

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Vashon Island/ 100

Previous Physical Inspection 2007

Improved Sales:

Number of Sales: 378

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$168,500	\$261,400	\$429,900	\$499,300	86.1%	18.86%
2008 Value	\$168,500	\$310,600	\$479,100	\$499,300	96.0%	18.80%
Change	+\$0	+\$49,200	+\$49,200		+9.9%	-0.06%
% Change	+0.0%	+18.8%	+11.4%		+11.5%	-0.32%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.06% and -0.32% 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	\$207,800	\$269,100	\$476,900
2008 Value	\$207,800	\$323,500	\$531,300
Percent Change	+0.0%	+20.2%	+11.4%

Number of one to three unit residences in the Population: 4184

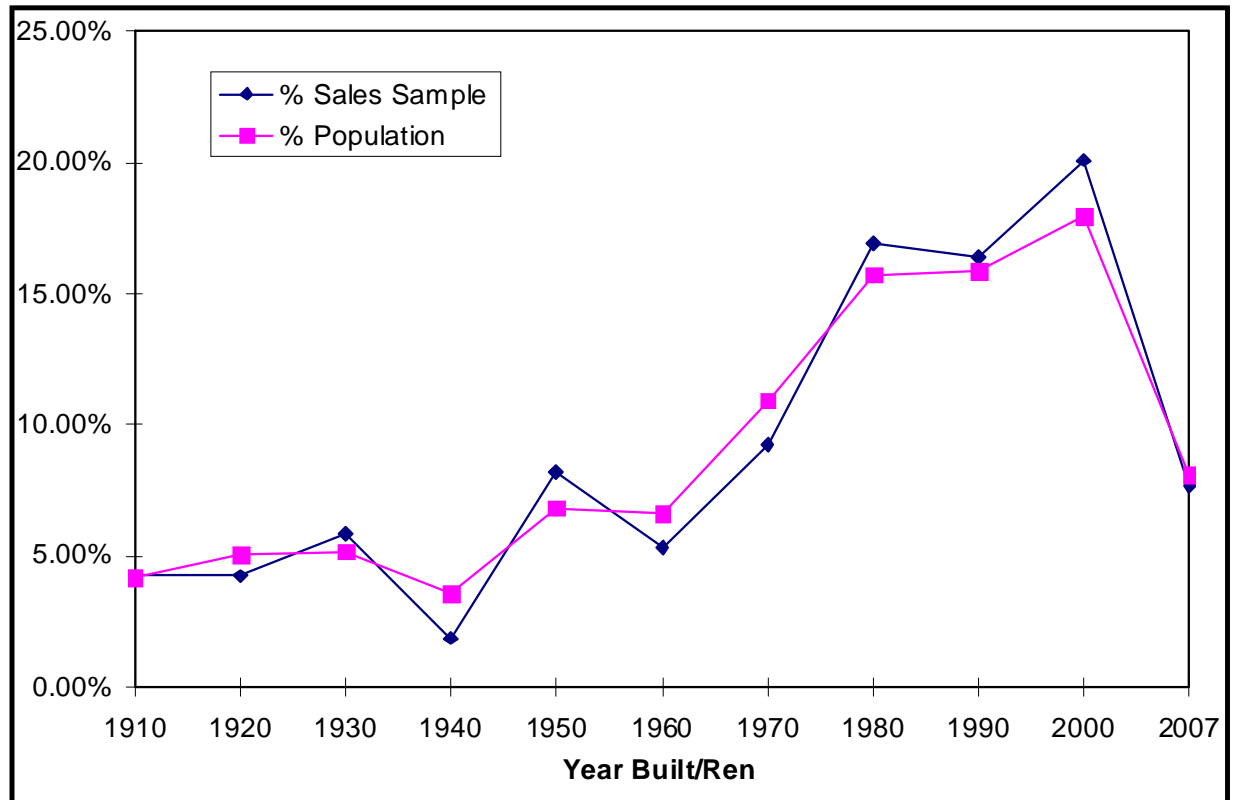
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, overall market adjustments were applied to the population thus improving 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	16	4.23%
1920	16	4.23%
1930	22	5.82%
1940	7	1.85%
1950	31	8.20%
1960	20	5.29%
1970	35	9.26%
1980	64	16.93%
1990	62	16.40%
2000	76	20.11%
2007	29	7.67%
	378	

Population		
Year Built/Ren	Frequency	% Population
1910	175	4.18%
1920	212	5.07%
1930	216	5.16%
1940	150	3.59%
1950	286	6.84%
1960	276	6.60%
1970	457	10.92%
1980	658	15.73%
1990	663	15.85%
2000	751	17.95%
2007	340	8.13%
	4184	

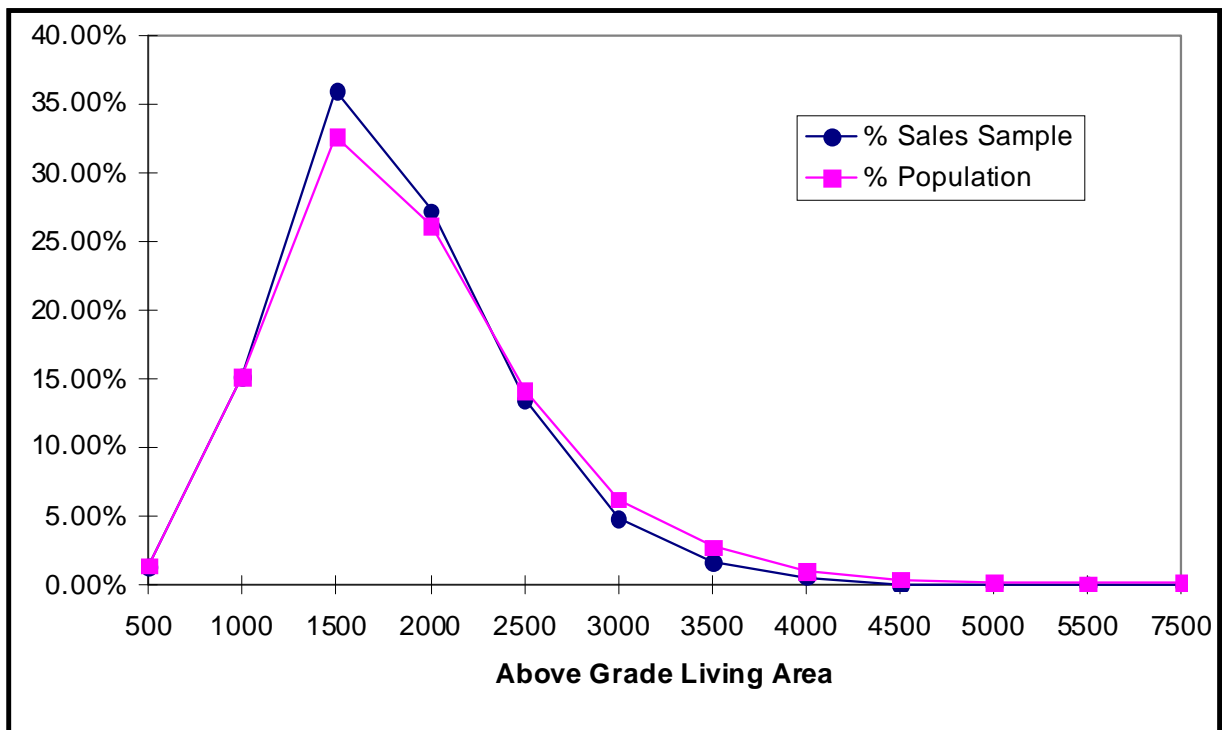


Sales of new homes follows the population distribution closely. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	5	1.32%
1000	57	15.08%
1500	136	35.98%
2000	103	27.25%
2500	51	13.49%
3000	18	4.76%
3500	6	1.59%
4000	2	0.53%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	378	

Population		
AGLA	Frequency	% Population
500	57	1.36%
1000	631	15.08%
1500	1365	32.62%
2000	1093	26.12%
2500	591	14.13%
3000	259	6.19%
3500	114	2.72%
4000	41	0.98%
4500	16	0.38%
5000	7	0.17%
5500	3	0.07%
12000	7	0.17%
	4184	

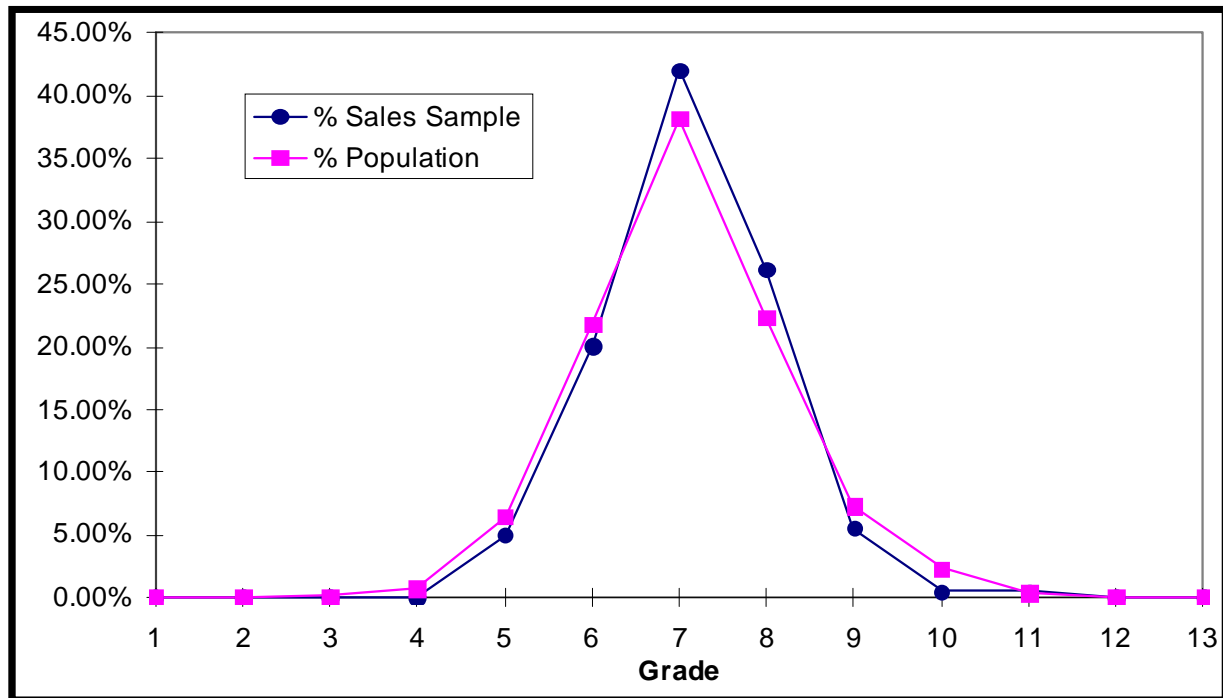


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

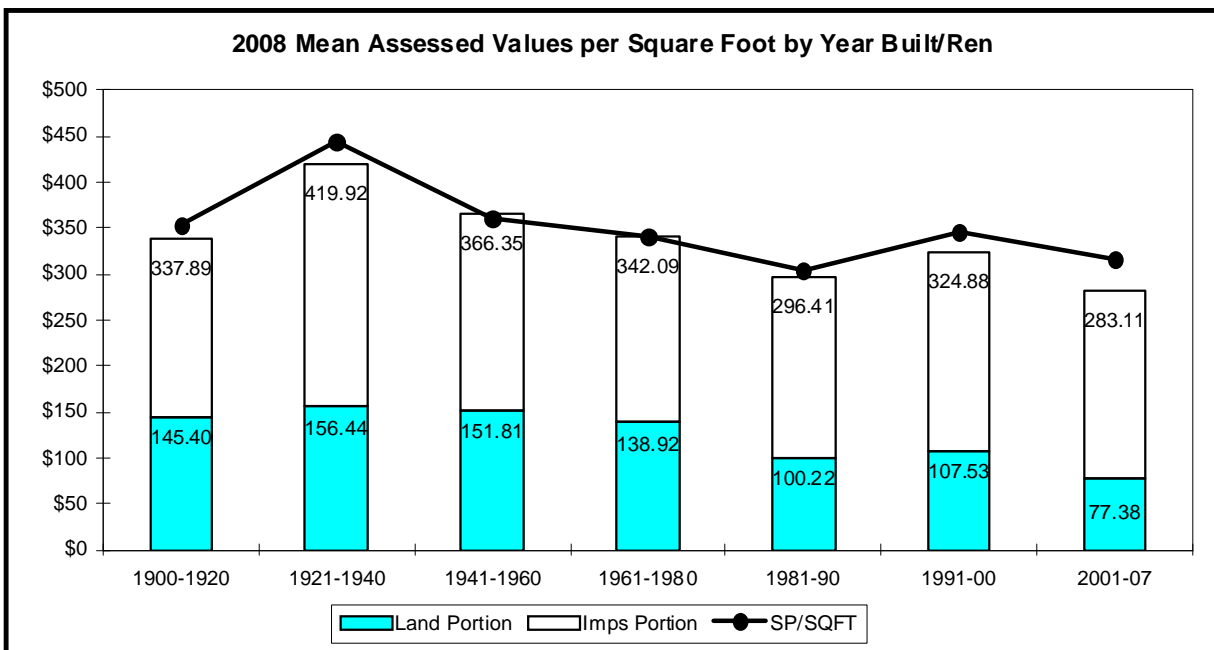
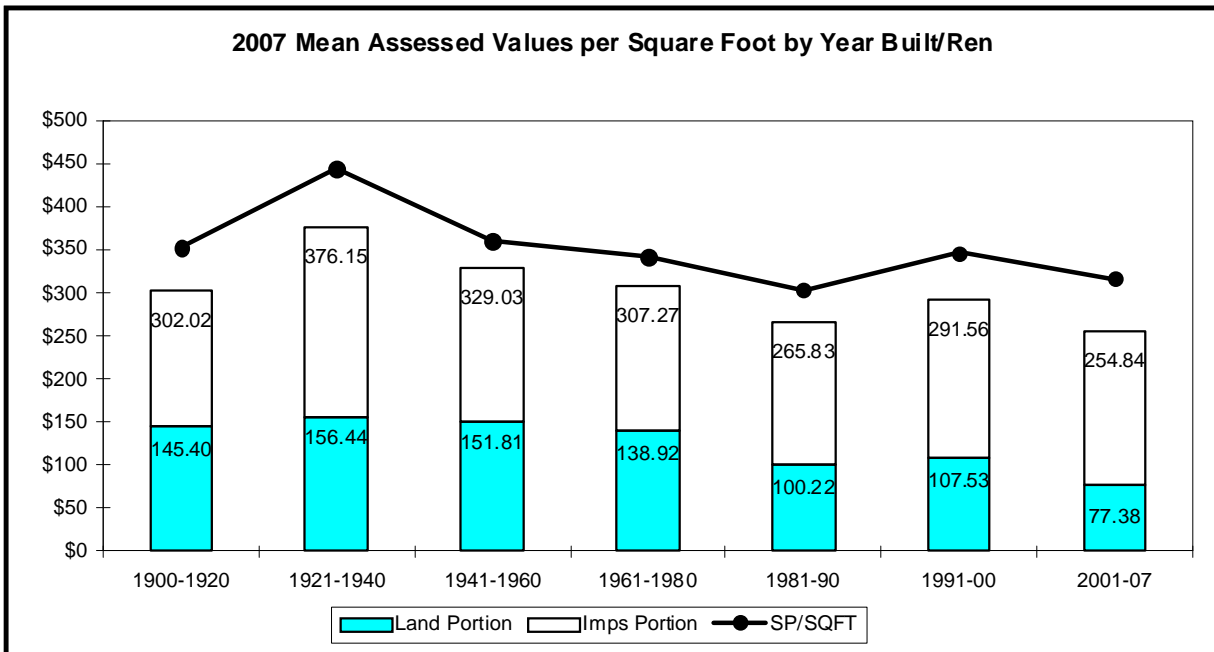
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	19	5.03%
6	76	20.11%
7	159	42.06%
8	99	26.19%
9	21	5.56%
10	2	0.53%
11	2	0.53%
12	0	0.00%
13	0	0.00%
378		

