BUTTE AVE
019	335540	0007	10/20/05	\$280,000	1610	0	7	1996	3	8208	N	N	309 BUTTE AVE
019	200595	0020	12/9/05	\$270,125	1630	0	7	2003	3	8008	N	N	308 DEREK'S PL
019	335590	0895	9/22/05	\$299,950	1636	0	7	2005	3	10522	N	N	139 HOMER LN
019	335340	2610	2/24/05	\$224,500	1636	0	7	2005	3	6000	N	N	222 TACOMA BLVD S
019	335340	2596	2/7/05	\$220,000	1636	0	7	2005	3	6000	N	N	220 TACOMA BLVD S
019	935970	0240	9/19/06	\$269,000	1678	0	7	2006	3	5238	N	N	721 3RD PL SE
019	570233	0100	9/18/07	\$260,000	1680	0	7	1995	3	12714	N	N	122 MOUNT VISTA PL SW

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	630610	0220	7/5/06	\$303,000	1690	0	7	1994	3	10392	N	N	745 3RD AVE SW
019	359960	0271	6/30/06	\$300,000	1700	0	7	1999	3	10800	N	N	135 VALENTINE CT
019	335340	0865	7/5/06	\$241,000	1700	0	7	2001	3	10365	N	N	100 2ND AVE SW
019	935950	0300	9/16/05	\$244,000	1740	0	7	1990	3	8407	N	N	357 WHITE RIVER DR
019	935970	0290	3/21/07	\$330,000	1779	0	7	2006	3	6650	N	N	711 3RD PL SE
019	679350	0080	9/8/06	\$297,000	1780	0	7	1992	3	8263	N	N	145 ASPEN LN N
019	242470	0010	6/23/05	\$248,000	1780	0	7	1992	3	9503	N	N	434 HAWTHORNE AVE S
019	335590	0755	4/28/07	\$267,000	1790	0	7	1944	4	11200	N	N	116 HOMER AVE
019	885600	3185	3/13/06	\$299,950	1795	0	7	2005	3	8151	N	N	205 ELISE LN
019	029379	0020	5/3/06	\$309,950	1797	0	7	2006	3	6227	N	N	525 1ST AVE E
019	029379	0010	5/1/06	\$299,950	1797	0	7	2006	3	6230	N	N	529 1ST AVE SE
019	029379	0140	5/18/06	\$299,950	1797	0	7	2006	3	6644	N	N	144 ASPEN LN N
019	885600	3166	12/27/05	\$309,950	1799	0	7	2005	3	8060	N	N	212 ELISE LN
019	885600	3168	3/9/06	\$307,500	1799	0	7	2005	3	8060	N	N	220 ELISE LN
019	885600	3163	1/23/06	\$299,950	1799	0	7	2005	3	8456	N	N	200 ELISE LN
019	885600	3165	2/7/06	\$299,950	1799	0	7	2005	3	8060	N	N	208 ELISE LN
019	747790	0155	2/23/07	\$274,950	1800	0	7	1957	4	11726	N	N	115 PACIFIC AVE S
019	335340	2595	9/22/05	\$280,000	1801	0	7	2005	3	6000	N	N	218 TACOMA BLVD S
019	935970	0090	6/11/07	\$330,000	1802	0	7	2006	3	5600	N	N	704 3RD PL SE
019	679350	0050	11/11/05	\$290,000	1830	0	7	1992	4	8039	N	N	139 ASPEN LN N
019	335440	0608	10/20/05	\$295,950	1845	0	7	2005	3	7532	N	N	212 HAWTHORNE AVE S
019	335440	0610	9/2/05	\$293,100	1845	0	7	2005	3	7504	N	N	206 HAWTHORNE AVE S
019	885600	3180	5/17/05	\$309,000	1860	0	7	2005	3	8062	N	N	229 ELISE LN
019	029379	0160	6/29/06	\$316,000	1870	0	7	2006	3	7286	N	N	204 EASTGATE AVE
019	029379	0040	6/21/06	\$309,950	1870	0	7	2006	3	7010	N	N	109 EASTGATE AVE
019	029379	0090	9/1/06	\$307,000	1870	0	7	2006	3	7002	N	N	213 EASTGATE AVE
