

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Des Moines/Sea Tac/Kent / 88

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 1159

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$78,800	\$193,100	\$271,900	\$308,300	88.2%	14.92%
2008 Value	\$82,200	\$215,700	\$297,900	\$308,300	96.6%	14.87%
Change	+\$3,400	+\$22,600	+\$26,000		+8.4%	-0.05%
% Change	+4.3%	+11.7%	+9.6%		+9.5%	-0.34%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.05% and -0.34% represent an improvement.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$83,400	\$197,700	\$281,100
2008 Value	\$87,000	\$220,700	\$307,700
Percent Change	+4.3%	+11.6%	+9.5%

Number of one to three unit residences in the Population: 6408

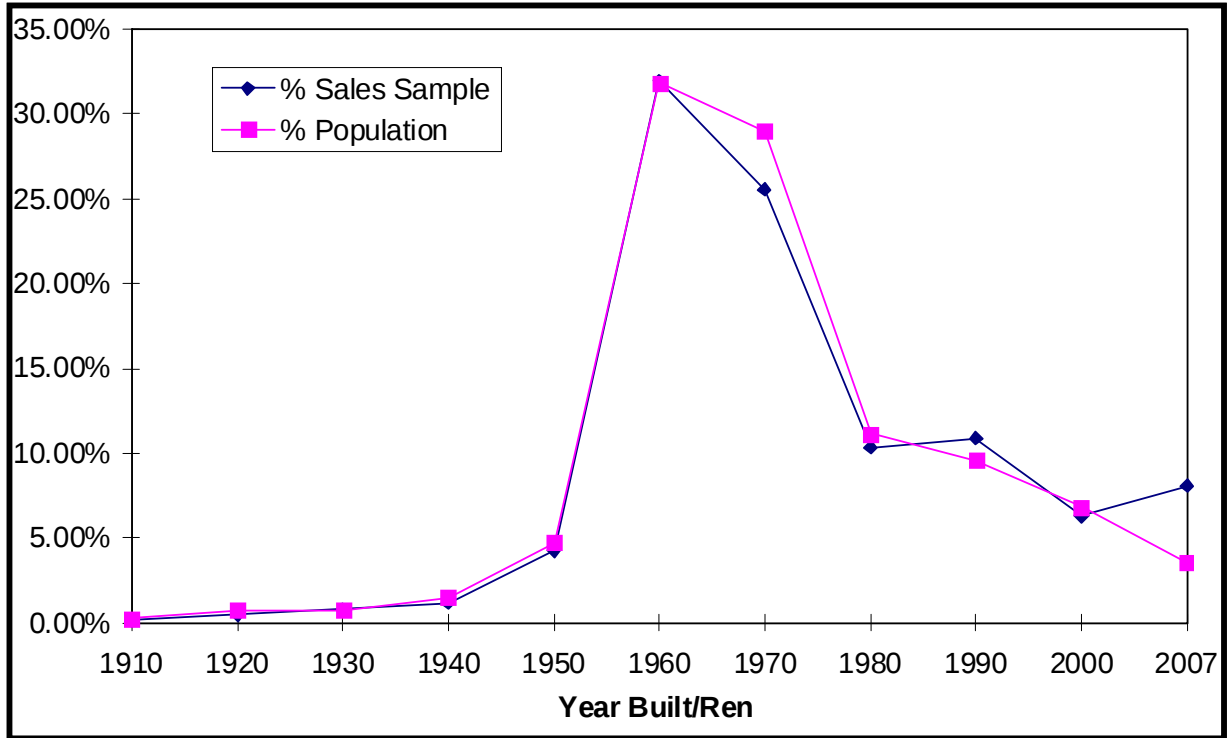
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, overall market adjustments were applied to the population thus improving 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	2	0.17%
1920	6	0.52%
1930	9	0.78%
1940	14	1.21%
1950	49	4.23%
1960	370	31.92%
1970	296	25.54%
1980	120	10.35%
1990	126	10.87%
2000	73	6.30%
2007	94	8.11%
	1159	

Population		
Year Built/Ren	Frequency	% Population
1910	16	0.25%
1920	49	0.76%
1930	48	0.75%
1940	97	1.51%
1950	305	4.76%
1960	2041	31.85%
1970	1858	29.00%
1980	713	11.13%
1990	615	9.60%
2000	438	6.84%
2007	228	3.56%
	6408	

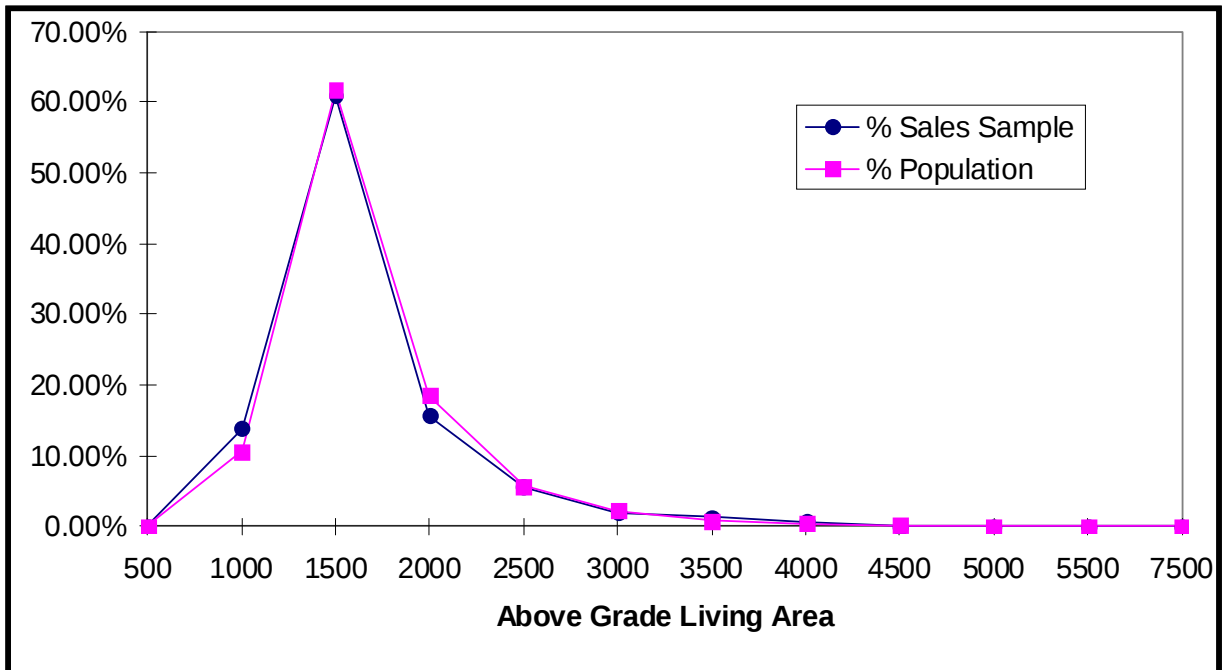


Sales of new homes built in the last seven years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	161	13.89%
1500	706	60.91%
2000	181	15.62%
2500	65	5.61%
3000	23	1.98%
3500	16	1.38%
4000	7	0.60%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1159	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	679	10.60%
1500	3955	61.72%
2000	1184	18.48%
2500	368	5.74%
3000	137	2.14%
3500	50	0.78%
4000	25	0.39%
4500	5	0.08%
5000	1	0.02%
5500	0	0.00%
7500+	2	0.03%
	6408	

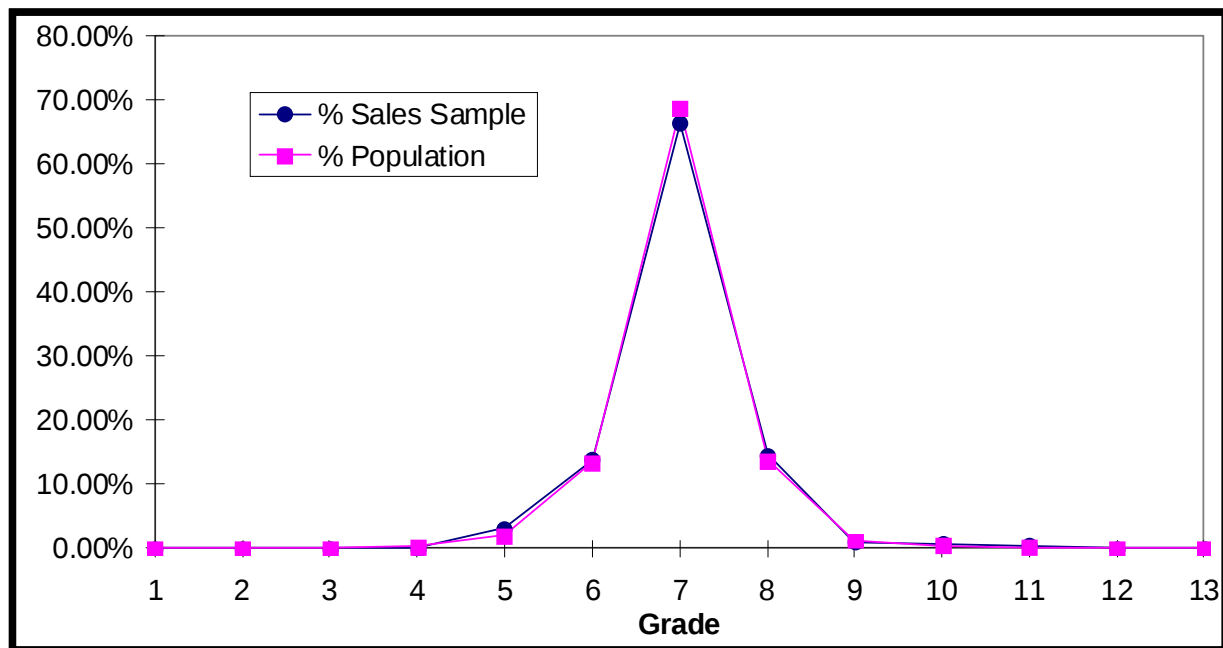


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

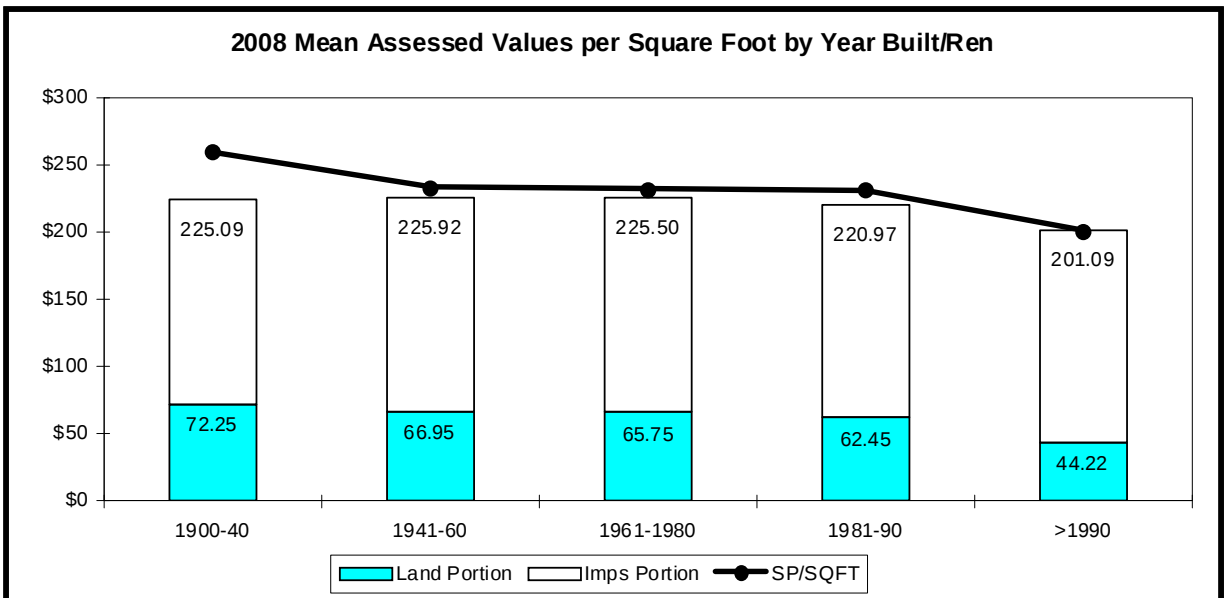
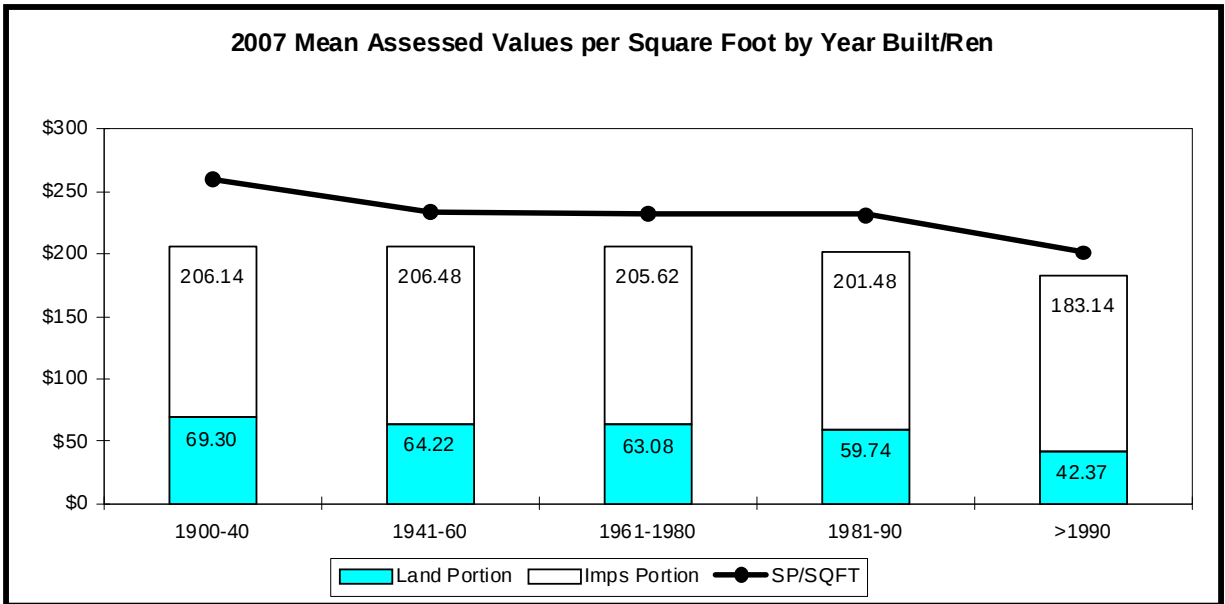
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	36	3.11%
6	161	13.89%
7	768	66.26%
8	168	14.50%
9	12	1.04%
10	9	0.78%
11	5	0.43%
12	0	0.00%
13	0	0.00%
	1159	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	22	0.34%
5	130	2.03%
6	861	13.44%
7	4400	68.66%
8	877	13.69%
9	77	1.20%
10	29	0.45%
11	9	0.14%
12	0	0.00%
13	1	0.02%
	6408	



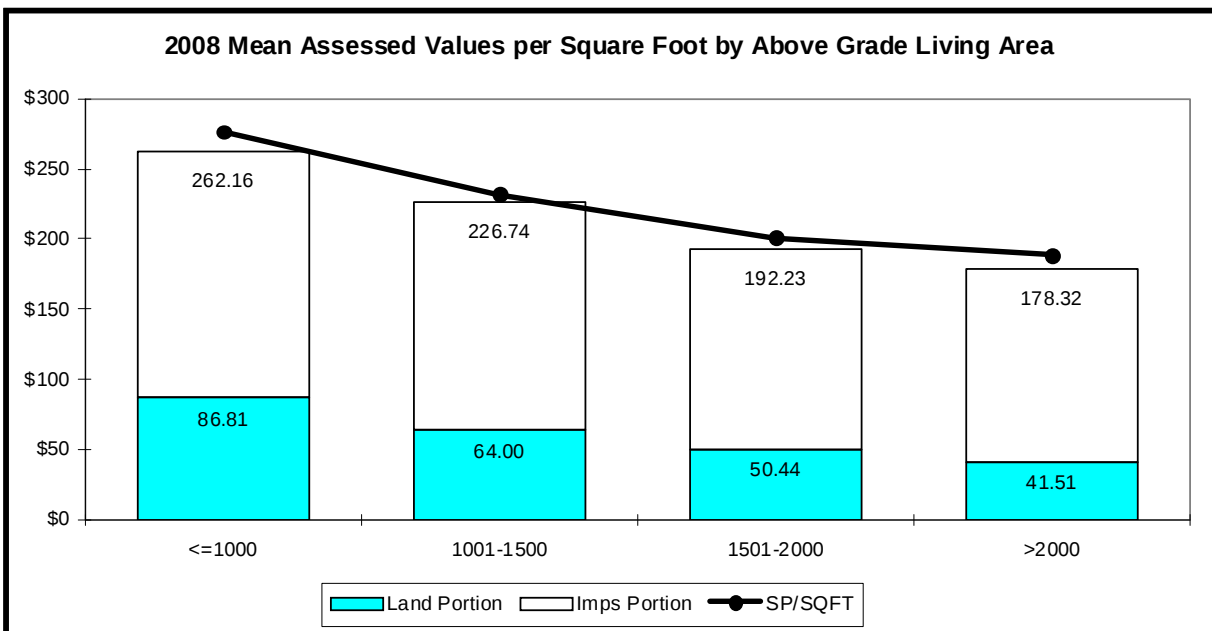
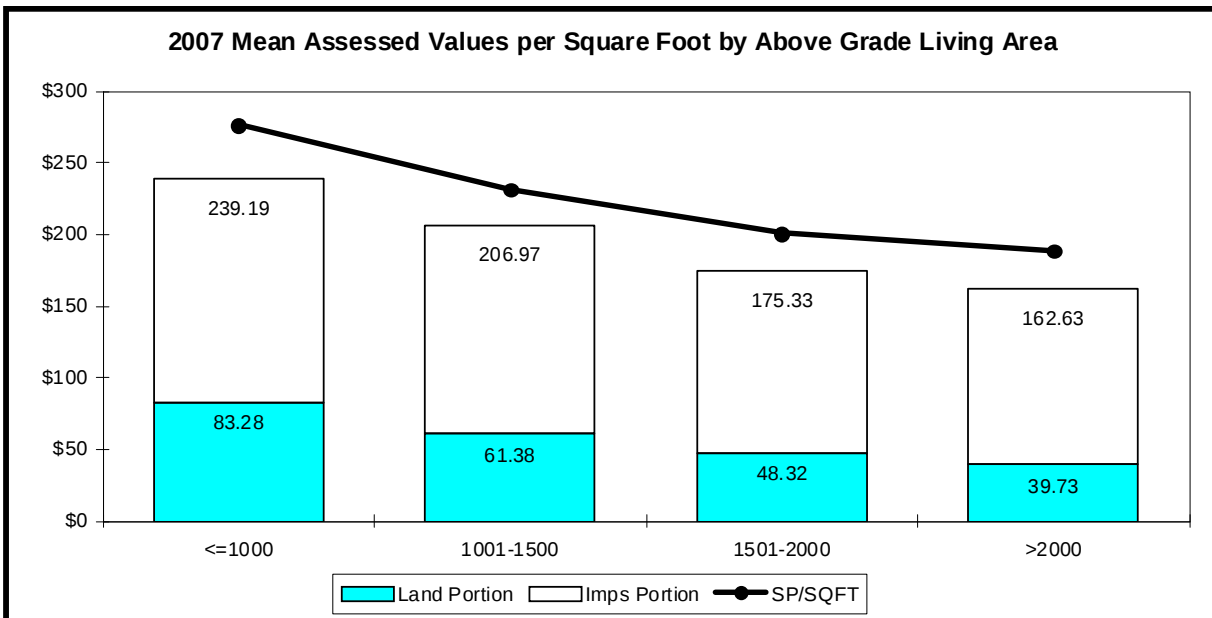
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



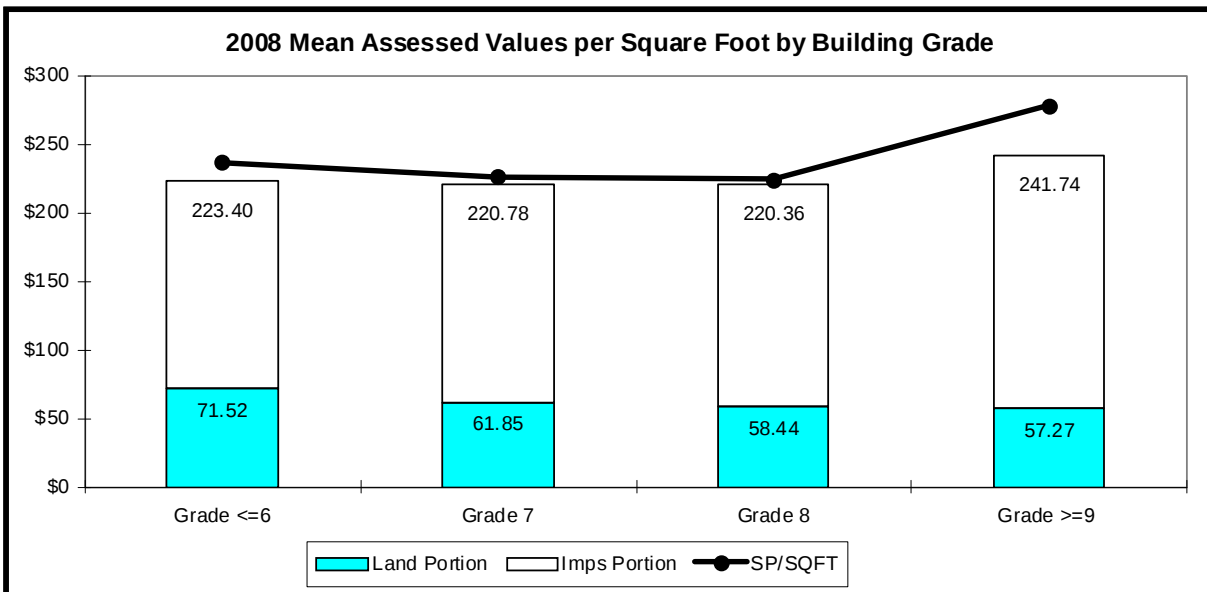
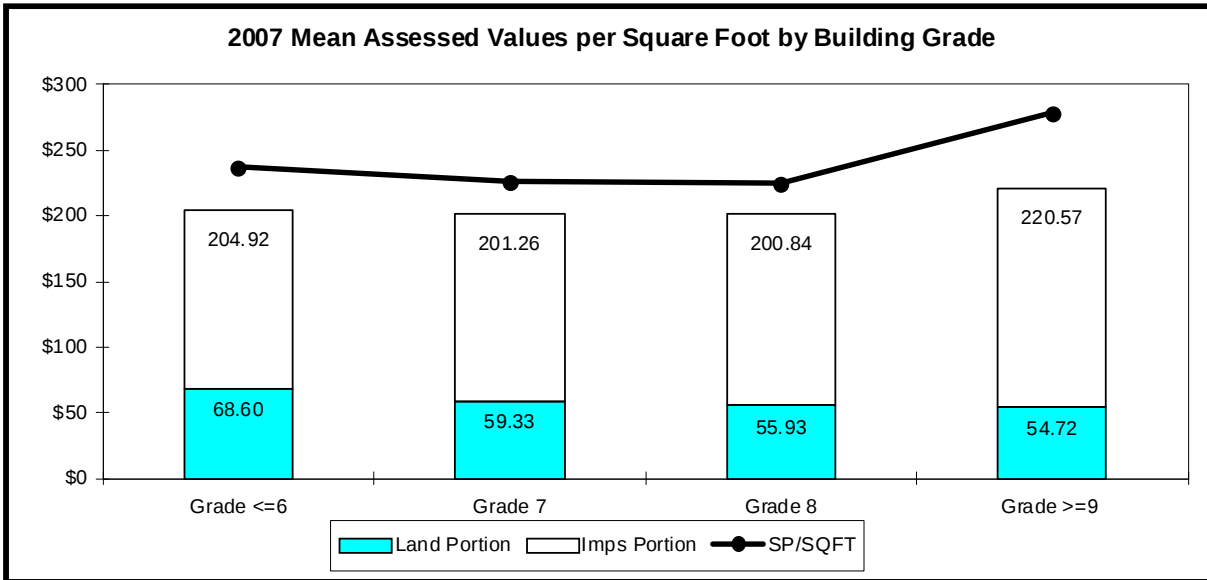
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