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	6	0.14%
4	31	0.74%
5	271	6.48%
6	913	21.82%
7	1597	38.17%
8	935	22.35%
9	308	7.36%
10	98	2.34%
11	19	0.45%
12	4	0.10%
13	1	0.02%
4184		



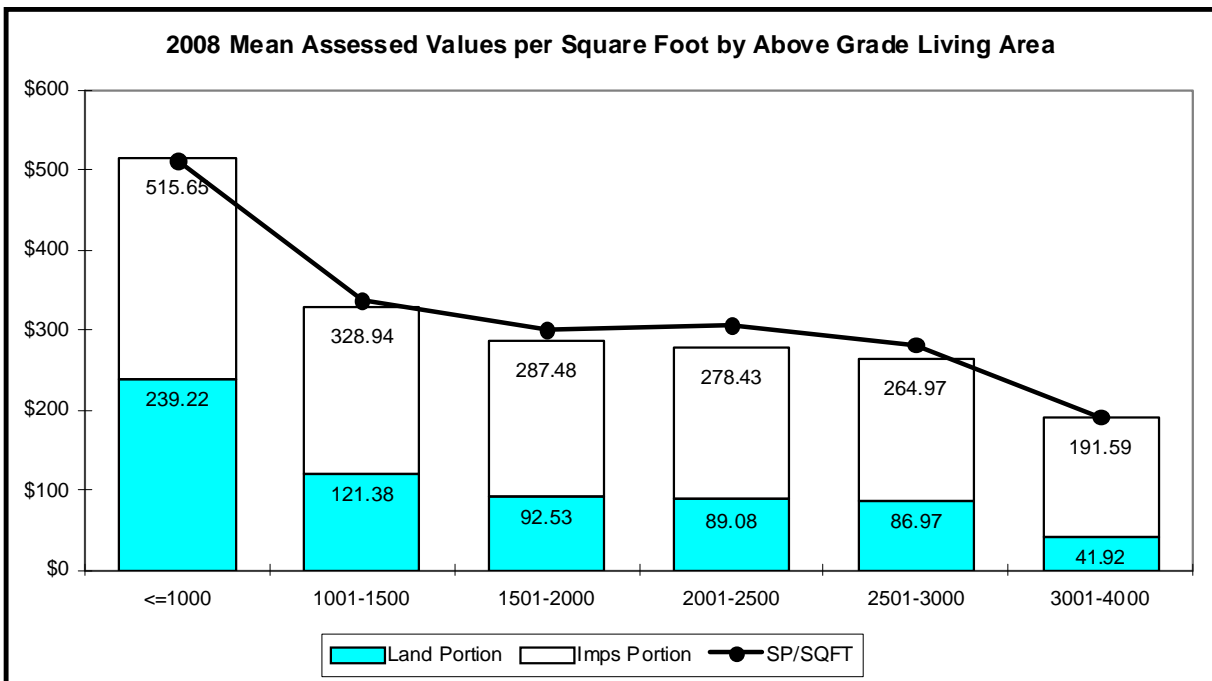
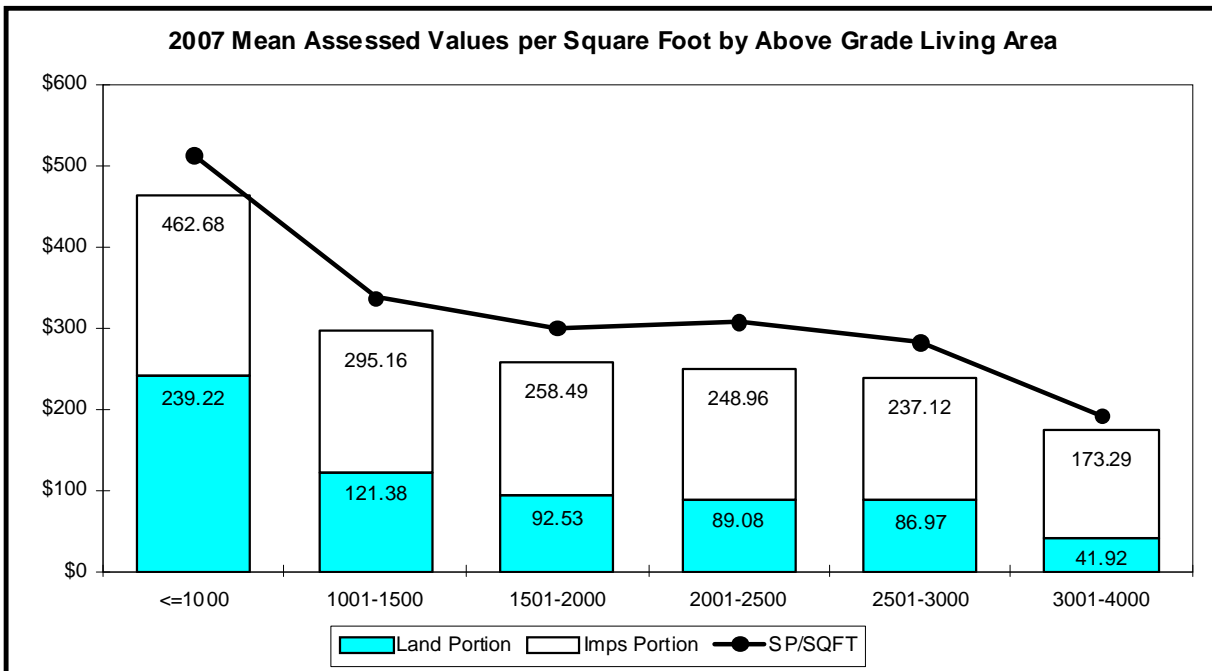
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



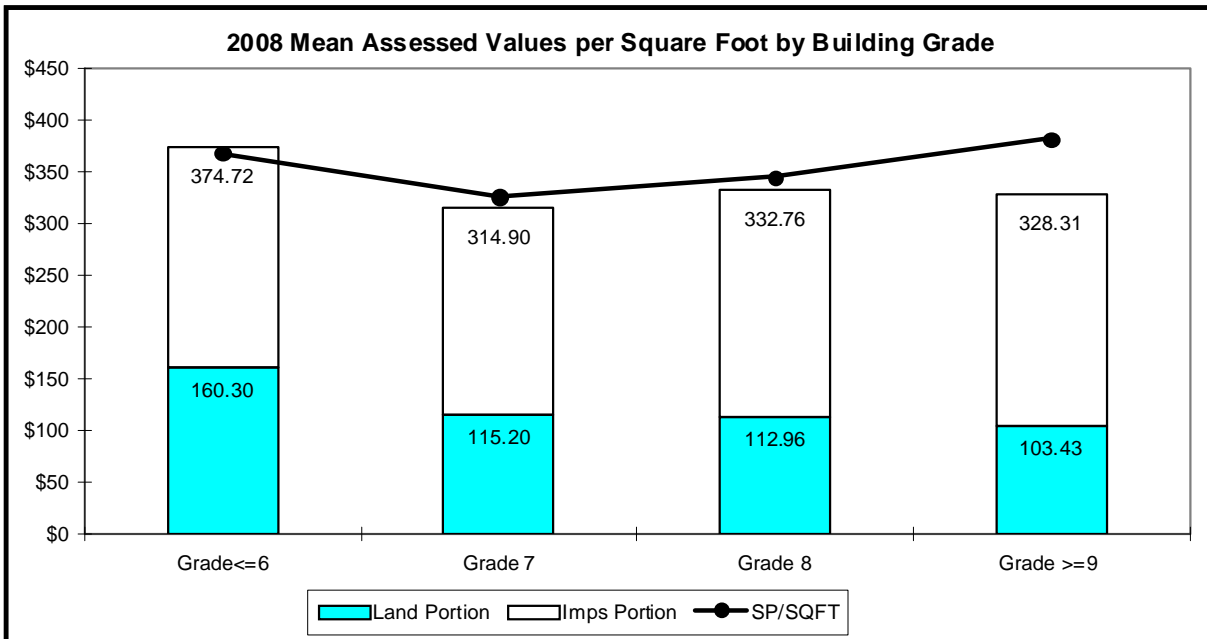
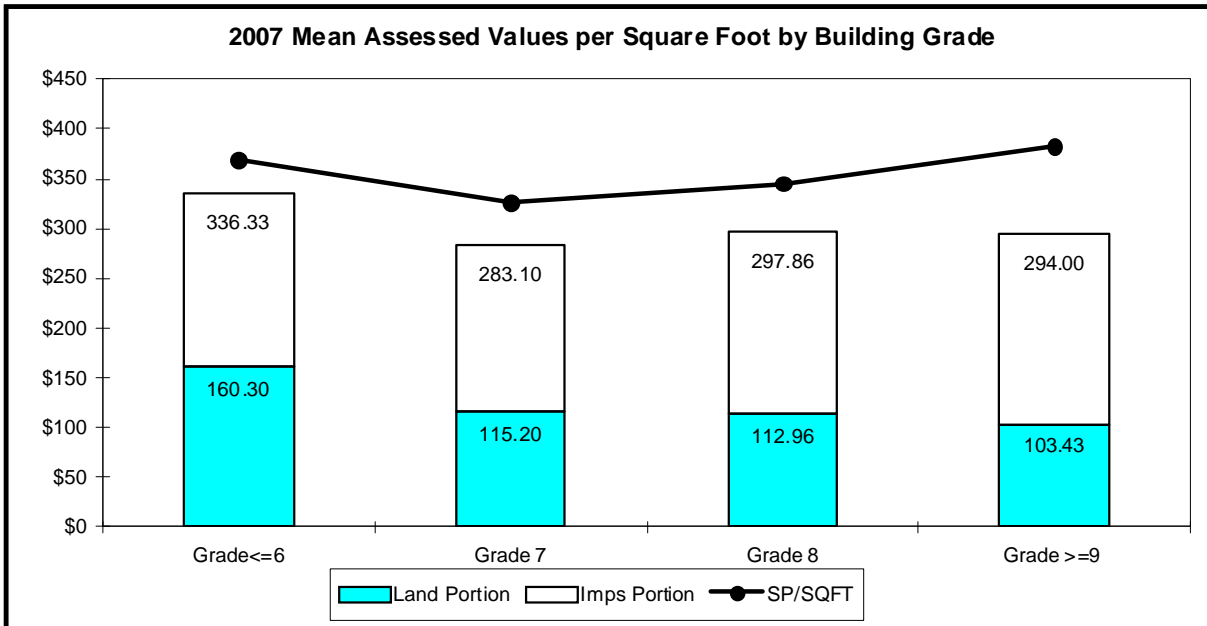
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

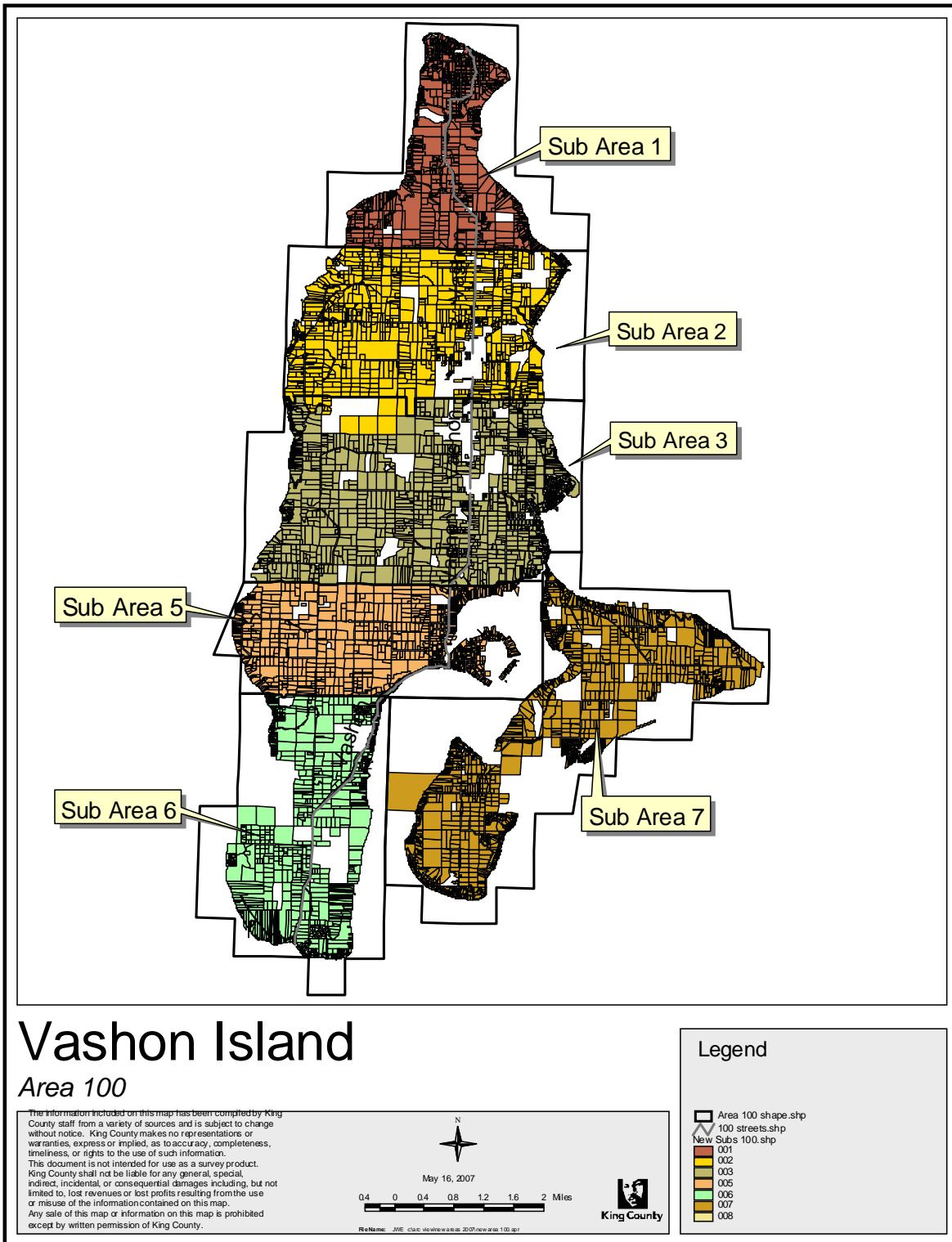


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July 2, 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

There were 78 usable land sales available in the area. Analysis of vacant land sales and their 2007 Assessment Value indicates no adjustment necessary to the land. The formula is:

2008 Land Value = 2007 Land Value x 1.00, 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, sub area 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 378 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 * 1.12 for all properties except Sub Area 6

2008 Total Value = 2007 Total Value * 1.07 for all Sub Area 6 properties.

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 overall market adjustments will be used to arrive at a new total value in Subs 1, 2, 3, 5, and 7 (2008 Land Value + Previous Improvement Value * 1.12)
 - *If multiple houses exist on a parcel, the overall market adjustments will be used to arrive at a new total value in Sub 6 (2008 Land Value + Previous Improvement Value * 1.07)
 - *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 39 mobile home sales for a separate analysis. Mobile home parcels will be valued using the 5% change indicated by the sales sample. The resulting total value is calculated as follows:

$$2008 \text{ Total Value} = 2007 \text{ Total Value} * 1.05, \text{ with results rounded down to the next } \$1,000$$

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 100 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 (All properties except Sub 6)

12.00%

Sub Area 6 only

7.00%

Comments

An overall 12% adjustment would be applied to all properties except Sub Area 6 improvements. 89% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

An overall 7% adjustment would be applied to all Sub Area 6 improvements due to higher average ratio (assessed value/sale price) in comparison to the other Sub Area homes in this population. 11% of the population would receive this adjustment.