019	885600	3177	5/20/05	\$304,950	1880	0	7	2005	3	9589	N	N	241 ELISE LN
019	885600	3172	4/18/05	\$302,000	1880	0	7	2005	3	8001	N	N	236 ELISE LN
019	885600	3181	5/17/05	\$299,950	1880	0	7	2005	3	8065	N	N	221 ELISE LN
019	335340	0286	10/31/05	\$298,000	1900	0	7	2004	3	10825	N	N	134 4TH AVE SW
019	335340	0257	5/8/06	\$252,500	1912	0	7	1952	3	8000	N	N	327 CHICAGO AVE

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	926541	0310	2/16/05	\$249,200	1920	0	7	1990	3	8823	N	N	108 6TH AVE SW
019	335590	0930	1/18/05	\$264,950	1935	0	7	2004	3	10849	N	N	115 HOMER AVE
019	335590	0927	2/8/05	\$248,000	1935	0	7	2004	3	9308	N	N	121 HOMER AVE
019	335340	0830	9/25/06	\$320,000	1953	0	7	2005	3	7042	N	N	108 2ND CT SW
019	335340	0832	1/19/06	\$302,950	1953	0	7	2005	3	6310	N	N	104 2ND CT SW
019	335340	0831	2/8/06	\$299,950	1953	0	7	2005	3	6279	N	N	106 2ND CT SW
019	335340	0833	1/20/06	\$314,000	1953	0	7	2005	3	14929	N	N	102 2ND CT SW
019	335340	0830	1/26/06	\$299,950	1953	0	7	2005	3	7042	N	N	108 2ND CT SW
019	335440	0236	6/14/06	\$299,950	1963	0	7	2006	3	7190	N	N	103 ASPEN LN
019	029379	0130	7/21/06	\$350,450	1978	0	7	2006	3	6902	N	N	140 ASPEN LN N
019	359960	0147	1/24/06	\$350,000	1980	0	7	1974	4	22128	N	N	318 BUTTE AVE
019	679350	0070	3/22/06	\$303,000	1980	0	7	1992	3	8168	N	N	143 ASPEN LN N
019	885600	3167	2/16/06	\$328,000	1981	0	7	2005	3	8060	N	N	216 ELISE LN
019	885600	3164	2/13/06	\$320,000	1981	0	7	2005	3	8060	N	N	204 ELISE LN
019	885600	3184	3/14/06	\$319,950	1981	0	7	2005	3	8137	N	N	209 ELISE LN
019	335340	2515	3/7/07	\$325,500	1990	0	7	2004	3	6000	N	N	224 TACOMA BLVD S
019	630610	0230	4/10/07	\$288,500	1990	0	7	1977	4	12970	N	N	737 3RD AVE SE
019	756960	0020	11/20/06	\$334,948	1990	0	7	2004	3	8232	N	N	252 SPENCER CT
019	029379	0070	6/22/06	\$319,950	1993	0	7	2006	3	7005	N	N	205 EASTGATE AVE
019	335340	1071	11/7/07	\$354,950	1998	0	7	2007	3	6000	N	N	118 GREENLAKE PL
019	335590	0898	8/1/05	\$289,950	2008	0	7	2005	3	8824	N	N	127 HOMER LN
019	630610	0140	3/10/06	\$303,000	2010	0	7	1993	3	8860	N	N	751 OAKHURST DR
019	335340	1070	12/27/07	\$354,950	2025	0	7	2007	3	7760	N	N	122 GREENLAKE PL
019	885600	3183	5/9/05	\$305,000	2046	0	7	2005	3	8123	N	N	213 ELISE LN
019	885600	3169	5/4/05	\$288,400	2046	0	7	2005	3	8060	N	N	224 ELISE LN
019	885600	3174	5/27/05	\$284,950	2046	0	7	2005	3	8000	N	N	244 ELISE LN
019	335440	0432	2/24/06	\$324,900	2066	0	7	2005	3	6010	N	N	513 3RD AVE SE
019	335340	1822	6/20/06	\$331,800	2090	0	7	2005	3	7114	N	N	405 AUTHUR CT
019	335340	1822	6/22/05	\$285,000	2090	0	7	2005	3	7114	N	N	405 AUTHUR CT