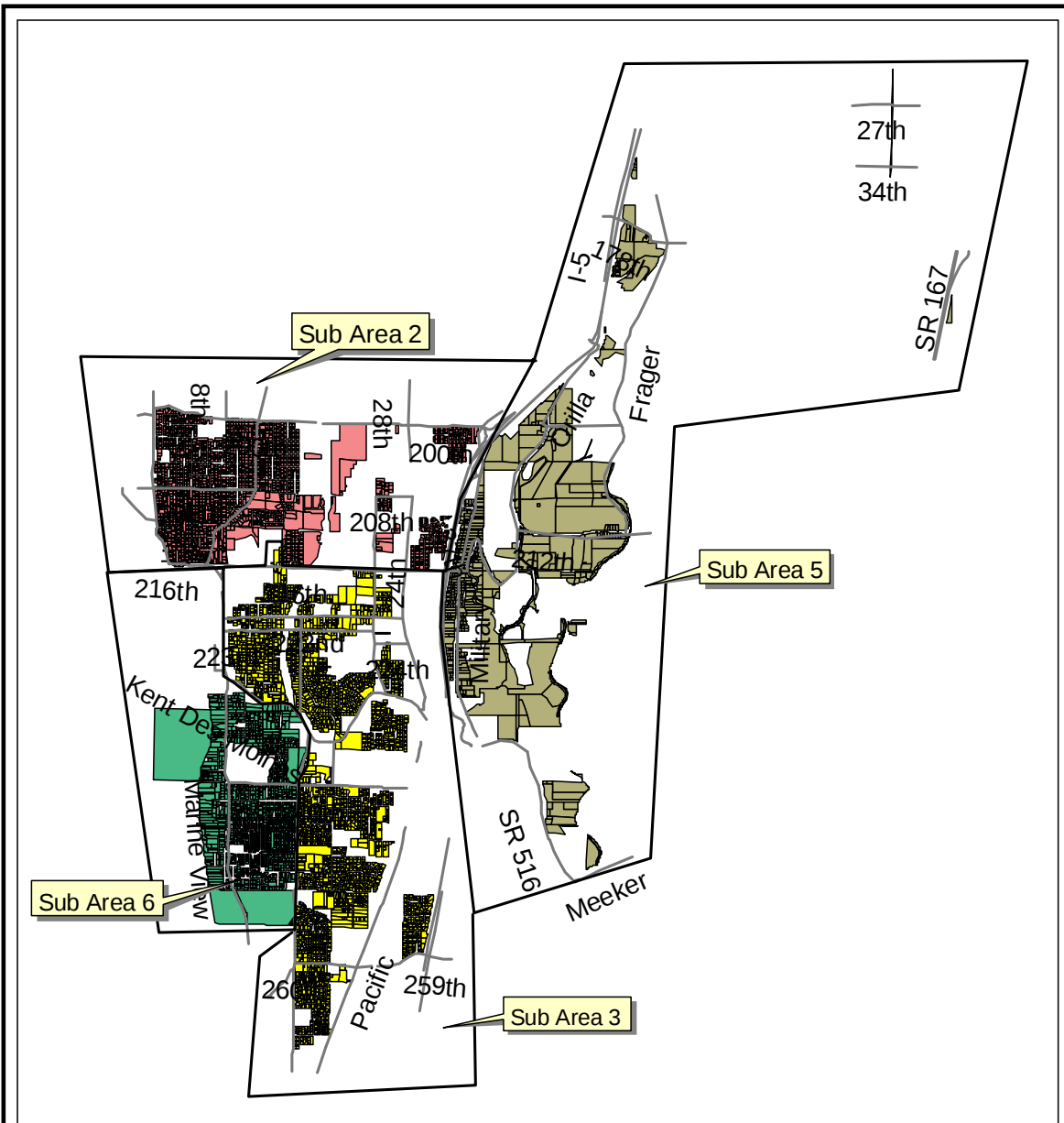


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



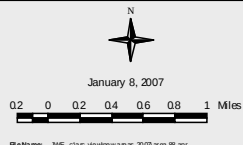
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 88

DesMoines/SeaTac/Kent

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Area 88 freeways.shp
- Area 88 streets.shp
- New area 88.shp
- 002
- 003
- 005
- 006

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 5, Year 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 17 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 4.3% 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 1159 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 * 1.10 for Sub Areas 2,3 and 6

2008 Total Value = 2007 Total Value * 1.03 for Sub Area 5

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 * 1.117)
 - *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 * 1.117, 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 88 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 for Sub Areas 2,3,6

10.00%

Overall for Sub Area 5	Yes
% Adjustment	3.00%

Comments

The % adjustments shown for Sub Areas 2,3, and 6 are what would be applied in the absence of any other adjustments. In Sub Area 5 the overall % adjustment is 3.00% due to a higher average ratio (assessed value/sale price) in comparison to the other sub areas population.

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

Area 88 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 0.966

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.
<=6	197	0.872	0.950	9.0%	0.928	0.972
7	768	0.891	0.977	9.7%	0.967	0.987
8	168	0.891	0.978	9.7%	0.956	1.000
>=9	26	0.785	0.861	9.7%	0.790	0.932
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	31	0.798	0.870	9.0%	0.802	0.938
1941-1960	419	0.881	0.964	9.4%	0.949	0.979
1961-1980	416	0.884	0.970	9.7%	0.957	0.983
1981-1990	126	0.874	0.958	9.6%	0.935	0.980
>1990	167	0.896	0.985	9.9%	0.961	1.008
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=Average	783	0.888	0.972	9.6%	0.962	0.983
Good	352	0.876	0.961	9.7%	0.946	0.975
Very Good	24	0.797	0.876	9.9%	0.802	0.950
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	890	0.885	0.970	9.6%	0.960	0.980
1.5	83	0.832	0.912	9.5%	0.878	0.945
>=2	186	0.887	0.973	9.7%	0.951	0.995
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	161	0.868	0.951	9.6%	0.929	0.973
1001-1500	706	0.894	0.980	9.5%	0.969	0.990
1501-2000	181	0.874	0.958	9.6%	0.937	0.978
>2000	111	0.856	0.938	9.7%	0.907	0.970

Area 88 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 0.966

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

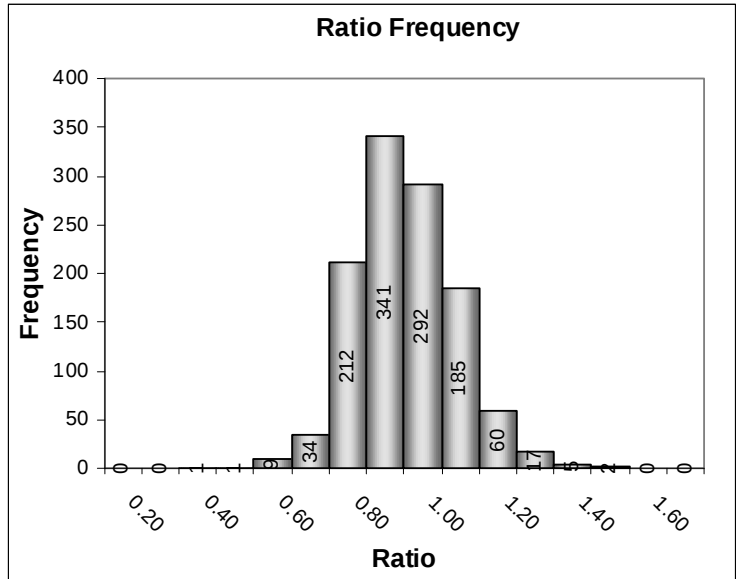
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1000	0.890	0.976	9.6%	0.967	0.985
Y	159	0.847	0.928	9.6%	0.902	0.954
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1154	0.883	0.967	9.6%	0.959	0.976
Y	5	0.840	0.924	9.9%	0.775	1.072
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	333	0.893	0.981	9.8%	0.965	0.996
3	552	0.893	0.981	9.8%	0.969	0.993
5	43	0.942	0.968	2.8%	0.915	1.021
6	231	0.838	0.921	9.8%	0.901	0.940
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<8000	509	0.901	0.988	9.7%	0.976	1.001
8001-12000	493	0.883	0.968	9.6%	0.957	0.980
12001-16000	91	0.860	0.940	9.3%	0.900	0.980
16001-20000	12	0.854	0.938	9.8%	0.813	1.062
20001-30000	28	0.914	0.995	8.9%	0.920	1.070
>30000	26	0.738	0.801	8.5%	0.717	0.885

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2007	Date of Report: 06/05/2008	Sales Dates: 1/2005 - 12/2007
Area DesMoines/Sea-Tac/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1159		
Mean Assessed Value	271,900		
Mean Sales Price	308,300		
Standard Deviation AV	94,496		
Standard Deviation SP	137,009		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.905		
Median Ratio	0.895		
Weighted Mean Ratio	0.882		
UNIFORMITY			
Lowest ratio	0.324		
Highest ratio:	1.476		
Coefficient of Dispersion	11.93%		
Standard Deviation	0.135		
Coefficient of Variation	14.92%		
Price Related Differential (PRD)	1.026		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.883		
Upper limit	0.906		
95% Confidence: Mean			
Lower limit	0.897		
Upper limit	0.913		
SAMPLE SIZE EVALUATION			
N (population size)	6408		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.135		
Recommended minimum:	29		
Actual sample size:	1159		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	608		
# ratios above mean:	551		
z:	1.674		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 88

Annual Update Ratio Study Report (After)

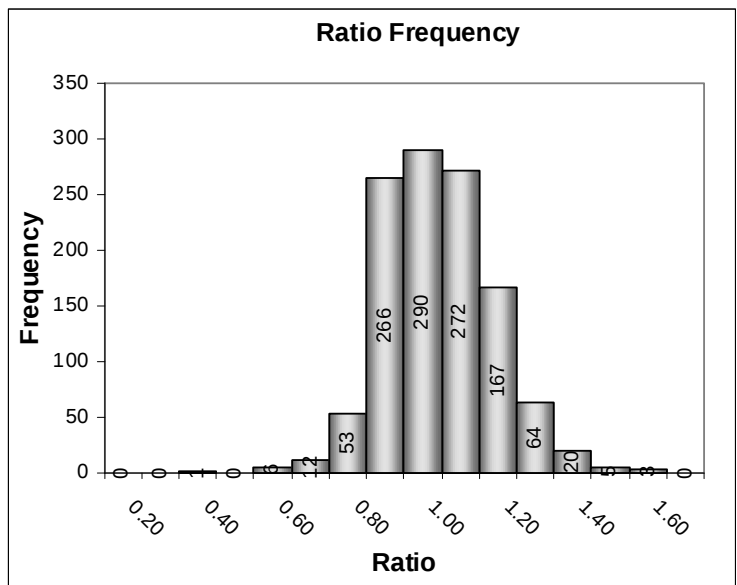
2008 Assessments

District/Team: SW/Team1	Lien Date: 01/01/2008	Date of Report: 06/05/2008	Sales Dates: 1/2005 - 12/2007																								
Area DesMoines/Sea-Tac/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50 - 0.60</td><td>5</td></tr><tr><td>0.60 - 0.70</td><td>12</td></tr><tr><td>0.70 - 0.80</td><td>53</td></tr><tr><td>0.80 - 0.90</td><td>266</td></tr><tr><td>0.90 - 1.00</td><td>290</td></tr><tr><td>1.00 - 1.10</td><td>272</td></tr><tr><td>1.10 - 1.20</td><td>167</td></tr><tr><td>1.20 - 1.30</td><td>64</td></tr><tr><td>1.30 - 1.40</td><td>20</td></tr><tr><td>1.40 - 1.50</td><td>5</td></tr><tr><td>1.50 - 1.60</td><td>2</td></tr></tbody></table>		Ratio Bin	Frequency	0.50 - 0.60	5	0.60 - 0.70	12	0.70 - 0.80	53	0.80 - 0.90	266	0.90 - 1.00	290	1.00 - 1.10	272	1.10 - 1.20	167	1.20 - 1.30	64	1.30 - 1.40	20	1.40 - 1.50	5	1.50 - 1.60	2
Ratio Bin	Frequency																										
0.50 - 0.60	5																										
0.60 - 0.70	12																										
0.70 - 0.80	53																										
0.80 - 0.90	266																										
0.90 - 1.00	290																										
1.00 - 1.10	272																										
1.10 - 1.20	167																										
1.20 - 1.30	64																										
1.30 - 1.40	20																										
1.40 - 1.50	5																										
1.50 - 1.60	2																										
Sample size (n)	1159																										
Mean Assessed Value	297,900																										
Mean Sales Price	308,300																										
Standard Deviation AV	103,972																										
Standard Deviation SP	137,009																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.992																										
Median Ratio	0.982																										
Weighted Mean Ratio	0.966																										
UNIFORMITY																											
Lowest ratio	0.356																										
Highest ratio:	1.527																										
Coefficient of Dispersion	11.92%																										
Standard Deviation	0.147																										
Coefficient of Variation	14.87%																										
Price Related Differential (PRD)	1.026																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.969																										
Upper limit	0.995																										
95% Confidence: Mean																											
Lower limit	0.983																										
Upper limit	1.000																										
SAMPLE SIZE EVALUATION																											
N (population size)	6408																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.147																										
Recommended minimum:	35																										
Actual sample size:	1159																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	607																										
# ratios above mean:	552																										
z:	1.616																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout area 88

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



COMMENTS:

1 to 3 Unit Residences throughout area 88

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	294600	1676	5/26/05	\$190,000	670	0	5	1959	5	5375	N	N	20212 8TH AVE S
002	294600	1676	6/20/07	\$252,500	670	0	5	1959	5	5375	N	N	20212 8TH AVE S
002	789320	1720	9/13/05	\$156,000	700	0	5	1953	3	7500	N	N	20615 6TH AVE S
002	294600	3190	8/31/05	\$180,000	720	0	5	1953	3	7188	N	N	20615 8TH AVE S
002	789320	1540	9/19/05	\$219,500	820	0	5	1956	3	11500	N	N	607 S 206TH ST
002	789320	1330	3/13/07	\$339,900	850	0	5	1934	4	5975	N	N	20624 7TH PL S
002	789320	2295	8/2/05	\$204,000	890	0	5	1932	4	10750	N	N	20632 3RD AVE S
002	294600	3065	3/26/05	\$199,000	900	0	5	1940	4	6375	N	N	20636 8TH AVE S
002	092204	9245	2/16/06	\$214,000	920	0	5	1910	3	13910	N	N	3001 S 208TH ST
002	294600	1675	4/26/06	\$265,000	940	0	5	1952	4	5375	N	N	20214 8TH AVE S
002	789380	8165	2/11/05	\$190,000	940	0	5	1945	3	7525	N	N	121 S 208TH ST
002	789380	8165	11/4/05	\$235,000	940	0	5	1945	3	7525	N	N	121 S 208TH ST
002	789380	8165	5/21/07	\$283,000	940	0	5	1945	3	7525	N	N	121 S 208TH ST
002	294600	0350	9/28/06	\$289,950	980	400	5	1943	4	11500	N	N	20131 8TH AVE S
002	768620	4830	8/3/07	\$294,000	1040	700	5	1940	3	7500	N	N	20637 13TH AVE S
002	789320	2145	9/18/07	\$294,995	1120	0	5	1920	5	8225	N	N	20636 4TH AVE S
002	789380	2915	8/4/06	\$400,000	1250	240	5	1936	4	7500	Y	N	21226 3RD AVE S
002	294600	3865	4/20/06	\$273,000	1330	0	5	1918	3	14375	N	N	20730 DES MOINES MEMORIAL DR S
002	789320	6605	2/2/05	\$170,000	1340	0	5	1956	3	10750	N	N	432 S 202ND ST
002	294600	2271	6/21/05	\$256,500	1460	0	5	1944	5	9000	Y	N	1022 S 206TH ST
002	789320	4870	9/19/05	\$198,500	790	0	6	1954	3	6000	N	N	20204 4TH PL S
002	294600	1910	5/17/07	\$270,000	800	0	6	1953	3	6719	N	N	20416 8TH AVE S
002	768620	3770	10/22/07	\$210,000	800	0	6	1954	3	8000	N	N	20419 15TH AVE S
002	768620	2730	10/21/05	\$213,150	830	0	6	1954	4	8000	N	N	20118 12TH PL S
002	789320	4611	11/7/06	\$335,000	840	120	6	1942	4	11500	N	N	20233 7TH AVE S
002	789380	5150	8/20/07	\$240,000	860	0	6	1944	5	5350	Y	N	21030 2ND AVE S
002	931531	0240	11/14/06	\$239,000	870	0	6	1969	3	6510	N	N	1147 S 211TH PL
002	344500	0249	12/8/05	\$215,000	910	0	6	1948	3	11805	N	N	20700 25TH AVE S
002	789320	2475	7/16/07	\$279,500	910	0	6	1961	3	5250	N	N	20634 2ND AVE S
002	789320	5120	11/23/05	\$249,000	910	0	6	1930	4	5000	N	N	20217 4TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	294600	4300	2/15/05	\$201,500	920	0	6	1951	4	5100	N	N	1135 S 200TH ST
002	789380	4780	3/25/05	\$270,000	920	670	6	1949	5	5000	Y	N	21030 4TH AVE S
002	294600	1510	11/3/05	\$262,000	950	640	6	1955	4	6300	N	N	20218 9TH AVE S
002	294600	1510	6/13/06	\$289,950	950	640	6	1955	4	6300	N	N	20218 9TH AVE S
002	931531	0180	6/27/07	\$285,000	960	0	6	1923	3	12650	N	N	21106 11TH AVE S
002	768620	2715	11/29/06	\$270,950	970	0	6	1954	3	8000	N	N	20110 12TH PL S
002	768620	2715	3/5/07	\$275,950	970	0	6	1954	3	8000	N	N	20110 12TH PL S
002	768620	3385	9/26/06	\$250,000	980	0	6	1954	4	8000	N	N	20229 13TH AVE S
002	789380	3075	7/27/05	\$243,000	980	220	6	1934	3	9137	Y	N	21228 4TH AVE S
002	768620	5470	3/14/05	\$210,000	990	0	6	1962	3	6719	N	N	20710 13TH AVE S
002	092204	9102	7/25/06	\$252,000	1000	0	6	1962	3	11326	N	N	3007 S 208TH ST
002	432490	0010	7/28/05	\$213,000	1000	0	6	1955	3	9990	N	N	3023 S 200TH ST
002	432490	0010	9/6/06	\$235,000	1000	0	6	1955	3	9990	N	N	3023 S 200TH ST
002	092204	9333	9/8/05	\$240,000	1010	0	6	1955	4	8276	N	N	3041 S 208TH ST
002	768620	3055	2/7/05	\$194,000	1010	0	6	1954	4	8000	N	N	20219 15TH AVE S
002	768620	3900	3/1/06	\$215,000	1020	0	6	1954	3	8000	N	N	20403 14TH AVE S
002	768620	3180	8/29/05	\$221,000	1040	0	6	1954	4	7500	N	N	20203 14TH AVE S
002	789380	2880	8/1/06	\$388,000	1040	0	6	1949	5	10500	Y	N	21204 3RD AVE S
002	093700	0270	5/17/06	\$232,000	1060	0	6	1961	3	9796	N	N	20030 35TH AVE S
002	294600	0914	8/23/05	\$232,000	1070	0	6	1954	4	6633	N	N	20127 DES MOINES MEMORIAL DR S
002	768620	4870	7/27/07	\$250,000	1070	0	6	1955	3	6600	N	N	20612 12TH PL S
002	612360	0150	7/21/06	\$252,000	1100	0	6	1962	3	7250	N	N	409 S 199TH ST
002	768620	4785	4/25/07	\$278,000	1110	0	6	1968	4	7500	N	N	20615 13TH AVE S
002	789320	0055	12/28/05	\$299,000	1120	1030	6	1965	4	5375	N	N	20713 1ST PL S
002	789320	0065	3/1/05	\$254,999	1120	1120	6	1965	4	5375	N	N	20719 1ST PL S
002	789320	0065	6/14/07	\$410,000	1120	1120	6	1965	4	5375	N	N	20719 1ST PL S
002	768620	4060	10/20/05	\$199,700	1130	0	6	1954	4	6250	N	N	20403 13TH AVE S
002	768620	4300	12/20/05	\$259,000	1130	0	6	1957	4	7500	N	N	1205 S 204TH ST
002	768620	4490	8/29/06	\$260,000	1150	0	6	1954	4	8000	N	N	20619 15TH AVE S
002	768620	5350	3/25/05	\$222,000	1170	0	6	1955	3	7500	N	N	20738 14TH AVE S
002	294600	1615	11/27/06	\$278,000	1190	0	6	1955	3	7955	N	N	20203 9TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	789320	5635	4/6/05	\$200,000	1190	0	6	1955	3	7000	N	N	20231 1ST PL S
002	768620	3000	7/28/06	\$228,450	1210	0	6	1954	4	8000	N	N	20234 15TH AVE S
002	768620	3955	3/15/05	\$199,950	1210	0	6	1955	4	8000	N	N	20427 14TH AVE S
002	768620	4620	9/20/06	\$263,000	1240	0	6	1955	3	7515	N	N	20603 14TH AVE S
002	768620	4380	7/21/06	\$254,950	1250	0	6	1954	4	7000	N	N	20602 15TH AVE S
002	294600	1950	10/4/07	\$255,000	1260	0	6	1954	3	6000	Y	N	20437 9TH AVE S
002	432470	0020	5/30/06	\$251,600	1260	0	6	1955	3	8010	N	N	3048 S 201ST ST
002	612360	0210	8/28/07	\$210,100	1260	0	6	1953	3	7597	N	N	311 S 199TH ST
002	789320	8015	6/29/05	\$227,500	1260	0	6	1954	3	7360	N	N	20004 2ND AVE S
002	768620	3305	10/9/06	\$276,500	1270	0	6	1954	4	8000	N	N	20230 13TH AVE S
002	768620	3880	6/16/05	\$230,750	1270	0	6	1954	3	8000	N	N	20434 14TH AVE S
002	768620	5330	1/9/06	\$245,000	1270	0	6	1955	3	7500	N	N	20726 14TH AVE S
002	768620	4505	12/27/07	\$252,500	1290	0	6	1954	3	8000	N	N	20627 15TH AVE S
002	789320	7925	9/16/06	\$276,000	1290	0	6	1954	3	7100	N	N	20020 3RD AVE S
002	768620	4420	1/18/05	\$202,000	1300	0	6	1954	3	7000	N	N	20624 15TH AVE S
002	789320	0530	2/16/07	\$304,950	1300	0	6	1936	4	10000	N	N	20709 4TH AVE S
002	432470	0035	12/4/06	\$224,972	1310	0	6	1956	3	8484	N	N	3017 S 201ST ST
002	092204	9190	4/24/06	\$269,998	1360	0	6	1954	3	15428	N	N	20818 24TH AVE S
002	432470	0060	11/9/07	\$235,000	1360	0	6	1955	3	8978	N	N	3049 S 201ST ST
002	344500	0005	5/24/06	\$265,000	1370	0	6	1950	3	11584	N	N	3039 S 200TH ST
002	432470	0015	6/5/06	\$260,000	1370	0	6	1955	4	8460	N	N	20023 32ND AVE S
002	768620	3995	11/27/06	\$265,000	1370	0	6	1954	4	8000	N	N	20412 13TH AVE S
002	612360	0160	3/10/06	\$249,950	1380	0	6	1953	3	8640	N	N	115 S 199TH ST
002	768620	4810	9/18/06	\$270,000	1400	0	6	1960	3	10000	N	N	20621 13TH AVE S
002	344500	0231	8/29/07	\$369,950	1405	0	6	1926	3	12576	N	N	2604 S 208TH ST
002	768620	2780	3/9/06	\$280,000	1410	600	6	1954	3	8063	N	N	20103 12TH PL S
002	294600	3105	1/25/05	\$210,500	1460	0	6	1953	3	6988	N	N	20614 8TH AVE S
002	768620	4585	3/28/05	\$200,000	1480	0	6	1955	3	8000	N	N	20628 14TH AVE S
002	359600	0020	2/17/06	\$380,000	1490	610	6	1980	3	10000	Y	N	20826 9TH AVE S
002	294600	3920	4/11/06	\$225,000	1520	1100	6	1918	4	6000	N	N	20704 DES MOINES MEMORIAL DR S
002	768620	4520	3/12/07	\$305,000	1560	0	6	1954	4	8000	N	N	1420 S 207TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	294600	1820	6/8/06	\$370,000	1570	0	6	1951	3	9488	N	N	20421 8TH AVE S
002	789380	0599	11/1/06	\$287,000	1580	0	6	1982	3	6400	Y	N	21500 5TH PL S
002	768620	3400	7/8/05	\$257,500	1660	0	6	1954	3	8000	N	N	20237 13TH AVE S
002	789380	0610	9/20/06	\$300,000	2050	0	6	1979	3	7500	Y	N	21412 5TH PL S
002	344500	0243	6/1/05	\$267,000	2090	0	6	1988	3	17083	N	N	20639 26TH AVE S
002	789320	5300	3/7/07	\$327,500	860	290	7	1955	3	7500	N	N	20219 3RD AVE S
002	508310	0055	7/5/07	\$269,000	920	0	7	1955	4	8296	N	N	21144 31ST AVE S
002	294600	0421	6/26/07	\$265,000	940	0	7	1962	3	6500	N	N	20103 8TH AVE S
002	294600	0591	10/12/05	\$289,950	940	940	7	1958	3	8750	N	N	902 S 202ND ST
002	294600	0595	10/18/07	\$305,000	940	470	7	1958	2	10500	N	N	20122 9TH AVE S
002	789320	4780	2/22/05	\$240,000	940	590	7	1963	3	5375	N	N	20236 5TH AVE S
002	789380	6855	12/18/06	\$265,000	940	700	7	1954	3	9834	Y	N	20938 7TH PL S
002	294600	0305	10/13/06	\$312,000	960	480	7	1955	4	9000	N	N	20017 8TH AVE S
002	789320	6440	2/23/06	\$261,500	960	0	7	1954	3	6450	N	N	20130 4TH AVE S
002	789380	6720	11/17/05	\$389,000	960	400	7	1954	3	7500	Y	N	20911 7TH PL S
002	789380	7720	7/19/07	\$215,000	960	0	7	1958	3	5375	N	N	20829 4TH AVE S
002	789320	2006	12/10/07	\$289,000	970	0	7	1966	3	5650	N	N	20609 4TH PL S
002	092204	9066	5/23/05	\$258,000	980	910	7	1979	3	9978	Y	N	21247 29TH AVE S
002	092204	9314	6/8/06	\$229,500	990	0	7	1963	3	9637	N	N	20823 25TH AVE S
002	789320	6405	4/21/06	\$262,500	990	0	7	1955	4	6450	N	N	20114 4TH AVE S
002	789380	1665	4/20/05	\$244,500	990	0	7	1962	3	7500	Y	N	21335 6TH AVE S
002	789380	7836	6/27/05	\$240,000	990	300	7	1955	3	8280	N	N	215 S 208TH ST
002	789380	7836	10/10/06	\$335,000	990	300	7	1955	3	8280	N	N	215 S 208TH ST
002	789380	8205	3/18/05	\$257,000	990	0	7	1959	3	8062	N	N	20825 1ST PL S
002	789320	5945	9/15/05	\$257,628	1000	300	7	1955	3	7500	N	N	20122 1ST PL S
002	789320	5960	10/26/05	\$249,950	1000	350	7	1955	3	7500	N	N	20128 1ST PL S
002	789320	8245	4/14/06	\$310,000	1000	1000	7	1982	3	10000	N	N	20029 1ST PL S
002	082204	9168	2/27/06	\$249,900	1010	720	7	1958	3	18276	N	N	721 S 212TH ST
002	200820	0060	5/2/07	\$234,950	1010	0	7	1962	3	9600	N	N	21416 13TH AVE S
002	789320	7970	2/14/07	\$293,500	1010	0	7	1954	4	7200	N	N	20013 3RD AVE S
002	200800	0040	12/13/06	\$242,950	1020	400	7	1961	3	9605	N	N	21429 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	508300	0075	5/11/07	\$273,000	1020	0	7	1956	3	9720	N	N	21203 32ND AVE S
002	508300	0270	3/30/07	\$297,000	1020	520	7	1956	3	10492	N	N	3104 S 211TH ST
002	768620	5485	5/10/06	\$250,000	1020	680	7	1958	2	7000	N	N	20716 13TH AVE S
002	789320	4450	2/10/06	\$267,000	1020	0	7	1959	3	8062	N	N	20213 7TH PL S
002	923740	0020	1/20/06	\$200,000	1020	380	7	1958	3	7475	Y	N	20422 9TH AVE S
002	923740	0020	11/20/06	\$320,000	1020	380	7	1958	3	7475	Y	N	20422 9TH AVE S
002	294600	3481	8/3/06	\$377,000	1040	470	7	1957	4	7500	N	N	20726 9TH AVE S
002	789320	1625	4/1/05	\$270,000	1040	880	7	1958	3	7500	N	N	20610 6TH AVE S
002	789320	1625	4/24/06	\$327,000	1040	880	7	1958	3	7500	N	N	20610 6TH AVE S
002	789320	2565	6/6/05	\$289,500	1040	940	7	1961	3	7525	N	N	20643 2ND AVE S
002	789320	7512	11/18/05	\$314,000	1040	940	7	1974	3	7050	N	N	20011 6TH AVE S
002	789320	7710	7/25/05	\$270,000	1040	750	7	1960	3	10000	N	N	430 S 201ST ST
002	789320	7710	2/14/06	\$332,000	1040	750	7	1960	3	10000	N	N	430 S 201ST ST
002	789320	7710	7/10/07	\$362,000	1040	750	7	1960	3	10000	N	N	430 S 201ST ST
002	294600	2890	6/10/05	\$260,000	1050	520	7	1962	3	6250	N	N	919 S 206TH ST
002	200800	0270	10/20/06	\$315,000	1060	0	7	1963	3	9711	N	N	21420 14TH AVE S
002	768620	4255	8/30/06	\$327,500	1060	340	7	1956	4	7500	N	N	20429 12TH PL S
002	789320	1640	6/23/05	\$298,000	1060	850	7	1955	3	6250	N	N	20616 6TH AVE S
002	864400	0020	11/1/07	\$294,000	1060	1060	7	1960	3	8470	N	N	3212 S 203RD ST
002	508300	0260	3/20/07	\$300,000	1070	390	7	1957	3	8776	N	N	3120 S 211TH ST
002	789320	0365	11/1/06	\$285,000	1070	230	7	1969	3	5375	N	N	20709 3RD AVE S
002	294600	4055	3/27/07	\$258,900	1080	0	7	2000	3	2101	N	N	20609 12TH AVE S
002	789320	4390	5/25/05	\$230,000	1080	0	7	1958	3	6591	N	N	20222 7TH PL S
002	931530	0170	8/1/06	\$300,000	1080	440	7	1991	3	9120	N	N	1249 S 211TH ST
002	931530	0200	8/1/05	\$247,500	1080	330	7	1991	3	8480	N	N	1248 S 211TH ST
002	082204	9151	4/9/07	\$260,000	1090	120	7	1932	2	20037	Y	N	20835 13TH AVE S
002	294600	3947	3/15/07	\$270,969	1090	0	7	2007	3	13444	N	N	20721 12TH AVE S
002	768620	2045	11/23/05	\$276,000	1090	800	7	1963	3	7500	N	N	20012 12TH PL S
002	789320	5995	2/25/05	\$242,500	1090	670	7	1959	3	5000	N	N	20109 2ND AVE S
002	789380	7926	4/8/06	\$285,000	1090	0	7	1957	3	6450	N	N	20810 2ND AVE S
002	768620	5830	6/7/05	\$215,000	1100	0	7	2005	3	2500	N	N	20728 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	789320	0625	1/23/06	\$300,000	1100	730	7	1957	4	7500	N	N	20720 4TH AVE S
002	789320	0923	6/1/05	\$225,000	1100	0	7	1954	3	8160	N	N	504 S 208TH ST
002	789320	0940	10/14/05	\$245,000	1100	0	7	1954	3	8160	N	N	512 S 208TH ST
002	789320	3290	11/16/06	\$399,950	1100	620	7	1966	4	10212	N	N	20404 3RD AVE S
002	789320	7750	8/13/07	\$321,560	1110	630	7	1967	3	5000	N	N	20017 4TH PL S
002	923740	0015	3/31/06	\$329,000	1110	1000	7	1957	3	7475	N	N	20416 9TH AVE S
002	931531	0130	7/28/06	\$278,400	1110	0	7	1969	3	8320	N	N	1120 S 211TH PL
002	294600	3445	10/6/05	\$294,950	1120	460	7	1961	4	7000	N	N	20703 9TH AVE S
002	294600	4136	9/11/06	\$337,950	1120	400	7	1963	4	11520	N	N	20419 12TH AVE S
002	092204	9273	10/5/05	\$300,000	1130	390	7	1961	3	9583	Y	N	21244 29TH AVE S
002	294600	0640	5/14/07	\$325,000	1130	500	7	1954	3	6700	N	N	20106 9TH AVE S
002	294600	0581	4/5/05	\$165,000	1140	0	7	1955	3	6700	N	N	20103 9TH AVE S
002	294600	0581	8/3/06	\$192,996	1140	0	7	1955	3	6700	N	N	20103 9TH AVE S
002	294600	0581	9/27/07	\$223,804	1140	0	7	1955	3	6700	N	N	20103 9TH AVE S
002	501820	0065	5/11/05	\$288,650	1140	510	7	1977	3	9074	Y	N	21445 30TH AVE S
002	789320	0840	2/7/05	\$200,500	1140	0	7	1955	3	7500	N	N	443 S 207TH ST
002	200800	0200	5/20/05	\$280,000	1150	500	7	1962	3	9711	N	N	21230 14TH AVE S
002	294600	3000	8/31/06	\$320,000	1150	1100	7	1971	4	6600	N	N	20617 9TH AVE S
002	789320	0930	4/28/05	\$195,000	1150	0	7	1954	3	8160	N	N	511 S 207TH ST
002	789320	1040	11/17/06	\$308,000	1150	0	7	1988	3	6500	N	N	604 S 208TH ST
002	789380	2120	2/2/05	\$299,950	1150	300	7	1956	3	5000	Y	N	21329 4TH AVE S
002	789380	4325	5/2/05	\$374,950	1150	1150	7	1967	5	11287	Y	N	21003 6TH AVE S
002	931530	0090	8/26/05	\$239,000	1150	0	7	1969	3	7560	N	N	1255 S 211TH PL
002	931530	0090	7/14/06	\$266,000	1150	0	7	1969	3	7560	N	N	1255 S 211TH PL
002	931530	0130	8/7/06	\$250,000	1150	0	7	1969	3	7500	N	N	21118 12TH PL S
002	294600	2160	3/22/07	\$329,950	1160	700	7	1966	3	8450	Y	N	20417 10TH PL S
002	670600	0170	1/24/05	\$209,500	1160	570	7	1959	3	8661	N	N	429 S 199TH ST
002	789320	0760	1/19/05	\$205,000	1160	0	7	1959	3	5000	N	N	433 S 207TH ST
002	789320	1155	10/5/05	\$344,000	1160	770	7	1986	3	6987	N	N	20731 7TH PL S
002	093700	0170	7/25/06	\$300,000	1170	0	7	1960	4	8953	N	N	3418 S 201ST ST
002	175320	0030	12/21/06	\$312,500	1170	710	7	1962	3	12600	N	N	1304 S 210TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	864400	0090	11/16/06	\$327,500	1170	400	7	1960	3	8450	Y	N	3419 S 203RD ST
002	768620	5775	6/22/06	\$379,950	1174	832	7	2006	3	8062	N	N	20720 12TH AVE S
002	768620	2610	3/15/07	\$305,000	1180	700	7	1966	4	8000	Y	N	20136 13TH AVE S
002	294600	2985	8/4/06	\$410,000	1190	1180	7	1971	3	6800	N	N	818 S 207TH ST
002	508310	0065	2/14/06	\$230,000	1190	0	7	1955	3	9083	N	N	21149 32ND AVE S
002	789320	1655	2/24/05	\$256,500	1190	650	7	1955	3	6250	N	N	20622 6TH AVE S
002	789320	2730	4/26/07	\$289,000	1190	0	7	1952	3	6375	N	N	20604 1ST AVE S
002	082204	9101	5/7/07	\$287,500	1200	0	7	1955	3	11326	N	N	1011 S 208TH ST
002	789320	4465	3/21/06	\$287,500	1200	0	7	1959	4	6250	N	N	20219 7TH PL S
002	789320	7955	5/5/05	\$243,500	1200	1170	7	1967	3	7339	N	N	20005 3RD AVE S
002	508310	0025	11/15/05	\$212,000	1210	0	7	1955	4	8072	N	N	3111 S 211TH ST
002	769860	0020	10/20/05	\$292,000	1210	320	7	1959	3	8600	N	N	20314 10TH AVE S
002	789380	5610	5/2/05	\$278,750	1210	240	7	1955	3	15400	N	N	20915 2ND AVE S
002	670600	0150	7/20/05	\$345,000	1220	1520	7	1960	4	7530	N	N	455 S 199TH ST
002	789320	1865	9/6/05	\$260,000	1220	520	7	1964	3	7170	N	N	20621 5TH AVE S
002	789380	6575	8/7/06	\$370,000	1220	680	7	1960	3	7500	Y	N	20919 7TH AVE S
002	859390	0130	7/13/05	\$430,000	1220	420	7	1963	4	8529	Y	N	21204 5TH AVE S
002	501820	0015	9/21/07	\$330,000	1230	0	7	1977	3	9050	Y	N	21447 29TH AVE S
002	789320	2650	3/8/05	\$245,000	1230	0	7	1953	3	7500	N	N	20603 1ST PL S
002	789320	2650	10/11/07	\$299,900	1230	0	7	1953	3	7500	N	N	20603 1ST PL S
002	789380	4645	8/10/05	\$399,000	1230	510	7	1967	4	7000	Y	N	21005 4TH PL S
002	931531	0110	6/22/05	\$258,000	1230	0	7	1969	4	7639	N	N	21031 12TH AVE S
002	092204	9337	11/11/05	\$235,000	1250	0	7	1966	3	9000	N	N	2503 S 208TH ST
002	200800	0250	8/18/06	\$342,000	1250	400	7	1961	3	9711	N	N	21404 14TH AVE S
002	200800	0580	4/5/05	\$276,000	1250	420	7	1962	3	11110	N	N	1419 S 215TH PL
002	294600	2815	3/21/05	\$299,000	1250	300	7	1958	4	13000	Y	N	1003 S 206TH ST
002	294600	4269	7/27/05	\$339,900	1250	530	7	2003	3	13425	N	N	1109 S 202ND ST
002	359600	0395	10/21/05	\$399,000	1250	1000	7	1961	3	7000	Y	N	802 S 209TH ST
002	789320	3540	9/14/05	\$268,250	1250	700	7	1959	3	8250	N	N	20401 4TH PL S
002	359600	0200	2/13/06	\$425,000	1260	640	7	1960	4	8025	Y	N	20830 8TH AVE S
002	612360	0215	2/11/05	\$217,000	1260	0	7	1953	3	8350	N	N	19903 4TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	789380	7120	12/7/05	\$349,000	1260	740	7	1958	3	13000	Y	N	20833 7TH AVE S
002	093700	0300	7/26/05	\$248,000	1280	0	7	1960	3	11833	N	N	3517 S 202ND ST
002	508300	0085	3/7/06	\$229,000	1280	0	7	1956	3	9450	N	N	21215 32ND AVE S
002	508300	0105	10/9/06	\$243,900	1280	0	7	1956	3	9450	N	N	21243 32ND AVE S
002	508300	0420	11/12/07	\$257,000	1280	0	7	1956	3	9450	N	N	21245 31ST AVE S
002	789380	1630	4/21/05	\$228,000	1280	0	7	1983	3	6000	N	N	21319 6TH AVE S
002	032204	9101	7/23/07	\$367,500	1290	250	7	1997	3	10125	N	N	3260 S 204TH ST
002	200800	0390	8/21/06	\$344,950	1290	1290	7	1961	3	9711	N	N	21231 15TH AVE S
002	294600	0710	2/14/05	\$275,000	1290	720	7	1966	3	6666	N	N	20115 10TH AVE S
002	344500	0003	3/29/07	\$438,950	1290	860	7	2007	3	7624	N	N	3033 S 200TH ST
002	789320	0115	7/28/05	\$339,000	1290	0	7	1955	3	11287	N	N	20704 1ST PL S
002	789320	8025	8/3/06	\$288,000	1290	0	7	1954	4	7300	N	N	20014 2ND AVE S
002	789380	4011	1/25/07	\$360,000	1290	620	7	1959	3	7095	Y	N	21011 7TH PL S
002	032204	9078	3/9/07	\$294,000	1300	0	7	1960	3	8348	N	N	3307 S 200TH ST
002	175320	0040	2/21/07	\$253,000	1300	1170	7	1962	3	14552	N	N	1314 S 210TH ST
002	200800	0310	6/21/06	\$285,000	1300	250	7	1960	3	9213	N	N	21439 15TH AVE S
002	789380	6685	7/26/05	\$425,000	1300	650	7	1956	3	13225	Y	N	20934 7TH AVE S
002	789380	2065	4/12/05	\$410,000	1310	620	7	1958	3	10000	Y	N	21307 4TH AVE S
002	200800	0571	8/25/06	\$301,154	1320	670	7	1964	3	9066	N	N	1432 S 216TH ST
002	200800	0571	4/17/07	\$398,500	1320	670	7	1964	3	9066	N	N	1432 S 216TH ST
002	789380	2640	3/7/07	\$410,000	1320	0	7	1966	3	7500	Y	N	21213 1ST PL S
002	294600	2522	3/27/06	\$255,000	1330	0	7	2000	3	2688	N	N	1108 S 207TH ST
002	508300	0440	6/27/05	\$248,800	1330	0	7	1955	4	9450	N	N	21224 30TH AVE S
002	508300	0455	6/21/05	\$255,000	1330	0	7	1955	4	9365	N	N	21202 30TH AVE S
002	508310	0045	12/21/07	\$300,000	1330	0	7	1955	3	9207	N	N	21130 31ST AVE S
002	789320	0770	7/19/07	\$317,000	1330	0	7	1965	3	7500	N	N	20708 4TH PL S
002	789320	8130	4/27/05	\$265,000	1330	290	7	1955	3	10400	N	N	20025 2ND AVE S
002	789320	8130	1/29/07	\$300,000	1330	290	7	1955	3	10400	N	N	20025 2ND AVE S
002	789380	6115	12/20/05	\$300,000	1330	480	7	1954	3	10000	Y	N	418 S 210TH ST
002	032204	9089	10/25/05	\$205,000	1340	0	7	1961	3	8400	N	N	3301 S 200TH ST
002	032204	9089	7/3/06	\$268,000	1340	0	7	1961	3	8400	N	N	3301 S 200TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	286830	0010	10/29/07	\$462,000	1340	590	7	1956	4	15070	Y	N	21011 9TH AVE S
002	789320	1421	11/20/06	\$348,500	1340	0	7	1959	3	6988	N	N	20631 7TH PL S
002	294600	4045	6/20/06	\$328,000	1350	0	7	1999	3	4601	N	N	20619 12TH AVE S
002	294600	4042	3/13/06	\$267,500	1360	0	7	1999	3	4589	N	N	20621 12TH AVE S
002	294600	1000	6/20/06	\$262,019	1370	0	7	1954	3	7500	N	N	20128 DES MOINES MEMORIAL DR
002	294600	2510	7/28/06	\$284,000	1370	0	7	2000	3	5375	N	N	1104 S 207TH ST
002	294600	2520	10/23/06	\$273,000	1370	0	7	2000	3	2687	N	N	1106 S 207TH ST
002	294600	2650	1/30/07	\$315,000	1370	0	7	1995	3	8883	Y	N	20606 11TH AVE S
002	294600	4037	6/5/07	\$290,000	1370	0	7	1999	3	4580	N	N	20625 12TH AVE S
002	789320	1350	4/24/06	\$260,000	1370	0	7	1955	3	12000	Y	N	730 S 207TH ST
002	789320	1350	12/26/06	\$382,500	1370	0	7	1955	3	12000	Y	N	730 S 207TH ST
002	294600	2795	4/11/05	\$220,000	1380	0	7	1963	3	8250	Y	N	20614 10TH AVE S
002	294600	3941	3/29/06	\$319,950	1380	0	7	2006	3	4556	N	N	20741 12TH AVE S
002	294600	3942	6/9/06	\$315,000	1380	0	7	2006	3	4556	N	N	20737 12TH AVE S
002	294600	3943	5/22/06	\$306,000	1380	0	7	2006	3	4556	N	N	20733 12TH AVE S
002	789320	5510	1/10/06	\$285,000	1400	0	7	1955	4	8000	N	N	131 S 202ND ST
002	789380	0188	4/25/07	\$435,000	1400	560	7	1980	3	7500	Y	N	302 S 216TH ST
002	789380	3056	2/4/05	\$372,000	1400	1090	7	1961	3	9030	Y	N	21212 4TH AVE S
002	294600	3730	6/21/06	\$384,950	1410	480	7	1990	3	9188	Y	N	20727 11TH AVE S
002	789320	5560	9/15/05	\$249,000	1420	0	7	1955	3	6400	N	N	20230 1ST PL S
002	093700	0320	3/9/06	\$260,000	1430	0	7	1960	4	9500	N	N	3251 S 202ND ST
002	294600	0871	2/1/05	\$219,950	1430	0	7	1954	4	13000	N	N	1015 S 201ST ST
002	294600	0008	8/31/06	\$267,950	1440	0	7	1965	3	7446	N	N	20014 DES MOINES MEMORIAL DR S
002	294600	0270	9/26/06	\$260,000	1440	0	7	1957	4	7203	N	N	20010 8TH AVE S
002	789380	5235	4/12/07	\$395,000	1440	0	7	1961	3	10500	Y	N	130 S 212TH ST
002	294600	0396	10/23/06	\$272,000	1450	0	7	1958	4	6250	N	N	20113 8TH AVE S
002	294600	1420	1/5/05	\$210,000	1450	0	7	1959	3	9000	N	N	20301 10TH AVE S
002	294600	1420	4/22/05	\$257,200	1450	0	7	1959	3	9000	N	N	20301 10TH AVE S
002	294600	4270	12/6/06	\$294,500	1450	0	7	1955	3	7875	N	N	1104 S 202ND ST
002	501820	0095	6/22/05	\$273,000	1460	540	7	1961	3	11928	N	N	21407 30TH AVE S
002	789380	7480	7/6/06	\$274,000	1460	0	7	1960	3	7500	N	N	20826 4TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	092204	9296	6/23/05	\$225,000	1470	0	7	1960	3	9600	N	N	2506 S 209TH PL
002	093700	0290	7/13/05	\$249,950	1510	0	7	1960	3	9110	N	N	3514 S 202ND ST
002	789380	3020	8/10/06	\$535,000	1510	1200	7	1964	4	10000	Y	N	21235 4TH AVE S
002	344500	0245	4/18/07	\$350,000	1520	300	7	1947	3	19848	N	N	20623 26TH AVE S
002	789380	2766	10/7/05	\$410,000	1520	530	7	1955	4	9250	Y	N	210 S 213TH ST
002	286830	0055	12/11/06	\$325,000	1530	250	7	1978	4	11880	N	N	904 S 211TH PL
002	093700	0310	12/12/05	\$265,000	1560	0	7	1960	3	10113	N	N	3511 S 202ND ST
002	789320	1770	12/19/06	\$310,000	1580	0	7	1951	4	10000	N	N	505 S 206TH ST
002	789380	6225	2/14/06	\$265,200	1580	0	7	1978	3	10250	N	N	20909 5TH AVE S
002	093700	0140	5/14/07	\$328,000	1590	0	7	1960	4	10266	N	N	3405 S 201ST ST
002	789320	4260	5/5/05	\$244,950	1600	0	7	1954	4	10000	N	N	714 S 206TH ST
002	789380	3585	6/22/05	\$296,500	1610	500	7	1959	4	7500	Y	N	21236 6TH AVE S
002	789380	3585	9/21/06	\$377,000	1610	500	7	1959	4	7500	Y	N	21236 6TH AVE S
002	508300	0115	2/24/06	\$250,000	1620	0	7	1956	3	9450	N	N	21238 31ST AVE S
002	294600	4052	9/7/05	\$260,000	1630	0	7	1999	3	6983	N	N	20611 12TH AVE S
002	200900	0890	11/15/06	\$369,000	1640	0	7	1953	3	11390	Y	N	303 S 216TH ST
002	789380	7670	7/21/06	\$430,000	1640	0	7	1954	4	9825	N	N	20836 4TH AVE S
002	294600	0490	10/24/07	\$292,500	1670	0	7	1955	4	10000	N	N	803 S 201ST ST
002	789320	4145	8/29/05	\$274,950	1680	0	7	1957	4	10000	N	N	20404 7TH AVE S
002	294600	0070	7/5/06	\$367,000	1690	0	7	1928	2	13744	N	N	1017 S 200TH ST
002	789320	0515	8/28/06	\$380,000	1720	500	7	1961	4	5725	N	N	20701 4TH AVE S
002	789320	2665	11/13/07	\$276,000	1720	0	7	1954	3	10000	N	N	20615 1ST PL S
002	294600	2610	6/13/07	\$400,000	1730	950	7	1992	3	7503	Y	N	20624 11TH AVE S
002	789320	4160	1/15/06	\$231,400	1740	0	7	1959	4	6000	N	N	20420 7TH AVE S
002	092204	9399	6/19/06	\$390,000	1750	650	7	1955	4	16052	N	N	21326 24TH AVE S
002	789380	2325	3/6/07	\$495,000	1750	0	7	1954	3	15500	Y	N	21314 1ST PL S
002	768620	2065	7/26/05	\$268,000	1920	0	7	1962	4	7500	N	N	1232 S 201ST ST
002	294600	2710	12/2/05	\$319,000	1940	0	7	1991	3	8889	N	N	20613 11TH AVE S
002	294600	2710	7/27/06	\$385,500	1940	0	7	1991	3	8889	N	N	20613 11TH AVE S
002	789320	8160	6/19/07	\$405,000	1950	0	7	1992	3	7500	N	N	20018 OCCIDENTAL AVE S
002	789380	0124	4/25/07	\$415,000	1970	0	7	1955	3	9525	Y	N	21419 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	789380	0124	7/9/07	\$534,930	1970	0	7	1955	3	9525	Y	N	21419 3RD AVE S
002	789380	2785	6/20/05	\$347,000	2240	520	7	1957	4	12825	Y	N	21222 1ST PL S
002	789320	3500	8/14/06	\$425,000	2550	0	7	1994	3	5000	N	N	20434 4TH AVE S
002	789380	3185	6/15/07	\$420,000	1230	650	8	1960	3	8062	Y	N	21237 4TH PL S
002	200900	0800	8/18/05	\$349,950	1290	650	8	1967	3	8300	Y	N	317 S 216TH ST
002	501820	0150	6/5/07	\$362,000	1290	600	8	1977	3	10398	N	N	21436 30TH AVE S
002	789380	3230	6/28/05	\$423,000	1330	700	8	1958	3	13437	Y	N	21220 4TH PL S
002	789380	4350	8/22/05	\$429,950	1350	520	8	1968	4	8062	Y	N	21021 6TH AVE S
002	789380	0015	9/28/05	\$425,000	1400	1140	8	1978	3	9125	Y	N	21402 1ST PL S
002	789380	0170	12/12/06	\$425,000	1460	820	8	1968	4	8062	Y	N	21410 3RD AVE S
002	789380	4165	9/27/06	\$415,000	1480	500	8	1958	3	10750	Y	N	617 S 210TH ST
002	789380	1946	5/6/05	\$485,000	1490	610	8	1993	3	6660	Y	N	21331 4TH PL S
002	789380	1850	7/11/05	\$358,000	1610	0	8	1996	3	8740	Y	N	21331 5TH AVE S
002	789380	3940	12/11/07	\$610,000	1670	850	8	1988	3	12293	Y	N	21024 7TH PL S
002	789380	0121	8/29/05	\$355,000	1710	120	8	1967	3	13000	N	N	21411 3RD AVE S
002	359600	0296	5/2/05	\$459,900	1770	900	8	1959	3	7820	Y	N	20815 8TH AVE S
002	789320	1160	10/21/05	\$466,000	1900	0	8	1987	3	8600	Y	N	720 S 208TH ST
002	789380	2825	7/13/06	\$586,000	2080	200	8	1990	3	8937	Y	N	207 S 212TH ST
002	789380	0225	5/3/06	\$489,950	2120	570	8	1968	4	11288	Y	N	21405 4TH AVE S
002	294600	2250	8/26/05	\$369,950	2160	0	8	2001	3	13750	N	N	1013 S 204TH ST
002	768620	2115	6/14/06	\$315,000	2210	0	8	1995	3	7500	N	N	1216 S 201ST ST
002	789380	1025	4/24/06	\$465,000	2260	960	8	1955	3	39080	N	N	748 S 216TH ST
002	789380	5075	8/27/07	\$875,000	3280	0	9	1998	3	10000	Y	N	21037 3RD AVE S
002	789380	4105	1/10/07	\$914,125	2890	1420	10	2007	3	8062	Y	N	21016 7TH AVE S
003	215640	0023	7/6/07	\$252,000	720	0	5	1940	4	11678	N	N	21612 24TH AVE S
003	201140	0149	4/6/07	\$269,500	830	0	5	1982	3	4500	N	N	1243 S 230TH ST
003	212204	9070	8/23/06	\$236,000	920	0	5	1925	5	9825	N	N	25434 22ND AVE S
003	692960	4275	9/25/06	\$295,000	1200	0	5	1942	3	8000	N	N	24101 24TH AVE S
003	692960	2505	1/31/06	\$237,800	1220	100	5	1943	4	11200	N	N	24131 21ST AVE S
003	092204	9113	10/9/06	\$177,000	1280	0	5	1939	2	16552	N	N	2229 S 222ND ST
003	282204	9094	6/13/07	\$349,950	1970	0	5	1943	3	29771	N	N	1805 S 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	282204	9182	8/2/07	\$260,000	700	0	6	1948	4	11289	N	N	1621 S 257TH ST
003	250060	0447	8/15/05	\$168,000	720	0	6	1955	3	6500	N	N	23854 30TH AVE S
003	360300	0410	9/25/06	\$215,000	730	0	6	1985	3	6000	N	N	24251 26TH PL S
003	605240	0745	10/12/06	\$327,000	860	700	6	1957	4	6000	Y	N	22021 10TH AVE S
003	201330	0050	4/8/05	\$240,000	880	800	6	1948	5	19978	N	N	23336 19TH AVE S
003	605240	0205	10/5/06	\$345,000	890	0	6	1946	4	14500	Y	N	1025 S 223RD ST
003	212204	9079	6/7/07	\$308,450	910	0	6	1948	5	13920	N	N	2123 S 252ND ST
003	162204	9166	8/15/07	\$218,000	920	0	6	1963	4	11014	N	N	2421 KENT-DES MOINES RD
003	605240	0085	11/14/06	\$259,950	920	0	6	1925	4	11250	N	N	1105 S 222ND ST
003	212204	9126	4/19/06	\$265,000	930	180	6	1943	4	11830	N	N	25302 22ND AVE S
003	212204	9043	5/24/05	\$290,000	960	0	6	1963	4	119790	Y	N	2004 S 253RD ST
003	605240	0560	5/18/06	\$269,000	980	0	6	1954	3	10400	N	N	22320 10TH AVE S
003	201140	0735	5/22/06	\$291,950	990	0	6	1951	4	10419	Y	N	22437 12TH AVE S
003	250060	0365	5/25/07	\$260,000	990	0	6	1950	3	13920	N	N	23214 30TH AVE S
003	605240	0526	6/2/06	\$231,500	1010	0	6	1958	3	6000	N	N	22302 10TH AVE S
003	692960	1965	12/27/06	\$278,500	1010	0	6	1962	3	8500	N	N	24011 19TH AVE S
003	945620	0484	7/10/06	\$249,950	1060	0	6	1980	3	7226	N	N	1620 S 252ND ST
003	605240	0505	9/8/05	\$244,000	1070	0	6	1949	4	6000	Y	N	22232 10TH AVE S
003	605240	0400	4/20/05	\$249,500	1120	800	6	1945	4	9000	N	N	22028 10TH AVE S
003	605240	0705	10/26/07	\$380,000	1120	700	6	1947	4	10800	Y	N	22003 10TH AVE S
003	282204	9168	2/23/07	\$200,000	1130	0	6	1942	4	10555	N	N	1730 S 260TH ST
003	195160	0260	12/9/05	\$225,500	1140	0	6	1946	5	9000	N	N	2808 S 259TH PL
003	605240	1460	11/14/06	\$265,995	1150	0	6	1923	4	9192	N	N	22237 16TH AVE S
003	092204	9401	9/12/07	\$408,333	1160	270	6	1950	3	42809	N	N	2056 S 222ND ST
003	360060	0125	10/3/05	\$214,900	1170	0	6	1968	3	5700	N	N	24055 25TH AVE S
003	360240	0202	9/2/05	\$230,000	1170	0	6	1961	3	6000	N	N	24444 27TH AVE S
003	250060	0302	8/22/06	\$295,000	1180	0	6	1943	4	12900	N	N	22434 30TH AVE S
003	360300	0335	6/1/06	\$250,000	1200	0	6	2001	3	3000	N	N	24205 26TH PL S
003	212204	9027	4/26/05	\$230,950	1220	610	6	1920	5	8276	N	N	24416 16TH AVE S
003	605240	0900	2/8/05	\$265,000	1230	700	6	1919	4	6000	Y	N	22224 9TH AVE S
003	162204	9101	8/24/05	\$222,000	1280	0	6	1955	4	11550	N	N	22616 24TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	362900	0060	2/20/06	\$251,000	1280	0	6	1962	3	8060	N	N	24704 21ST AVE S