Area 100 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 0.960.

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	95	0.900	1.003	11.4%	0.961	1.045
7	159	0.867	0.964	11.2%	0.935	0.993
8	99	0.864	0.966	11.7%	0.932	1.000
>=9	25	0.770	0.859	11.6%	0.782	0.936
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1920	32	0.833	0.933	11.9%	0.850	1.016
1921-1940	29	0.804	0.898	11.7%	0.821	0.976
1941-1960	51	0.892	0.992	11.3%	0.943	1.042
1961-1980	99	0.905	1.008	11.4%	0.970	1.045
1981-1990	62	0.875	0.975	11.5%	0.926	1.024
1991-2000	76	0.845	0.942	11.5%	0.904	0.979
>2000	29	0.791	0.878	11.0%	0.813	0.943
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
FAIR	5	0.869	0.963	10.8%	0.638	1.287
AVERAGE	214	0.861	0.960	11.4%	0.936	0.984
GOOD	114	0.874	0.974	11.4%	0.937	1.010
VERY GOOD	45	0.831	0.929	11.8%	0.868	0.990
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	206	0.894	0.996	11.4%	0.972	1.021
1.5	65	0.818	0.910	11.3%	0.865	0.956
2	107	0.839	0.936	11.5%	0.899	0.972

Area 100 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 0.960.

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=1000	62	0.904	1.007	11.4%	0.954	1.059
1001-1500	136	0.876	0.976	11.5%	0.947	1.006
1501-2000	103	0.859	0.956	11.2%	0.916	0.995
2001-2500	51	0.811	0.907	11.8%	0.860	0.953
2501-3000	18	0.842	0.940	11.8%	0.844	1.037
3001-4000	8	0.905	1.000	10.5%	0.912	1.089
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	229	0.871	0.971	11.4%	0.947	0.994
Y	149	0.851	0.948	11.5%	0.916	0.980
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	317	0.860	0.959	11.5%	0.938	0.979
Y	61	0.864	0.961	11.2%	0.909	1.014
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	83	0.858	0.960	11.9%	0.918	1.001
2	62	0.857	0.959	11.9%	0.918	0.999
3	82	0.857	0.959	11.9%	0.914	1.003
5	42	0.859	0.961	11.9%	0.898	1.024
6	34	0.923	0.986	6.9%	0.927	1.045
7	75	0.848	0.949	11.9%	0.904	0.993

Area 100 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 0.960.

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.

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<=8000	16	0.933	1.038	11.3%	0.926	1.150
08001-12000	57	0.867	0.968	11.6%	0.921	1.016
12001-16000	35	0.876	0.976	11.5%	0.936	1.017
16001-20000	35	0.863	0.962	11.4%	0.890	1.034
20001-30000	45	0.830	0.924	11.2%	0.860	0.987
30001-43559	49	0.877	0.977	11.3%	0.920	1.034
1AC-3AC	82	0.857	0.956	11.5%	0.913	0.998
3.01AC-5AC	32	0.838	0.934	11.5%	0.864	1.005
5.1AC-10AC	24	0.864	0.962	11.4%	0.901	1.022
>10AC	3	0.832	0.932	12.0%	0.086	1.778

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SW / TEAM 1&2	Lien Date: 01/01/2007	Date of Report: 7/2/2008	Sales Dates: 1/2005 - 12/2007																								
Area VASHON ISLAND	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.55-0.60</td><td>11</td></tr><tr><td>0.60-0.65</td><td>33</td></tr><tr><td>0.65-0.70</td><td>65</td></tr><tr><td>0.70-0.75</td><td>95</td></tr><tr><td>0.75-0.80</td><td>85</td></tr><tr><td>0.80-0.85</td><td>40</td></tr><tr><td>0.85-0.90</td><td>28</td></tr><tr><td>0.90-0.95</td><td>15</td></tr><tr><td>0.95-1.00</td><td>4</td></tr><tr><td>1.00-1.05</td><td>1</td></tr><tr><td>1.05-1.10</td><td>1</td></tr></tbody></table>		Ratio Bin	Frequency	0.55-0.60	11	0.60-0.65	33	0.65-0.70	65	0.70-0.75	95	0.75-0.80	85	0.80-0.85	40	0.85-0.90	28	0.90-0.95	15	0.95-1.00	4	1.00-1.05	1	1.05-1.10	1
Ratio Bin	Frequency																										
0.55-0.60	11																										
0.60-0.65	33																										
0.65-0.70	65																										
0.70-0.75	95																										
0.75-0.80	85																										
0.80-0.85	40																										
0.85-0.90	28																										
0.90-0.95	15																										
0.95-1.00	4																										
1.00-1.05	1																										
1.05-1.10	1																										
Sample size (n)	378																										
Mean Assessed Value	429,900																										
Mean Sales Price	499,300																										
Standard Deviation AV	167,159																										
Standard Deviation SP	231,293																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.895																										
Median Ratio	0.888																										
Weighted Mean Ratio	0.861																										
UNIFORMITY																											
Lowest ratio	0.420																										
Highest ratio:	1.452																										
Coefficient of Dispersion	14.71%																										
Standard Deviation	0.169																										
Coefficient of Variation	18.86%																										
Price Related Differential (PRD)	1.040																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.870																										
Upper limit	0.904																										
95% Confidence: Mean																											
Lower limit	0.878																										
Upper limit	0.912																										
SAMPLE SIZE EVALUATION																											
N (population size)	4184																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.169																										
Recommended minimum:	46																										
Actual sample size:	378																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	199																										
# ratios above mean:	179																										
z:	1.029																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

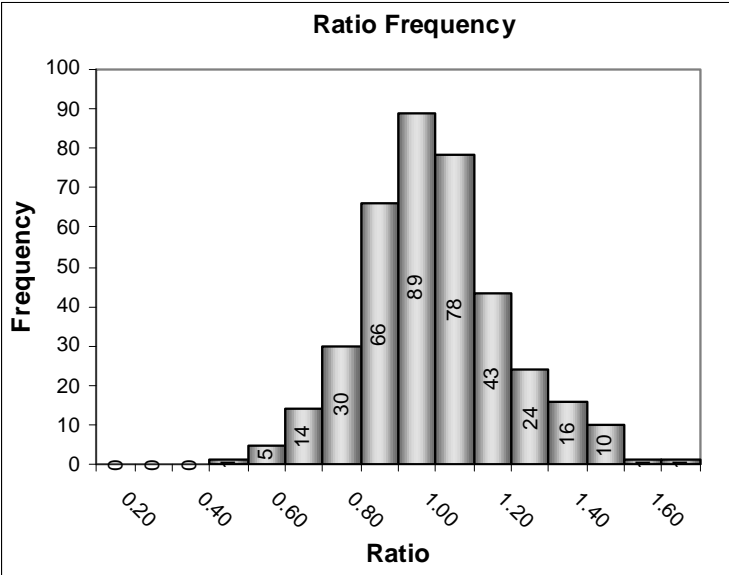
1 to 3 Unit Residences throughout area 100

COMMENTS:

1 to 3 Unit Residences throughout area 100

Annual Update Ratio Study Report (After)

2008 Assessments

SW / TEAM 1&2	01/01/2008	7/2/2008	1/2005 - 12/2007																								
Area	Appr ID:	Property Type:	Adjusted for time?:																								
VASHON ISLAND	SLED	1 to 3 Unit Residences	No																								
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 100 with increments of 10. The histogram consists of 11 bars with the following frequencies: 5, 14, 30, 66, 89, 78, 43, 24, 16, 10, and 1. The distribution is roughly bell-shaped, centered around 1.00.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.40-0.50</td><td>5</td></tr><tr><td>0.50-0.60</td><td>14</td></tr><tr><td>0.60-0.70</td><td>30</td></tr><tr><td>0.70-0.80</td><td>66</td></tr><tr><td>0.80-0.90</td><td>89</td></tr><tr><td>0.90-1.00</td><td>78</td></tr><tr><td>1.00-1.10</td><td>43</td></tr><tr><td>1.10-1.20</td><td>24</td></tr><tr><td>1.20-1.30</td><td>16</td></tr><tr><td>1.30-1.40</td><td>10</td></tr><tr><td>1.40-1.50</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.40-0.50	5	0.50-0.60	14	0.60-0.70	30	0.70-0.80	66	0.80-0.90	89	0.90-1.00	78	1.00-1.10	43	1.10-1.20	24	1.20-1.30	16	1.30-1.40	10	1.40-1.50	1
Ratio	Frequency																										
0.40-0.50	5																										
0.50-0.60	14																										
0.60-0.70	30																										
0.70-0.80	66																										
0.80-0.90	89																										
0.90-1.00	78																										
1.00-1.10	43																										
1.10-1.20	24																										
1.20-1.30	16																										
1.30-1.40	10																										
1.40-1.50	1																										
Sample size (n)	378																										
Mean Assessed Value	479,100																										
Mean Sales Price	499,300																										
Standard Deviation AV	186,847																										
Standard Deviation SP	231,293																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.997																										
Median Ratio	0.990																										
Weighted Mean Ratio	0.960																										
UNIFORMITY																											
Lowest ratio	0.471																										
Highest ratio:	1.624																										
Coefficient of Dispersion	14.64%																										
Standard Deviation	0.187																										
Coefficient of Variation	18.80%																										
Price Related Differential (PRD)	1.039																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.963																										
Upper limit	1.003																										
95% Confidence: Mean																											
Lower limit	0.978																										
Upper limit	1.016																										
SAMPLE SIZE EVALUATION																											
N (population size)	4184																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.187																										
Recommended minimum:	56																										
Actual sample size:	378																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	201																										
# ratios above mean:	177																										
z:	1.234																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout area 100

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

COMMENTS:

1 to 3 Unit Residences throughout area 100

Both the 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 100
(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
001	182303	9080	8/15/07	\$460,000	700	0	5	1930	3	38500	Y	N	11312 SW MCCORMICK PL
001	182303	9033	6/9/06	\$325,000	760	0	5	1920	3	37461	Y	N	14032 OLD HWY SW
001	888800	0039	8/23/06	\$500,000	810	0	5	1945	3	31590	Y	Y	14274 OLYMPIC DR SW
001	888700	1211	3/16/07	\$429,000	1010	0	5	1918	5	17704	N	N	11207 99TH AVE SW
001	888700	1171	5/31/05	\$174,000	380	0	6	1955	3	23400	N	N	11420 103RD AVE SW
001	888700	0875	9/7/05	\$279,500	600	0	6	1922	4	25000	N	N	10337 SW 110TH ST
001	888700	1782	6/27/05	\$275,000	740	0	6	1993	4	19500	N	N	11821 103RD AVE SW
001	888700	0085	5/18/05	\$447,000	890	540	6	1930	4	16536	Y	Y	9804 SW BUNKER TRL
001	888800	0055	7/19/06	\$520,000	920	0	6	1950	4	19100	Y	Y	14282 OLYMPIC DR SW
001	072303	9171	2/16/06	\$439,000	960	600	6	1925	5	38815	N	N	12415 VASHON HWY SW
001	072303	9104	11/7/07	\$270,000	980	0	6	1984	3	40611	N	N	12032 VASHON HWY SW
001	888700	1192	12/26/06	\$353,500	1000	240	6	1943	3	27040	Y	N	11516 103RD AVE SW
001	888700	0966	9/18/07	\$368,000	1180	0	6	1928	3	9125	N	N	10414 SW 112TH ST
001	242302	9134	8/17/07	\$245,000	580	0	7	1934	5	3750	N	N	14613 BETHEL LN SW
001	192303	9104	5/9/07	\$560,000	600	0	7	1996	3	217800	N	N	14931 108TH LN SW
001	278160	0062	8/11/06	\$550,000	645	645	7	1999	3	31762	Y	N	8808 SW 148TH PL
001	082303	9025	5/19/05	\$460,000	884	0	7	1922	5	20908	Y	Y	11712 DOLPHIN POINT TRL SW
001	888700	1717	11/25/06	\$293,814	940	0	7	1956	3	8250	N	N	11613 103RD AVE SW
001	888700	1600	7/26/06	\$275,000	990	0	7	1992	3	44099	N	N	10111 SW 116TH ST
001	888700	1600	10/30/07	\$264,000	990	0	7	1992	3	44099	N	N	10111 SW 116TH ST
001	668300	0220	12/10/07	\$325,000	1010	0	7	1963	3	13871	N	N	10735 SW 110TH ST
001	172303	9050	12/11/06	\$640,000	1010	900	7	1959	4	18000	Y	Y	14020 GLEN ACRES RD SW
001	888700	0186	8/24/06	\$650,000	1090	0	7	1919	5	40300	Y	Y	10932 VASHON HWY SW
001	668300	0245	3/16/07	\$375,000	1120	0	7	1972	3	14000	N	N	11046 PALISADES AVE SW
001	888700	1622	3/1/06	\$380,000	1150	750	7	1951	4	17710	N	N	11638 103RD AVE SW
001	668300	0165	9/2/05	\$292,500	1160	0	7	1985	3	10710	N	N	10743 SW COWAN RD
001	182303	9144	10/23/06	\$334,000	1200	0	7	1963	5	18295	N	N	10218 SW 140TH ST
001	888700	1126	11/21/06	\$360,000	1220	310	7	1947	3	30495	N	N	11310 103RD AVE SW
001	668300	0170	6/12/06	\$350,000	1230	0	7	1977	3	10530	N	N	10920 PALISADES AVE SW
001	888700	1395	8/11/06	\$335,000	1250	0	7	1971	4	19500	N	N	11503 98TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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
001	182303	9040	6/14/06	\$1,197,500	1270	730	7	1957	4	214315	Y	Y	13113 BURMA RD SW
001	668300	0315	12/14/05	\$410,000	1270	700	7	1962	3	13650	N	N	10728 SW 111TH PL
001	888700	1290	6/26/07	\$386,000	1275	0	7	1964	3	40430	N	N	11413 VASHON HWY SW
001	888700	1737	8/22/07	\$400,000	1290	0	7	1968	3	9120	Y	N	11614 105TH AVE SW
001	888700	1286	9/11/07	\$359,900	1300	0	7	1961	3	22750	N	N	11417 99TH AVE SW
001	888700	1282	7/28/05	\$305,000	1300	0	7	1962	4	11375	N	N	11325 99TH AVE SW
001	888700	1760	8/17/07	\$440,000	1320	0	7	1986	3	22252	N	N	10315 SW 117TH PL
001	888700	1760	9/7/06	\$400,000	1320	0	7	1986	3	22252	N	N	10315 SW 117TH PL
001	888700	0987	9/7/06	\$410,000	1340	190	7	1946	3	50965	N	N	11329 103RD AVE SW
001	888700	0010	9/20/06	\$613,000	1360	0	7	1930	3	13921	Y	Y	9616 SW BUNKER TRL
001	082303	9046	6/1/06	\$525,000	1360	0	7	1952	5	16552	Y	N	9715 SW 117TH ST
001	182303	9149	8/24/06	\$335,000	1370	0	7	1963	3	19166	N	N	10214 SW 140TH ST
001	668300	0235	6/12/07	\$325,000	1410	290	7	1975	4	11664	N	N	11022 PALISADES AVE SW
001	182303	9212	8/22/05	\$359,000	1440	0	7	2000	3	25600	N	N	12808 VASHON HWY SW
001	172303	9044	4/12/05	\$368,000	1440	0	7	1967	3	41000	Y	N	14224 GLEN ACRES RD SW
001	888700	0752	2/9/07	\$380,000	1610	0	7	1975	4	19000	N	N	10414 SW 110TH ST
001	888700	1196	5/1/07	\$525,000	1720	0	7	1946	5	17825	Y	N	11530 103RD AVE SW
001	888700	1205	2/18/05	\$383,000	1730	0	7	1978	4	36449	N	N	10116 SW 116TH ST
001	888700	0665	3/28/05	\$294,000	1740	0	7	1979	4	18000	N	N	10407 SW COWAN RD
001	888700	0350	8/10/06	\$810,000	1810	0	7	1922	4	35487	Y	N	9814 SW 112TH ST
001	668300	0260	8/15/05	\$449,000	1940	160	7	1991	4	14500	N	N	11124 PALISADES AVE SW
001	182303	9068	7/10/07	\$1,275,000	1980	400	7	1930	5	28200	Y	Y	13307 BURMA RD SW
001	202303	9153	6/9/05	\$370,000	1990	0	7	1973	4	54014	N	N	14910 VASHON HWY SW
001	668300	0150	3/16/06	\$400,000	2060	0	7	1961	4	11520	N	N	10713 SW COWAN RD
001	888700	1805	10/5/05	\$392,500	2300	0	7	1990	3	20125	N	N	11925 103RD AVE SW
001	888700	1381	7/19/05	\$345,000	1190	0	8	1976	3	36450	N	N	11330 99TH AVE SW
001	668300	0125	9/23/05	\$675,000	1430	600	8	1959	3	20400	Y	N	10740 SW COWAN RD
001	072303	9170	10/25/05	\$725,000	1480	1080	8	1965	4	43060	Y	Y	9909 SW 123RD PL
001	202303	9059	9/6/07	\$1,000,000	1550	0	8	1970	5	23753	Y	Y	14616 GLEN ACRES RD SW
001	202303	9059	8/30/05	\$710,000	1550	0	8	1970	5	23753	Y	Y	14616 GLEN ACRES RD SW
001	888700	0700	4/27/07	\$500,000	1560	780	8	1977	3	20000	N	N	10525 SW COWAN RD

Improved Sales Used in this Annual Update Analysis
Area 100
(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
001	062303	9026	6/20/05	\$620,000	1570	990	8	1969	4	11325	Y	N	10780 SW COWAN RD
001	182303	9095	7/28/05	\$440,000	1640	0	8	1986	3	243936	N	N	13423 VASHON HWY SW
001	072303	9168	5/6/05	\$575,000	1650	0	8	1984	4	56875	Y	N	11235 107TH AVE SW
001	761720	0110	11/15/07	\$615,000	1740	1200	8	1986	3	18180	Y	N	11535 SEA BREEZE AVE SW
001	888700	1827	3/15/07	\$619,000	1940	0	8	1994	3	15520	Y	N	10607 SW 116TH ST
001	888700	0726	6/29/07	\$610,000	2040	0	8	1976	3	20000	N	N	10424 SW 110TH ST
001	019450	0040	5/26/06	\$613,000	2060	2060	8	1965	3	43192	N	N	13315 108TH AVE SW
001	072303	9197	4/26/05	\$420,000	2120	0	8	1989	4	36537	Y	N	12423 VASHON HWY SW
001	072303	9140	5/2/05	\$454,950	2190	0	8	1979	3	72217	N	N	12028 CUNLIFFE RD SW
001	182303	9130	10/29/07	\$1,200,000	2230	0	8	1988	3	773625	Y	Y	10275 SW 127TH ST
001	242302	9098	12/16/05	\$725,000	2320	0	8	1979	3	267022	Y	N	12505 SW 148TH ST
001	668310	0100	6/9/06	\$965,000	2330	0	8	1988	3	7161	Y	Y	11037 PATTEN LN SW
001	888700	1140	3/30/05	\$590,000	2330	960	8	1975	3	76230	Y	N	11321 ASTA LN SW
001	888700	1005	8/9/06	\$724,950	2350	0	8	2000	3	18800	Y	N	11503 103RD AVE SW
001	888700	1005	3/3/05	\$670,000	2350	0	8	2000	3	18800	Y	N	11503 103RD AVE SW
001	182303	9093	12/9/05	\$710,000	2440	0	8	1996	3	329749	Y	N	12920 VASHON HWY SW
001	668310	0360	7/25/05	\$875,000	2640	0	8	1964	3	8789	Y	Y	10879 POINT VASHON DR SW
001	693060	0165	7/22/05	\$1,250,000	2650	0	8	1923	5	13796	Y	Y	11040 SW BILOXI RD
001	888700	1773	12/26/06	\$490,000	2880	0	8	1990	3	21450	Y	N	11818 105TH AVE SW
001	072303	9134	5/15/06	\$742,500	1700	880	9	2001	3	217800	Y	N	10510 SW 127TH ST
001	082303	9020	8/27/07	\$2,148,000	2460	0	9	2001	3	29620	Y	Y	9314 SW DOLPHIN POINT RD
001	182303	9197	7/12/06	\$990,000	2952	1500	9	1996	3	190357	Y	N	14127 107TH WAY SW
002	078600	0385	6/11/07	\$180,000	600	0	5	1951	4	3900	N	N	13533 SW 171ST ST
002	302303	9139	2/8/06	\$259,500	620	0	5	1946	5	7875	N	N	10204 SW COVE RD
002	292303	9142	12/20/06	\$265,000	660	0	5	1947	3	39600	N	N	9631 SW GORSUCH RD
002	078600	0230	11/16/07	\$239,000	790	120	5	1921	3	9000	N	N	17017 135TH LN SW
002	302303	9137	5/9/05	\$183,000	870	0	5	1920	4	9123	N	N	17405 100TH AVE SW
002	312303	9084	6/15/06	\$210,000	1030	0	5	1920	4	14040	N	N	18325 VASHON HWY SW
002	322303	9152	4/5/05	\$475,000	460	0	6	1978	4	317988	Y	Y	17716 MCLEAN RD SW
002	202303	9076	5/2/07	\$250,000	580	0	6	2006	3	41382	N	N	15302 VASHON HWY SW
002	203360	0100	9/7/07	\$449,000	760	0	6	1946	4	10320	Y	Y	8130 SW HAWTHORNE LN

Improved Sales Used in this Annual Update Analysis
Area 100
(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	078600	0265	5/30/06	\$282,500	840	0	6	1926	4	3300	N	N	13513 SW 170TH ST
002	202303	9140	4/5/06	\$257,000	960	0	6	1947	3	23522	N	N	9311 SW 156TH ST
002	078600	0010	5/23/06	\$350,000	1010	0	6	1918	5	4800	Y	N	17019 136TH PL SW
002	078600	0185	3/9/07	\$330,000	1070	120	6	1946	4	7980	N	N	13504 SW 170TH ST
002	078600	0185	4/26/06	\$300,000	1070	120	6	1946	4	7980	N	N	13504 SW 170TH ST
002	362302	9048	10/6/05	\$410,000	1134	0	6	1982	4	219323	N	N	17816 COMMONS RD SW
002	292303	9017	6/13/06	\$467,700	1210	0	6	1950	5	131115	N	N	16203 91ST AVE SW
002	078600	0200	3/23/07	\$336,000	1240	0	6	1926	4	15200	N	N	13522 SW 170TH ST
002	252302	9113	9/15/05	\$325,000	1240	0	6	1991	3	16552	Y	N	16825 129TH LN SW
002	322303	9148	11/6/07	\$333,000	1460	0	6	1912	3	82328	N	N	18307 BEALL RD SW
002	302303	9170	6/21/06	\$349,000	1560	0	6	1940	5	15045	N	N	16415 VASHON HWY SW
002	192303	9089	10/30/07	\$341,000	1651	0	6	1946	3	18200	N	N	15923 VASHON HWY SW
002	292303	9152	7/25/05	\$280,500	1720	0	6	1948	5	18600	N	N	9208 SW BANK RD
002	252302	9002	8/16/07	\$637,200	1819	0	6	1910	5	222156	N	N	16113 115TH AVE SW
002	252302	9002	4/27/05	\$489,000	1819	0	6	1910	5	222156	N	N	16113 115TH AVE SW
002	212303	9012	8/6/05	\$550,000	1890	0	6	1924	5	116305	Y	N	8131 SW DILWORTH RD
002	362302	9057	8/1/07	\$412,500	550	250	7	1982	4	59370	N	N	18717 WESTSIDE HWY SW
002	212303	9003	10/10/07	\$765,000	730	730	7	1977	3	9583	Y	Y	8228 SW HAWTHORNE LN
002	362302	9041	1/10/07	\$333,000	1020	0	7	1998	3	42240	N	N	18412 THORSEN RD SW
002	302303	9116	9/12/07	\$580,000	1080	640	7	1905	5	82764	N	N	16830 115TH AVE SW
002	322303	9201	11/28/07	\$360,000	1170	0	7	1974	2	31798	N	N	8804 SW 184TH ST
002	292303	9032	6/22/07	\$430,000	1240	0	7	1955	4	60112	N	N	9405 SW GORSUCH RD
002	292303	9184	3/14/05	\$227,500	1260	0	7	1954	4	10890	N	N	16726 VASHON HWY SW
002	292303	9109	8/30/07	\$494,000	1280	0	7	1970	4	101059	N	N	8912 SW SOPER RD
002	302303	9154	12/7/06	\$337,570	1320	0	7	1964	4	33976	N	N	10312 SW BANK RD
002	252302	9048	11/29/07	\$605,000	1340	0	7	1908	5	53040	N	N	11713 SW COVE RD
002	292303	9217	6/14/06	\$350,000	1392	0	7	1978	4	43710	N	N	17404 94TH AVE SW
002	242302	9247	11/1/05	\$525,500	1410	770	7	1976	4	46140	N	N	11617 SW 156TH ST
002	352302	9056	4/17/07	\$670,000	1470	0	7	1920	4	219978	Y	Y	17825 WESTSIDE HWY SW
002	202303	9085	6/23/05	\$435,000	1540	0	7	1983	4	54450	N	N	8831 SW 159TH ST
002	362302	9060	3/9/07	\$549,000	1550	0	7	1983	4	42304	N	N	17726 COMMONS RD SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	352302	9059	11/23/05	\$289,000	1560	0	7	1949	4	10800	N	N	17903 WESTSIDE HWY SW
002	252302	9072	6/16/06	\$262,470	1570	0	7	1956	2	40510	N	N	12619 SW COVE RD
002	292303	9270	4/25/06	\$635,000	1630	0	7	1980	2	24829	Y	Y	16510 86TH PL SW
002	252302	9089	4/7/06	\$391,000	1720	0	7	1963	4	77537	N	N	16325 115TH AVE SW
002	322303	9101	5/26/05	\$432,000	1760	0	7	1912	5	35284	N	N	9026 SW 184TH ST
002	322303	9186	6/23/06	\$365,000	2182	0	7	1973	4	20037	N	N	17709 BEALL RD SW
002	312303	9100	4/26/07	\$560,000	2350	0	7	1910	5	170755	N	N	10713 SW BANK RD
002	322303	9125	7/30/07	\$450,000	2590	0	7	1993	3	87120	N	N	18231 BEALL RD SW
002	252302	9157	7/6/07	\$550,000	1260	0	8	2005	3	30492	N	N	11701 SW COVE RD
002	202303	9105	10/13/05	\$430,000	1330	1200	8	1985	3	46609	N	N	15630 94TH AVE SW
002	261737	0090	7/23/07	\$464,500	1370	760	8	1999	3	5489	N	N	17413 95TH PL SW
002	242302	9230	12/13/05	\$449,000	1400	620	8	1973	4	60548	N	N	12328 SW 154TH ST
002	261737	0030	12/4/07	\$408,000	1420	0	8	1997	3	10022	N	N	17519 95TH PL SW
002	261737	0020	8/22/05	\$410,000	1470	0	8	1996	3	6635	N	N	17524 95TH PL SW
002	261737	0110	3/1/05	\$399,000	1620	870	8	2000	3	7397	N	N	17418 95TH PL SW
002	362302	9066	10/6/05	\$585,000	1640	0	8	1993	3	219479	N	N	12620 SW 184TH ST
002	242302	9053	10/9/06	\$649,000	2014	0	8	1996	3	212572	Y	N	15245 115TH AVE SW
002	302303	9019	8/5/05	\$515,000	2810	0	8	1991	3	107157	N	N	17025 107TH AVE SW
002	252302	9183	5/23/06	\$799,500	1460	870	9	2004	3	97138	Y	N	12912 SW 166TH ST
002	252302	9178	2/1/07	\$630,000	2520	0	9	1988	3	53578	Y	N	16512 128TH AVE SW
002	252302	9173	3/21/05	\$685,000	2670	0	9	1991	3	53578	Y	N	16523 128TH AVE SW
002	252302	9142	8/22/07	\$800,000	2620	0	10	1997	3	285753	N	N	16605 115TH AVE SW
003	153520	1175	1/12/05	\$164,800	410	0	5	1919	4	25200	Y	N	80TH LN SW
003	322303	9110	9/29/05	\$302,000	750	0	5	1922	5	41560	N	N	9406 SW 188TH ST
003	312303	9105	12/14/06	\$273,500	650	0	6	1964	4	16988	N	N	10026 SW 188TH ST
003	888600	0089	7/11/07	\$295,000	740	0	6	1951	3	23762	Y	N	21532 84TH AVE SW
003	072203	9031	6/21/05	\$265,000	870	0	6	1918	4	174240	N	N	21605 111TH AVE SW
003	082203	9108	7/26/07	\$369,999	890	0	6	1922	4	24500	N	N	21718 VASHON HWY SW
003	052203	9105	9/15/06	\$335,000	900	0	6	1991	3	40510	N	N	20407 87TH AVE SW
003	888600	0093	5/14/07	\$465,000	960	0	6	1970	4	28800	N	N	21428 86TH AVE SW
003	062203	9086	10/18/05	\$273,000	970	0	6	1950	4	103672	N	N	10418 SW CEMETERY RD