019	335440	0611	8/19/05	\$306,000	2106	0	7	2005	3	8915	N	N	204 HAWTHORNE AVE S
019	335440	0609	8/25/05	\$299,000	2106	0	7	2005	3	8944	N	N	214 HAWTHORNE AVE S

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	029379	0190	6/8/07	\$339,950	2114	0	7	2006	3	7292	N	N	108 EASTGATE AVE
019	029379	0080	9/6/06	\$339,950	2118	0	7	2006	3	7003	N	N	209 EASTGATE AVE
019	379510	0030	5/17/05	\$265,000	2120	0	7	2002	3	8065	N	N	120 COUNTY LINE RD E
019	335440	0502	7/19/06	\$230,000	2120	0	7	1964	4	8140	N	N	126 PACIFIC AVE S
019	885600	3542	7/28/06	\$324,350	2129	0	7	2006	3	8469	N	N	120 TACOMA BLVD N
019	335540	0150	10/23/06	\$270,000	2152	0	7	2000	3	14808	N	N	386 4TH AVE SE
019	335590	0896	9/22/05	\$316,500	2157	0	7	2005	3	7106	N	N	135 HOMER LN
019	335590	0897	9/26/05	\$310,000	2157	0	7	2005	3	7111	N	N	131 HOMER LN
019	335440	0431	2/13/06	\$324,950	2158	0	7	2005	3	6036	N	N	511 3RD AVE SE
019	029379	0110	6/5/06	\$327,950	2175	0	7	2006	3	6030	N	N	155 ASPEN LN N
019	029379	0030	6/13/06	\$329,950	2175	0	7	2006	3	7012	N	N	105 EASTGATE AVE
019	029379	0050	6/23/06	\$319,950	2175	0	7	2006	3	7008	N	N	113 EASTGATE AVE
019	029379	0170	10/23/06	\$355,000	2204	0	7	2006	3	7288	N	N	116 EASTGATE AVE N
019	029379	0180	10/24/06	\$345,000	2204	0	7	2006	3	7290	N	N	112 EASTGATE AVE
019	885600	3544	4/11/06	\$306,350	2227	0	7	2006	3	6000	N	N	126 TACOMA BLVD N
019	885600	3182	5/27/05	\$309,950	2234	0	7	2005	3	8110	N	N	217 ELISE LN
019	885600	3173	5/17/05	\$289,000	2234	0	7	2005	3	8000	N	N	240 ELISE LN
019	885600	3171	4/7/05	\$285,000	2234	0	7	2005	3	8060	N	N	232 ELISE LN
019	335340	0265	6/18/07	\$265,000	2240	0	7	1972	3	10800	N	N	140 4TH AVE SW
019	885600	3176	4/19/05	\$286,000	2260	0	7	2005	3	8002	N	N	252 ELISE LN
019	885600	3175	5/23/05	\$286,700	2260	0	7	2005	3	9334	N	N	248 ELISE LN
019	885600	3170	4/25/05	\$277,950	2260	0	7	2005	3	8060	N	N	228 ELISE LN
019	885600	3178	3/31/05	\$314,950	2289	0	7	2005	3	8037	N	N	237 ELISE LN
019	335440	0235	5/26/06	\$305,000	2364	0	7	2006	3	7191	N	N	101 ASPEN LN
019	335540	0160	11/8/07	\$345,000	2460	0	7	2002	3	14818	N	N	388 4TH AVE SE
019	335540	0162	12/14/07	\$340,000	2460	0	7	2003	3	14520	N	N	392 4TH AVE SE
019	885600	3179	4/18/07	\$377,000	2469	0	7	2005	3	8051	N	N	233 ELISE LN
019	885600	3179	4/18/05	\$317,000	2469	0	7	2005	3	8051	N	N	233 ELISE LN
019	029379	0150	8/7/06	\$379,250	2477	0	7	2006	3	7284	N	N	206 EASTGATE AVE
019	029379	0060	7/10/06	\$349,950	2477	0	7	2006	3	7007	N	N	201 EASTGATE AVE
019	335590	0265	4/4/07	\$400,000	2516	0	7	1980	3	7200	N	N	201 2ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	029379	0100	11/8/05	\$309,949	2654	0	7	2005	3	9302	N	N	217 EASTGATE AVE