003	201140	0163	11/17/05	\$241,500	1290	0	6	1960	4	11065	N	N	1221 S 229TH ST
003	057600	0600	6/26/07	\$265,000	1380	100	6	1933	3	10500	N	N	1819 S 222ND ST
003	092204	9186	2/3/06	\$312,000	1630	0	6	1953	3	29620	N	N	2013 S 223RD ST
003	692960	0055	7/29/05	\$263,000	1970	0	6	1956	4	10387	N	N	24032 16TH AVE S
003	092204	9081	1/13/06	\$275,000	2080	0	6	1977	5	13939	N	N	2161 S 216TH ST
003	250060	0289	9/21/05	\$200,000	790	0	7	1951	3	7500	N	N	3033 S 224TH ST
003	272420	0705	11/27/06	\$225,000	800	0	7	1947	4	8550	N	N	21621 31ST AVE S
003	169700	0040	8/18/05	\$205,000	810	810	7	1968	3	7930	N	N	1641 S 255TH PL
003	169700	0040	12/10/07	\$253,000	810	810	7	1968	3	7930	N	N	1641 S 255TH PL
003	605240	3020	8/28/07	\$274,900	820	0	7	1979	3	6000	N	N	22006 12TH AVE S
003	195110	0140	12/8/06	\$329,000	860	860	7	1976	3	11550	N	N	25321 30TH AVE S
003	195160	0270	5/2/05	\$190,000	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
003	195160	0270	4/26/06	\$223,000	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
003	692960	2390	4/13/06	\$225,000	880	0	7	1978	4	7500	N	N	24319 21ST AVE S
003	692960	1225	1/25/07	\$274,000	910	0	7	1983	3	6000	N	N	24009 18TH PL S
003	752380	0050	9/26/05	\$255,000	920	570	7	1959	3	9167	Y	N	24918 24TH PL S
003	752380	0050	4/5/07	\$312,000	920	570	7	1959	3	9167	Y	N	24918 24TH PL S
003	169700	0090	9/19/06	\$195,550	940	0	7	1968	3	11355	N	N	1813 S 255TH PL
003	169700	0090	5/3/07	\$265,700	940	0	7	1968	3	11355	N	N	1813 S 255TH PL
003	195090	0065	9/23/07	\$278,000	940	0	7	1957	3	6700	N	N	2919 S 252ND ST
003	195090	0125	8/31/07	\$235,000	940	0	7	1959	4	8400	N	N	3025 S 252ND ST
003	195090	0275	10/27/06	\$276,500	940	0	7	1958	4	7700	N	N	2919 S 253RD ST
003	195110	0045	2/24/05	\$190,000	940	0	7	1959	4	8349	N	N	25422 29TH AVE S
003	195110	0045	9/12/06	\$250,000	940	0	7	1959	4	8349	N	N	25422 29TH AVE S
003	195110	0080	10/10/05	\$209,500	940	0	7	1959	4	7700	N	N	25423 30TH AVE S
003	195140	0010	8/10/05	\$208,500	940	0	7	1958	3	7800	N	N	2721 S 252ND ST
003	752370	0030	8/28/05	\$237,000	940	0	7	1959	3	8280	Y	N	24911 21ST AVE S
003	752370	0505	5/31/07	\$240,000	940	0	7	1958	3	8667	N	N	25121 25TH AVE S
003	752370	0505	6/4/07	\$246,500	940	0	7	1958	3	8667	N	N	25121 25TH AVE S
003	111300	0380	9/5/06	\$277,450	950	950	7	1962	3	5250	N	N	26500 19TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	169700	0350	4/1/05	\$236,000	950	460	7	1973	4	11375	N	N	25409 16TH PL S
003	605240	0921	1/14/05	\$247,000	950	890	7	1958	3	6000	Y	N	904 S 223RD ST
003	752370	0245	7/11/05	\$246,950	950	400	7	1959	4	7560	N	N	2315 S 249TH ST
003	057600	0975	7/21/06	\$305,000	960	0	7	1953	3	20250	N	N	1923 S 223RD ST
003	111300	0290	6/10/06	\$249,950	960	0	7	1964	4	6825	N	N	26507 18TH PL S
003	195090	0105	4/13/05	\$216,000	960	0	7	1957	4	6700	N	N	2926 S 253RD ST
003	195160	0190	1/6/06	\$232,500	960	0	7	1959	3	8500	N	N	25643 29TH AVE S
003	362900	0050	12/22/06	\$265,000	960	800	7	1962	3	7455	N	N	24700 21ST AVE S
003	692960	0275	2/15/05	\$225,000	960	600	7	1969	3	4900	N	N	24118 16TH AVE S
003	727200	0890	4/15/05	\$261,450	960	0	7	1955	3	9542	N	N	22635 16TH AVE S
003	727200	0890	2/10/06	\$289,950	960	0	7	1955	3	9542	N	N	22635 16TH AVE S
003	111300	0320	1/21/05	\$175,000	970	0	7	1963	3	7480	N	N	1802 S 265TH PL
003	752370	0210	12/27/06	\$283,000	970	0	7	1959	3	7700	N	N	2209 S 248TH ST
003	752370	0345	10/11/05	\$236,000	970	500	7	1959	3	8874	N	N	2320 S 249TH ST
003	752370	0345	12/19/05	\$256,000	970	500	7	1959	3	8874	N	N	2320 S 249TH ST
003	788800	0130	5/31/05	\$215,000	970	0	7	1959	4	8736	N	N	1909 S 259TH ST
003	058780	0010	1/19/06	\$328,850	980	650	7	1994	3	7232	N	N	24405 24TH AVE S
003	162204	9142	10/9/06	\$254,950	990	650	7	1960	3	10454	N	N	2614 S 232ND ST
003	162204	9142	6/19/07	\$338,000	990	650	7	1960	3	10454	N	N	2614 S 232ND ST
003	169700	0250	11/26/07	\$256,950	990	0	7	1968	4	8400	N	N	1708 S 254TH PL
003	752370	0310	8/19/05	\$240,000	990	200	7	1958	3	8520	N	N	2216 S 250TH ST
003	752370	0310	11/10/06	\$280,500	990	200	7	1958	3	8520	N	N	2216 S 250TH ST
003	692960	3935	6/17/05	\$269,000	1000	440	7	1983	3	7500	Y	N	24111 23RD AVE S
003	692960	4095	10/24/06	\$304,000	1000	0	7	1983	3	7500	N	N	24317 23RD AVE S
003	752370	0630	9/12/05	\$230,000	1000	0	7	1959	3	11416	N	N	25021 21ST AVE S
003	864320	0065	3/8/05	\$234,950	1000	0	7	1958	4	24832	N	N	23016 16TH AVE S
003	509210	0070	11/10/05	\$259,500	1010	500	7	1962	3	8352	N	N	1871 S 243RD ST
003	752370	0655	10/24/06	\$278,950	1010	0	7	1959	3	8532	N	N	25051 21ST AVE S
003	945620	0611	3/23/07	\$319,000	1010	460	7	1962	4	11250	N	N	1843 S 250TH ST
003	195340	0115	4/7/05	\$248,950	1020	740	7	1961	3	7705	N	N	23218 25TH AVE S
003	201140	0011	4/8/05	\$283,500	1020	1020	7	1959	4	10200	N	N	23005 16TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	201140	0011	8/4/06	\$360,000	1020	1020	7	1959	4	10200	N	N	23005 16TH AVE S
003	769530	0180	7/12/06	\$310,000	1020	1020	7	1962	4	8040	N	N	1844 S 246TH PL
003	769530	0290	4/11/05	\$220,000	1020	1020	7	1962	2	8040	N	N	1653 S 246TH PL
003	769530	0310	6/14/07	\$310,000	1020	1020	7	1961	3	8040	N	N	1803 S 246TH PL
003	788820	0261	7/30/07	\$351,500	1020	800	7	1961	3	13809	N	N	1645 S 257TH ST
003	788830	0140	10/12/05	\$268,500	1020	1020	7	1962	3	10872	N	N	1836 S 264TH PL
003	788840	0090	8/10/05	\$293,500	1020	800	7	1962	3	9800	N	N	1709 S 263RD PL
003	788840	0120	2/14/05	\$237,500	1020	1020	7	1962	3	9765	N	N	1729 S 263RD PL
003	788840	0640	4/6/07	\$300,000	1020	1020	7	1962	4	7689	N	N	26133 20TH AVE S
003	201100	0360	12/19/05	\$255,000	1030	0	7	1986	3	7205	N	N	1839 S 245TH PL
003	692960	3980	5/18/05	\$225,000	1030	0	7	1981	3	5000	N	N	24300 22ND PL S
003	752370	0080	2/10/05	\$197,000	1030	0	7	2004	3	9315	N	N	24804 20TH AVE S
003	362900	0020	5/21/07	\$329,980	1040	700	7	1977	3	8568	N	N	24713 21ST AVE S
003	727200	0260	11/2/05	\$267,000	1040	800	7	1960	3	10178	N	N	22640 13TH AVE S
003	752370	0755	8/18/05	\$235,000	1040	0	7	1959	4	8701	N	N	2250 S 251ST ST
003	195110	0125	6/24/06	\$250,000	1050	0	7	1959	3	8800	N	N	25345 30TH AVE S
003	195110	0125	6/27/06	\$250,000	1050	0	7	1959	3	8800	N	N	25345 30TH AVE S
003	201100	0220	5/24/06	\$270,000	1050	0	7	1987	3	6600	N	N	1812 S 245TH PL
003	201100	0330	6/14/07	\$291,000	1050	0	7	1987	3	7291	N	N	1829 S 245TH PL
003	162204	9110	5/25/07	\$245,000	1060	0	7	1961	3	6226	N	N	22900 24TH AVE S
003	195340	0225	11/1/06	\$299,950	1060	400	7	1961	4	8250	N	N	23211 28TH AVE S
003	201320	0110	9/27/06	\$268,550	1060	500	7	1968	3	9601	Y	N	1732 S 234TH ST
003	212204	9138	1/12/06	\$227,500	1060	0	7	1975	3	9926	N	N	2222 S 252ND ST
003	666911	0020	1/18/07	\$292,000	1060	290	7	1981	3	9579	N	N	2009 S 244TH PL
003	752370	0470	7/22/05	\$256,900	1060	300	7	1959	3	7700	N	N	2219 S 251ST ST
003	752370	0605	11/28/05	\$256,500	1060	0	7	1958	2	8017	N	N	2130 S 251ST ST
003	752370	0665	12/27/05	\$182,000	1060	0	7	1958	4	7560	N	N	25042 20TH AVE S
003	769530	0090	8/8/06	\$249,000	1060	0	7	1961	3	8040	N	N	1654 S 246TH PL
003	769530	0250	11/14/05	\$245,000	1060	0	7	1961	3	8040	N	N	1627 S 246TH PL
003	769530	0320	5/16/05	\$196,500	1060	0	7	1962	3	8040	N	N	1809 S 246TH PL
003	769530	0320	5/3/07	\$273,500	1060	0	7	1962	3	8040	N	N	1809 S 246TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	786450	0010	3/23/05	\$197,400	1060	770	7	1974	3	7900	N	N	2124 S 253RD ST
003	788800	0390	4/29/05	\$216,500	1060	0	7	1959	3	7473	N	N	25827 20TH AVE S
003	788800	0390	6/19/07	\$266,500	1060	0	7	1959	3	7473	N	N	25827 20TH AVE S
003	195090	0290	5/16/05	\$240,000	1070	950	7	1959	5	12060	N	N	2935 S 253RD ST
003	195150	0045	10/23/06	\$261,000	1070	0	7	1959	3	10050	N	N	25337 31ST AVE S
003	195150	0135	4/2/07	\$288,000	1070	0	7	1959	2	11050	N	N	3020 S 256TH ST
003	195160	0040	11/1/06	\$269,000	1070	0	7	1959	4	9792	N	N	25624 29TH AVE S
003	752370	0530	5/17/06	\$179,190	1070	0	7	1958	3	8178	N	N	2121 S 251ST ST
003	769530	0210	9/26/05	\$226,000	1070	0	7	1961	4	8710	N	N	24606 S 246TH ST
003	788840	0710	11/8/05	\$286,000	1070	1070	7	1962	4	8657	N	N	26228 20TH AVE S
003	195150	0085	10/18/06	\$262,500	1080	0	7	1959	3	9000	N	N	25344 31ST AVE S
003	195340	0565	3/17/05	\$252,000	1080	760	7	1956	5	8400	N	N	23419 26TH AVE S
003	195340	0565	4/18/06	\$295,000	1080	760	7	1956	5	8400	N	N	23419 26TH AVE S
003	360360	0060	12/30/05	\$344,000	1080	780	7	2004	3	6000	N	N	24037 26TH PL S
003	752370	0785	2/24/05	\$225,000	1080	0	7	1958	4	8153	N	N	25018 22ND AVE S
003	788830	0020	6/19/06	\$276,000	1080	500	7	1961	3	12466	N	N	1612 S 264TH PL
003	169700	0260	12/19/05	\$230,000	1090	690	7	1968	3	8400	N	N	1702 S 254TH PL
003	169700	0260	10/12/06	\$270,000	1090	690	7	1968	3	8400	N	N	1702 S 254TH PL
003	169700	0300	9/22/05	\$258,000	1090	480	7	1968	3	7657	N	N	1608 S 254TH PL
003	169700	0310	1/20/06	\$248,000	1090	480	7	1968	3	7860	N	N	1604 S 254TH PL
003	942500	0130	9/27/06	\$289,950	1090	420	7	1966	4	7275	N	N	26825 17TH AVE S
003	942500	0140	9/7/07	\$289,950	1090	0	7	1966	4	7275	N	N	26819 17TH AVE S
003	057600	0910	5/21/07	\$358,000	1100	300	7	1956	3	13800	N	N	1805 S 223RD ST
003	321040	0370	9/21/05	\$269,500	1100	700	7	1962	3	8437	N	N	1609 S 261ST PL
003	360360	0260	8/1/07	\$298,000	1100	1100	7	1986	3	6000	N	N	24048 26TH PL S
003	692960	2325	8/21/07	\$315,000	1100	0	7	1978	3	7500	N	N	24402 20TH AVE S
003	885150	0020	7/16/07	\$269,950	1100	0	7	1966	3	11124	N	N	21803 12TH AVE S
003	195150	0075	2/15/06	\$285,000	1110	700	7	1977	3	14000	N	N	25328 31ST AVE S
003	195340	0595	1/27/06	\$245,000	1110	0	7	1959	3	8800	N	N	2512 S 236TH ST
003	195360	0005	12/15/05	\$221,000	1110	480	7	1959	3	8400	N	N	23249 25TH AVE S
003	509210	0260	10/25/06	\$303,000	1110	570	7	1963	3	8064	N	N	1909 S 244TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	788840	0460	11/15/05	\$275,000	1110	480	7	1962	3	9114	N	N	1704 S 263RD PL
003	692960	3485	4/24/06	\$349,500	1120	820	7	1980	3	7500	N	N	24101 22ND PL S
003	692960	4075	8/16/05	\$259,000	1120	0	7	1983	3	7500	N	N	24325 23RD AVE S
003	788840	0070	3/15/07	\$290,000	1120	520	7	1962	3	8874	N	N	26317 17TH AVE S
003	945620	0616	5/3/07	\$370,950	1120	880	7	1982	3	9900	N	N	25110 19TH CT S
003	111300	0100	11/14/07	\$252,000	1130	0	7	1965	3	7400	N	N	1708 S 268TH ST
003	201320	0080	12/19/06	\$385,000	1130	900	7	1960	4	10175	N	N	23329 19TH PL S
003	752370	0760	1/5/05	\$240,000	1130	390	7	1959	4	8183	N	N	2242 S 251ST ST
003	752370	0795	6/27/06	\$283,000	1130	640	7	1958	4	8250	N	N	25004 22ND AVE S
003	942500	0010	1/27/06	\$218,000	1130	0	7	1962	3	7344	N	N	26804 17TH PL S
003	168380	0080	6/15/07	\$349,900	1140	480	7	1967	3	7905	N	N	1645 S 244TH PL
003	195340	0015	10/11/05	\$280,000	1140	400	7	1961	3	14580	Y	N	23203 25TH AVE S
003	201140	0023	10/10/06	\$326,500	1140	900	7	1955	3	23473	N	N	22849 16TH AVE S
003	752255	0010	11/17/06	\$236,500	1140	530	7	1969	3	7540	N	N	25115 22ND AVE S
003	057600	0925	4/28/05	\$329,500	1150	1150	7	1956	5	8750	N	N	1811 S 223RD ST
003	162204	9024	11/1/05	\$258,000	1150	900	7	1994	3	12963	N	N	23402 18TH AVE S
003	195340	0140	3/7/06	\$280,000	1150	480	7	1960	4	8800	N	N	2621 S 232ND ST
003	201140	0572	5/16/07	\$495,000	1150	500	7	1958	3	10400	Y	N	22728 10TH AVE S
003	727200	0935	6/12/06	\$280,499	1150	1300	7	1963	4	9542	N	N	22623 16TH AVE S
003	058780	0090	3/30/07	\$360,000	1160	710	7	1996	3	7557	N	N	24413 23RD AVE S
003	162204	9107	6/27/07	\$280,000	1160	120	7	1959	3	22010	N	N	1620 S 240TH ST
003	195360	0040	7/12/06	\$349,950	1160	780	7	1956	4	8550	N	N	23431 25TH AVE S
003	212204	9148	7/11/05	\$267,950	1160	400	7	1968	3	9652	N	N	2120 S 252ND ST
003	605240	3185	1/24/07	\$354,000	1160	580	7	1958	3	15000	N	N	1117 S 222ND ST
003	752370	0815	12/18/06	\$238,000	1160	0	7	1958	3	7560	N	N	2235 S 250TH ST
003	752370	0830	6/21/07	\$274,950	1160	0	7	1958	3	7560	N	N	2255 S 250TH ST
003	195370	0010	2/16/06	\$270,000	1170	500	7	1962	3	8850	N	N	23185 25TH AVE S
003	752370	0295	1/3/06	\$278,000	1170	590	7	1958	4	7560	N	N	2234 S 250TH ST
003	752370	0295	6/27/07	\$279,000	1170	590	7	1958	4	7560	N	N	2234 S 250TH ST
003	057600	0899	3/15/06	\$375,000	1180	420	7	1966	3	13500	N	N	22329 19TH AVE S
003	082204	9164	7/24/05	\$255,000	1180	460	7	1967	3	10350	N	N	1152 S 220TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	111300	0560	2/16/07	\$295,375	1180	0	7	1964	4	7350	N	N	1806 S 266TH PL
003	195130	0005	8/30/07	\$260,000	1180	0	7	1958	4	10150	N	N	25605 30TH AVE S
003	201140	0128	9/21/05	\$353,500	1180	1000	7	1961	4	30931	N	N	1315 S 229TH ST
003	360300	0375	10/26/06	\$285,000	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
003	666911	0040	4/26/06	\$250,000	1180	0	7	1981	3	9583	N	N	2021 S 244TH PL
003	713810	0120	11/7/05	\$310,800	1180	620	7	1962	3	9990	N	N	22901 27TH AVE S
003	321040	0180	12/28/05	\$270,250	1190	1000	7	1962	3	8164	N	N	1840 S 261ST PL
003	666911	0070	4/28/05	\$237,000	1190	0	7	1981	3	10246	N	N	2039 S 244TH PL
003	864300	0175	9/22/06	\$335,000	1190	1100	7	1965	4	10080	Y	N	23011 19TH AVE S
003	059120	0080	10/11/05	\$301,000	1200	320	7	1987	3	7434	N	N	24816 19TH PL S
003	059120	0120	2/14/06	\$294,000	1200	320	7	1987	3	8920	N	N	24807 19TH PL S
003	111300	0580	3/1/05	\$211,950	1200	0	7	1963	4	7344	N	N	1822 S 266TH PL
003	272420	0730	11/28/05	\$215,000	1200	0	7	1966	3	7980	N	N	21635 31ST AVE S
003	272420	0730	5/2/06	\$280,000	1200	0	7	1966	3	7980	N	N	21635 31ST AVE S
003	321080	0390	10/2/07	\$275,000	1200	0	7	1968	3	10360	N	N	21801 13TH AVE S
003	111300	0400	6/21/05	\$215,000	1210	0	7	1962	4	7420	N	N	26510 19TH PL S
003	195340	0615	3/1/05	\$193,000	1210	0	7	1959	3	8946	N	N	23430 25TH AVE S
003	509210	0080	5/11/05	\$215,000	1210	500	7	1962	3	8352	N	N	1903 S 243RD ST
003	509210	0080	8/4/05	\$250,000	1210	500	7	1962	3	8352	N	N	1903 S 243RD ST
003	059120	0060	7/25/05	\$291,835	1220	620	7	1987	3	7927	N	N	24828 19TH PL S
003	093430	0070	4/2/07	\$265,000	1220	890	7	1962	3	7530	Y	N	1614 S 258TH ST
003	093430	0070	8/28/07	\$307,000	1220	890	7	1962	3	7530	Y	N	1614 S 258TH ST
003	195370	0080	4/5/05	\$286,000	1220	720	7	1989	3	10500	N	N	23154 24TH AVE S
003	215640	0384	2/27/07	\$300,000	1220	330	7	1956	3	10500	N	N	22223 30TH AVE S
003	282204	9157	11/15/06	\$320,000	1220	700	7	1961	3	7884	N	N	25718 16TH AVE S
003	282204	9171	8/3/06	\$314,950	1220	680	7	1963	4	11672	N	N	26008 17TH CT S
003	329571	0140	8/30/05	\$300,000	1220	590	7	2002	3	5550	N	N	2221 S 252ND PL
003	692960	0750	12/8/05	\$247,000	1220	0	7	1979	3	5000	N	N	1716 S 243RD ST
003	752370	0705	9/21/05	\$235,000	1220	0	7	1958	4	9618	N	N	2021 S 250TH ST
003	162204	9155	8/29/06	\$339,950	1230	340	7	1930	3	22148	N	N	22650 24TH PL S
003	195340	0190	12/13/07	\$321,950	1230	580	7	1959	4	8640	N	N	23250 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	360120	0030	4/22/05	\$212,180	1230	0	7	1968	3	6000	N	N	24417 25TH AVE S
003	360120	0040	2/7/05	\$219,250	1230	0	7	1968	3	6000	N	N	24425 25TH AVE S
003	360120	0115	2/8/06	\$261,620	1230	0	7	1968	2	6000	N	N	24442 24TH AVE S
003	360120	0145	10/4/05	\$231,750	1230	0	7	1968	3	6000	N	N	24420 24TH AVE S
003	713810	0050	3/16/06	\$253,700	1230	0	7	1962	3	10125	N	N	22934 27TH AVE S
003	195160	0240	11/29/06	\$174,950	1240	0	7	1959	2	9198	N	N	25675 29TH AVE S
003	195340	0330	8/4/05	\$249,950	1240	0	7	1957	3	8250	N	N	23252 28TH AVE S
003	195110	0145	10/30/06	\$268,900	1250	0	7	1976	3	11990	N	N	25320 30TH AVE S
003	195160	0130	3/23/06	\$238,000	1250	0	7	1959	3	8750	N	N	25603 29TH AVE S
003	201140	0712	4/17/06	\$399,950	1250	620	7	1962	4	9620	Y	N	1145 APPLE LN
003	272420	1200	5/23/06	\$235,000	1250	0	7	1962	3	7506	N	N	21930 29TH AVE S
003	272420	1202	2/15/07	\$235,000	1250	0	7	1962	3	7543	N	N	21924 29TH AVE S
003	509210	0120	8/14/06	\$287,000	1250	0	7	1963	4	8352	N	N	1932 S 244TH ST
003	769530	0360	2/2/07	\$268,000	1250	0	7	1962	3	8040	N	N	1833 S 246TH PL
003	788810	0210	2/20/06	\$230,000	1250	0	7	1960	3	7473	N	N	25732 19TH AVE S
003	864280	0005	6/9/05	\$280,950	1250	0	7	1955	4	10682	Y	N	22806 THUNDERBIRD DR S
003	162204	9148	11/8/07	\$247,500	1260	0	7	1941	3	11325	N	N	2602 KENT-DES MOINES RD
003	168380	0140	5/25/06	\$289,450	1260	0	7	1967	3	8036	N	N	1829 S 244TH PL
003	201320	0040	6/1/06	\$285,000	1260	1120	7	1968	3	9618	N	N	1731 S 234TH ST
003	752380	0080	10/6/05	\$267,800	1260	0	7	1958	3	11304	N	N	25104 25TH AVE S
003	942500	0110	10/19/05	\$259,950	1260	0	7	1965	4	7275	N	N	26816 17TH AVE S
003	092204	9136	8/4/05	\$249,000	1270	0	7	1978	3	11325	Y	N	21926 18TH PL S
003	092204	9381	8/29/05	\$256,950	1270	0	7	1978	3	11325	N	N	21912 18TH PL S
003	752370	0635	8/19/05	\$291,000	1270	850	7	1958	5	11974	Y	N	25027 21ST AVE S
003	752380	0025	2/9/05	\$201,000	1270	0	7	1959	4	10890	N	N	2416 S 249TH PL
003	782720	0040	4/17/06	\$249,300	1270	0	7	1965	3	7419	Y	N	21903 30TH AVE S
003	111300	0200	8/16/06	\$270,000	1280	0	7	1962	4	7200	N	N	26645 18TH PL S
003	509210	0200	8/17/06	\$279,000	1280	0	7	1967	3	9512	N	N	1806 S 244TH ST
003	605240	0295	2/9/05	\$345,000	1280	1070	7	1961	5	7200	Y	N	22005 11TH AVE S
003	713800	0070	3/28/05	\$244,900	1280	700	7	1961	3	10665	N	N	22799 26TH AVE S
003	713810	0080	10/10/06	\$299,000	1280	690	7	1962	4	9990	N	N	22761 27TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	788840	0180	12/29/05	\$315,000	1280	0	7	2004	3	8250	N	N	1829 S 263RD PL
003	162204	9197	1/30/07	\$293,300	1290	0	7	1995	3	8405	N	N	23239 22ND PL S
003	162204	9233	1/19/06	\$295,000	1290	0	7	1995	3	8412	N	N	23231 22ND PL S
003	195370	0060	3/1/06	\$356,000	1290	820	7	1963	3	13715	N	N	23047 25TH AVE S
003	321080	0010	11/7/05	\$305,000	1290	1180	7	1961	4	9776	N	N	21849 15TH AVE S
003	713810	0070	12/19/05	\$316,950	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	713810	0070	3/14/06	\$338,000	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	727200	0136	8/2/05	\$293,450	1290	570	7	1963	3	10178	N	N	22639 13TH AVE S
003	945620	0608	4/26/06	\$480,000	1290	580	7	1970	3	31500	Y	N	1831 S 250TH ST
003	162204	9228	6/8/05	\$275,000	1300	1040	7	1994	3	9745	N	N	22609 28TH AVE S
003	169700	0320	2/3/06	\$310,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
003	169700	0320	10/24/06	\$360,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
003	679060	0690	6/21/07	\$298,000	1300	0	7	1965	4	10795	N	N	23221 21ST AVE S
003	692960	4005	10/24/06	\$291,950	1300	0	7	1983	3	5000	N	N	24316 22ND PL S
003	727200	0205	4/28/05	\$236,000	1300	0	7	1960	4	8906	N	N	22615 13TH AVE S
003	727200	0205	6/21/06	\$284,950	1300	0	7	1960	4	8906	N	N	22615 13TH AVE S
003	864320	0061	2/28/06	\$430,000	1300	1200	7	1979	4	9583	N	N	1630 S 231ST PL
003	162204	9208	9/30/05	\$265,000	1310	0	7	1994	3	10789	Y	N	1690 KENT-DES MOINES RD
003	195340	0380	4/1/06	\$271,000	1310	0	7	1957	3	8250	N	N	2721 S 234TH ST
003	605240	3080	7/17/07	\$330,000	1310	760	7	1989	3	9000	N	N	22032 12TH AVE S
003	692960	1697	11/28/06	\$316,000	1310	0	7	1979	3	7500	N	N	24135 22ND AVE S
003	215640	0024	10/24/07	\$241,000	1320	0	7	1965	3	9820	N	N	21614 24TH AVE S
003	215640	0024	9/28/05	\$256,000	1320	0	7	1965	3	9820	N	N	21614 24TH AVE S
003	321080	0160	1/11/05	\$222,700	1320	750	7	1960	3	9000	N	N	21845 14TH AVE S
003	713800	0050	5/10/05	\$285,000	1320	770	7	1960	3	10665	N	N	22759 26TH AVE S
003	788800	0160	4/20/05	\$228,000	1320	0	7	1959	4	8736	N	N	1834 S 260TH ST
003	788800	0180	2/21/07	\$275,000	1320	0	7	1959	3	8736	N	N	1820 S 260TH ST
003	788810	0080	6/30/06	\$240,000	1320	0	7	1959	3	8141	N	N	25721 18TH AVE S
003	713800	0130	7/21/05	\$277,000	1330	1000	7	1961	3	10350	N	N	2641 S 227TH PL
003	769530	0040	6/3/05	\$230,000	1330	0	7	1962	3	8040	N	N	1620 S 246TH PL
003	769530	0110	5/26/05	\$220,000	1330	290	7	1962	3	8040	N	N	1802 S 246TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	321040	0260	6/21/06	\$285,000	1340	0	7	1962	4	8151	N	N	1811 S 261ST PL
003	321080	0350	2/20/07	\$385,000	1340	750	7	1961	3	10080	N	N	21825 13TH AVE S
003	601400	0025	12/16/05	\$360,000	1340	1340	7	1962	3	11236	N	N	1230 S 229TH ST
003	713810	0020	7/14/07	\$370,000	1340	840	7	1962	4	10125	N	N	22832 27TH AVE S
003	788810	0100	2/8/05	\$213,000	1340	0	7	1960	4	7298	N	N	25740 18TH AVE S
003	321080	0110	5/26/05	\$263,000	1350	0	7	1963	3	8840	N	N	21826 14TH AVE S
003	692960	1870	6/19/06	\$307,000	1350	0	7	1979	3	7750	N	N	24014 18TH PL S
003	788810	0250	3/27/07	\$260,000	1350	0	7	1960	3	7473	N	N	25727 20TH AVE S
003	864260	0135	3/1/06	\$267,000	1350	0	7	1955	3	13320	Y	N	23045 THUNDERBIRD DR S
003	111300	0020	4/7/05	\$216,000	1360	0	7	1965	4	7875	N	N	1604 S 268TH ST
003	201320	0240	11/30/06	\$268,000	1360	180	7	1977	4	9662	Y	N	1814 S 233RD ST
003	282204	9090	6/21/06	\$285,000	1360	0	7	1962	4	10187	N	N	25833 18TH AVE S
003	679060	0640	11/2/07	\$300,000	1360	1200	7	1966	4	7875	N	N	2029 S 232ND PL
003	727200	1735	7/20/07	\$331,500	1360	0	7	1988	3	6362	N	N	22513 13TH AVE S
003	059120	0090	7/25/06	\$375,000	1370	1300	7	1987	3	9623	N	N	24805 20TH AVE S
003	195160	0070	2/28/06	\$222,000	1370	0	7	1959	3	9792	N	N	25644 29TH AVE S
003	195340	0025	2/15/05	\$275,000	1370	840	7	1957	3	10950	N	N	23219 25TH AVE S
003	195340	0540	7/23/07	\$280,000	1370	0	7	1956	4	15957	N	N	23430 26TH AVE S
003	282204	9120	3/29/05	\$270,000	1370	0	7	1954	3	37904	N	N	1641 S 260TH ST
003	314875	0080	7/19/05	\$265,000	1370	0	7	1995	2	8080	Y	N	25113 23RD PL S
003	769530	0230	3/14/06	\$260,000	1370	0	7	1962	4	8040	N	N	1615 S 246TH PL
003	092204	9341	9/14/07	\$287,500	1380	0	7	1962	4	23630	N	N	2217 S 216TH ST
003	195160	0020	4/1/05	\$215,000	1380	0	7	1959	4	9792	N	N	25610 29TH AVE S
003	195160	0080	8/10/05	\$215,000	1380	0	7	1959	4	9792	N	N	25650 29TH AVE S
003	195160	0220	11/26/05	\$234,950	1380	0	7	1959	4	8250	N	N	25663 29TH AVE S
003	195340	0230	8/19/05	\$366,990	1380	400	7	1960	4	8250	Y	N	23219 28TH AVE S
003	195340	0500	2/23/06	\$400,000	1380	1380	7	1956	4	14025	Y	N	23435 27TH AVE S
003	195340	0590	4/21/05	\$204,975	1380	0	7	1956	3	9900	N	N	23457 26TH AVE S
003	885150	0080	4/19/05	\$194,000	1380	0	7	1964	3	7560	N	N	21833 12TH AVE S
003	885150	0080	11/13/06	\$263,000	1380	0	7	1964	3	7560	N	N	21833 12TH AVE S
003	201140	0662	7/17/07	\$430,000	1390	0	7	1949	4	19988	Y	N	22629 10TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	727200	1245	6/16/06	\$369,950	1390	900	7	1993	3	7950	N	N	22435 15TH AVE S
003	752370	0595	1/26/06	\$293,000	1390	0	7	1958	3	6991	N	N	25013 22ND AVE S
003	201100	0190	4/21/05	\$244,950	1400	0	7	1986	3	6600	N	N	1830 S 245TH PL
003	201100	0210	11/26/07	\$330,000	1400	0	7	1985	4	6600	N	N	1818 S 245TH PL
003	201100	0230	7/13/06	\$299,500	1400	0	7	1987	4	6600	N	N	1806 S 245TH PL
003	692960	3769	4/2/07	\$308,000	1400	0	7	1998	3	9750	N	N	24019 23RD AVE S
003	752390	0240	9/19/05	\$317,500	1410	0	7	1993	3	7424	N	N	25106 18TH AVE S
003	057600	0550	8/29/05	\$222,000	1420	390	7	1961	3	12500	N	N	1930 S 223RD ST
003	195110	0105	5/18/06	\$264,950	1420	0	7	1959	4	10075	N	N	25418 30TH AVE S
003	282204	9113	5/31/07	\$1,000,000	1420	0	7	1957	3	91040	Y	N	1615 S 260TH ST
003	769530	0170	3/9/06	\$300,000	1430	900	7	1962	3	8040	N	N	1838 S 246TH PL
003	788840	0670	1/21/05	\$230,000	1430	1070	7	1962	3	8320	N	N	26132 20TH AVE S
003	201140	0012	12/14/06	\$379,500	1440	400	7	1989	3	8276	N	N	23015 16TH AVE S
003	713810	0110	2/22/06	\$347,500	1440	1000	7	1963	4	9990	Y	N	22865 27TH AVE S
003	752370	0160	8/16/05	\$228,000	1440	0	7	1958	3	8736	N	N	2104 S 250TH ST
003	168380	0170	1/2/06	\$256,000	1450	0	7	1967	3	9425	N	N	1847 S 244TH PL
003	195090	0260	1/31/06	\$245,000	1450	0	7	1956	4	8050	N	N	25324 29TH AVE S
003	195090	0260	2/15/07	\$265,000	1450	0	7	1956	4	8050	N	N	25324 29TH AVE S
003	360060	0080	10/16/06	\$298,000	1460	0	7	1990	3	7200	N	N	24035 25TH AVE S
003	660049	0070	7/25/07	\$295,000	1460	0	7	2004	3	2943	N	N	26711 19TH AVE S
003	660049	0150	10/18/06	\$299,950	1460	0	7	2005	3	3700	N	N	26615 19TH AVE S
003	660049	0190	7/24/06	\$301,500	1460	0	7	2005	3	3607	N	N	26623 19TH AVE S
003	195140	0005	10/11/05	\$257,397	1470	0	7	1959	3	7800	N	N	2733 S 252ND ST
003	195340	0325	2/17/05	\$235,500	1470	0	7	1958	4	8250	N	N	23242 28TH AVE S
003	321080	0120	1/3/05	\$264,000	1470	0	7	1960	4	8840	N	N	21834 14TH AVE S
003	788830	0180	11/30/05	\$230,000	1470	0	7	1962	3	8050	N	N	26322 20TH AVE S
003	788830	0180	4/11/07	\$304,000	1470	0	7	1962	3	8050	N	N	26322 20TH AVE S
003	788840	0110	7/18/06	\$282,500	1470	0	7	1962	3	9800	N	N	1723 S 263RD PL
003	788840	0150	6/28/07	\$305,000	1470	0	7	1962	3	8923	N	N	1807 S 263RD PL
003	788840	0550	12/2/05	\$268,950	1470	0	7	1962	3	9133	N	N	26119 18TH AVE S
003	059120	0110	7/18/06	\$399,900	1480	600	7	1987	3	8045	N	N	24805 19TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	195130	0015	7/28/05	\$225,000	1480	0	7	1958	4	9860	N	N	25617 30TH AVE S
003	752370	0615	4/21/06	\$282,950	1480	700	7	1958	4	7350	N	N	2118 S 251ST ST
003	864300	0055	9/26/05	\$297,000	1480	870	7	1963	4	14186	Y	N	1711 S 232ND ST
003	195130	0090	8/29/05	\$219,000	1490	0	7	1958	3	9840	N	N	25652 30TH AVE S
003	272420	0495	3/16/07	\$254,000	1490	0	7	1954	3	9023	N	N	21804 31ST AVE S
003	864300	0080	6/28/05	\$285,000	1490	730	7	1968	4	11466	Y	N	1907 S 232ND ST
003	885150	0100	5/11/05	\$246,500	1490	0	7	1966	3	7216	N	N	21849 12TH AVE S
003	195370	0120	8/2/06	\$380,128	1500	200	7	1962	4	9100	N	N	23175 24TH AVE S
003	321040	0100	4/22/05	\$234,000	1500	0	7	1962	4	8192	N	N	1656 S 261ST PL
003	321080	0090	8/30/06	\$270,000	1500	0	7	1963	3	8840	N	N	21810 14TH AVE S
003	752370	0575	1/27/06	\$238,000	1500	0	7	1958	3	14821	N	N	25024 21ST PL S
003	752370	0710	2/28/06	\$245,000	1500	0	7	1958	4	9013	N	N	2103 S 250TH ST
003	111300	0490	6/14/05	\$248,500	1510	0	7	1962	4	7260	N	N	26610 18TH PL S
003	212204	9020	9/28/05	\$420,000	1510	1090	7	1949	4	77972	N	N	1841 S 252ND ST
003	212204	9020	3/30/07	\$500,000	1510	1090	7	1949	4	77972	N	N	1841 S 252ND ST
003	660049	0170	10/31/06	\$305,000	1510	0	7	2005	3	3707	N	N	26619 19TH AVE S
003	788840	0210	8/28/06	\$299,950	1510	700	7	1968	3	8551	N	N	26218 17TH AVE S
003	788840	0210	2/9/07	\$379,888	1510	700	7	1968	3	8551	N	N	26218 17TH AVE S
003	059120	0140	7/21/06	\$349,000	1520	380	7	1987	3	7201	N	N	24825 19TH PL S
003	059120	0150	7/6/06	\$360,000	1520	380	7	1987	3	7733	N	N	24901 19TH PL S
003	168380	0180	2/25/05	\$293,000	1520	890	7	1967	3	8160	N	N	1851 S 244TH PL
003	195090	0055	7/24/06	\$260,350	1520	0	7	1957	3	6700	N	N	2905 S 252ND ST
003	679060	0260	7/18/06	\$335,000	1520	440	7	1966	4	7560	N	N	2150 S 229TH ST
003	692960	0040	10/15/07	\$285,000	1520	0	7	1989	3	7200	N	N	24028 16TH AVE S
003	752370	0195	12/18/07	\$305,000	1520	0	7	1959	4	12405	N	N	2122 S 249TH ST
003	679060	0240	10/24/06	\$325,000	1530	0	7	1966	4	8424	N	N	2136 S 229TH ST
003	727200	1725	2/24/05	\$225,000	1530	300	7	1988	3	6362	N	N	22507 13TH AVE S
003	111300	0600	2/8/05	\$245,000	1536	750	7	1963	4	11000	N	N	26505 19TH PL S
003	201100	0370	9/29/05	\$290,000	1540	0	7	1986	3	6492	N	N	1843 S 245TH PL
003	752370	0735	4/25/07	\$261,000	1540	0	7	1959	3	9240	N	N	2269 S 250TH ST
003	788810	0010	6/30/05	\$225,000	1540	0	7	1960	3	8141	N	N	25825 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	215640	0022	5/16/06	\$300,000	1570	0	7	1964	3	10629	N	N	21606 24TH AVE S
003	195370	0020	12/5/06	\$331,950	1580	330	7	1963	3	10500	N	N	23141 25TH AVE S
003	727200	0725	4/4/06	\$329,950	1580	0	7	1992	3	8694	N	N	22662 15TH AVE S
003	201100	0120	8/8/06	\$329,950	1590	0	7	1986	3	7617	N	N	1626 S 245TH PL
003	679060	0490	3/28/07	\$347,950	1600	460	7	1963	4	9170	N	N	2111 S 230TH ST
003	679060	0650	2/18/05	\$268,990	1600	520	7	1963	4	13500	N	N	2019 S 232ND PL
003	679060	0770	6/26/05	\$292,000	1600	480	7	1963	4	14388	N	N	23211 20TH AVE S
003	092204	9380	8/21/06	\$282,950	1610	0	7	1978	3	11325	N	N	21918 18TH PL S
003	093430	0020	10/5/06	\$409,500	1610	260	7	1962	3	7643	Y	N	1614 S 257TH PL
003	195160	0150	3/31/05	\$223,400	1610	0	7	1959	4	8500	N	N	25617 29TH AVE S
003	321080	0070	7/14/05	\$280,000	1610	1320	7	1961	3	9360	N	N	21805 15TH AVE S
003	692960	0090	8/20/07	\$338,500	1610	0	7	1989	3	7200	N	N	24017 17TH AVE S
003	162204	9010	1/9/06	\$275,000	1620	1100	7	1959	3	13401	N	N	2030 KENT-DES MOINES RD
003	162204	9010	1/25/07	\$355,000	1620	1100	7	1959	3	13401	N	N	2030 KENT-DES MOINES RD
003	195340	0555	8/19/05	\$264,000	1620	0	7	1956	5	8400	N	N	2521 S 234TH ST
003	605240	1450	6/14/06	\$377,000	1620	0	7	2000	3	9609	N	N	22231 16TH AVE S
003	679060	0380	12/4/07	\$308,000	1620	480	7	1964	3	8190	N	N	2113 S 229TH ST
003	692960	4416	2/21/07	\$200,000	1620	0	7	1959	3	6000	N	N	2315 S 240TH ST
003	201100	0020	3/21/07	\$340,100	1630	0	7	1985	3	5999	N	N	1611 S 245TH PL
003	605240	3030	11/16/05	\$290,000	1630	0	7	1980	3	6000	N	N	22016 12TH AVE S
003	713810	0010	9/14/05	\$302,500	1630	840	7	1962	4	10125	N	N	22802 27TH AVE S
003	692960	0330	8/11/05	\$267,000	1640	0	7	1968	3	7200	N	N	1618 S 243RD ST
003	692960	2990	11/10/06	\$290,000	1640	0	7	1979	3	7500	N	N	24111 22ND AVE S
003	092204	9265	6/13/07	\$288,500	1650	0	7	1960	4	12632	Y	N	2035 S 223RD ST
003	201100	0050	6/14/07	\$320,000	1650	0	7	1986	3	6061	N	N	1629 S 245TH PL
003	201100	0240	10/20/05	\$258,000	1650	0	7	1985	3	6320	N	N	1802 S 245TH PL
003	201140	0009	10/12/05	\$335,000	1650	0	7	1988	4	9225	N	N	23037 16TH AVE S
003	752390	0250	4/25/05	\$275,950	1650	0	7	1993	3	7313	N	N	25018 18TH AVE S
003	788800	0310	5/10/07	\$332,400	1660	0	7	1959	4	8220	N	N	1904 S 259TH ST
003	093430	0060	4/29/05	\$270,000	1670	300	7	1962	3	8414	Y	N	1604 S 258TH ST