Improved Sales Used in this Annual Update Analysis
Area 100
(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	062203	9123	11/16/06	\$272,000	970	0	6	1941	3	206910	N	N	20602 111TH AVE SW
003	255150	0020	12/19/05	\$260,000	1020	0	6	1973	3	8400	N	N	8728 SW 190TH ST
003	249560	0041	7/25/06	\$327,000	1040	0	6	1970	4	12000	N	N	8725 SW CEMETERY RD
003	062203	9017	3/9/07	\$339,000	1060	0	6	1900	5	39859	N	N	9913 SW CEMETERY RD
003	255150	0190	10/4/05	\$283,000	1060	0	6	1973	3	9350	N	N	19011 87TH PL SW
003	052203	9093	10/11/06	\$347,000	1150	0	6	1948	3	120225	N	N	9215 SW 204TH ST
003	062203	9176	5/16/05	\$202,000	1220	0	6	1957	3	10131	N	N	9914 SW 206TH CT
003	153520	4365	2/1/06	\$338,500	1280	0	6	1977	5	44550	Y	N	20627 87TH AVE SW
003	052203	9119	7/27/06	\$390,000	1320	0	6	1978	4	69197	N	N	19824 87TH AVE SW
003	072203	9056	7/29/05	\$275,000	1560	0	6	1964	4	110778	N	N	21019 111TH AVE SW
003	062203	9020	6/12/07	\$535,000	1640	0	6	1910	4	210830	N	N	10714 SW CEMETERY RD
003	062203	9020	11/27/07	\$460,000	1640	0	6	1910	4	210830	N	N	10714 SW CEMETERY RD
003	062203	9056	9/26/06	\$338,000	1680	0	6	1907	4	38710	N	N	19805 VASHON HWY SW
003	052203	9158	5/11/07	\$495,000	2060	0	6	1908	4	39639	N	N	20610 VASHON HWY SW
003	072203	9081	5/23/07	\$399,500	1030	0	7	1995	3	11325	N	N	21709 VASHON HWY SW
003	322303	9140	11/10/05	\$376,000	1130	440	7	1973	3	173368	N	N	18430 VASHON HWY SW
003	052203	9044	1/9/07	\$477,000	1150	1100	7	1971	4	83635	N	N	20325 87TH AVE SW
003	012202	9079	9/22/05	\$401,000	1210	870	7	1968	4	90169	N	N	19407 WESTSIDE HWY SW
003	322303	9089	12/15/05	\$302,000	1230	0	7	1973	3	171190	N	N	18418 VASHON HWY SW
003	062203	9119	6/25/07	\$345,000	1270	680	7	1951	3	47000	N	N	20707 VASHON HWY SW
003	322303	9159	11/27/07	\$379,000	1290	0	7	1995	3	52272	N	N	9025 SW 184TH ST
003	062203	9051	4/1/05	\$585,000	1330	0	7	1934	4	198000	N	N	20025 107TH AVE SW
003	153520	1120	8/22/05	\$409,000	1380	0	7	1989	3	10125	Y	N	8032 SW 204TH ST
003	249560	0078	6/28/05	\$399,000	1382	0	7	1999	3	103247	N	N	8901 SW 198TH ST
003	352302	9037	8/1/05	\$600,000	1460	500	7	1989	3	9265	Y	Y	18819 SUNSET RD SW
003	249560	0090	7/24/06	\$351,000	1490	0	7	1976	4	56197	N	N	19921 87TH AVE SW
003	322303	9044	5/29/07	\$715,000	1540	1000	7	1990	3	84942	N	N	9609 SW 188TH ST
003	072203	9100	3/31/05	\$274,000	1540	1400	7	1962	3	23086	N	N	9933 SW 212TH ST
003	072203	9078	3/31/05	\$275,000	1560	0	7	2000	3	23086	N	N	21718 102ND LN SW
003	062203	9035	9/19/06	\$409,000	1600	0	7	1981	3	94525	N	N	20507 107TH AVE SW
003	022202	9079	2/17/05	\$279,000	1600	0	7	1988	3	98881	N	N	13123 SW 196TH ST

Improved Sales Used in this Annual Update Analysis
Area 100
(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	052203	9156	3/15/05	\$443,000	1660	0	7	1960	4	81821	Y	N	19904 87TH AVE SW
003	052203	9036	2/23/06	\$410,000	1670	0	7	1994	3	129808	N	N	9425 SW 204TH ST
003	062203	9013	4/20/07	\$519,000	1810	0	7	1950	4	207781	N	N	10409 SW CEMETERY RD
003	888600	0043	8/23/05	\$402,000	1840	0	7	1986	3	22215	Y	N	21330 TRAMP HARBOR RD SW
003	112202	9067	7/27/07	\$617,000	1870	0	7	1992	3	104108	N	N	22215 WAX ORCHARD RD SW
003	888600	0060	7/26/07	\$765,000	1920	1390	7	1989	3	43400	Y	N	21416 TRAMP HARBOR RD SW
003	888600	0060	12/28/05	\$650,000	1920	1390	7	1989	3	43400	Y	N	21416 TRAMP HARBOR RD SW
003	082203	9131	10/11/05	\$555,000	2030	0	7	1987	3	224334	N	N	9331 SW 211TH ST
003	312303	9082	1/26/06	\$465,000	2040	0	7	1997	3	273556	N	N	10519 SW 188TH ST
003	888600	0064	8/24/05	\$440,000	2060	0	7	1982	3	15185	Y	N	21428 TRAMP HARBOR RD SW
003	052203	9008	9/18/07	\$641,000	2100	0	7	1991	3	208068	N	N	19604 87TH AVE SW
003	112202	9113	1/26/06	\$489,000	2200	0	7	1965	4	73180	N	N	13324 SW 220TH ST
003	322303	9034	8/23/05	\$363,000	820	0	8	1997	3	125888	N	N	18427 BEALL RD SW
003	249560	0032	8/29/06	\$515,000	1130	1100	8	1994	3	56971	N	N	8812 SW CEMETERY RD
003	322303	9058	10/17/07	\$520,000	1240	0	8	1978	4	75358	N	N	18427 RIDGE RD SW
003	888600	0075	8/14/06	\$602,000	1350	0	8	1999	3	15042	Y	N	21514 TRAMP HARBOR RD SW
003	153520	0650	10/31/06	\$725,000	1460	1060	8	1950	5	11716	Y	N	20402 81ST AVE SW
003	072203	9039	9/12/05	\$543,000	1540	0	8	1979	4	233046	N	N	22231 103RD AVE SW
003	888760	0050	5/3/05	\$340,000	1580	0	8	2004	3	13455	N	N	9931 SW 184TH WAY
003	888760	0060	11/17/05	\$368,000	1640	0	8	2005	3	13068	N	N	9923 SW 184TH WAY
003	888760	0090	5/3/05	\$360,000	1640	0	8	2004	3	12725	N	N	18414 100TH CT SW
003	888760	0040	5/3/05	\$350,000	1640	0	8	2005	3	13455	N	N	9939 SW 184TH WAY
003	888760	0010	11/27/06	\$399,000	1670	0	8	2004	3	14279	N	N	10023 SW 184TH WAY
003	888760	0070	9/9/05	\$415,000	1950	0	8	2005	3	13625	N	N	9926 SW 184TH WAY
003	888760	0120	9/21/07	\$445,000	1954	0	8	2004	3	14848	N	N	18425 100TH CT SW
003	153520	3605	12/13/06	\$677,000	2000	800	8	1979	4	175982	N	N	20416 87TH AVE SW
003	062203	9143	3/26/07	\$596,000	2070	0	8	1999	3	104979	N	N	20520 105TH AVE SW
003	012202	9011	6/17/07	\$600,000	2154	960	8	1918	5	86684	N	N	12717 SW CEMETERY RD
003	322303	9124	8/19/05	\$536,500	2180	0	8	1900	5	89298	N	N	18606 BEALL RD SW
003	042203	9025	8/14/06	\$701,500	2320	0	8	1997	3	11430	Y	Y	8060 SW KLAHANIE RD
003	249560	0036	2/27/05	\$525,000	2338	0	8	1979	4	208642	N	N	8722 SW CEMETERY RD

Improved Sales Used in this Annual Update Analysis
Area 100
(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	888600	0088	4/28/05	\$559,500	2380	0	8	1987	4	31800	Y	N	8416 SW 216TH ST
003	153520	0455	9/20/06	\$875,000	2450	0	8	1983	4	13000	Y	Y	20446 CHAUTAUQUA BEACH RD SW
003	052203	9118	2/22/06	\$680,000	2528	0	8	2005	3	67953	Y	N	20004 87TH AVE SW
003	322303	9059	5/22/06	\$715,000	3190	0	8	1946	4	94960	N	N	18522 BEALL RD SW
003	322303	9059	12/12/07	\$612,000	3190	0	8	1946	4	94960	N	N	18522 BEALL RD SW
003	082203	9027	11/7/05	\$770,000	1610	0	9	2002	3	260924	N	N	8629 SW 216TH ST
003	888600	0090	6/25/07	\$1,370,000	2130	220	9	1940	5	60112	Y	N	21405 TRAMP HARBOR RD SW
003	052203	9140	4/20/07	\$850,000	2170	650	9	1964	4	49810	Y	N	19310 RIDGE RD SW
003	052203	9117	8/5/05	\$650,000	2670	0	9	1990	3	126324	N	N	20114 87TH AVE SW
003	082203	9147	9/26/07	\$555,000	3100	0	9	2000	3	50985	N	N	9721 SW 212TH ST
003	052203	9121	7/26/05	\$549,500	3320	0	9	2000	3	80150	N	N	9424 SW 204TH ST
005	502440	0110	12/27/05	\$485,000	780	0	5	1934	5	28025	Y	Y	23047 RAYMOND RD SW
005	182203	9061	10/25/06	\$265,000	770	0	6	1928	4	33000	N	N	10709 SW 238TH ST
005	192203	9069	10/11/06	\$355,000	860	0	6	1950	5	9583	Y	N	24021 99TH AVE SW
005	242202	9041	9/21/06	\$428,000	990	0	6	1908	5	208216	N	N	24026 WAX ORCHARD RD SW
005	242202	9041	4/23/05	\$350,000	990	0	6	1908	5	208216	N	N	24026 WAX ORCHARD RD SW
005	132202	9023	11/7/05	\$307,000	1020	0	6	1949	4	128066	N	N	12131 SW 232ND ST
005	182203	9254	6/26/06	\$332,000	1130	0	6	1973	4	37950	N	N	23708 115TH AVE SW
005	059400	0035	8/24/06	\$582,000	1240	0	6	1914	5	21500	Y	Y	10209 SW TILlicum LN
005	182203	9216	10/17/07	\$350,000	1260	0	6	1971	3	32234	N	N	10305 SW 225TH ST
005	606760	0030	8/13/07	\$410,000	1580	0	6	1907	5	20000	Y	N	23107 VASHON HWY SW
005	142202	9124	8/12/05	\$325,000	1720	660	6	1995	3	51836	Y	N	22735 CAREY RD SW
005	606760	0207	8/29/05	\$450,000	1760	0	6	1966	3	192535	N	N	22916 107TH AVE SW
005	192203	9009	10/19/05	\$989,000	1950	0	6	1989	3	17424	Y	Y	10040 SW GOVERNORS LN
005	606760	0180	8/22/07	\$365,000	1140	0	7	1985	3	25857	Y	N	10503 SW 228TH ST
005	936120	0030	3/22/07	\$379,000	1260	0	7	1987	3	17000	Y	N	23905 104TH AVE SW
005	182203	9132	6/4/07	\$396,000	1350	0	7	1960	4	19500	N	N	10724 SW 238TH ST
005	242202	9134	3/9/06	\$505,000	1468	0	7	1982	4	92782	Y	N	11806 SW SHAWNEE RD
005	202203	9088	4/14/05	\$379,000	1550	0	7	1982	3	18203	N	N	24103 97TH AVE SW
005	182203	9234	3/16/07	\$675,000	1580	0	7	1988	3	47044	Y	N	23526 107TH AVE SW
005	182203	9231	12/26/06	\$449,000	1610	0	7	2006	3	5662	N	N	23921 99TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	142202	9140	4/10/07	\$570,000	1900	0	7	1995	3	276606	N	N	14012 SW REDDINGS BEACH RD
005	142202	9140	3/2/06	\$420,000	1900	0	7	1995	3	276606	N	N	14012 SW REDDINGS BEACH RD
005	182203	9246	3/21/05	\$529,500	1970	1020	7	2005	3	219978	N	N	10632 SW 228TH ST
005	182203	9240	3/1/05	\$400,000	2920	0	7	1974	3	118483	N	N	11401 SW 238TH ST
005	059400	0120	12/1/06	\$833,000	880	800	8	1993	3	9500	Y	Y	23020 VASHON HWY SW
005	142202	9021	5/10/06	\$800,000	1448	0	8	1996	3	252648	Y	N	22723 CAREY RD SW
005	172203	9054	8/6/07	\$629,000	1640	0	8	1948	4	30056	N	N	23720 97TH AVE SW
005	172203	9054	3/13/07	\$629,000	1640	0	8	1948	4	30056	N	N	23720 97TH AVE SW
005	172203	9054	2/3/05	\$435,000	1640	0	8	1948	4	30056	N	N	23720 97TH AVE SW
005	202203	9071	7/27/07	\$630,000	1700	1220	8	1928	5	15000	Y	N	24010 99TH AVE SW
005	606760	0080	8/16/07	\$437,000	1717	0	8	2006	3	23000	Y	N	10420 SW 230TH ST
005	132202	9067	10/27/06	\$505,000	1870	1000	8	1987	3	207781	N	N	23322 OLD MILL RD SW
005	126920	0128	2/12/07	\$800,000	1920	0	8	1992	4	19950	Y	N	9701 SW HARBOR DR
005	142202	9138	9/25/07	\$715,000	2030	0	8	1999	3	217805	N	N	23417 LANDERS RD SW
005	126920	0105	1/12/06	\$1,150,000	2180	0	8	1983	4	34412	Y	Y	9626 SW HARBOR DR
005	936121	0030	2/28/07	\$475,000	2190	0	8	1993	3	16700	Y	N	23904 105TH AVE SW
005	242202	9008	5/12/05	\$505,000	2580	0	8	1996	3	436906	N	N	24122 129TH AVE SW
005	142202	9096	10/23/06	\$670,000	3670	0	8	1993	3	217844	N	N	23310 LANDERS RD SW
005	606760	0140	4/29/05	\$410,000	1390	0	9	1999	3	100188	N	N	10505 SW 230TH ST
005	606760	0050	10/13/05	\$650,000	1730	1065	9	1965	4	40000	Y	N	22925 VASHON HWY SW
005	606760	0163	1/24/07	\$675,000	2483	0	9	2006	3	46000	Y	N	22929 105TH AVE SW
005	639800	0015	10/19/06	\$1,965,000	2410	800	10	1931	5	48351	Y	Y	22526 99TH LN SW
006	262202	9040	6/21/06	\$365,000	760	0	6	1947	2	43995	Y	Y	25822 BATES WALK SW
006	262202	9028	8/28/06	\$550,000	870	590	6	1923	5	29185	Y	Y	25734 BATES WALK SW
006	534160	0180	4/25/05	\$215,000	1050	0	6	1990	4	25375	N	N	29908 129TH PL SW
006	252202	9004	2/14/05	\$349,000	1196	292	6	1984	3	16500	Y	Y	11842 SW 256TH LN
006	700420	0060	8/2/06	\$296,000	1270	0	6	1991	3	20000	N	N	12040 SW 250TH WAY
006	700420	0060	7/11/05	\$257,500	1270	0	6	1991	3	20000	N	N	12040 SW 250TH WAY
006	022102	9067	5/8/06	\$495,000	1300	200	6	1947	4	4851	Y	Y	13235 SW TAHLEQUAH RD
006	352202	9082	6/8/07	\$465,000	1344	0	6	2003	3	108900	N	N	28029 133RD AVE SW
006	232202	9129	6/9/06	\$697,500	780	780	7	1966	3	10817	Y	Y	24865 138TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	700420	0100	8/26/05	\$351,350	830	830	7	1979	4	22824	N	N	12212 SW 250TH WAY
006	022102	9073	1/23/07	\$405,000	1060	1060	7	1963	3	24829	Y	N	30157 131ST AVE SW
006	534160	0100	2/16/07	\$349,000	1170	0	7	1993	3	29600	N	N	13031 SW 297TH WAY
006	012102	9073	10/6/06	\$280,000	1200	0	7	1978	4	58370	N	N	12914 SW 297TH WAY
006	262202	9058	10/6/06	\$450,000	1320	0	7	1976	3	13503	Y	Y	26028 BATES WALK SW
006	012102	9131	8/3/07	\$550,000	1350	1230	7	1978	3	30927	Y	Y	12405 SW BACHELOR RD
006	352202	9024	12/9/05	\$418,000	1540	0	7	1996	3	87120	N	N	13119 SW 280TH ST
006	700420	0280	3/27/06	\$330,000	1550	0	7	1994	3	19250	N	N	12011 SW 250TH WAY
006	534170	0110	5/25/06	\$349,900	1580	0	7	1991	3	23400	N	N	29746 128TH AVE SW
006	534170	0110	9/14/05	\$318,000	1580	0	7	1991	3	23400	N	N	29746 128TH AVE SW
006	252202	9042	8/4/06	\$680,000	1660	0	7	1975	4	15681	Y	Y	26321 PILLSBURY RD SW
006	352202	9089	7/26/06	\$429,000	1660	380	7	1997	3	50529	N	N	14117 SW 283RD ST
006	262202	9049	6/25/07	\$429,000	1752	0	7	2004	3	73041	N	N	26815 WAX ORCHARD RD SW
006	012102	9105	6/28/05	\$397,500	1780	0	7	1957	4	33105	N	N	29768 128TH AVE SW
006	232202	9046	8/31/07	\$744,500	1790	580	7	1975	4	40006	Y	Y	25527 140TH LN SW
006	362202	9047	4/16/07	\$525,000	1840	0	7	1982	4	217800	N	N	12928 SW 276TH ST
006	362202	9047	10/12/05	\$475,000	1840	0	7	1982	4	217800	N	N	12928 SW 276TH ST
006	242202	9047	3/27/06	\$636,000	1960	0	7	1941	4	11761	Y	Y	11701 SW 249TH LN
006	362202	9024	6/6/07	\$701,500	2590	0	7	1979	4	152460	N	N	28732 VASHON HWY SW
006	700420	0170	4/26/06	\$365,000	930	930	8	1957	3	24840	N	N	25140 122ND AVE SW
006	242202	9098	4/27/07	\$637,500	1593	600	8	1993	3	54885	N	N	12115 SW 253RD ST
006	252202	9099	8/23/05	\$575,000	1870	0	8	2002	3	341510	Y	N	12350 SW 266TH LN
006	352202	9032	4/26/06	\$515,000	2400	0	8	2005	3	98445	N	N	28409 VASHON HWY SW
006	534160	0150	9/18/07	\$550,000	3150	0	9	2001	3	41445	Y	N	12900 SW 298TH ST
006	252202	9034	5/30/06	\$790,000	3770	0	9	1981	3	273992	N	N	13005 SW 267TH LN
007	033600	0067	5/17/06	\$360,000	360	0	5	1952	4	6450	Y	Y	27913 SUMMERHURST WALK SW
007	445100	0070	9/19/06	\$470,000	480	0	5	1962	3	10230	Y	Y	4940 SW LUANA LN
007	152203	9019	10/14/05	\$333,000	904	0	5	1988	4	90604	N	N	6702 SW POINT ROBINSON RD
007	387440	0220	11/9/07	\$355,000	1186	0	5	1990	2	21502	N	N	7919 SW 234TH ST
007	205120	0506	1/5/05	\$321,500	1190	0	5	1935	5	87120	N	N	26613 99TH AVE SW
007	222203	9021	1/10/05	\$404,500	1370	0	5	1913	3	467834	Y	N	6007 SW 240TH ST

Improved Sales Used in this Annual Update Analysis
Area 100
(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
007	222203	9043	12/26/06	\$347,000	600	0	6	1913	4	54886	N	N	5221 SW POINT ROBINSON RD
007	855000	1550	5/9/06	\$440,000	900	0	6	1913	5	3719	Y	Y	27728 MANZANITA BEACH RD SW
007	855000	2375	11/8/06	\$525,000	990	670	6	1908	4	9023	Y	Y	27629 HAKE RD SW
007	517920	0015	8/22/07	\$425,000	1110	0	6	1923	3	11050	Y	N	9917 SW 260TH ST
007	755880	0060	8/11/05	\$277,000	1250	0	6	1990	3	14175	N	N	9316 SW 274TH ST
007	092203	9012	2/9/07	\$390,000	1350	0	6	1905	4	11761	Y	Y	8222 SW QUARTERMASTER DR
007	302203	9027	7/27/06	\$580,000	1630	0	6	1990	3	27442	Y	Y	26013 101ST PL SW
007	302203	9025	6/28/06	\$595,500	796	0	7	1999	3	9780	Y	Y	26003 101ST PL SW
007	755880	0290	3/22/05	\$255,000	950	710	7	1979	3	16625	Y	N	9109 SW 274TH ST
007	281710	0110	4/27/05	\$262,650	1010	0	7	1981	3	9576	N	N	25620 79TH AVE SW
007	205120	0434	5/3/07	\$485,000	1060	1060	7	1977	3	36000	Y	N	9600 SW 268TH ST
007	281710	0160	11/6/07	\$285,000	1090	0	7	1978	3	9750	N	N	7727 SW 256TH ST
007	281710	0120	3/4/05	\$226,000	1100	0	7	1996	3	10530	N	N	25610 79TH AVE SW
007	205120	0431	5/20/05	\$335,000	1120	0	7	1964	4	91040	Y	N	9614 SW 268TH ST
007	755880	0560	5/23/05	\$380,000	1150	830	7	1978	3	13230	Y	N	27545 SANDY SHORES DR SW
007	281710	0300	11/21/06	\$286,000	1200	0	7	1981	4	10240	N	N	7516 SW 257TH ST
007	755880	0570	6/30/05	\$365,000	1200	400	7	1965	3	13420	Y	N	27537 SANDY SHORES DR SW
007	152203	9078	6/20/05	\$500,000	1230	480	7	1963	4	138085	Y	N	23325 63RD AVE SW
007	281710	0430	10/12/06	\$377,000	1250	830	7	1981	4	12920	N	N	25725 78TH AVE SW
007	281710	0430	9/6/05	\$359,500	1250	830	7	1981	4	12920	N	N	25725 78TH AVE SW
007	281710	0520	5/17/06	\$350,000	1250	600	7	1997	3	12180	N	N	7836 SW 259TH PL
007	281710	0330	1/26/05	\$225,000	1250	0	7	1983	3	9600	N	N	7614 SW 257TH ST
007	281710	0860	8/30/06	\$285,000	1260	0	7	1978	3	10000	N	N	7717 SW 257TH ST
007	205120	0105	11/8/05	\$485,000	1300	0	7	1977	5	11250	Y	N	9825 SW DOCK ST
007	281710	0010	1/20/05	\$286,000	1300	600	7	1981	3	10160	N	N	25818 79TH AVE SW
007	232203	9038	9/27/05	\$529,000	1370	0	7	1978	4	35650	Y	Y	4535 SW 245TH ST
007	755880	0050	2/2/06	\$318,500	1400	0	7	1991	3	13920	N	N	27318 94TH AVE SW
007	162203	9217	12/21/05	\$411,000	1420	0	7	1994	3	63598	N	N	23835 DOCKTON RD SW
007	855000	0060	6/27/05	\$406,000	1480	500	7	1983	3	4200	Y	Y	28239 MANZANITA BEACH RD SW
007	142203	9081	8/15/07	\$947,800	1490	0	7	1991	3	9298	Y	Y	4418 SW LUANA BEACH RD
007	617580	1210	9/26/07	\$565,000	1490	0	7	1992	3	35490	Y	N	9601 SW 288TH ST

Improved Sales Used in this Annual Update Analysis
Area 100
(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
007	281710	0820	10/24/07	\$450,000	1540	960	7	1977	3	20187	Y	N	25814 78TH AVE SW
007	162203	9186	3/9/07	\$485,000	1620	0	7	1930	4	25265	N	N	22834 DOCKTON RD SW
007	281721	0520	6/28/07	\$662,000	1830	0	7	2005	3	11000	Y	N	7326 SW 258TH PL
007	205120	0442	8/13/07	\$810,000	1904	910	7	1980	5	64033	Y	N	9703 SW 264TH ST
007	281710	0350	4/19/05	\$274,500	1980	0	7	1989	3	10240	N	N	7706 SW 257TH ST
007	281710	0850	11/23/05	\$321,500	2210	0	7	1978	3	10000	N	N	25720 78TH AVE SW
007	232203	9073	9/26/05	\$487,000	2260	0	7	1991	3	25859	Y	N	24315 49TH PL SW
007	281721	0540	5/31/06	\$585,000	2340	0	7	1982	3	14250	Y	N	7319 SW 258TH PL
007	162203	9138	6/13/05	\$515,000	2340	0	7	1988	3	211701	N	N	7118 SW 240TH ST
007	222203	9009	4/7/05	\$647,000	3150	0	7	1958	4	209088	N	N	5527 SW POINT ROBINSON RD
007	855000	1505	8/22/07	\$805,000	810	300	8	2000	3	9680	Y	Y	27704 MANZANITA BEACH RD SW
007	855000	1505	5/2/06	\$675,000	810	300	8	2000	3	9680	Y	Y	27704 MANZANITA BEACH RD SW
007	162203	9150	7/19/05	\$435,000	1291	962	8	1975	3	13939	Y	N	6809 SW MAURY PARK RD
007	282203	9040	4/27/07	\$429,000	1316	0	8	2006	3	13656	Y	N	25644 75TH AVE SW
007	142203	9029	7/16/07	\$1,025,000	1340	0	8	1996	3	12085	Y	Y	4324 SW LUANA BEACH RD
007	302203	9021	6/15/05	\$798,250	1360	880	8	1972	3	43560	Y	Y	25827 STUCKEY AVE SW
007	281710	0990	12/23/05	\$465,000	1380	660	8	1995	3	9900	Y	N	7613 SW 258TH CT
007	281710	0640	2/27/05	\$448,500	1430	540	8	1979	4	17550	Y	N	7609 SW 259TH ST
007	281700	0120	9/28/05	\$430,000	1540	0	8	2005	3	10686	Y	N	25925 75TH AVE SW
007	281710	0570	12/8/05	\$394,000	1550	750	8	1979	3	38252	Y	N	7819 SW 259TH PL
007	281720	0150	10/13/06	\$435,000	1660	990	8	1979	3	11096	Y	N	25850 75TH AVE SW
007	281721	0080	2/23/05	\$629,000	1890	780	8	1979	4	12425	Y	Y	25818 GOLD BEACH DR SW
007	222203	9050	1/24/06	\$728,000	1960	0	8	1989	3	287060	N	N	5213 SW POINT ROBINSON RD
007	281710	0890	6/22/06	\$349,000	2050	0	8	1981	3	9750	N	N	7615 SW 257TH ST
007	281710	0940	4/21/07	\$465,000	2074	0	8	2006	3	12000	N	N	7626 SW 258TH CT
007	387440	0020	4/22/05	\$800,000	2120	1380	8	1971	4	27782	Y	Y	23515 KINGSBURY RD SW
007	521620	0120	11/2/07	\$1,021,000	2174	0	8	1930	5	25183	Y	Y	7412 SW MAURY PARK RD
007	312203	9045	6/21/05	\$500,000	2280	0	8	2004	3	180774	N	N	28305 99TH AVE SW
007	232203	9008	10/19/06	\$728,000	2300	1380	8	1991	3	70132	Y	N	24132 49TH PL SW
007	281700	0140	7/10/07	\$650,000	2330	0	8	1987	4	10218	Y	N	25937 75TH AVE SW
007	281700	0010	7/19/07	\$632,000	2340	0	8	1977	3	9750	Y	N	25833 75TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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
007	222203	9066	3/13/07	\$649,000	2420	0	8	1999	3	201597	N	N	5410 SW 244TH ST
007	281721	0020	5/25/05	\$560,000	1530	970	9	1985	3	10790	Y	Y	25854 GOLD BEACH DR SW
007	212203	9094	9/27/05	\$800,000	1770	200	9	1980	3	26375	Y	Y	8166 SW 246TH ST
007	162203	9168	4/17/07	\$985,000	2524	0	9	2005	3	132858	N	N	23415 67TH LN SW
007	152203	9023	9/7/06	\$865,000	3000	0	9	1996	3	417304	N	N	23620 63RD AVE SW
007	232203	9057	11/14/06	\$1,275,000	2880	0	11	1980	4	64476	Y	Y	24645 47TH PL SW
007	202203	9125	8/25/05	\$1,075,000	2960	0	11	1998	3	133294	Y	N	25415 DOCKTON RD SW

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	019450	0090	6/17/05	\$150,000	DOR RATIO;NON-PROFIT ORGANIZATION
001	062303	9021	10/3/07	\$720,000	QUIT CLAIM DEED
001	072303	9121	8/18/06	\$1,325,000	NON REPRESENTATIVE
001	082303	9053	7/11/07	\$1,495,000	IMP COUNT
001	132302	9007	6/8/06	\$371,000	DOR RATIO;IMP. CHARISTICS CHANGED SINCE SALE
001	172303	9029	11/9/05	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	182303	9202	10/6/05	\$195,700	DOR RATIO;%COMPL
001	192303	9046	1/10/07	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	202303	9051	3/4/05	\$1,110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242302	9012	11/30/05	\$22,596	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, GS
001	242302	9012	9/15/06	\$365,000	NON REPRESENTATIVE
001	242302	9014	6/11/05	\$315,000	DOR RATIO;%COMPL;OPEN SPACE/
001	242302	9113	6/3/05	\$288,000	OBSOL;STATEMENT TO DOR
001	278160	0155	10/25/06	\$352,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	668300	0115	6/28/07	\$683,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668300	0215	8/31/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	668300	0295	6/1/06	\$62,033	DOR RATIO;QUIT CLAIM DEED
001	816400	0065	12/3/05	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	888700	0025	12/2/05	\$205,000	TENANT
001	888700	0140	9/18/06	\$400,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	888700	0563	1/3/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	888700	0725	6/2/06	\$165,000	DOR RATIO;NON-REPRESENTATIVE SALE
001	888700	0728	6/10/05	\$82,000	DOR RATIO
001	888700	0870	11/28/05	\$177,000	PREVIMP<=25K;NO MARKET EXPOSURE
001	888700	1462	7/22/05	\$381,500	OBSOL
001	888700	1560	2/7/05	\$314,500	NO MARKET EXPOSURE
001	888700	1621	9/18/05	\$75,837	DOR RATIO
001	888700	1621	10/11/05	\$135,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	078600	0035	10/13/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	078600	0045	3/9/05	\$183,860	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	078600	0230	5/22/07	\$175,000	DOUBLE SALE
002	078600	0255	6/21/06	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	192303	9022	8/23/05	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	192303	9024	3/8/06	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	192303	9089	9/15/06	\$137,500	DOR RATIO;STATEMENT TO DOR
002	202303	9045	4/1/05	\$135,000	DOR RATIO;IMP. CHARRISTICS CHANGED SINCE SALE
002	202303	9045	5/9/05	\$192,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	202303	9071	4/11/05	\$417,500	OPEN SPACE/
002	203360	0175	8/3/07	\$760,000	IMP COUNT
002	212303	9033	3/15/05	\$486,000	DOR RATIO;IMP COUNT
002	212303	9038	8/3/06	\$200,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
002	242302	9028	2/24/06	\$1,150,000	IMP COUNT
002	242302	9159	2/7/06	\$445,000	NO MARKET EXPOSURE; FORCED SALE;
002	252302	9157	11/22/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	252302	9159	8/3/05	\$172,642	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	252302	9163	4/26/05	\$483,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	292303	9126	9/23/07	\$81,675	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	292303	9130	10/11/06	\$440,000	IMP COUNT;UNFIN AREA
002	292303	9163	5/3/06	\$170,000	DOR RATIO;%COMPL;OPEN SPACE/NO MARKET EXPOSURE
002	292303	9163	7/15/05	\$10,000	DOR RATIO;%COMPL;OPEN SPACE/QUESTIONABLE PER APPRAISAL
002	292303	9171	10/27/06	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	292303	9218	5/20/05	\$239,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	292303	9221	11/15/06	\$210,000	DOR RATIO;IMP COUNT;OPEN SPACE/QUIT CLAIM DEED; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE; AND OTHER WARNINGS
002	302303	9038	5/5/06	\$672,345	UNFIN AREA
002	302303	9087	9/14/05	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	302303	9098	11/23/05	\$507,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	302303	9106	7/17/06	\$74,000	DOR RATIO;FULL SALES PRICE NOT REPORTED; QUESTIONABLE PER APPRAISAL
002	302303	9108	12/21/06	\$665,000	IMP COUNT
002	302303	9138	7/21/05	\$270,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	302303	9205	3/8/05	\$80,000	DOR RATIO;UNFIN AREA
002	302303	9236	8/25/05	\$483,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	302303	9242	10/27/05	\$472,500	OPEN SPACE/
002	312303	9063	7/21/06	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	312303	9140	10/21/05	\$369,500	IMP COUNT;IMP. CHARAC CHANGED SINCE SALE
002	322303	9026	7/28/06	\$471,700	IMP COUNT;IMP. CHARAC CHANGED SINCE SALE
002	322303	9155	3/9/06	\$312,000	IMP COUNT;IMP. CHARAC CHANGED SINCE SALE
002	322303	9201	3/8/06	\$125,000	IMP COUNT;IMP. CHARAC CHANGED SINCE SALE
002	322303	9208	8/9/05	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	322303	9231	11/26/07	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	352302	9077	8/22/05	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	352302	9079	11/15/06	\$640,000	OBSOL
002	362302	9060	7/25/06	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	362302	9062	4/22/05	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012202	9034	8/4/05	\$175,000	DOR RATIO;MOBILE HOME
003	012202	9065	5/2/05	\$386,000	OPEN SPACE/ESTATE ADMINISTRATOR, GUARDIAN
003	022202	9006	4/7/06	\$995,000	OPEN SPACE/ESTATE ADMINISTRATOR, GUARDIAN
003	052203	9038	4/19/07	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052203	9071	4/8/05	\$165,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE;R
003	052203	9132	6/7/06	\$429,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	052203	9135	9/18/06	\$220,000	TRADE; EXEMPT FROM EXCISE TAX
003	052203	9149	4/21/06	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	052203	9163	8/29/06	\$475,000	NON-REPRESENTATIVE SALE
003	059100	0005	7/16/07	\$699,000	OPEN SPACE/OPEN SPACE DESIG CONTINUED/OK'D

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	062203	9037	3/2/06	\$246,887	QUIT CLAIM DEED
003	062203	9160	11/8/05	\$100,725	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
003	062203	9160	10/12/05	\$37,744	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
003	072203	9005	5/17/05	\$650,500	OPEN SPACE/
003	072203	9005	5/3/07	\$783,000	OPEN SPACE/TIMBER AND FOREST LAND
003	072203	9139	12/29/05	\$102,900	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
003	072203	9164	10/18/07	\$960,000	OPEN SPACE/OPEN SPACE DESIG CONT/OK'D
003	082203	9026	1/9/06	\$996,000	IMP COUNT
003	082203	9080	11/7/07	\$217,000	DOR RATIO;IMP COUNT
003	112202	9015	8/13/07	\$675,000	OPEN SPACE/OPEN SPACE DESIG CONT/OK'D
003	112202	9020	10/6/05	\$195,955	DOR RATIO;QUIT CLAIM DEED
003	112202	9124	9/24/07	\$570,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	122202	9030	10/3/05	\$620,000	IMP COUNT
003	122202	9070	5/2/06	\$535,000	OPEN SPACE/
003	153520	0135	10/6/06	\$372,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	153520	0325	10/10/05	\$299,000	NON-CONVENTIONAL HEATING SYSTEM
003	153520	1210	6/13/05	\$165,000	PREVIMP<=25K
003	153520	1896	9/7/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	153520	2930	8/30/05	\$749,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	249560	0070	5/12/05	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	249560	0076	11/9/05	\$295,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	255150	0110	12/18/07	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	255150	0280	5/17/05	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	352302	9045	9/17/07	\$260,000	PREVIMP<=25K;STATEMENT TO DOR
003	352302	9062	5/25/05	\$315,000	DIAGNOSTIC OUTLIER
005	059400	0080	10/13/06	\$875,000	IMP COUNT
005	082203	9084	1/7/05	\$550,000	DOR RATIO;IMP. CHARACTICS CHANGED SINCE SALE
005	082203	9084	5/17/06	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	126920	0026	8/8/05	\$865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	126920	0105	9/29/05	\$42,000	DOR RATIO;NO MARKET EXPOSURE
005	126920	0110	9/24/05	\$655,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	126920	0152	3/24/07	\$555,000	IMP COUNT
005	126920	0152	3/8/05	\$300,000	IMP COUNT;IMP. CHARAC CHANGED SINCE SALE
005	126920	0392	8/5/05	\$250,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	127220	0030	8/3/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	132202	9029	9/25/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	132202	9039	2/27/06	\$549,975	OPEN SPACE/TIMBER AND FOREST LAND
005	132202	9087	7/19/06	\$535,000	OPEN SPACE/TIMBER AND FOREST LAND
005	142202	9054	3/14/07	\$120,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	142202	9068	6/16/05	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	142202	9098	7/31/06	\$525,000	PERSONAL PROPERTY INCLUDED
005	142202	9099	10/18/05	\$190,000	IMP COUNT;OPEN SPACE/
005	142202	9108	10/23/06	\$890,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	142202	9111	4/10/07	\$722,500	IMP COUNT
005	142202	9114	1/28/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	142202	9118	2/22/05	\$418,000	OBSOL
005	142202	9135	6/19/07	\$659,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	172203	9039	6/29/06	\$513,000	DOR RATIO;IMP COUNT;RELATED PARTY, FRIEND
005	182203	9007	5/25/05	\$1,150,000	OPEN SPACE/OPEN SPACE DESIGNATION CONT.
005	182203	9057	11/23/05	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	182203	9082	9/1/05	\$1,085,000	MULTI-PARCEL SALE
005	182203	9176	6/1/06	\$425,320	RELATED PARTY, FRIEND, OR NEIGHBOR
005	182203	9237	3/7/05	\$147,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
005	192203	9029	8/11/06	\$875,000	OBSOL
005	192203	9054	9/1/06	\$307,760	RELATED PARTY, FRIEND, OR NEIGHBOR
005	192203	9062	8/29/05	\$540,000	PREVIMP<=25K
005	192203	9072	9/21/06	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	192203	9079	5/27/05	\$12,000	DOR RATIO; IMP. CHARAC CHG SINCE SALE
005	202203	9008	6/22/06	\$635,000	BUILDER OR DEVELOPER SALES
005	202203	9036	3/24/06	\$1,140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	202203	9037	9/21/05	\$125,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	232202	9096	10/26/07	\$121,000	DOR RATIO;QUIT CLAIM DEED
005	242202	9004	11/17/05	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	242202	9028	5/2/06	\$309,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	242202	9040	8/25/06	\$266,000	QUIT CLAIM DEED
005	242202	9097	9/15/05	\$145,000	DOR RATIO;%COMPL;OPEN SPACE/
005	606760	0020	9/14/06	\$682,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	606760	0163	10/28/05	\$200,000	DOR RATIO
005	606760	0163	3/8/05	\$141,000	DOR RATIO
005	639800	0010	7/26/05	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	700320	0140	10/7/05	\$482,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	012102	9015	10/31/06	\$135,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	012102	9038	4/20/07	\$449,000	NON REPRESENTATIVE
006	012102	9071	4/21/06	\$169,500	DOR RATIO;PREVIMP<=25K;RELATED PARTY
006	012102	9118	8/23/07	\$87,400	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
006	012102	9119	2/28/05	\$270,000	NON-REPRESENTATIVE SALE
006	022102	9105	4/16/07	\$157,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	022102	9136	5/5/05	\$150,000	DOR RATIO;OPEN SPACE/
006	232202	9026	2/7/05	\$1,050,000	IMP COUNT
006	232202	9053	6/28/06	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	242202	9054	7/10/06	\$80,000	DOR RATIO;STATEMENT TO DOR
006	242202	9106	12/1/06	\$1,050,000	QUESTIONABLE PER APPRAISAL
006	252202	9001	7/18/06	\$696,000	IMP COUNT
006	252202	9007	4/7/05	\$235,000	DOR RATIO;CORPORATE AFFILIATES
006	252202	9111	12/11/06	\$87,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
006	262202	9029	4/21/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	262202	9039	1/19/05	\$150,000	DOR RATIO;PREVIMP<=25K;BANKRUPTCY
006	262202	9058	4/23/05	\$150,000	DOR RATIO;STATEMENT TO DOR
006	352202	9031	9/15/05	\$285,000	OBSOL;UNFIN AREA;IMP. CHG CHANGED SINCE SALE
006	352202	9119	11/27/07	\$206,000	NON REPRESENTATIVE

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	352202	9121	11/16/07	\$335,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN,
006	503180	0050	3/10/05	\$200,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	503180	0085	4/3/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	503180	0166	7/19/07	\$383,932	DOR RATIO;IMP COUNT;ESTATE ADMINISTRATOR
006	700420	0240	2/13/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	079250	0060	12/22/05	\$454,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	079250	0060	3/29/05	\$297,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	079250	0120	5/25/06	\$539,000	MULTI-PARCEL SALE
007	079250	0320	1/3/05	\$139,750	DOR RATIO
007	079250	0370	11/13/06	\$174,000	UNFIN AREA
007	152203	9001	9/5/06	\$665,000	1031 TRADE
007	152203	9017	10/6/05	\$196,500	DOR RATIO
007	152203	9036	3/28/06	\$925,000	IMP COUNT;OPEN SPACE/
007	162203	9117	1/27/06	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	202203	9121	8/2/06	\$1,600,000	NON-REPRESENTATIVE SALE
007	205120	0407	3/22/06	\$995,000	NON-REPRESENTATIVE SALE
007	205120	0498	5/31/06	\$950,000	CORPORATE AFFILIATES
007	212203	9081	3/15/05	\$400,000	DOR RATIO;IMP. CHAR. CHANGED SINCE SALE
007	212203	9081	10/6/06	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	232203	9008	1/26/05	\$579,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	232203	9072	4/14/05	\$15,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	279470	0060	10/17/05	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	281700	0090	6/27/05	\$76,500	DOR RATIO;%COMPL
007	281710	0340	8/12/05	\$62,500	DOR RATIO
007	281710	0420	7/1/05	\$70,500	DOR RATIO
007	281710	0860	5/10/06	\$27,284	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
007	281710	0940	10/5/05	\$58,000	DOR RATIO
007	281720	0010	12/23/05	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	281721	0010	7/27/05	\$687,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	281721	0400	1/27/06	\$265,499	REL PARTY, FRIEND, OR NEIGH STATEMENT TO DOR
007	282203	9040	11/28/05	\$79,000	DOR RATIO
007	292203	9021	6/2/06	\$189,500	DOR RATIO;%COMPL
007	292203	9021	9/23/05	\$159,500	DOR RATIO;%COMPL
007	292203	9030	5/20/05	\$120,000	DOR RATIO
007	302203	9025	3/3/06	\$154,391	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	302203	9053	8/9/06	\$280,000	PREVIMP<=25K;IMP. CHARC CHANGED SINCE SALE
007	302203	9090	6/14/07	\$560,000	PREVIMP<=25K
007	302203	9094	12/19/07	\$145,370	DOR RATIO;PREVIMP<=25K;RELATED PARTY
007	302203	9097	5/25/05	\$169,000	PREVIMP<=25K;QUESTIONABLE PER APPRAISAL
007	312203	9001	10/8/07	\$79,350	DOR RATIO;OBSOL
007	312203	9048	9/18/05	\$615,000	NON REPRESENTATIVE
007	387440	0120	5/10/06	\$25,000	DOR RATIO;%COMPL;QUIT CLAIM DEED
007	387440	0380	8/9/06	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	521320	0020	10/12/05	\$829,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	521320	0045	7/5/06	\$304,000	NO MARKET EXPOSURE

***Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	521520	0010	1/3/07	\$722,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	617580	0300	3/22/07	\$125,050	NON REPRESENTATIVE
007	617580	1215	12/8/06	\$1,165,000	NON-REPRESENTATIVE SALE
007	742760	0025	1/24/05	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	742760	0190	9/6/06	\$285,000	PREVIMP<=25K
007	755880	0150	10/18/07	\$358,000	UNFIN AREA
007	755880	0560	10/10/07	\$616,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	755880	0570	3/29/06	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis
Area 100***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	062303	9001	8/27/2005	\$16,250	54886	Y	N
1	072303	9025	4/13/2005	\$17,000	29000	Y	Y
1	072303	9106	2/26/2007	\$31,000	60927	N	N
1	072303	9141	7/20/2007	\$17,500	19913	N	N
1	072303	9152	11/13/2006	\$197,500	19389	Y	N
1	072303	9152	6/15/2005	\$125,000	19389	Y	N
1	072303	9177	8/22/2007	\$190,000	19602	Y	N
1	082303	9047	9/8/2005	\$14,000	19602	N	N
1	182303	9045	8/2/2006	\$250,000	104343	N	N
1	182303	9166	1/7/2007	\$212,500	299693	N	N
1	182303	9206	1/26/2005	\$170,000	224769	N	N
1	192303	9103	10/20/2005	\$175,000	217800	N	N
1	242302	9212	7/11/2007	\$20,000	79714	N	N
1	242302	9214	1/3/2007	\$20,000	39000	N	N
1	278160	0010	8/3/2006	\$40,000	43124	N	N
1	278160	0010	1/29/2007	\$110,000	43124	N	N
1	278160	0180	7/26/2007	\$30,000	18075	Y	Y
1	278160	0205	1/16/2007	\$50,000	19740	Y	Y
1	668300	0095	8/10/2005	\$194,000	19710	Y	N
1	668300	0180	5/17/2006	\$77,500	13944	N	N
1	888800	0038	7/23/2007	\$60,000	19320	Y	Y
2	192303	9020	10/24/2005	\$218,300	420354	N	N
2	192303	9026	3/30/2007	\$450,000	1958022	N	N
2	192303	9026	8/30/2007	\$315,000	1958022	N	N
2	202303	9138	5/19/2005	\$71,250	29700	N	N
2	203360	0130	8/30/2007	\$90,000	9000	Y	N
2	212303	9019	7/27/2007	\$250,000	81021	Y	N
2	242302	9032	10/22/2007	\$515,000	210830	Y	N
2	252302	9075	1/29/2007	\$55,000	36246	N	N
2	252302	9076	6/22/2007	\$250,000	71438	Y	N
2	252302	9145	6/5/2006	\$168,000	217800	N	N
2	262302	9010	9/28/2007	\$35,000	5475	Y	Y
2	292303	9030	4/25/2007	\$100,000	101930	N	N
2	292303	9233	10/1/2007	\$35,000	40946	Y	Y
2	302303	9063	9/25/2007	\$815,000	645994	N	N
2	302303	9084	6/26/2006	\$130,000	211266	N	N
2	312303	9019	7/3/2007	\$175,000	1326402	N	N
2	312303	9068	5/26/2005	\$129,900	124581	N	N
2	362302	9067	9/15/2005	\$185,000	219542	N	N
3	012202	9003	6/22/2006	\$167,500	206474	N	N
3	012202	9047	12/21/2007	\$160,000	333670	N	N
3	022202	9024	7/25/2005	\$47,000	63597	Y	Y
3	052203	9159	12/28/2007	\$275,000	219978	N	N
3	062203	9003	8/26/2005	\$159,500	236095	N	N
3	062203	9032	5/5/2005	\$250,000	413820	N	N
3	062203	9063	5/11/2007	\$500,000	662112	N	N

***Vacant Sales Used in this Annual Update Analysis
Area 100***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	062203	9071	5/15/2007	\$135,000	217800	N	N
3	062203	9081	2/14/2007	\$110,000	108464	N	N
3	062203	9084	5/16/2006	\$275,000	292287	N	N
3	062203	9126	7/12/2006	\$125,000	198198	N	N
3	062203	9182	3/15/2007	\$60,000	116684	N	N
3	062203	9186	5/19/2005	\$150,000	229125	N	N
3	072203	9004	7/6/2006	\$246,000	615502	N	N
3	072203	9011	3/27/2006	\$135,000	211701	N	N
3	072203	9047	11/13/2006	\$145,000	217800	N	N
3	072203	9083	1/12/2006	\$350,000	487872	N	N
3	072203	9101	7/26/2005	\$50,000	23086	N	N
3	072203	9106	7/11/2007	\$28,000	22651	N	N
3	072203	9127	4/11/2006	\$79,900	33976	N	N
3	072203	9134	8/9/2006	\$145,000	197762	N	N
3	072203	9141	3/27/2006	\$135,000	211701	N	N
3	072203	9162	12/4/2006	\$475,000	823719	N	N
3	082203	9055	2/13/2007	\$170,000	210394	N	N
3	082203	9155	1/22/2005	\$200,000	234510	N	N
3	112202	9010	8/14/2007	\$180,000	57863	Y	Y
3	112202	9069	2/27/2007	\$190,000	109771	Y	N
3	112202	9117	12/27/2006	\$10,000	20908	N	N
3	112202	9118	8/30/2006	\$70,000	19602	N	N
3	122202	9058	9/2/2006	\$150,000	212573	N	N
3	122202	9064	2/23/2006	\$135,000	249126	N	N
3	153520	0185	2/10/2005	\$10,000	5400	Y	N
3	153520	2035	7/8/2005	\$122,000	54014	N	N
3	153520	2260	4/5/2006	\$14,000	6731	Y	N
3	153520	2330	3/31/2006	\$10,000	9908	Y	N
3	153520	2605	1/27/2005	\$90,000	16094	Y	N
3	153520	2835	11/13/2006	\$15,000	5700	Y	N
3	153520	4585	5/11/2005	\$14,500	1120	Y	Y
3	231640	1625	4/11/2007	\$25,000	15000	N	N
3	255150	0250	4/4/2005	\$10,000	14000	N	N
3	255150	0330	8/14/2006	\$265,000	8475	N	N
3	352302	9078	11/9/2006	\$350,000	377665	N	N
5	132202	9064	5/11/2005	\$265,000	397702	N	N
5	142202	9039	4/11/2006	\$130,000	182952	N	N
5	142202	9119	8/4/2005	\$20,000	77972	N	N
5	142202	9132	7/11/2006	\$245,000	185800	N	N
5	182203	9074	9/5/2006	\$135,000	104000	Y	N
5	202203	9094	10/18/2007	\$50,000	22210	N	N
5	232202	9083	5/26/2006	\$185,000	217800	N	N
5	232202	9091	9/20/2005	\$180,000	217800	N	N
5	242202	9091	3/29/2005	\$180,000	762300	Y	N
5	242202	9133	7/13/2007	\$305,000	207781	N	N
5	606760	0115	7/13/2007	\$132,500	80150	Y	N

***Vacant Sales Used in this Annual Update Analysis
Area 100***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	606760	0162	8/29/2005	\$27,500	23000	Y	N
6	012102	9005	9/18/2007	\$1,023,000	1095098	Y	Y
6	012102	9013	9/18/2007	\$570,000	549291	Y	Y
6	012102	9090	10/10/2007	\$300,000	141134	Y	N
6	012102	9093	8/14/2007	\$17,500	73180	Y	Y
6	012102	9102	9/27/2005	\$310,000	169884	Y	N
6	012102	9114	6/4/2007	\$310,000	60984	Y	N
6	012102	9134	9/6/2007	\$650,000	508780	Y	Y
6	022102	9014	4/2/2007	\$299,950	250831	Y	N
6	022102	9151	10/31/2006	\$104,500	134764	N	N
6	242202	9129	7/6/2006	\$190,000	220413	N	N
6	252202	9018	1/20/2006	\$245,000	454330	N	N
6	252202	9025	4/5/2006	\$230,000	382892	N	N
6	252202	9040	2/24/2006	\$425,000	636847	Y	N
6	252202	9076	4/8/2006	\$155,000	191228	N	N
6	252202	9101	9/13/2007	\$85,000	172497	Y	Y
6	252202	9116	8/7/2006	\$160,000	40075	Y	N
6	252202	9159	3/19/2007	\$150,000	128937	N	N
6	262202	9060	2/23/2007	\$170,000	76627	N	N
6	262202	9062	9/22/2005	\$33,000	52272	Y	Y
6	352202	9037	8/1/2007	\$129,000	49658	N	N
7	079250	0230	9/17/2007	\$205,000	175546	N	N
7	142203	9054	5/25/2007	\$270,000	239042	Y	N
7	142203	9091	11/18/2005	\$170,000	216928	Y	N
7	142203	9102	8/22/2005	\$182,500	16234	Y	Y
7	152203	9110	11/11/2007	\$15,000	31791	N	N
7	162203	9001	2/12/2007	\$286,000	402494	N	N
7	162203	9008	12/28/2007	\$176,000	91040	N	Y
7	162203	9157	11/28/2005	\$172,000	40075	Y	N
7	202203	9129	3/8/2006	\$185,500	278784	N	N
7	202203	9129	9/27/2007	\$185,500	278784	N	N
7	205120	0005	4/27/2006	\$47,500	7100	Y	Y
7	205120	0469	3/29/2005	\$100,000	74923	Y	N
7	205120	0469	3/12/2007	\$190,000	74923	Y	N
7	212203	9006	6/12/2006	\$119,000	95832	N	N
7	212203	9035	1/9/2006	\$80,000	91476	Y	Y
7	212203	9099	3/20/2006	\$140,000	145490	Y	N
7	222203	9028	10/4/2006	\$495,000	405543	Y	N
7	222203	9059	3/22/2006	\$22,500	44431	N	N
7	232203	9058	7/5/2005	\$120,000	57550	Y	N
7	279470	0040	2/1/2006	\$95,000	16380	Y	N
7	281710	0020	2/17/2005	\$50,000	10080	N	N
7	281710	0320	11/24/2007	\$85,000	9600	N	N
7	281710	0450	10/10/2005	\$76,000	13060	N	N
7	281710	0540	11/2/2007	\$65,000	9680	Y	N
7	281721	0150	4/2/2005	\$260,000	14688	Y	Y

***Vacant Sales Used in this Annual Update Analysis
Area 100***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	292203	9003	9/5/2007	\$515,000	1148166	Y	N
7	292203	9017	11/7/2005	\$130,000	118483	N	N
7	292203	9065	2/2/2006	\$138,500	120225	N	N
7	292203	9066	5/2/2005	\$160,000	152460	N	N
7	312203	9003	4/16/2007	\$327,500	879040	N	N
7	312203	9007	6/4/2007	\$700,000	375487	Y	Y
7	387440	0102	12/10/2007	\$148,500	35163	Y	Y
7	742760	0355	8/30/2006	\$39,000	166399	Y	N
7	755880	0180	9/2/2005	\$68,000	16264	Y	N
7	755880	0480	5/3/2006	\$11,000	24300	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 100**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	202303	9106	11/14/2005	\$191,000	ESTATE ADM,GUARDIAN, OR EXECUTOR;
2	242302	9032	10/16/2006	\$325,000	DOR RATIO
2	252302	9075	4/10/2006	\$37,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
2	292303	9268	5/10/2005	\$285,000	DOR RATIO
3	052203	9099	3/21/2007	\$50,000	TIMBER AND FOREST LAND;
3	072203	9040	4/20/2005	\$11,333	NON-PROFIT ORGANIZATION;
3	072203	9090	4/23/2006	\$17,500	EXEMPT FROM EXCISE TAX;
3	153520	4360	2/26/2006	\$152,000	QUIT CLAIM DEED;
3	322303	9220	6/25/2006	\$30,000	DOR RATIO
5	126920	0005	7/7/2005	\$17,500	DOR RATIO
5	132202	9064	3/27/2007	\$295,000	DOR RATIO
5	142202	9119	8/23/2006	\$57,750	DOR RATIO
5	182203	9151	9/8/2005	\$100,000	DOR RATIO
5	232202	9162	7/6/2005	\$18,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	232202	9167	2/1/2007	\$42,500	DOR RATIO
6	012102	9045	5/26/2005	\$36,000	DOR RATIO
6	022102	9151	2/7/2006	\$25,000	BUILDER OR DEVELOPER SALES;
6	242202	9059	9/7/2006	\$12,000	NON-REPRESENTATIVE SALE;
6	252202	9103	7/19/2006	\$14,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	152203	9008	8/23/2007	\$25,000	DOR RATIO
7	162203	9025	4/13/2007	\$88,000	FORCED SALE;
7	162203	9065	12/21/2006	\$124,000	STATEMENT TO DOR;
7	162203	9163	3/16/2007	\$259,000	DOR RATIO
7	202203	9115	7/23/2007	\$55,000	BUILDER OR DEVELOPER SALES;
7	205120	0435	10/31/2005	\$45,000	DOR RATIO
7	281710	0320	5/25/2007	\$20,637	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	281710	0340	3/31/2006	\$65,000	QUESTIONABLE PER APPRAISAL;
7	281710	0840	6/2/2005	\$65,000	DOR RATIO
7	302203	9076	6/21/2007	\$115,000	DOR RATIO
7	322203	9053	5/27/2006	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE
7	322203	9053	6/15/2007	\$280,000	NO MKT EXPOSURE; RELPARTY, FRIEND, OR NEIGH
7	322203	9102	2/18/2005	\$45,750	RELATED PARTY, FRIEND, OR NEIGH
7	387440	0200	11/8/2007	\$25,000	NO MKT EXPOSURE; RELPARTY, FRIEND, OR NEIGH
7	387440	0210	11/9/2007	\$37,000	MOBILE HOME;
7	387440	0230	11/8/2007	\$25,000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR;
7	742760	0345	7/14/2006	\$60,000	BUILDER OR DEVELOPER SALES;

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