019	335340	1385	11/10/05	\$274,999	2710	0	7	2002	3	16986	N	N	246 4TH AVE SW
019	335340	2012	9/24/07	\$409,340	2750	0	7	2002	3	8025	N	N	334 TACOMA BLVD S
019	335340	2014	9/25/07	\$403,340	2750	0	7	2002	3	9280	N	N	330 TACOMA BLVD S
019	379510	0080	4/23/07	\$400,000	2860	0	7	2002	3	7995	N	N	558 VALENTINE AVE SE
019	379510	0080	4/20/05	\$330,000	2860	0	7	2002	3	7995	N	N	558 VALENTINE AVE SE
019	074400	0110	8/24/05	\$260,000	1420	0	8	2002	3	9280	N	N	411 RAILROAD ST
019	660120	0250	3/28/07	\$328,950	1767	0	8	2006	3	4500	N	N	505 MILWAUKEE BLVD S
019	660120	0220	3/21/07	\$325,000	1767	0	8	2006	3	5000	N	N	538 MILWAUKEE BLVD S
019	660120	0110	7/23/07	\$329,950	1767	0	8	2007	3	5000	N	N	542 MILWAUKEE BLVD S
019	660120	0340	3/13/07	\$319,950	1767	0	8	2006	3	6005	N	N	518 PUGET PL S
019	660120	0370	12/6/06	\$319,950	1767	0	8	2006	3	7366	N	N	517 PUGET PL S
019	660120	0140	6/26/07	\$325,000	1767	0	8	2007	3	5004	N	N	105 5TH AVE SW
019	660120	0200	5/8/07	\$319,950	1767	0	8	2007	3	4250	N	N	530 MILWAUKEE BLVD S
019	660120	0060	7/10/07	\$325,000	1769	0	8	2007	3	4642	N	N	513 BLUEBERRY ST S
019	660120	0300	12/28/06	\$325,000	1773	0	8	2006	3	4754	N	N	502 PUGET PL S
019	660120	0240	3/22/07	\$324,950	1773	0	8	2006	3	4901	N	N	501 MILWAUKEE BLVD S
019	660120	0390	8/30/07	\$324,950	1773	0	8	2006	3	5585	N	N	509 PUGET PL S
019	660120	0360	3/26/07	\$329,950	1773	0	8	2007	3	5420	N	N	521 PUGET PL S
019	660120	0180	2/2/07	\$327,284	1773	0	8	2007	3	4858	N	N	518 MILWAUKEE BLVD S
019	660120	0230	1/19/07	\$319,950	1773	0	8	2006	3	5568	N	N	542 MILWAUKEE BLVD S
019	660120	0120	5/23/07	\$324,950	1773	0	8	2007	3	5000	N	N	113 5TH AVE SW
019	660120	0150	5/2/07	\$319,950	1773	0	8	2007	3	5403	N	N	101 5TH AVE SW
019	660120	0010	12/20/07	\$302,500	1773	0	8	2007	3	5049	N	N	137 5TH AVE SW
019	335540	0011	7/29/05	\$220,000	1807	0	8	1995	3	13500	N	N	302 3RD AVE SE
019	660120	0130	8/3/07	\$348,000	1949	0	8	2007	3	5000	N	N	109 5TH AVE SW
019	660120	0350	2/14/07	\$349,950	1949	0	8	2007	3	5174	N	N	524 PUGET PL S
019	660120	0290	1/23/07	\$339,950	1949	0	8	2006	3	4569	N	N	521 MILWAUKEE BLVD S
019	660120	0310	2/13/07	\$339,950	1949	0	8	2006	3	4427	N	N	506 PUGET PL S
019	660120	0330	3/9/07	\$339,950	1949	0	8	2006	3	4557	N	N	514 PUGET PL S
019	660120	0380	2/7/07	\$339,950	1949	0	8	2006	3	5122	N	N	513 PUGET PL S

Improved Sales Used in this Annual Update Analysis
Area 87
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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