003	201100	0350	1/23/06	\$265,000	1670	0	7	1986	4	7289	N	N	1837 S 245TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	201140	0018	5/2/06	\$423,000	1670	1670	7	1964	4	15750	N	N	22811 16TH AVE S
003	212204	9102	7/20/07	\$335,000	1680	1000	7	1962	3	10100	N	N	2205 S 252ND ST
003	212204	9049	3/18/05	\$232,000	1690	0	7	1981	3	14616	N	N	2109 S 252ND ST
003	605240	0150	11/3/05	\$385,000	1710	400	7	1977	3	10875	Y	N	22308 11TH AVE S
003	169700	0140	7/27/05	\$259,990	1720	0	7	1968	3	9120	N	N	1929 S 254TH PL
003	321040	0130	8/12/05	\$290,000	1730	0	7	1962	4	8182	N	N	1810 S 261ST PL
003	788810	0120	11/29/06	\$307,500	1730	0	7	1960	3	7298	N	N	25726 18TH AVE S
003	788810	0200	1/4/07	\$270,000	1730	0	7	1960	3	7473	N	N	25740 19TH AVE S
003	788820	0130	11/7/05	\$255,000	1730	0	7	1961	4	8527	N	N	2000 S 257TH ST
003	058780	0070	9/25/06	\$339,500	1740	0	7	1996	3	8837	N	N	24422 23RD AVE S
003	752370	0225	8/1/06	\$303,000	1740	200	7	1959	4	10373	N	N	24823 23RD AVE S
003	195340	0130	5/27/05	\$276,000	1760	0	7	1959	3	8960	N	N	2605 S 232ND ST
003	788840	0680	3/15/06	\$235,000	1760	0	7	1962	3	8615	N	N	26200 20TH AVE S
003	788840	0680	5/18/06	\$318,000	1760	0	7	1962	3	8615	N	N	26200 20TH AVE S
003	360300	0400	9/28/05	\$262,900	1780	0	7	1991	3	3000	N	N	24233 26TH PL S
003	679060	0800	7/16/07	\$377,000	1780	520	7	1963	4	9049	N	N	1919 S 232ND ST
003	509700	0120	4/2/07	\$285,500	1800	0	7	1966	3	9750	N	N	2427 S 219TH ST
003	788830	0110	5/31/06	\$302,000	1800	0	7	1962	3	9344	N	N	1812 S 264TH PL
003	692960	2025	7/2/07	\$325,000	1820	0	7	1990	3	7500	N	N	24043 20TH AVE S
003	727200	0755	10/19/05	\$325,000	1820	0	7	1992	3	8885	N	N	22650 15TH AVE S
003	692960	2000	2/8/05	\$269,000	1830	0	7	1990	4	7500	N	N	24046 19TH AVE S
003	692960	2000	2/28/07	\$330,000	1830	0	7	1990	4	7500	N	N	24046 19TH AVE S
003	788830	0040	10/12/05	\$280,750	1830	0	7	1961	4	5695	N	N	1622 S 264TH PL
003	195090	0050	7/26/05	\$258,000	1840	0	7	1959	4	7125	N	N	25349 29TH AVE S
003	788840	0530	5/28/05	\$232,000	1840	0	7	1962	4	9960	N	N	1730 S 262ND PL
003	788810	0180	12/26/06	\$289,500	1850	0	7	1960	3	7298	N	N	25747 19TH AVE S
003	195340	0585	1/23/06	\$260,000	1860	0	7	1956	4	8960	N	N	23447 26TH AVE S
003	201140	0121	9/14/06	\$435,000	1860	1100	7	1988	3	24450	N	N	1326 S 230TH ST
003	945620	0600	9/1/06	\$325,000	1870	0	7	2005	3	6720	N	N	25041 20TH AVE S
003	037900	0020	10/3/06	\$317,000	1880	0	7	1960	3	10500	N	N	22611 26TH AVE S
003	692960	0740	7/11/07	\$340,000	1890	0	7	1990	3	7500	N	N	24182 17TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	692960	2040	11/21/05	\$306,000	1900	0	7	1998	3	5000	N	N	24039 19TH AVE S
003	201320	0220	11/22/06	\$309,999	1910	0	7	1965	3	9224	N	N	23310 19TH PL S
003	679060	0780	11/21/05	\$293,000	1950	0	7	1964	4	10525	N	N	23209 20TH AVE S
003	195340	0465	10/27/05	\$310,000	2020	0	7	1970	3	9775	Y	N	2611 S 234TH ST
003	201320	0210	8/24/05	\$370,000	2060	1200	7	1964	4	11000	N	N	23311 19TH AVE S
003	660049	0110	4/26/07	\$328,500	2060	0	7	2004	3	3607	N	N	26703 19TH AVE S
003	660049	0140	2/18/05	\$250,000	2060	0	7	2005	3	3638	N	N	26613 19TH AVE S
003	660049	0230	1/10/05	\$243,200	2060	0	7	2004	3	4533	N	N	26632 19TH AVE S
003	679060	0560	11/17/05	\$282,500	2060	0	7	1964	3	8400	N	N	23202 21ST AVE S
003	727200	1785	6/17/05	\$384,950	2070	0	7	2002	3	12680	N	N	22411 13TH AVE S
003	788830	0190	4/3/06	\$303,500	2110	0	7	1962	3	6500	N	N	26328 20TH AVE S
003	418030	0020	7/21/05	\$469,000	2140	440	7	1980	3	9228	Y	N	842 S 227TH PL
003	679060	0960	6/10/05	\$317,500	2160	0	7	1965	4	10780	N	N	2043 S 229TH ST
003	752380	0035	10/18/05	\$304,000	2160	0	7	1959	4	12032	Y	N	2417 S 249TH PL
003	864260	0130	10/10/06	\$415,000	2230	0	7	1955	4	14900	Y	N	23035 THUNDERBIRD DR S
003	864300	0120	8/25/05	\$352,500	2230	0	7	1963	4	12096	Y	N	1807 S 229TH ST
003	864300	0120	8/10/06	\$475,000	2230	0	7	1963	4	12096	Y	N	1807 S 229TH ST
003	201100	0200	8/23/05	\$297,000	2260	0	7	1987	3	6600	N	N	1824 S 245TH PL
003	660049	0120	2/23/07	\$336,000	2290	0	7	2005	3	3607	N	N	26701 19TH AVE S
003	660049	0130	2/8/05	\$235,950	2290	0	7	2005	3	3607	N	N	26611 19TH AVE S
003	660049	0240	1/6/05	\$240,950	2290	0	7	2005	3	4593	N	N	26630 19TH AVE S
003	201140	0453	4/11/06	\$560,000	2320	0	7	1954	2	21332	N	N	1060 KENT-DES MOINES RD
003	272420	0475	6/27/05	\$335,200	2400	0	7	1991	3	5700	N	N	21820 31ST AVE S
003	272420	1550	5/11/06	\$345,000	2400	0	7	1973	3	7320	N	N	2811 S 216TH ST
003	864300	0210	9/28/05	\$345,000	2520	0	7	1963	4	9282	Y	N	22916 19TH AVE S
003	692960	1920	6/6/05	\$397,000	2620	0	7	1991	3	10000	N	N	24043 19TH AVE S
003	360120	0470	1/20/05	\$325,888	2717	0	7	2005	3	7200	N	N	24410 26TH AVE S
003	195340	0545	1/22/07	\$324,000	2780	0	7	1956	4	13720	N	N	23422 26TH AVE S
003	272420	0615	9/28/06	\$385,000	2880	0	7	1982	3	5700	N	N	21634 31ST AVE S
003	360120	0440	1/11/05	\$364,888	3003	0	7	2005	3	7664	N	N	24516 26TH AVE S
003	360120	0450	1/28/05	\$365,888	3003	0	7	2005	3	7200	N	N	24502 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	360120	0460	1/24/05	\$368,888	3003	0	7	2005	3	7200	N	N	24420 26TH AVE S
003	360120	0445	4/18/05	\$401,202	3278	0	7	2005	3	7200	N	N	24508 26TH AVE S
003	360120	0455	1/20/05	\$374,368	3527	0	7	2005	3	7200	N	N	24424 26TH AVE S
003	360120	0465	2/14/05	\$368,888	3527	0	7	2005	3	7200	N	N	24416 26TH AVE S
003	360120	0465	5/23/07	\$465,000	3527	0	7	2005	3	7200	N	N	24416 26TH AVE S
003	195340	0295	9/5/06	\$314,150	1240	1240	8	1957	4	8360	Y	N	23204 27TH AVE S
003	200700	0070	10/31/07	\$334,950	1340	0	8	1997	3	9065	N	N	23444 23RD PL S
003	255770	0030	6/7/05	\$321,500	1400	360	8	1978	3	8925	Y	N	22615 19TH AVE S
003	255770	0030	6/26/06	\$345,000	1400	360	8	1978	3	8925	Y	N	22615 19TH AVE S
003	360180	0580	1/9/06	\$258,000	1410	1190	8	1959	3	9000	N	N	24606 26TH PL S
003	360180	0580	10/26/07	\$310,000	1410	1190	8	1959	3	9000	N	N	24606 26TH PL S
003	200700	0030	6/23/05	\$274,950	1430	0	8	1998	3	9600	N	N	23416 23RD PL S
003	144635	0020	5/18/07	\$315,950	1488	72	8	2006	3	1875	N	N	23803 20TH AVE S
003	144635	0040	5/25/06	\$295,000	1488	72	8	2006	3	1875	N	N	23811 20TH AVE S
003	144635	0060	2/3/06	\$285,150	1488	72	8	2006	3	1875	N	N	23819 20TH AVE S
003	144635	0080	2/17/06	\$274,900	1488	72	8	2006	3	1875	N	N	23827 20TH AVE S
003	144635	0100	11/28/05	\$273,900	1488	72	8	2006	3	1875	N	N	23835 20TH AVE S
003	144635	0120	7/11/06	\$304,900	1488	72	8	2006	3	1875	N	N	23901 20TH AVE S
003	144635	0140	5/31/06	\$307,054	1488	72	8	2006	3	1875	N	N	23907 20TH AVE S
003	144635	0140	8/8/07	\$329,999	1488	72	8	2006	3	1875	N	N	23907 20TH AVE S
003	144635	0160	9/18/06	\$312,000	1488	72	8	2006	3	1875	N	N	23915 20TH AVE S
003	144635	0180	9/6/06	\$306,900	1488	72	8	2006	3	1875	N	N	23923 20TH AVE S
003	144635	0200	4/25/06	\$297,000	1488	72	8	2006	3	1950	N	N	23931 20TH AVE S
003	144635	0250	4/17/06	\$303,123	1488	72	8	2006	3	2125	N	N	1932 S 240TH ST
003	144635	0270	3/24/06	\$291,900	1488	72	8	2006	3	2125	N	N	1924 S 240TH ST
003	144635	0030	12/28/05	\$283,900	1492	72	8	2006	3	1875	N	N	23807 20TH AVE S
003	144635	0050	6/30/06	\$313,900	1492	72	8	2006	3	1875	N	N	23815 20TH AVE S
003	144635	0070	12/28/05	\$280,000	1492	72	8	2006	3	1875	N	N	23823 20TH AVE S
003	144635	0090	2/2/06	\$274,900	1492	72	8	2006	3	1875	N	N	23831 20TH AVE S
003	144635	0110	6/5/06	\$311,750	1492	72	8	2006	3	1875	N	N	23839 20TH AVE S
003	144635	0130	7/20/06	\$311,500	1492	72	8	2006	3	1875	N	N	23903 20TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	144635	0150	9/25/06	\$312,900	1492	72	8	2006	3	1875	N	N	23911 20TH AVE S
003	144635	0170	4/21/06	\$295,000	1492	72	8	2006	3	1875	N	N	23919 20TH AVE S
003	144635	0190	4/26/06	\$302,729	1492	72	8	2006	3	1794	N	N	23927 20TH AVE S
003	144635	0240	3/15/06	\$290,700	1492	72	8	2006	3	2097	N	N	1936 S 240TH ST
003	144635	0260	3/15/06	\$290,600	1492	72	8	2006	3	2125	N	N	1928 S 240TH ST
003	212204	9194	6/4/07	\$382,000	1500	980	8	2004	3	7895	N	N	2318 S 246TH PL
003	201140	0742	12/5/07	\$670,000	1510	970	8	1979	3	14138	Y	N	22525 10TH AVE S
003	815930	0050	2/24/05	\$435,000	1510	750	8	1979	3	9112	Y	N	1642 S 225TH ST
003	212204	9195	12/19/07	\$418,900	1520	960	8	2007	3	10702	N	N	2316 S 246TH PL
003	200700	0110	6/14/06	\$420,000	1650	0	8	1997	3	10438	N	N	23441 23RD PL S
003	869980	0070	4/19/05	\$371,600	1690	360	8	1986	3	8909	Y	N	22710 18TH AVE S
003	162204	9189	12/1/05	\$455,950	1720	550	8	1964	3	9583	Y	N	22710 16TH AVE S
003	692960	0359	6/15/05	\$299,950	1760	0	8	1997	3	7500	N	N	24143 17TH AVE S
003	058760	0080	4/24/07	\$501,000	1880	600	8	1968	3	12150	Y	N	1702 S 227TH PL
003	201140	0740	3/17/05	\$535,000	1970	1100	8	1957	4	26317	Y	N	22520 8TH AVE S
003	752390	0170	12/19/05	\$380,000	2050	0	8	1996	3	8377	Y	N	1848 S 251ST PL
003	752390	0060	9/13/06	\$349,000	2100	0	8	1991	3	7370	N	N	25113 18TH AVE S
003	752390	0090	10/3/06	\$368,000	2100	0	8	1991	3	7807	N	N	1805 S 251ST PL
003	752390	0080	9/14/05	\$326,000	2120	0	8	1991	3	8462	N	N	25125 18TH AVE S
003	605240	2675	1/27/05	\$310,000	2150	0	8	2000	3	9000	N	N	2201 13TH AVE S
003	605240	2710	11/2/07	\$439,950	2150	0	8	2000	3	12000	N	N	22019 13TH AVE S
003	692960	3767	4/12/05	\$379,950	2170	0	8	2005	3	9750	N	N	24023 23RD AVE S
003	605240	2830	10/26/06	\$385,000	2200	0	8	1993	3	9124	N	N	22311 13TH AVE S
003	752390	0120	10/31/06	\$399,950	2200	270	8	1991	3	7700	N	N	1823 S 251ST PL
003	727200	1595	2/20/07	\$464,950	2201	0	8	2006	3	9542	N	N	22508 13TH AVE S
003	727200	1550	7/26/05	\$374,950	2420	0	8	1992	3	10330	N	N	22496 13TH AVE S
003	727200	1550	1/4/07	\$421,995	2420	0	8	1992	3	10330	N	N	22496 13TH AVE S
003	212204	9185	9/22/06	\$505,950	2536	0	8	2006	3	9825	N	N	25436 22ND AVE S
003	200630	0020	7/22/05	\$406,000	2540	0	8	1980	3	7200	N	N	2052 S 233RD ST
003	752390	0020	1/5/05	\$302,500	2550	920	8	1990	4	7583	N	N	25011 18TH AVE S
003	200630	0110	10/3/05	\$398,200	2840	0	8	1980	3	7456	N	N	23317 20TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	200630	0040	5/10/05	\$425,000	2900	0	8	1980	3	7200	N	N	2034 S 233RD ST
003	200630	0160	6/2/05	\$386,000	2900	0	8	1980	3	14856	N	N	23359 20TH AVE S
003	250060	0298	6/21/05	\$330,500	2990	0	8	1991	3	7239	Y	N	3017 S 224TH ST
003	250060	0290	6/21/05	\$330,500	3040	0	8	1991	3	7651	Y	N	3011 S 224TH ST
003	605240	0920	7/10/07	\$376,000	3240	0	8	1984	3	6000	Y	N	910 S 223RD ST
003	605240	2235	7/1/05	\$437,250	3370	0	8	2000	3	24000	N	N	1309 S 220TH ST
003	605240	2235	5/26/06	\$560,000	3370	0	8	2000	3	24000	N	N	1309 S 220TH ST
003	752390	0160	6/23/05	\$338,000	2180	0	9	1994	3	9678	Y	N	1847 S 251ST PL
003	752390	0160	10/16/06	\$382,000	2180	0	9	1994	3	9678	Y	N	1847 S 251ST PL
003	282204	9253	2/15/05	\$378,722	2330	0	9	2005	3	8801	N	N	26008 18TH AVE S
003	057600	0640	5/9/06	\$500,000	2539	1888	9	2006	3	13500	N	N	22223 19TH AVE S
003	282204	9254	5/17/05	\$379,500	2790	0	9	2005	3	7956	N	N	26004 18TH AVE S
003	945620	0610	5/6/05	\$462,888	3210	0	9	2005	3	9000	Y	N	25027 20TH AVE S
003	911000	0025	10/7/05	\$220,000	2682	560	10	2006	3	8072	Y	N	805 S 226TH PL
003	911000	0025	5/9/06	\$300,000	2682	560	10	2006	3	8072	Y	N	805 S 226TH PL
003	360060	0925	3/23/06	\$499,950	2700	0	10	2003	3	10500	N	N	2420 S 244TH ST
003	162204	9204	10/19/05	\$599,950	3139	0	10	2005	3	23914	Y	N	22462 16TH AVE S
003	162204	9205	7/27/05	\$634,950	3385	0	10	2005	3	14374	Y	N	22460 16TH AVE S
005	102204	9051	9/25/06	\$221,450	1050	0	5	1944	4	12000	N	N	3404 S 209TH ST
005	152204	9077	6/18/07	\$205,500	1150	0	5	1953	3	9280	N	N	22602 MILITARY RD S
005	543620	0975	3/13/07	\$310,000	1470	0	5	1940	2	7200	N	N	203 THOMPSON AVE
005	102204	9089	10/24/07	\$262,500	830	0	6	1943	3	23625	Y	N	21246 MILITARY RD S
005	102204	9126	9/4/07	\$243,000	830	0	6	1952	3	12150	N	N	21208 33RD AVE S
005	102204	9165	4/13/05	\$199,000	950	0	6	1962	3	10042	N	N	21450 33RD AVE S
005	352304	9090	2/11/05	\$230,000	1010	0	6	1923	4	8400	Y	N	5563 S 178TH ST
005	263200	0115	6/28/05	\$224,900	1020	0	6	1952	3	20700	N	N	5057 S 212TH ST
005	102204	9160	7/7/05	\$210,000	1040	0	6	1959	3	15000	N	N	3415 S 208TH ST
005	866330	0070	7/29/05	\$205,000	1050	0	6	1962	3	13361	N	N	3333 S 222ND ST
005	102204	9157	8/10/05	\$193,000	1130	0	6	1959	3	12150	N	N	21214 33RD AVE S
005	131293	0020	8/30/05	\$252,500	1190	0	6	1970	3	9893	N	N	3204 S 220TH ST
005	725920	0016	6/15/05	\$210,900	1200	0	6	1942	3	10932	N	N	3206 S 221ST ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	131293	0170	12/28/06	\$265,000	1230	0	6	1970	3	10110	N	N	21853 32ND PL S
005	131293	0190	8/16/06	\$249,950	1230	0	6	1970	3	12707	N	N	21865 32ND PL S
005	543620	0466	7/19/05	\$241,000	1300	0	6	1955	3	6697	N	N	1119 SAM ST
005	367340	0174	8/4/06	\$145,000	1320	0	6	1948	3	12150	N	N	21117 MILITARY RD S
005	725920	0015	1/12/05	\$210,000	1350	0	6	1942	3	23286	N	N	3222 S 221ST ST
005	131293	0060	2/13/06	\$274,000	1360	0	6	1970	3	9951	N	N	21826 32ND PL S
005	131293	0030	7/5/07	\$287,000	1410	0	6	1970	3	9955	N	N	21852 32ND PL S
005	131293	0110	5/23/06	\$235,000	1440	0	6	1970	3	10137	N	N	21807 32ND PL S
005	367340	0173	8/4/05	\$238,321	1470	0	6	1948	4	12150	N	N	21116 33RD AVE S
005	367340	0169	12/12/05	\$285,000	1580	0	6	1948	4	15525	N	N	3321 S 211TH ST
005	152204	9150	11/14/07	\$320,000	940	470	7	2002	3	14700	N	N	3304 S 225TH PL
005	367340	0061	2/8/05	\$186,000	1080	0	7	1958	3	7200	N	N	21021 MILITARY RD
005	102204	9112	8/12/05	\$228,600	1230	0	7	1957	3	12150	N	N	21217 MILITARY RD S
005	751000	0025	8/29/07	\$250,000	1230	0	7	1955	3	8690	N	N	21845 MILITARY RD S
005	102204	9161	12/13/05	\$287,000	1260	870	7	1960	4	7580	N	N	21457 35TH AVE S
005	102204	9074	6/13/05	\$225,000	1300	0	7	1962	4	11761	N	N	21615 MILITARY RD S
005	102204	9080	7/3/07	\$288,500	1300	0	7	1953	4	10800	N	N	21436 33RD AVE S
005	724640	0020	12/15/05	\$249,950	1300	0	7	1959	4	10271	N	N	21839 34TH AVE S
005	102204	9143	10/26/05	\$249,950	1400	0	7	1955	3	7500	N	N	21424 33RD AVE S
005	102204	9132	11/11/05	\$250,000	1430	0	7	1955	3	7500	N	N	21420 33RD AVE S
005	102204	9142	4/26/05	\$212,000	1430	0	7	1955	3	7500	N	N	21430 33RD AVE S
005	751000	0015	6/12/07	\$289,975	1430	0	7	1953	3	8276	N	N	21825 MILITARY RD S
005	102204	9101	4/27/06	\$292,500	1690	0	7	1953	3	32234	N	N	21614 MILITARY RD S
005	725920	0100	9/6/06	\$316,000	1780	0	7	1939	3	26777	N	N	22106 MILITARY RD S
005	263200	0005	4/3/06	\$230,000	1860	0	7	1947	3	21850	N	N	5258 S 212TH ST
005	753301	0010	9/14/06	\$465,000	2370	0	7	1990	3	52498	N	N	4807 S 216TH ST
005	725920	0190	7/13/06	\$348,300	1380	0	8	1955	3	59940	Y	N	22004 34TH AVE S
005	724800	0040	8/31/06	\$449,950	1920	960	8	1978	3	52897	Y	N	21636 35TH AVE S
005	753301	0020	12/1/06	\$450,000	2210	0	8	1988	3	52498	N	N	4815 S 216TH ST
005	102204	9105	10/3/05	\$580,000	2260	0	9	1985	3	38200	Y	N	20916 MILITARY RD S
006	256080	5490	9/25/06	\$260,000	920	0	5	1953	4	5500	N	N	24709 9TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	542420	0030	12/14/07	\$240,000	1040	0	5	1943	3	8190	N	N	1415 S 248TH ST
006	200660	0440	9/25/06	\$290,000	1110	0	5	1942	3	6000	N	N	615 S 225TH ST
006	945620	0161	7/22/05	\$260,000	1190	0	5	1956	3	24300	N	N	24827 16TH AVE S
006	172204	9085	6/2/06	\$450,000	1370	0	5	1946	3	62726	N	N	23407 14TH AVE S
006	172204	9085	7/14/07	\$600,000	1370	0	5	1946	3	62726	N	N	23407 14TH AVE S
006	172204	9074	2/27/06	\$385,000	720	0	6	1947	3	101884	N	N	23406 14TH AVE S
006	172204	9073	4/28/06	\$600,000	840	330	6	1936	4	57054	N	N	1205 S 232ND ST
006	256080	1705	6/14/06	\$247,500	880	0	6	1968	4	5600	N	N	24723 13TH PL S
006	256080	1720	10/25/06	\$245,000	880	0	6	1968	4	4400	N	N	24731 13TH PL S
006	542420	0050	4/3/07	\$283,250	970	0	6	1971	4	8000	N	N	1425 S 248TH ST
006	688900	0050	1/12/05	\$186,600	970	0	6	1961	4	7210	N	N	1510 S 250TH ST
006	688900	0070	3/1/06	\$240,000	970	0	6	1961	3	12080	N	N	24916 15TH AVE S
006	688900	0100	4/7/05	\$219,950	970	0	6	1961	4	9758	N	N	24903 15TH AVE S
006	945620	0404	1/3/06	\$230,500	970	0	6	1964	3	9900	N	N	1405 S 250TH ST
006	256080	4445	3/22/07	\$246,000	990	0	6	1954	4	8737	N	N	916 S 247TH ST
006	256080	0626	5/23/06	\$259,900	1000	0	6	1976	4	5000	N	N	24515 15TH AVE S
006	256080	0627	4/27/07	\$290,000	1020	0	6	1976	4	5000	N	N	24525 15TH AVE S
006	256080	1515	1/24/05	\$204,450	1020	0	6	2004	3	5000	N	N	1315 S 245TH ST
006	201380	0960	3/2/05	\$205,000	1060	0	6	1976	3	8063	N	N	24242 14TH AVE S
006	201380	0960	1/9/06	\$260,000	1060	0	6	1976	3	8063	N	N	24242 14TH AVE S
006	256080	0397	9/21/06	\$249,500	1060	0	6	1976	3	3750	N	N	24428 15TH AVE S
006	256080	0399	8/3/06	\$259,200	1060	0	6	1976	3	3750	N	N	24432 15TH AVE S
006	256080	0765	1/6/05	\$221,500	1060	0	6	1977	4	5000	N	N	24707 15TH AVE S
006	256080	3220	5/1/06	\$234,000	1060	0	6	1978	3	8025	N	N	25111 12TH AVE S
006	256080	3225	11/2/07	\$260,000	1060	0	6	1978	4	8025	N	N	25119 12TH AVE S
006	256080	3240	5/19/06	\$267,000	1060	0	6	1978	4	8025	N	N	25104 11TH AVE S
006	945620	0201	8/8/06	\$330,000	1150	580	6	1984	3	7694	N	N	1401 S 248TH ST
006	688900	0030	3/15/05	\$200,000	1240	0	6	1961	5	8140	N	N	24845 16TH AVE S
006	256080	0383	4/11/05	\$210,000	1370	0	6	1976	3	3750	N	N	24408 15TH AVE S
006	201380	0959	1/5/06	\$256,500	1470	0	6	1976	3	5375	N	N	24238 14TH AVE S
006	201380	2000	9/6/06	\$309,000	1840	0	6	1959	3	9000	N	N	24632 8TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	172204	9020	7/11/05	\$305,000	1910	0	6	1947	4	52978	N	N	23328 14TH AVE S
006	330079	0640	8/17/07	\$305,000	870	400	7	1984	3	7379	N	N	1316 S 239TH PL
006	201380	0135	1/5/06	\$249,950	930	0	7	1969	4	10000	N	N	24022 13TH PL S
006	168420	0080	11/23/07	\$295,000	980	0	7	1963	4	11333	N	N	24103 15TH AVE S
006	256080	0859	5/26/05	\$204,000	1000	0	7	1969	3	6250	N	N	24736 14TH AVE S
006	201380	0540	11/3/06	\$303,950	1040	320	7	1983	3	12188	N	N	24102 11TH AVE S
006	201380	0972	2/16/06	\$259,000	1050	0	7	1985	3	8063	N	N	24227 14TH AVE S
006	256080	5085	5/10/06	\$313,000	1050	360	7	1959	3	9150	N	N	25126 8TH PL S
006	201140	0131	7/26/06	\$310,000	1060	1000	7	1958	4	27145	N	N	1314 S 232ND ST
006	201380	1083	6/12/07	\$304,000	1060	0	7	1967	4	7391	N	N	24220 13TH AVE S
006	256080	5260	3/11/05	\$210,000	1060	0	7	1957	4	7350	N	N	24904 MARINE VIEW DR S
006	256080	5260	3/7/07	\$280,000	1060	0	7	1957	4	7350	N	N	24904 MARINE VIEW DR S
006	201380	0240	4/26/06	\$250,000	1080	460	7	1966	4	7500	N	N	24054 13TH AVE S
006	202204	9016	10/5/06	\$303,950	1080	0	7	1979	3	8276	N	N	25522 14TH PL S
006	542420	0010	5/15/07	\$277,500	1080	410	7	1981	3	9370	N	N	24811 14TH CT S
006	550860	0005	8/21/07	\$275,000	1080	0	7	1953	4	12938	N	N	1008 S 242ND ST
006	936131	0130	6/7/07	\$340,000	1080	600	7	1978	3	9037	N	N	24008 9TH PL S
006	256080	4910	9/12/06	\$356,000	1090	850	7	1958	4	17250	N	N	915 S 251ST ST
006	202204	9017	1/5/05	\$269,000	1100	800	7	1979	3	7840	N	N	25516 14TH PL S
006	688020	0020	2/11/05	\$231,000	1120	0	7	1986	3	7423	N	N	24047 9TH PL S
006	175340	0330	4/13/07	\$284,000	1130	900	7	1963	4	9697	N	N	23319 11TH PL S
006	256080	0030	6/14/05	\$245,000	1140	0	7	1990	3	7500	N	N	24721 16TH AVE S
006	256080	0365	6/21/05	\$254,925	1140	0	7	1990	3	7500	N	N	24433 16TH AVE S
006	256080	0365	5/2/07	\$295,000	1140	0	7	1990	3	7500	N	N	24433 16TH AVE S
006	945620	0204	7/5/05	\$187,000	1150	0	7	1952	3	11000	N	N	1404 S 250TH ST
006	201140	0357	12/27/06	\$321,500	1160	600	7	1968	4	9556	N	N	23222 10TH AVE S
006	256080	0255	11/15/05	\$260,000	1160	0	7	1988	3	5000	N	N	24518 15TH AVE S
006	256080	0265	2/21/06	\$254,950	1160	0	7	1988	3	5000	N	N	24522 15TH AVE S
006	256080	0355	5/6/05	\$250,000	1160	0	7	1990	3	5000	N	N	24429 16TH AVE S
006	201380	1100	3/6/07	\$298,650	1170	0	7	1978	4	7500	N	N	24219 13TH AVE S
006	330079	0680	3/15/05	\$249,950	1170	360	7	1987	3	7455	N	N	23824 13TH CT S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	330079	0170	10/29/07	\$325,000	1180	290	7	1986	3	9528	N	N	1420 S 237TH CT
006	172204	9022	1/11/05	\$288,000	1190	600	7	1990	3	7777	N	N	1418 S 235TH PL
006	256080	5590	5/25/07	\$337,000	1190	500	7	1967	4	5905	N	N	24724 MARINE VIEW DR S
006	201380	1280	2/28/07	\$400,000	1200	740	7	1988	3	7200	N	N	24226 10TH AVE S
006	256080	0701	7/21/05	\$258,450	1200	0	7	1967	4	6000	N	N	24518 14TH AVE S
006	256080	1361	12/9/06	\$292,000	1200	0	7	1967	3	6350	N	N	24436 13TH PL S
006	945620	0442	10/24/06	\$278,000	1200	0	7	1982	3	21001	N	N	1503 S 250TH ST
006	168420	0050	3/24/05	\$251,500	1210	0	7	1962	4	13955	N	N	24110 15TH AVE S
006	175340	0020	1/31/07	\$347,000	1220	620	7	1963	4	8432	N	N	1015 S 234TH PL
006	201140	0359	8/19/05	\$262,000	1220	0	7	1989	3	7380	N	N	23226 10TH AVE S
006	256080	0573	8/25/05	\$228,450	1220	0	7	1967	4	6250	N	N	24428 14TH AVE S
006	256080	0680	3/31/06	\$258,000	1220	0	7	1967	3	5000	N	N	1405 S 245TH ST
006	256080	1065	6/27/07	\$307,000	1220	0	7	1967	4	6500	N	N	24507 14TH AVE S
006	256080	1214	7/18/06	\$270,500	1220	0	7	1967	4	6200	N	N	24415 14TH AVE S
006	936131	0050	5/19/05	\$241,500	1240	0	7	1978	4	7281	N	N	915 S 240TH PL
006	936131	0070	10/4/07	\$310,000	1240	0	7	1978	4	7261	N	N	927 S 240TH PL
006	256080	0994	11/10/06	\$303,500	1250	0	7	1968	3	6400	N	N	24716 13TH PL S
006	256080	1070	8/23/05	\$240,000	1250	0	7	1967	4	6300	N	N	24515 14TH AVE S
006	256080	1080	9/24/06	\$295,000	1250	0	7	1967	4	6500	N	N	24539 14TH AVE S
006	256080	5440	5/2/06	\$289,950	1250	0	7	1985	3	5375	N	N	24824 MARINE VIEW DR S
006	688021	0150	5/5/05	\$248,000	1250	0	7	1987	3	7200	N	N	1305 S 235TH PL
006	330079	0010	3/22/05	\$242,000	1280	0	7	1985	3	10339	N	N	23910 14TH AVE S
006	936131	0010	8/10/06	\$420,500	1290	600	7	1978	3	8686	N	N	24003 9TH PL S
006	945620	0165	5/26/05	\$280,950	1290	840	7	2005	3	23430	N	N	24825 16TH AVE S
006	175330	0040	4/20/05	\$313,995	1300	1300	7	2004	3	8413	N	N	830 S 234TH PL
006	175340	0030	8/28/06	\$390,000	1300	1000	7	1963	4	8443	N	N	1025 S 234TH PL
006	175350	0020	9/19/05	\$284,950	1300	0	7	1963	4	9603	N	N	1211 S 234TH PL
006	175330	0160	2/26/07	\$331,000	1320	680	7	1962	3	8366	N	N	847 S 234TH PL
006	936131	0060	5/9/07	\$395,000	1320	0	7	1978	4	7271	N	N	921 S 240TH PL
006	175340	0240	3/28/07	\$410,000	1330	1200	7	1963	4	8500	Y	N	1024 S 234TH PL
006	175350	0040	6/17/05	\$320,000	1330	800	7	1965	3	8822	N	N	23324 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	752385	0150	5/21/07	\$375,000	1330	800	7	1991	3	9339	N	N	24940 13TH PL S
006	201380	1053	4/22/05	\$251,945	1340	0	7	1967	3	7391	N	N	24215 13TH PL S
006	256080	0275	11/8/05	\$277,000	1340	0	7	1988	3	5000	N	N	24526 15TH AVE S
006	609300	0100	7/12/05	\$708,000	1350	870	7	1984	3	5337	Y	Y	23913 6TH AVE S
006	330079	0700	3/20/07	\$265,000	1360	0	7	1985	3	7402	N	N	23819 13TH PL S
006	256080	0916	10/31/05	\$273,000	1370	0	7	1968	4	6000	N	N	24737 14TH AVE S
006	256080	1425	10/12/06	\$300,000	1380	0	7	1967	4	6350	N	N	24435 13TH PL S
006	256080	5405	4/17/07	\$225,000	1390	0	7	1917	3	8062	N	N	24802 MARINE VIEW DR S
006	330079	0720	12/8/06	\$323,200	1400	0	7	1985	3	6754	N	N	23829 13TH CT S
006	168420	0090	11/17/06	\$282,500	1420	0	7	1962	3	8744	N	N	24107 15TH AVE S
006	256080	4000	11/3/05	\$285,000	1420	0	7	1996	3	10313	N	N	1112 S 251ST ST
006	201140	0400	9/13/07	\$450,000	1430	0	7	1955	3	38204	N	N	23211 10TH AVE S
006	201380	0300	10/28/05	\$270,000	1450	0	7	1985	3	8062	N	N	24015 13TH AVE S
006	201380	0178	2/2/07	\$280,000	1460	0	7	1976	4	9300	N	N	24043 13TH PL S
006	201380	1350	5/18/05	\$269,000	1460	0	7	1993	3	7226	N	N	24305 10TH AVE S
006	330079	0030	2/18/05	\$270,000	1490	330	7	1985	3	7605	N	N	23850 14TH AVE S
006	172204	9021	5/2/07	\$428,500	1510	1350	7	1964	4	16641	N	N	1214 S 234TH PL
006	201380	1270	5/16/07	\$395,000	1510	0	7	1988	3	7237	N	N	24220 10TH AVE S
006	330079	0020	10/20/06	\$295,000	1510	0	7	1985	3	7605	N	N	23904 14TH AVE S
006	201380	1400	9/26/06	\$302,000	1520	0	7	1990	3	7537	N	N	24302 9TH AVE S
006	256080	0005	4/25/05	\$300,000	1540	0	7	1990	3	8225	N	N	24709 16TH AVE S
006	256080	0005	12/24/07	\$337,500	1540	0	7	1990	3	8225	N	N	24709 16TH AVE S
006	201380	1240	2/21/07	\$333,600	1580	0	7	1988	3	7200	N	N	24311 11TH AVE S
006	144880	0020	5/17/06	\$300,000	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST
006	256080	0015	10/3/05	\$272,000	1630	0	7	1990	3	7500	N	N	24717 16TH AVE S
006	330079	0080	5/31/05	\$289,950	1670	0	7	1987	3	12805	N	N	23820 14TH AVE S
006	256080	1366	11/3/06	\$262,000	1680	0	7	1967	4	6250	N	N	24403 13TH PL S
006	256080	5620	9/23/05	\$335,000	1680	0	7	1978	3	10000	N	N	24505 9TH AVE S
006	330079	0250	8/2/06	\$280,000	1690	0	7	1987	3	7387	N	N	1414 S 236TH PL
006	330079	0730	1/26/07	\$345,050	1700	0	7	1985	3	7044	N	N	23835 13TH CT S
006	201380	0863	11/25/05	\$225,000	1740	0	7	1959	4	12787	N	N	24317 16TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	330079	0260	2/24/06	\$297,000	1740	0	7	1987	3	7532	N	N	1406 S 236TH PL
006	330079	0260	6/5/07	\$357,000	1740	0	7	1987	3	7532	N	N	1406 S 236TH PL
006	201380	0098	8/21/06	\$333,000	1830	0	7	1988	3	10000	N	N	1403 S 240TH ST
006	201380	0856	10/14/05	\$289,950	1840	0	7	1960	4	18375	N	N	24303 16TH AVE S
006	201380	0429	11/27/06	\$329,950	1900	0	7	1987	3	7500	N	N	24105 12TH AVE S
006	945620	0450	2/20/07	\$306,950	1900	0	7	1987	3	21800	N	N	25003 16TH AVE S
006	201380	0545	7/21/06	\$419,950	1919	0	7	1982	4	11063	N	N	24101 11TH AVE S
006	201380	0105	4/14/05	\$274,950	1930	0	7	1988	3	11700	N	N	24129 14TH PL S
006	201140	0422	10/18/05	\$220,000	2030	0	7	1961	3	13247	N	N	23131 10TH AVE S
006	515310	0030	6/27/05	\$339,900	2140	0	7	1991	3	7715	N	N	24243 9TH AVE S
006	172204	9172	3/20/06	\$330,000	2240	0	7	1995	3	7554	N	N	1312 S 234TH PL
006	201380	0802	5/22/07	\$875,000	2530	0	7	1908	5	26000	Y	N	603 S 240TH ST
006	353040	0060	10/23/06	\$234,000	910	0	8	1973	4	3506	N	N	24704 11TH AVE S
006	353042	0150	8/13/07	\$222,650	910	0	8	1972	4	3678	N	N	24702 12TH AVE S
006	353047	0131	11/2/07	\$189,950	920	0	8	1977	4	2151	N	N	24434 10TH AVE S
006	353048	0052	10/25/06	\$223,000	920	0	8	1977	4	1666	N	N	24430 13TH AVE S
006	353050	0010	4/26/06	\$197,500	920	0	8	1980	4	2100	N	N	24915 11TH AVE S
006	353042	0100	12/4/07	\$235,000	930	0	8	1972	4	2560	N	N	24810 10TH AVE S
006	353049	0160	2/24/06	\$209,000	930	0	8	1978	4	3447	N	N	24438 12TH AVE S
006	353043	0050	5/2/06	\$206,500	970	0	8	1974	4	2497	N	N	24714 13TH AVE S
006	353041	0180	6/29/05	\$247,500	980	410	8	1976	4	5227	N	N	24827 12TH AVE S
006	353041	0180	8/24/06	\$314,950	980	410	8	1976	4	5227	N	N	24827 12TH AVE S
006	353047	0312	3/3/05	\$189,000	1000	0	8	1978	4	2655	N	N	1009 S 246TH PL
006	353048	0050	6/6/05	\$190,000	1000	0	8	1977	4	2281	N	N	24434 13TH AVE S
006	353048	0070	2/23/06	\$225,000	1000	0	8	1978	4	2880	N	N	1220 S 244TH PL
006	353048	0072	8/20/07	\$225,000	1000	0	8	1978	4	1974	N	N	1216 S 244TH PL
006	353047	0120	11/2/07	\$243,500	1010	0	8	1977	4	3708	N	N	24433 10TH AVE S
006	353046	0030	8/4/05	\$185,000	1040	0	8	1977	4	3259	N	N	24504 13TH AVE S
006	353041	0220	2/23/05	\$205,000	1050	0	8	1972	4	4370	N	N	24820 12TH AVE S
006	353040	0051	5/3/05	\$245,000	1070	0	8	1974	4	4158	N	N	24710 11TH AVE S
006	353045	0050	8/17/06	\$301,000	1070	0	8	1978	4	4135	N	N	1019 S 245TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353043	0040	9/16/05	\$191,950	1080	0	8	1975	4	2954	N	N	24724 13TH AVE S
006	353047	0220	10/10/06	\$195,000	1080	0	8	1977	4	3678	N	N	24427 9TH PL S
006	353041	0020	3/22/06	\$270,000	1090	0	8	1970	4	4536	N	N	24801 11TH AVE S
006	353050	0120	9/27/05	\$210,000	1090	0	8	1980	4	2100	N	N	24935 11TH AVE S
006	353053	0030	8/22/05	\$221,000	1090	0	8	1981	4	2059	N	N	1113 S 249TH PL
006	353047	0160	10/18/05	\$259,950	1100	0	8	1978	4	5260	N	N	1002 S 244TH PL
006	353047	0235	3/15/05	\$173,400	1100	0	8	1977	4	3153	N	N	24439 9TH PL S
006	353047	0240	10/30/06	\$235,000	1100	0	8	1977	4	2931	N	N	24441 9TH PL S
006	353046	0070	5/17/07	\$295,000	1120	0	8	1976	4	4114	N	N	24606 12TH AVE S
006	353041	0130	5/9/05	\$265,000	1140	0	8	1970	4	5712	N	N	24802 11TH AVE S
006	353042	0170	4/19/05	\$192,000	1150	0	8	1972	4	5242	N	N	24622 12TH AVE S
006	353049	0270	2/23/05	\$249,500	1150	480	8	1978	4	3639	N	N	1010 S 244TH PL
006	353044	0090	6/5/07	\$255,000	1160	0	8	1975	4	4770	N	N	24846 13TH AVE S
006	353044	0090	11/1/07	\$349,950	1160	0	8	1975	4	4770	N	N	24846 13TH AVE S
006	353054	0050	3/15/05	\$250,000	1170	830	8	1984	4	3169	N	N	24820 9TH PL S
006	353045	0010	11/15/05	\$274,000	1180	0	8	1975	4	5320	N	N	24627 11TH AVE S
006	353045	0010	12/1/06	\$325,000	1180	0	8	1975	4	5320	N	N	24627 11TH AVE S
006	353045	0070	8/14/06	\$265,000	1200	0	8	1976	4	3904	N	N	24514 11TH AVE S
006	353049	0121	8/9/06	\$250,000	1210	0	8	1979	4	2211	N	N	24449 12TH AVE S
006	172204	9086	9/27/06	\$555,000	1250	810	8	1946	4	38739	N	N	1207 S 232ND ST
006	353054	0080	10/24/06	\$297,500	1270	0	8	1983	4	4567	N	N	24832 9TH PL S
006	353046	0050	7/19/07	\$325,000	1300	0	8	1977	4	4138	N	N	24507 13TH AVE S
006	353047	0250	5/5/05	\$259,950	1340	0	8	1978	4	6312	N	N	923 S 245TH PL
006	353051	0020	3/25/05	\$256,000	1340	0	8	1980	4	5498	N	N	24507 9TH PL S
006	353053	0010	3/7/07	\$320,000	1360	0	8	1981	4	3607	N	N	1109 S 249TH PL
006	353044	0140	10/6/06	\$300,000	1370	0	8	1975	4	4399	N	N	24820 13TH AVE S
006	353051	0050	1/25/07	\$310,000	1400	0	8	1981	4	3864	N	N	24512 9TH PL S
006	353042	0220	3/15/07	\$320,000	1410	0	8	1977	4	3291	N	N	24619 12TH AVE S
006	201140	0477	7/2/07	\$670,000	1430	780	8	1961	4	13560	Y	N	23016 MARINE VIEW DR S
006	353047	0230	6/22/07	\$345,000	1430	0	8	1978	4	5048	N	N	24433 9TH PL S
006	172204	9147	6/14/06	\$375,000	1440	770	8	1979	4	9600	N	N	1229 S 232ND ST