019	660120	0210	7/2/07	\$344,950	1949	0	8	2007	3	4250	N	N	534 MILWAUKEE BLVD S
019	660120	0160	5/11/07	\$339,950	1949	0	8	2007	3	5000	N	N	510 MILWAUKEE BLVD S
019	660120	0020	10/4/07	\$343,350	1954	0	8	2007	3	5075	N	N	138 RHUBARB ST SW
019	074400	0140	6/1/07	\$310,000	2000	0	8	2002	3	8084	N	N	401 RAILROAD AVE SE
019	335340	0093	5/16/07	\$323,000	2029	0	8	2006	3	6115	N	N	124 BLUEBERRY LN
019	660120	0260	7/31/07	\$334,950	2077	0	8	2007	3	4050	N	N	509 MILWAUKEE BLVD S
019	660120	0280	9/25/07	\$340,000	2192	0	8	2007	3	4404	N	N	517 MILWAUKEE BLVD S
019	660120	0410	5/3/07	\$371,950	2346	0	8	2007	3	8569	N	N	501 PUGET PL S
019	335340	0092	2/6/07	\$334,650	2406	0	8	2006	3	7093	N	N	126 BLUEBERRY LN
019	335340	0090	12/26/06	\$329,950	2406	0	8	2006	3	6275	N	N	128 BLUEBERRY LN
019	660120	0170	3/13/07	\$376,950	2484	0	8	2006	3	5000	N	N	514 MILWAUKEE BLVD S
019	660120	0400	2/28/07	\$369,950	2484	0	8	2006	3	7814	N	N	505 PUGET PL S
019	660120	0070	4/19/07	\$369,950	2484	0	8	2007	3	5000	N	N	509 BLUEBERRY ST S

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	012850	0050	5/26/05	\$239,500	Diagnostic Outlier
017	012850	0260	7/23/05	\$17,500	DOR RATIO;QUIT CLAIM DEED
017	242104	9055	6/15/06	\$405,000	MULTI-PARCEL SALE
017	252104	9090	11/7/05	\$83,800	%NETCOND;PREVIMP<=25K
017	335640	0655	12/12/06	\$131,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	335640	0880	6/14/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	335640	0909	8/17/05	\$296,500	SEGREGATION AND/OR MERGER
017	335640	1010	1/5/07	\$99,574	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
017	335640	1545	3/28/07	\$314,000	UNFIN AREA
017	335640	2226	3/9/05	\$125,000	DIAGNOSTIC OUTLIER
017	335640	2230	9/12/05	\$68,434	DOR RATIO;QUIT CLAIM DEED
017	335640	2385	10/12/05	\$190,000	1031 TRADE
017	335640	2385	3/24/05	\$72,000	DOR RATIO
017	335640	2595	6/24/05	\$60,000	DOR RATIO;MOBILE HOME
017	335640	2910	3/1/07	\$137,887	DIAGNOSTIC OUTLIER
017	335640	2910	12/8/06	\$137,640	RELATED PARTY, FRIEND, OR NEIGHBOR
017	335640	3120	3/10/06	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	335640	4311	9/16/05	\$75,000	DOR RATIO
017	335640	4480	12/28/06	\$73,814	DOR RATIO;QUIT CLAIM DEED
017	335640	4545	2/13/07	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	335640	5110	3/18/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	335640	5160	3/21/05	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	335640	5370	10/11/06	\$80,000	PREVIMP<=25K
017	335640	6146	3/27/06	\$170,000	PREVIMP<=25K;TEAR DOWN
017	335640	6170	11/28/07	\$110,000	DIAGNOSTIC OUTLIER
017	335640	6250	7/10/06	\$135,000	DOR RATIO
017	335640	6250	3/14/06	\$100,000	DOR RATIO;QUIT CLAIM DEED
017	335640	6251	7/10/06	\$135,000	DOR RATIO
017	335640	6252	7/10/06	\$135,000	DOR RATIO
017	335640	7106	8/20/07	\$123,797	DOR RATIO
017	335640	7210	8/23/05	\$49,822	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
017	335640	7815	9/6/07	\$107,602	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGH
017	885600	0100	5/11/06	\$166,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	885600	0540	7/6/06	\$120,000	DIAGNOSTIC OUTLIER
017	885600	0585	12/27/06	\$49,250	DOR RATIO;QUIT CLAIM DEED
017	885600	1445	7/27/06	\$96,223	DOR RATIO;IMP. CHARACTERISTICS CHANGED
017	885600	4240	3/30/05	\$80,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED
017	885600	4846	8/14/06	\$282,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	954300	0255	5/18/06	\$87,374	DOR RATIO;QUIT CLAIM DEED
017	954300	0640	4/2/07	\$185,000	UNFIN AREA
018	104350	0090	10/5/05	\$205,000	DOR RATIO;%COMPL
018	292105	9020	12/12/07	\$35,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;
018	312105	9018	8/8/07	\$1,300,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
018	322105	9020	7/15/05	\$270,000	IMP COUNT;PREVIMP<=25K
018	332105	9062	1/31/07	\$1,235,000	DIAGNOSTIC OUTLIER

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	332105	9062	7/5/05	\$210,000	DOR RATIO
018	332105	9078	7/11/05	\$105,000	DOR RATIO
018	332105	9090	8/18/05	\$109,900	DOR RATIO
018	413687	0170	10/5/05	\$380,000	RELOCATION - SALE TO SERVICE
018	413687	0440	5/31/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	413690	0020	8/30/07	\$363,000	RELOCATION - SALE TO SERVICE
018	413693	0020	11/29/05	\$450,000	RELOCATION - SALE TO SERVICE
018	413693	0270	7/5/07	\$150,000	DOR RATIO
018	413698	0060	6/29/05	\$85,000	DOR RATIO;%COMPL
018	413698	0070	8/1/07	\$1,215,000	DIAGNOSTIC OUTLIER
018	413698	0070	2/21/06	\$230,000	DOR RATIO;NON-REPRESENTATIVE SALE
018	413698	0090	5/15/07	\$62,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
018	413698	0120	5/25/07	\$618,000	RELOCATION - SALE TO SERVICE
018	413698	0210	5/18/07	\$600,000	RELOCATION - SALE TO SERVICE
018	413701	0520	12/19/06	\$328,000	OBSOL
018	413701	0740	5/18/05	\$88,303	DOR RATIO;QUIT CLAIM DEED
018	413702	0390	6/24/05	\$229,500	BANKRUPTCY - RECEIVER OR TRUSTEE
018	413702	0390	6/24/05	\$286,000	NON-REPRESENTATIVE SALE
018	413707	0440	3/17/05	\$322,500	RELOCATION - SALE TO SERVICE
019	029379	0120	10/19/06	\$300,000	QUESTIONABLE PER APPRAISAL; PRELIMINARY S.P.