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353050	0200	7/18/06	\$283,000	1440	0	8	1981	4	2176	N	N	24920 11TH AVE S
006	353047	0170	2/28/06	\$290,000	1460	0	8	1978	4	5344	N	N	24411 10TH AVE S
006	353049	0240	9/10/07	\$340,000	1460	0	8	1981	4	4034	N	N	1106 S 244TH PL
006	353051	0042	9/14/07	\$320,000	1460	0	8	1985	4	3120	N	N	24525 9TH PL S
006	609300	0011	11/27/06	\$555,000	1470	910	8	1960	3	14730	Y	N	23910 7TH AVE S
006	353047	0110	8/20/07	\$344,000	1530	0	8	1981	4	4555	N	N	923 S 244TH PL
006	172204	9179	3/29/06	\$416,900	1550	902	8	2005	3	7200	N	N	1319 SE 233RD PL
006	511940	0047	6/2/06	\$675,000	1640	1180	8	1988	3	15269	Y	N	708 S 240TH ST
006	353047	0210	1/24/05	\$278,000	1650	0	8	1978	4	7315	N	N	24421 9TH PL S
006	353047	0100	5/23/05	\$300,000	1700	990	8	1981	4	6068	N	N	24430 9TH PL S
006	752387	0010	1/30/07	\$380,000	1710	0	8	1995	3	7203	N	N	25001 13TH PL S
006	201140	0503	1/4/06	\$650,000	1770	1770	8	1962	4	12090	N	N	833 S 230TH ST
006	353042	0280	6/24/05	\$295,000	1840	0	8	1972	4	6188	N	N	24731 12TH AVE S
006	945620	0328	5/14/07	\$384,000	1840	0	8	1991	3	6413	N	N	1299 S 250TH ST
006	752435	0090	12/6/06	\$370,000	1910	0	8	1994	3	6925	N	N	25155 13TH AVE S
006	201380	1731	5/24/07	\$1,095,000	1940	540	8	1967	3	48900	Y	Y	24415 MARINE VIEW DR S
006	201140	0382	5/18/05	\$376,642	1946	0	8	2005	3	7857	N	N	931 S 232ND ST
006	353044	0030	6/3/05	\$292,500	2000	0	8	1975	4	4770	N	N	24827 13TH AVE S
006	752430	0050	9/19/07	\$389,500	2070	0	8	1992	3	9651	N	N	25118 13TH PL S
006	201380	0810	11/17/06	\$528,765	2090	0	8	1987	3	17000	N	N	806 S 242ND ST
006	179255	0060	7/20/07	\$431,000	2110	0	8	1998	3	7339	N	N	24340 11TH AVE S
006	752435	0010	5/19/05	\$359,950	2180	0	8	1994	3	7687	N	N	25131 13TH AVE S
006	172204	9173	11/17/05	\$389,950	2199	0	8	2005	3	8647	N	N	1310 S 233RD ST
006	201140	0386	9/17/07	\$494,500	2200	0	8	2007	3	6477	N	N	835 S 232ND ST
006	201140	0381	5/12/05	\$380,000	2231	0	8	2005	3	7838	N	N	925 S 232ND ST
006	201140	0383	5/12/05	\$382,000	2255	0	8	2005	3	8214	N	N	937 S 232ND ST
006	201140	0384	4/13/07	\$489,000	2270	0	8	2007	3	7811	N	N	819 S 232ND ST
006	201380	1802	6/15/05	\$490,000	2290	0	8	1989	3	13270	N	N	24515 MARINE VIEW DR S
006	172204	9101	4/27/05	\$380,000	2350	0	8	2004	3	9500	N	N	1312 S 233RD PL
006	172204	9177	4/25/06	\$432,950	2440	0	8	2005	3	9177	N	N	1326 S 233RD PL
006	256080	6060	3/22/07	\$1,000,000	2520	1060	8	1990	3	30175	Y	Y	24935 8TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	201140	0385	4/11/07	\$515,175	2540	0	8	2007	3	8028	N	N	827 S 232ND ST
006	609300	0015	6/4/07	\$780,000	1510	1400	9	1983	3	5764	Y	N	23911 MARINE VIEW DR S
006	511940	0145	7/21/06	\$1,100,000	2370	780	9	1971	4	28933	Y	Y	23609 7TH AVE S
006	201380	2050	7/31/07	\$2,800,000	2860	1040	9	1947	5	32625	Y	N	24635 8TH AVE S
006	172204	9014	8/11/05	\$680,000	3110	0	9	1973	3	12260	Y	N	730 S 234TH PL
006	201140	0349	3/23/06	\$442,950	2472	0	10	2005	3	10710	N	N	1015 S 232ND ST
006	201140	0352	7/18/06	\$795,000	3674	0	10	2005	3	19890	N	N	1021 S 232ND ST
006	201380	1790	1/11/06	\$1,600,000	3910	0	10	1984	3	53143	Y	Y	24445 MARINE VIEW DR S
006	201380	0806	5/10/06	\$1,075,000	3022	1156	11	2005	3	15049	N	N	24011 8TH AVE S
006	201380	0808	6/27/06	\$1,000,000	3110	1200	11	2005	3	23623	N	N	24019 8TH PL S
006	201380	0803	9/26/05	\$1,300,000	3480	1200	11	2005	3	15721	Y	N	24003 8TH PL S
006	201380	0805	9/18/07	\$1,145,000	3600	910	11	2007	3	15158	Y	N	24007 8TH PL S
006	201380	0807	9/20/06	\$1,125,000	3634	912	11	2006	3	15820	N	N	24015 8TH PL S

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032204	9082	6/7/06	\$110,712	DOR RATIO;QUIT CLAIM DEED
002	052204	9069	8/24/05	\$275,000	UNFIN AREA
002	082204	9067	7/19/05	\$123,000	%NETCOND;PREVIMP<=25K
002	092204	9245	6/27/05	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	092204	9403	6/16/06	\$325,000	EXEMPT FROM EXCISE TAX
002	175300	0070	12/13/06	\$68,620	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
002	200800	0480	8/8/05	\$265,000	GOVERNMENT AGENCY
002	200800	0480	1/24/06	\$280,748	GOVERNMENT AGENCY
002	200820	0040	11/9/06	\$242,000	OBSOL
002	200900	0965	3/27/06	\$369,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	286830	0090	12/12/06	\$136,000	DOR RATIO;QUIT CLAIM DEED;
002	286830	0115	6/6/05	\$240,000	UNFIN AREA
002	294600	0125	1/11/05	\$78,000	DOR RATIO
002	294600	0630	10/4/05	\$174,617	Diagnostic Outlier-Box Plot
002	294600	0750	12/11/06	\$115,000	DOR RATIO
002	294600	1520	6/11/07	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	1676	2/1/05	\$150,000	NON-REPRESENTATIVE SALE
002	294600	2885	8/6/07	\$305,400	OBSOL
002	294600	3425	10/19/06	\$324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	3610	12/13/07	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	3706	2/22/06	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	294600	3745	6/12/07	\$136,891	DOR RATIO;QUIT CLAIM DEED;
002	294600	3905	4/11/06	\$268,740	MULTI-PARCEL SALE
002	294600	4037	8/5/05	\$94,008	DOR RATIO;QUIT CLAIM DEED;
002	344500	0003	5/2/06	\$140,500	DOR RATIO
002	344500	0005	4/13/05	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	344500	0270	3/17/06	\$237,000	Lack of Representation-Grade4
002	432470	0060	9/4/07	\$221,328	EXEMPT FROM EXCISE TAX
002	432470	0105	5/16/06	\$98,156	DOR RATIO
002	508300	0095	10/10/05	\$50,945	DOR RATIO;QUIT CLAIM DEED;
002	508300	0110	4/12/06	\$84,990	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	508300	0335	8/8/05	\$210,000	OBSOL
002	508300	0375	11/3/06	\$31,200	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
002	508310	0040	6/6/06	\$250,000	UNFIN AREA
002	612360	0210	6/14/06	\$80,471	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	768620	2045	8/2/05	\$100,710	DOR RATIO;QUIT CLAIM DEED;
002	768620	2115	4/19/06	\$258,000	NON-REPRESENTATIVE SALE
002	768620	2560	4/28/06	\$258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	2620	4/6/05	\$104,050	DOR RATIO;QUIT CLAIM DEED
002	768620	2680	3/4/05	\$145,588	RELATED PARTY, FRIEND, OR NEIGHBOR
002	768620	2700	12/22/06	\$89,000	DOR RATIO;QUIT CLAIM DEED
002	768620	2825	3/7/06	\$93,588	DOR RATIO
002	768620	2850	2/16/05	\$70,465	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
002	768620	3290	5/9/06	\$264,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	768620	3290	5/5/06	\$264,950	RELATED PARTY, FRIEND, OR NEIGHBOR
002	768620	3850	12/20/06	\$309,000	1031 TRADE
002	768620	4235	10/18/07	\$269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	768620	4820	12/10/07	\$94,451	DOR RATIO
002	768620	5775	11/15/05	\$89,950	DOR RATIO
002	789320	0055	2/11/05	\$267,500	QUIT CLAIM DEED; STATEMENT TO DOR
002	789320	0870	5/2/07	\$328,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	1060	9/23/05	\$294,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	1160	9/26/05	\$466,000	RELOCATION - SALE TO SERVICE
002	789320	1540	2/10/05	\$135,000	NON-REPRESENTATIVE SALE
002	789320	2295	2/18/05	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	4693	4/27/05	\$271,000	OBSOL
002	789320	5190	5/20/05	\$107,058	DOR RATIO;QUIT CLAIM DEED;
002	789320	5715	2/23/07	\$226,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789320	6165	7/14/05	\$102,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	789320	7865	1/25/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	0335	3/24/06	\$133,522	DOR RATIO;QUIT CLAIM DEED
002	789380	2120	9/7/05	\$457,000	NON-REPRESENTATIVE SALE
002	789380	2725	4/26/07	\$395,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
002	789380	2725	5/22/06	\$252,000	OBSOL
002	789380	3445	3/15/07	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	4810	1/24/07	\$437,838	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	5454	1/31/07	\$150,000	%COMPL
002	789380	5455	1/30/07	\$150,000	%COMPL
002	789380	6388	7/10/07	\$313,155	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	6940	11/20/06	\$64,803	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	6955	6/10/05	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	7960	12/4/06	\$264,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	931530	0220	12/21/06	\$295,000	UNFIN AREA
003	057600	0450	11/13/06	\$90,000	DOR RATIO;%COMPL
003	057600	0640	1/28/05	\$120,000	DOR RATIO
003	057600	0810	4/17/06	\$254,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	057600	1200	12/12/06	\$70,000	DOR RATIO;%COMPL
003	082204	9149	7/25/07	\$4,908,800	DOR RATIO
003	082204	9159	6/15/07	\$428,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	092204	9221	1/10/05	\$90,874	DOR RATIO;STATEMENT TO DOR
003	092204	9401	1/6/05	\$47,997	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
003	111300	0230	11/2/06	\$266,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144635	0160	8/8/06	\$312,000	BUILDER OR DEVELOPER SALES
003	144635	0160	9/18/06	\$312,000	QUIT CLAIM DEED;
003	162204	9011	5/5/05	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	162204	9165	10/2/06	\$78,106	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	162204	9166	4/15/05	\$160,500	NON-REPRESENTATIVE SALE
003	162204	9236	3/20/06	\$190,023	QUIT CLAIM DEED
003	168380	0270	8/28/07	\$92,869	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	169700	0350	4/1/05	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	169700	0390	3/24/06	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195090	0115	2/5/07	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195090	0250	4/10/07	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	195090	0260	12/8/05	\$245,000	RELOCATION - SALE TO SERVICE
003	195110	0030	3/7/06	\$252,300	UNFIN AREA
003	195110	0140	5/9/06	\$215,336	NO MARKET EXPOSURE
003	195130	0050	5/4/07	\$274,000	UNFIN AREA
003	195160	0030	11/2/07	\$67,954	DOR RATIO;QUIT CLAIM DEED;
003	195160	0170	8/22/07	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195160	0240	9/26/07	\$293,950	Sale Price doesn't appear to reflect characteristics
003	195340	0295	2/17/06	\$296,096	EXEMPT FROM EXCISE TAX
003	195340	0340	1/1/06	\$132,813	DOR RATIO;STATEMENT TO DOR
003	195340	0595	5/9/06	\$303,500	Sale Price doesn't appear to reflect characteristics
003	200630	0080	1/26/07	\$321,684	RELATED PARTY, FRIEND, OR NEIGHBOR
003	201100	0060	8/2/06	\$139,694	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
003	201140	0018	6/16/05	\$274,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	201140	0531	11/15/05	\$600,000	NON-REPRESENTATIVE SALE
003	201140	0571	3/11/05	\$675,000	IMP COUNT
003	201140	0572	1/13/06	\$338,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	201140	0760	5/23/06	\$135,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	201320	0300	2/16/05	\$277,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	212204	9051	1/3/06	\$430,000	IMP COUNT;OBSOL
003	212204	9138	9/18/07	\$218,155	QUIT CLAIM DEED; STATEMENT TO DOR
003	212204	9172	3/16/07	\$273,000	IMP COUNT
003	212204	9187	12/17/07	\$140,250	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	212204	9195	4/27/06	\$95,000	DOR RATIO
003	215640	0024	8/21/07	\$165,797	NON-REPRESENTATIVE SALE
003	215640	0103	7/28/06	\$240,000	IMP COUNT
003	250060	0270	1/9/07	\$122,500	DOR RATIO;IMP COUNT;
003	250060	0270	9/19/05	\$275,000	IMP COUNT
003	250060	0293	1/26/05	\$58,400	DOR RATIO;GOVERNMENT AGENCY
003	250060	0312	3/15/06	\$348,000	IMP COUNT
003	272420	0490	1/28/05	\$137,146	UNFIN AREA;EXEMPT FROM EXCISE TAX
003	272420	0490	5/23/05	\$211,000	UNFIN AREA;EXEMPT FROM EXCISE TAX
003	272420	0490	4/10/07	\$168,025	UNFIN AREA;QUIT CLAIM DEED
003	272420	1650	12/29/05	\$325,000	OBSOL;PREVIMP<=25K
003	282204	9027	8/30/06	\$252,000	PREVIMP<=25K
003	282204	9231	11/3/05	\$85,000	%COMPL
003	314875	0050	4/18/06	\$132,410	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	314875	0080	3/18/05	\$220,000	FORCED SALE
003	314875	0090	11/22/06	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	321040	0040	9/26/05	\$269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	321040	0200	8/3/06	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	360360	0035	3/16/05	\$105,549	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	509210	0090	8/22/05	\$249,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	509700	0090	6/2/06	\$116,741	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	529620	0045	12/23/05	\$549,950	OBSOL
003	529620	0050	10/30/07	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	605240	3080	11/17/05	\$139,951	DOR RATIO;QUIT CLAIM DEED;
003	679060	0640	6/6/05	\$258,900	EXEMPT FROM EXCISE TAX
003	692960	0260	6/28/07	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	692960	0460	12/14/07	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	692960	0495	7/7/05	\$150,766	DOR RATIO;QUIT CLAIM DEED;
003	692960	0890	8/26/05	\$90,104	DOR RATIO;QUIT CLAIM DEED
003	692960	2990	7/26/05	\$94,524	DOR RATIO;QUIT CLAIM DEED;
003	692960	3995	2/8/06	\$87,228	DOR RATIO;STATEMENT TO DOR
003	713800	0200	11/9/05	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	727200	1075	12/6/06	\$110,030	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	727200	1725	12/14/06	\$415,000	Sale Price doesn't appear to reflect characteristics
003	752370	0190	10/26/06	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	752370	0230	2/11/05	\$207,000	NO MARKET EXPOSURE
003	752370	0310	5/26/05	\$176,400	NON-REPRESENTATIVE SALE
003	752370	0485	12/2/05	\$259,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	752370	0605	7/12/05	\$145,000	NON-REPRESENTATIVE SALE
003	752370	0785	2/14/07	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	752370	0825	2/22/05	\$79,891	DOR RATIO;STATEMENT TO DOR
003	769530	0150	11/5/07	\$264,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	788800	0180	10/5/06	\$160,000	NON-REPRESENTATIVE SALE
003	788820	0050	10/15/07	\$225,251	EXEMPT FROM EXCISE TAX
003	788830	0040	3/7/05	\$102,912	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	788830	0180	10/28/05	\$202,000	NON-REPRESENTATIVE SALE
003	788840	0190	5/21/07	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	788840	0210	9/27/06	\$74,296	DOR RATIO;QUIT CLAIM DEED;
003	788840	0640	2/2/05	\$247,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	864300	0160	6/2/06	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	864300	0210	7/19/07	\$302,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	911000	0025	1/30/07	\$849,950	DOR RATIO
003	942600	0050	8/19/05	\$510,000	NON-REPRESENTATIVE SALE
003	945620	0605	11/1/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	000020	0006	1/24/07	\$445,000	MULTI-PARCEL SALE;
005	000620	0011	7/7/05	\$130,615	DOR RATIO;QUIT CLAIM DEED;
005	032204	9052	10/21/05	\$750,000	DOR RATIO;PREVIMP<=25K;1031 TRADE
005	102204	9105	8/18/07	\$534,750	EXEMPT FROM EXCISE TAX
005	102204	9160	11/23/05	\$184,000	NON-REPRESENTATIVE SALE
005	102204	9174	12/15/05	\$226,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	102204	9182	2/24/05	\$146,500	Lack of Representation-Grade4
005	102204	9187	5/11/05	\$139,456	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	131293	0260	10/12/06	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	152204	9039	6/7/07	\$345,000	GOVERNMENT AGENCY

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	263200	0085	3/17/05	\$240,000	Diagnostic Outlier-BoxPlot
005	263200	0100	9/5/07	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	352304	9034	10/3/06	\$6,452,145	DOR RATIO;IMP COUNT;MULTI-PARCEL SALE
005	367340	0067	12/13/06	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	724640	0016	6/22/07	\$298,000	UNFIN AREA
005	725920	0022	5/16/07	\$89,250	DOR RATIO;STATEMENT TO DOR
005	725920	0022	3/28/06	\$102,000	DOR RATIO;STATEMENT TO DOR
005	725920	0025	6/26/06	\$72,000	DOR RATIO;PREVLAND<=25K;GOVERNMENT AGENCY
005	725920	0085	10/1/07	\$137,051	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	725920	0086	10/1/07	\$133,917	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	725920	0087	10/1/07	\$98,624	DOR RATIO;QUIT CLAIM DEED;
005	751000	0010	8/14/06	\$293,500	IMP COUNT
006	172204	9011	4/18/05	\$310,000	DOR RATIO;EXEMPT FROM EXCISE TAX;
006	172204	9013	5/22/07	\$1,822,500	ACTIVE PERMIT BEFORE SALE>25K
006	172204	9049	4/3/06	\$768,000	OBSOL;PREVIMP<=25K
006	172204	9055	7/22/05	\$1,600,000	Lack of Representation=Agla>4000
006	172204	9099	7/12/05	\$238,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	172204	9180	3/10/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	179255	0060	7/20/07	\$431,000	RELOCATION - SALE TO SERVICE
006	200900	4065	10/1/07	\$357,108	ACTIVE PERMIT BEFORE SALE>25K
006	200900	4065	4/8/05	\$75,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;
006	200900	4135	3/22/06	\$165,000	IMP COUNT
006	201140	0465	2/21/07	\$93,000	DOR RATIO;QUIT CLAIM DEED
006	201140	0465	2/21/07	\$32,700	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
006	201140	0477	4/25/06	\$429,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0008	9/18/07	\$11,334	DOR RATIO;QUIT CLAIM DEED;
006	201380	0030	7/25/05	\$227,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0097	10/8/07	\$349,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	201380	0385	1/3/05	\$70,102	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0405	1/26/06	\$120,000	DOR RATIO;MOBILE HOME
006	201380	0898	10/11/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0960	10/11/06	\$234,950	NON-REPRESENTATIVE SALE
006	201380	1053	4/15/07	\$294,950	BANKRUPTCY - RECEIVER OR TRUSTEE
006	201380	1067	8/8/05	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	201380	1340	3/14/07	\$63,547	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	256080	0190	4/27/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0691	4/26/05	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0701	7/25/07	\$104,093	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	256080	0711	6/25/05	\$200,000	QUIT CLAIM DEED
006	256080	0861	5/20/06	\$100,000	DOR RATIO
006	256080	5445	5/6/05	\$79,168	DOR RATIO;QUIT CLAIM DEED
006	330079	0260	2/24/06	\$297,000	RELOCATION - SALE TO SERVICE
006	330079	0500	1/12/05	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353040	0110	4/4/07	\$329,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353041	0202	10/18/05	\$193,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	353041	0210	4/19/06	\$96,000	DOR RATIO
006	353045	0141	7/7/05	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	353047	0060	3/9/05	\$59,100	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	353047	0311	11/9/05	\$204,000	NO MARKET EXPOSURE
006	353048	0020	10/12/06	\$279,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353048	0071	4/14/06	\$83,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
006	353049	0120	12/27/05	\$215,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0210	10/17/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353053	0080	7/25/06	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353054	0020	2/1/07	\$332,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	511940	0045	11/30/06	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	542420	0030	5/3/06	\$157,000	NON-REPRESENTATIVE SALE
006	609300	0065	9/8/05	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	752385	0140	6/23/06	\$46,271	DOR RATIO;EXEMPT FROM EXCISE TAX;
006	945620	0328	2/23/07	\$250,901	NON-REPRESENTATIVE SALE
006	945620	0407	12/14/05	\$106,428	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
006	945620	0407	9/21/07	\$295,000	QUESTIONABLE PER SALES IDENTIFICATION
006	945620	0450	2/2/07	\$306,950	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 88***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	294600	3830	07/01/2005	70000	8564	N	N
2	294600	3840	07/28/2006	137000	8707	N	N
2	294600	3855	01/15/2007	105000	12875	N	N
2	789380	5360	04/07/2005	170000	7215	N	N
2	789380	6350	11/07/2007	23500	5000	Y	N
3	082204	9080	06/27/2007	115500	10018	N	N
3	092204	9092	07/31/2005	550000	207345	N	N
3	111300	0350	01/10/2007	135000	12952	N	N
3	131390	0010	06/29/2007	160000	6105	N	N
3	162204	9067	01/05/2006	510500	58806	Y	N
3	162204	9067	03/09/2005	340000	58806	Y	N
3	282204	9233	01/26/2005	130000	78529	N	N
3	692960	1190	02/15/2007	10000	2500	N	N
3	692960	2455	04/06/2007	150000	7500	N	N
6	201140	0130	11/08/2006	150000	28090	N	N
6	256080	0090	12/18/2007	30000	2500	N	N
6	256080	5340	04/17/2007	100000	8888	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 88***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	294600	3830	07/28/2006	137000	STATEMENT TO DOR;
2	294600	3960	04/11/2006	268740	MULTI-PARCEL SALE;
2	508300	0235	04/12/2005	260800	EXEMPT FROM EXCISE TAX;
2	508310	0005	03/28/2005	220000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	508310	0075	03/31/2005	10100	GOVERNMENT AGENCY;
2	508310	0075	03/24/2005	193900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	508310	0085	04/05/2006	10600	GOVERNMENT AGENCY;
2	508310	0090	07/17/2005	205400	HISTORIC PROPERTY; EXEMPT FROM EXCISE TAX;
2	789320	0275	12/21/2007	60000	QUIT CLAIM DEED;
2	789320	1610	12/19/2006	132000	DORRatio
2	789380	5430	08/10/2007	174950	DORRatio
3	057600	1035	06/15/2006	130000	MOBILE HOME;
3	282204	9233	08/14/2007	1425000	MULTI-PARCEL SALE;
5	032204	9027	07/20/2006	110000	QUIT CLAIM DEED;
5	102204	9138	05/04/2007	140101	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	102204	9154	03/14/2007	30000	DORRatio
5	152204	9056	11/28/2006	175000	DORRatio
5	222204	9051	02/11/2006	56400	DORRatio
5	367340	0065	12/20/2006	30000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	724800	0050	11/09/2007	50000	DORRatio
5	775780	0155	06/28/2005	1750000	MULTI-PARCEL SALE;
6	200660	0025	02/23/2005	275000	MULTI-PARCEL SALE;
6	256080	0050	09/22/2007	50000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(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