019	236680	0005	9/8/05	\$185,500	RELATED PARTY, FRIEND, OR NEIGHBOR
019	236680	0045	3/29/07	\$234,000	IMP COUNT
019	255751	0090	5/17/05	\$106,321	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
019	255751	0100	12/24/07	\$106,359	DOR RATIO
019	335340	0070	10/25/05	\$76,155	DOR RATIO;QUIT CLAIM DEED
019	335340	0160	8/1/06	\$98,366	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
019	335340	0160	6/15/07	\$323,000	RELOCATION - SALE TO SERVICE
019	335340	0238	6/14/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	335340	0555	4/21/05	\$158,000	NON-REPRESENTATIVE SALE
019	335340	0678	3/9/05	\$197,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	335340	0830	9/12/06	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	335340	1070	8/1/05	\$150,000	DOR RATIO;SEGREGATION AND/OR MERGER
019	335340	1085	3/23/05	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
019	335340	1250	1/30/07	\$450,000	IMP COUNT
019	335340	1255	3/1/05	\$225,300	IMP COUNT
019	335340	1275	7/31/07	\$195,500	DIAGNOSTIC OUTLIER
019	335340	1340	6/10/05	\$105,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
019	335340	1710	8/4/05	\$360,000	IMP COUNT
019	335340	1780	4/30/05	\$140,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR
019	335340	2115	1/10/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	335340	2120	3/23/05	\$61,791	DOR RATIO;PARTIAL INTEREST FRIEND, OR NEIGHBOR
019	335340	2310	11/17/05	\$108,500	DOR RATIO;QUIT CLAIM DEED
019	335440	0007	8/12/05	\$215,000	QUESTIONABLE PER APPRAISAL
019	335440	0064	4/14/06	\$193,500	Diagnostic Outlier
019	335440	0426	10/12/05	\$185,000	SEGREGATION AND/OR MERGER

Improved Sales Removed from this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	335440	0433	12/19/07	\$335,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
019	335440	0433	6/8/06	\$99,950	DOR RATIO;%COMPL
019	335440	0507	4/5/06	\$295,999	IMP COUNT
019	335540	0043	12/28/07	\$202,000	DIAGNOSTIC OUTLIER
019	335590	0191	9/26/06	\$267,285	QUIT CLAIM DEED
019	335590	0495	5/3/07	\$150,000	PERS MH
019	335590	0645	8/15/05	\$21,659	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGH
019	335590	1020	11/26/07	\$189,500	BANKRUPTCY - RECEIVER OR TRUSTEE
019	335590	1081	6/21/05	\$86,000	DOR RATIO;SEGREGATION AND/OR MERGER
019	362104	9072	8/23/06	\$91,461	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
019	362104	9072	6/4/07	\$113,236	QUIT CLAIM DEED
019	379510	0020	6/13/05	\$327,000	BANKRUPTCY - RECEIVER OR TRUSTEE
019	379510	0090	7/15/05	\$122,347	DOR RATIO;PARTIAL INTEREST STATEMENT TO DOR
019	630610	0140	4/13/07	\$280,300	EXEMPT FROM EXCISE TAX
019	630610	0190	11/27/06	\$267,254	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
019	660023	0050	10/5/06	\$282,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	660120	0420	3/19/07	\$165,000	DOR RATIO
019	666880	0140	4/6/07	\$87,640	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
019	679350	0080	10/17/07	\$140,749	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
019	734031	0090	6/29/06	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	747790	0005	11/15/05	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	747790	0015	8/30/06	\$70,400	DOR RATIO;NON-REPRESENTATIVE SALE
019	747790	0135	10/8/07	\$154,195	RELATED PARTY, FRIEND, OR NEIGHBOR
019	747790	0145	6/6/05	\$156,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
019	776020	0020	12/1/06	\$170,000	DIAGNOSTIC OUTLIER
019	809390	0130	2/16/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
019	809390	0270	5/2/05	\$148,000	NON-REPRESENTATIVE SALE
019	885600	3090	5/9/06	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
019	885600	3540	6/29/05	\$195,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE
019	885600	3840	11/1/06	\$320,000	DIAGNOSTIC OUTLIER
019	926541	0080	6/10/05	\$248,000	BANKRUPTCY - RECEIVER OR TRUSTEE
019	926541	0080	3/21/05	\$220,000	FORCED SALE
019	926541	0310	1/4/05	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
019	935970	0240	9/29/05	\$75,000	DOR RATIO;MOBILE HOME; STATEMENT TO DOR

***Vacant Sales Used in this Annual Update Analysis
Area 87***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
17	335640	0960	7/8/05	55000	21188	N	N
17	335640	3621	2/6/07	113000	6278	N	N
17	335640	5405	6/12	26000	10000	N	N
17	335640	5440	11/9/07	30100	16000	N	N
17	335640	5440	3/14/07	14000	16000	N	N
17	335640	5794	8/28/07	107000	5822	N	N
17	885600	4241	3/30/05	70000	9580	N	N
17	885600	4295	5/16/06	230000	24000	N	N
18	302105	9357	3/30/07	333333	74923	N	N
18	302105	9357	3/30	333333	74923	N	N
18	312105	9028	6/28/05	400000	810277	Y	N
18	322105	9043	8/30/06	317081	217800	N	N
18	332105	9014	6/30/06	225000	857260	N	N
18	342105	9021	3/28	122000	1555092	Y	N
19	127800	0120	8/28/07	139900	6051	N	N
19	127800	0140	11/13/07	220000	5599	N	N
19	335340	2745	10/26/07	125000	18000	N	N
19	335590	0426	5/18	30000	5600	N	N
19	885600	3523	10/17	80000	6175	N	N
19	885600	3639	9/14/07	95000	8041	N	N
19	885600	3720	9/5/06	110000	9202	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 87***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
17	335640	0907	4/8	80000	NEW CONSTRUCTION
17	335640	0909	4/8	85000	NEW CONSTRUCTION
17	335640	4301	6/10	75000	NEW CONSTRUCTION
17	335640	4302	5/9	75000	NEW CONSTRUCTION
18	332105	9062	1/30	279000	BUILDER SALE
18	332105	9091	3/29	109950	NEW CONSTRUCTION
19	127800	0100	12/11	240000	NEW CONSTRUCTION
19	127800	0110	10/12	320000	NEW CONSTRUCTION
19	127800	0130	10/24	240000	NEW CONSTRUCTION
19	127800	0150	10/18	240000	NEW CONSTRUCTION
19	127800	0160	12/12	240000	NEW CONSTRUCTION
19	127800	0220	4/27	240000	NEW CONSTRUCTION
19	127800	0230	7/5	240000	NEW CONSTRUCTION
19	127800	0240	8/3	240000	NEW CONSTRUCTION
19	127800	0250	12/18	240000	NEW CONSTRUCTION
19	127800	0270	6/27	240000	NEW CONSTRUCTION
19	127800	0280	6/27	240000	NEW CONSTRUCTION
19	362104	9042	10/10	320000	PREVIOUS IMP
19	935970	0090	1/19	80000	NEW CONSTRUCTION
19	127800	0010	12/17/07	115000	BUILDER OR DEVELOPER SALE
19	127800	0050	12/17/07	115000	BUILDER OR DEVELOPER SALE
19	127800	0060	12/17/07	115000	BUILDER OR DEVELOPER SALE
19	127800	0070	12/17/07	115000	BUILDER OR DEVELOPER SALE
19	127800	0080	12/17/07	115000	BUILDER OR DEVELOPER SALE
19	127800	0090	12/17/07	115000	BUILDER OR DEVELOPER SALE
19	127800	0180	7/15/07	90000	DOUBLE SALE
19	127800	0200	4/18/07	225000	DOUBLE SALE
19	127800	0260	8/28/07	139900	DOUBLE SALE

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*
- *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

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr