

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Central Area / 15

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 869

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$179,200	\$288,300	\$467,500			
2009 Value	\$146,100	\$230,000	\$376,100	\$452,400	83.1%	14.48%
Change	-\$33,100	-\$58,300	-\$91,400			
% Change	-18.5%	-20.2%	-19.6%			

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

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

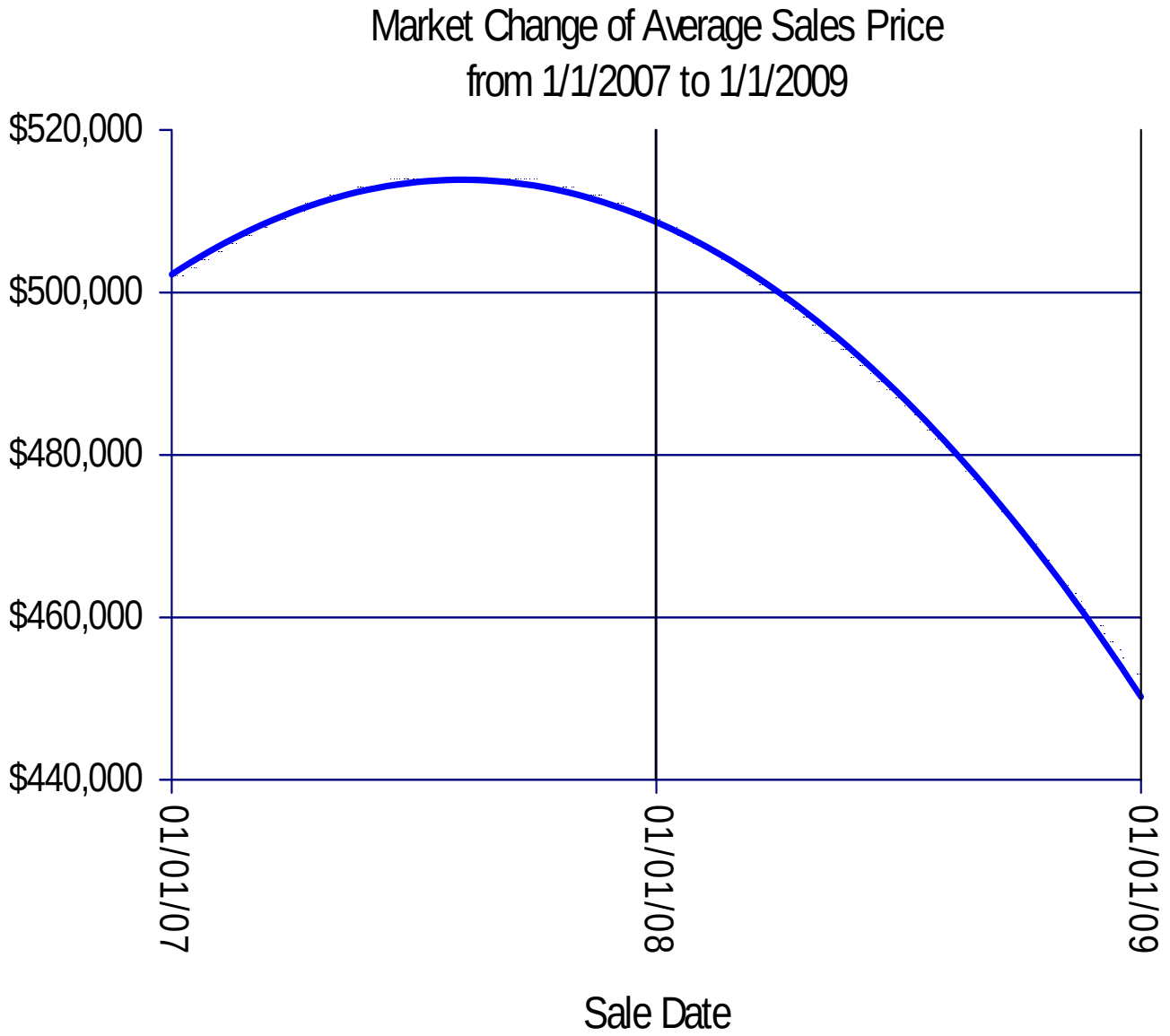
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$227,500	\$243,300	\$470,800
2009 Value	\$185,600	\$198,000	\$383,600
Percent Change	-18.4%	-18.6%	-18.5%

Number of one to three unit residences in the Population: 7228

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for new houses. Generally New House parcels were at a higher assessment level than the rest of the population. Regression model corrects for these strata differences.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

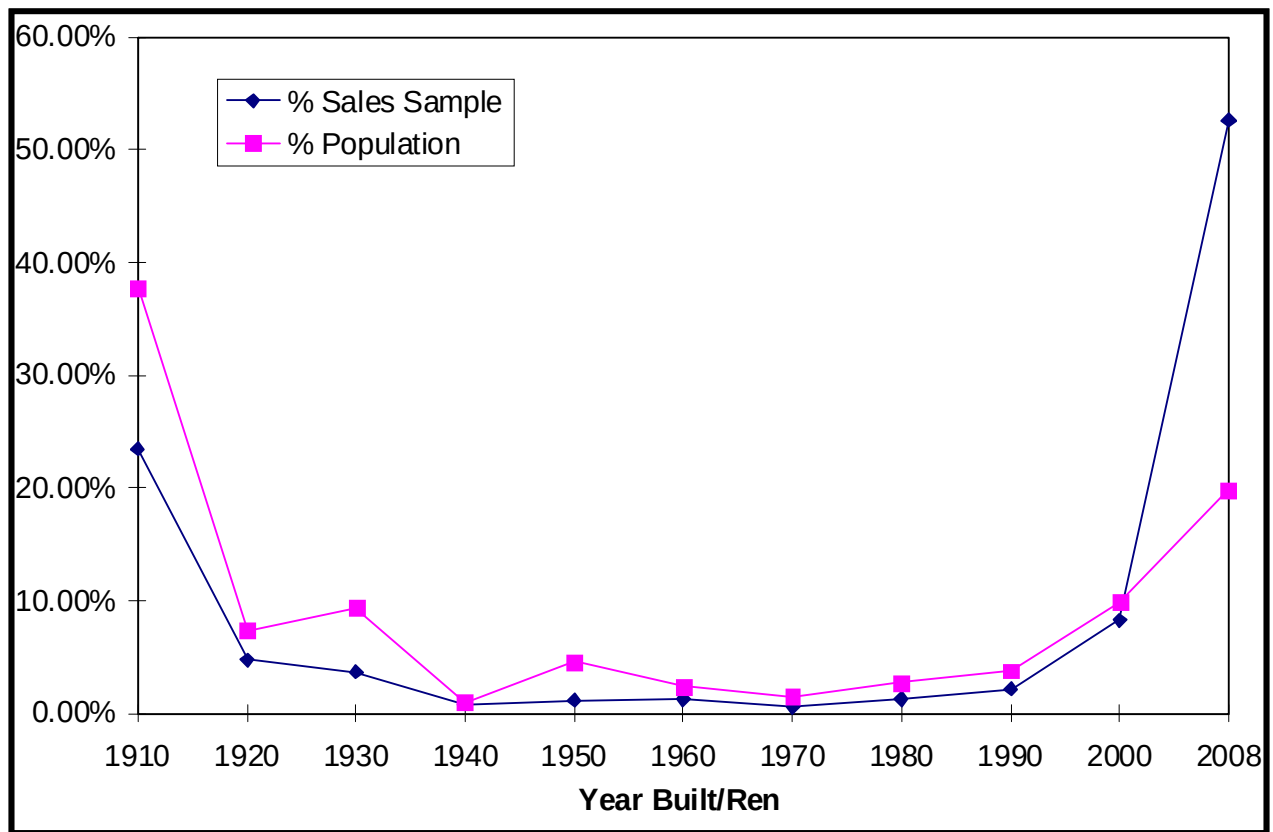
**Market Change of Average Sale Price in Area 15
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	204	23.48%
1920	41	4.72%
1930	32	3.68%
1940	7	0.81%
1950	10	1.15%
1960	11	1.27%
1970	5	0.58%
1980	11	1.27%
1990	19	2.19%
2000	72	8.29%
2008	457	52.59%
	869	

Year Built/Ren	Frequency	% Population
1910	2728	37.74%
1920	531	7.35%
1930	679	9.39%
1940	68	0.94%
1950	328	4.54%
1960	172	2.38%
1970	109	1.51%
1980	198	2.74%
1990	272	3.76%
2000	711	9.84%
2008	1432	19.81%
	7228	

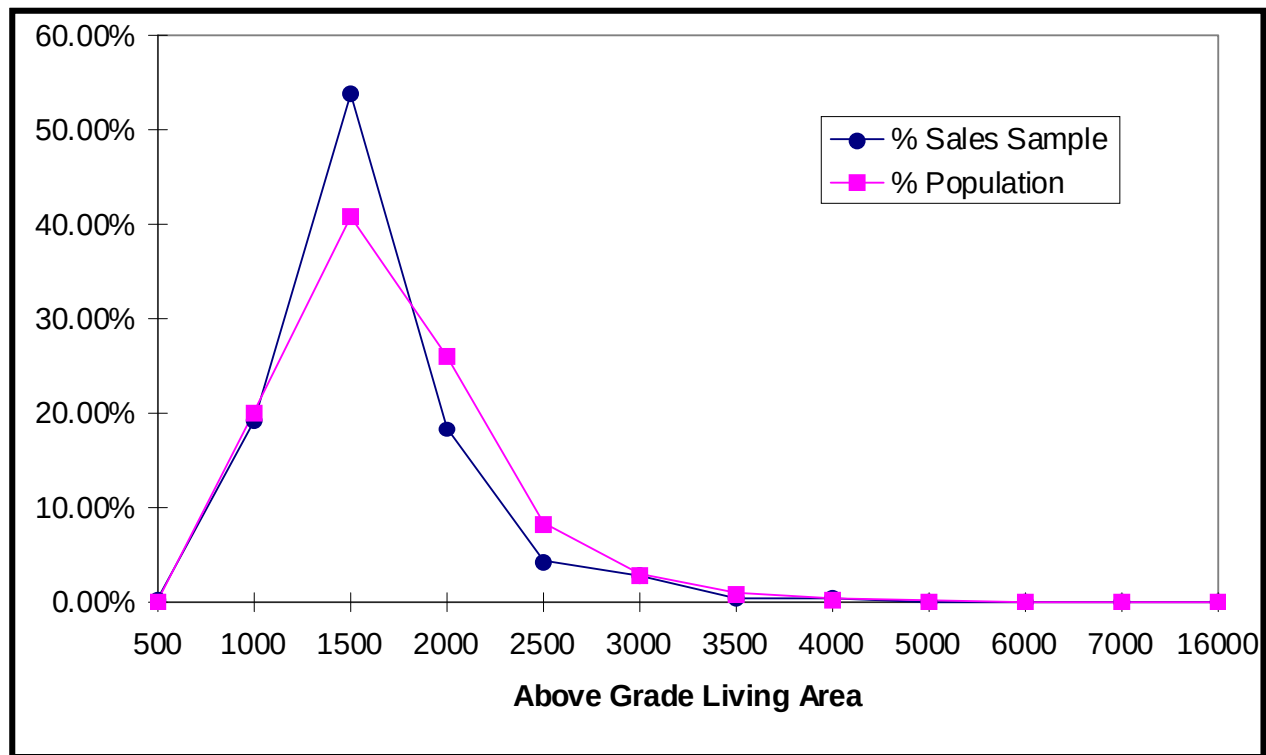


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.35%
1000	167	19.22%
1500	468	53.86%
2000	160	18.41%
2500	38	4.37%
3000	25	2.88%
3500	4	0.46%
4000	4	0.46%
5000	0	0.00%
6000	0	0.00%
7000	0	0.00%
16000	0	0.00%
	869	

Population		
AGLA	Frequency	% Population
500	12	0.17%
1000	1456	20.14%
1500	2954	40.87%
2000	1880	26.01%
2500	604	8.36%
3000	215	2.97%
3500	70	0.97%
4000	24	0.33%
5000	10	0.14%
6000	3	0.04%
7000	0	0.00%
16000	0	0.00%
	7228	

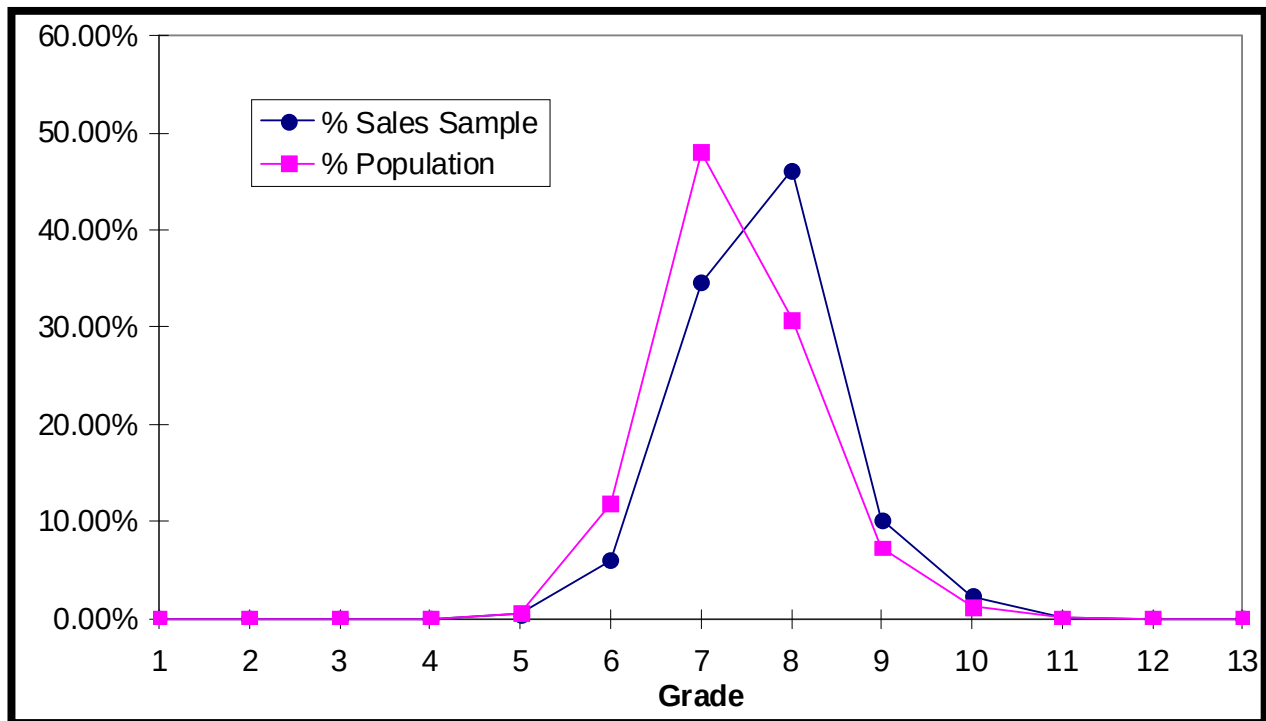


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

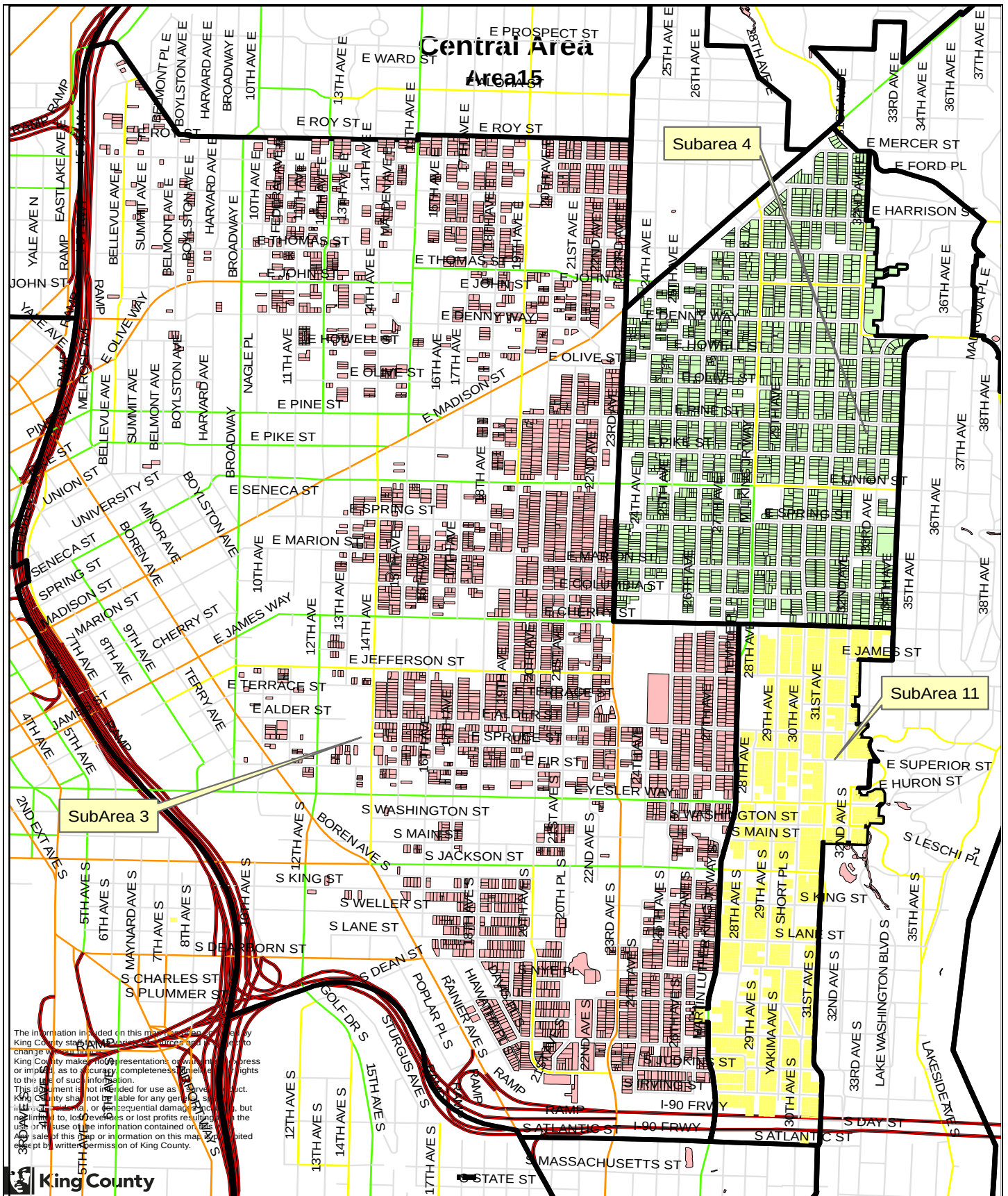
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.46%
6	53	6.10%
7	301	34.64%
8	401	46.14%
9	89	10.24%
10	20	2.30%
11	1	0.12%
12	0	0.00%
13	0	0.00%
869		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	41	0.57%
6	862	11.93%
7	3474	48.06%
8	2224	30.77%
9	531	7.35%
10	90	1.25%
11	5	0.07%
12	0	0.00%
13	0	0.00%
7228		



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.



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 6, 2009Month

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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 14 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 18.17% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.818, 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. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

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 869 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.038679 + 5.026952E-02*New House

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -19.6 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * 0.804.
- *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 -19.6 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.804
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Model Validation

The resulting assessment level is 83.1%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.5%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 15 Annual Update Model Adjustments

2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

Standard Area Adjustment

-18.17%

**New House >
2006**

Yes

% Adjustment

-21.94%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House parcel would *approximately* receive a -21.94% downward adjustment. 480 parcels in the improved population would receive this adjustment. There were 295 sales.

93.4% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 15 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.902	-9.8%
2/1/2007	0.896	-10.4%
3/1/2007	0.892	-10.8%
4/1/2007	0.888	-11.2%
5/1/2007	0.884	-11.6%
6/1/2007	0.882	-11.8%
7/1/2007	0.880	-12.0%
8/1/2007	0.880	-12.0%
9/1/2007	0.880	-12.0%
10/1/2007	0.881	-11.9%
11/1/2007	0.883	-11.7%
12/1/2007	0.885	-11.5%
1/1/2008	0.889	-11.1%
2/1/2008	0.894	-10.6%
3/1/2008	0.899	-10.1%
4/1/2008	0.905	-9.5%
5/1/2008	0.912	-8.8%
6/1/2008	0.920	-8.0%
7/1/2008	0.929	-7.1%
8/1/2008	0.939	-6.1%
9/1/2008	0.949	-5.1%
10/1/2008	0.960	-4.0%
11/1/2008	0.973	-2.7%
12/1/2008	0.986	-1.4%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.888	\$465,000
Sale 2	\$475,000	10/1/2008	0.960	\$456,000
Sale 3	\$515,000	7/1/2008	0.929	\$478,000

* The adjusted sale price has been rounded to the nearest \$1000.

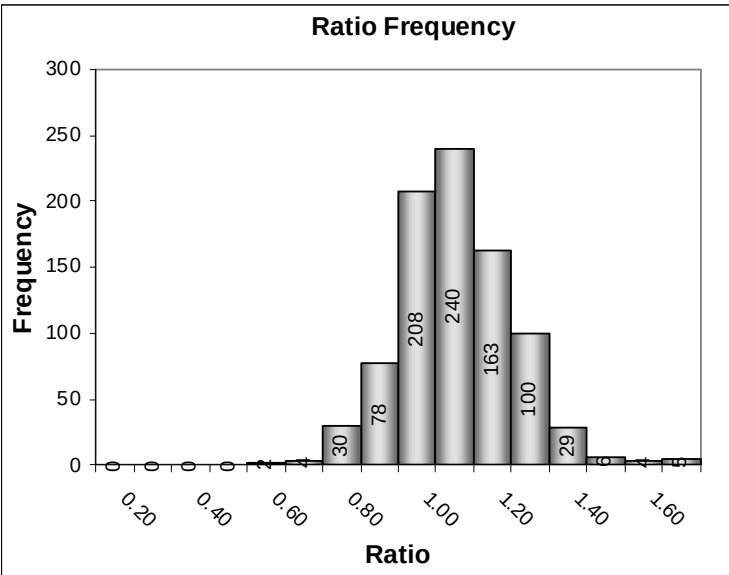
The time adjustment formula for Area 15 is $(1.038679 + 4.986557E-04 * \text{SaleDay} + 4.888925E-07 * \text{SaleDaySq} + 5.026952E-02 * 0.3383199) / (1.038679 + 5.026952E-02 * 0.3383199)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC/Team 1	Appr. Date: 01/01/2008	Date of Report: 05/05/2009	Sales Dates: 1/2007 - 12/2008
Area Central area / 15	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 15. 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 300 with increments of 50. The histogram consists of 11 bars. The frequencies for each bar are: 0.70-0.80: 30, 0.80-0.90: 78, 0.90-1.00: 208, 1.00-1.10: 240, 1.10-1.20: 163, 1.20-1.30: 100, 1.30-1.40: 29, 1.40-1.50: 10, 1.50-1.60: 5. The distribution is roughly bell-shaped, centered around 1.00.	
Sample size (n)	869		
Mean Assessed Value	467,500		
Mean Adj. Sales Price	452,400		
Standard Deviation AV	136,229		
Standard Deviation SP	150,774		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.056		
Median Ratio	1.050		
Weighted Mean Ratio	1.033		
UNIFORMITY			
Lowest ratio	0.514		
Highest ratio:	1.735		
Coefficient of Dispersion	11.34%		
Standard Deviation	0.154		
Coefficient of Variation	14.60%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.036		
Upper limit	1.061		
95% Confidence: Mean			
Lower limit	1.045		
Upper limit	1.066		
SAMPLE SIZE EVALUATION			
N (population size)	7228		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.154		
Recommended minimum:	38		
Actual sample size:	869		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	448		
# ratios above mean:	421		
z:	0.916		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

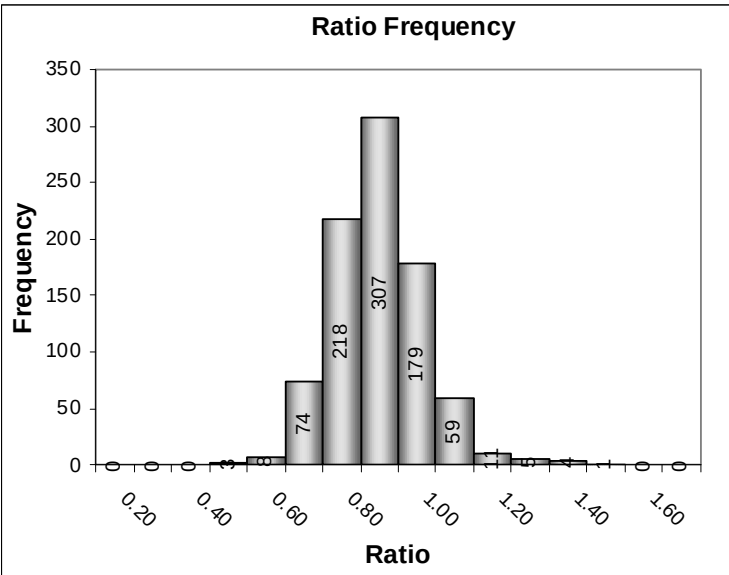
COMMENTS:

1 to 3 Unit Residences throughout area 15.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC/Team 1	Appr. Date: 01/01/2009	Date of Report: 05/07/2009	Sales Dates: 1/2007 - 12/2008												
Area Central area / 15	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 15. 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 350 with increments of 50. The histogram has several bars, with the most prominent ones labeled with their frequencies: 74, 218, 307, 179, and 59. The distribution is roughly bell-shaped, centered around 0.80. <table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60 - 0.70</td><td>74</td></tr><tr><td>0.70 - 0.80</td><td>218</td></tr><tr><td>0.80 - 0.90</td><td>307</td></tr><tr><td>0.90 - 1.00</td><td>179</td></tr><tr><td>1.00 - 1.10</td><td>59</td></tr></tbody></table>		Ratio Range	Frequency	0.60 - 0.70	74	0.70 - 0.80	218	0.80 - 0.90	307	0.90 - 1.00	179	1.00 - 1.10	59
Ratio Range	Frequency														
0.60 - 0.70	74														
0.70 - 0.80	218														
0.80 - 0.90	307														
0.90 - 1.00	179														
1.00 - 1.10	59														
Sample size (n)	869														
Mean Assessed Value	376,100														
Mean Sales Price	452,400														
Standard Deviation AV	110,574														
Standard Deviation SP	150,774														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.849														
Median Ratio	0.843														
Weighted Mean Ratio	0.831														
UNIFORMITY															
Lowest ratio	0.420														
Highest ratio:	1.418														
Coefficient of Dispersion	11.08%														
Standard Deviation	0.123														
Coefficient of Variation	14.48%														
Price Related Differential (PRD)	1.021														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.835														
Upper limit	0.851														
95% Confidence: Mean															
Lower limit	0.841														
Upper limit	0.857														
SAMPLE SIZE EVALUATION															
N (population size)	7228														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.123														
Recommended minimum:	24														
Actual sample size:	869														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	457														
# ratios above mean:	412														
z:	1.527														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout area 15.

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

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 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	332000	0810	8/27/07	\$495,000	\$435,000	840	5	1906	3	3240	N	N	1619 S LANE ST
003	225850	0045	10/1/08	\$290,000	\$279,000	1000	5	1902	3	5120	N	N	724 19TH AVE
003	685270	0536	11/14/07	\$650,000	\$574,000	1650	5	1901	4	4108	N	N	1012 E HARRISON ST
003	304320	0171	12/10/07	\$352,500	\$312,000	626	6	1997	3	739	N	N	1817 A 20TH AVE
003	225450	2315	12/19/08	\$295,000	\$293,000	660	6	1913	3	3007	N	N	725 20TH AVE
003	516070	0050	6/26/08	\$372,000	\$345,000	680	6	1901	3	4000	N	N	935 25TH AVE S
003	684070	0960	4/5/07	\$198,400	\$176,000	700	6	1950	3	5000	N	N	357 MARTIN LUTHER KING JR WAY
003	912610	0020	4/2/07	\$370,000	\$328,000	700	6	1900	3	1800	N	N	2008 E MARION ST
003	725420	0040	4/30/07	\$327,000	\$289,000	780	6	1904	3	2700	N	N	111 26TH AVE S
003	713730	0050	6/19/08	\$335,000	\$310,000	810	6	1910	4	1734	N	N	2616 S JUDKINS ST
003	981870	0675	11/20/07	\$305,000	\$270,000	840	6	1961	4	3200	N	N	501 27TH AVE
003	225450	2450	3/28/07	\$304,000	\$270,000	860	6	1903	3	2880	N	N	1915 E MARION ST
003	713230	0630	10/17/08	\$312,000	\$302,000	860	6	1906	4	4000	N	N	920 DAVIS PL S
003	722850	1680	7/10/08	\$429,200	\$400,000	900	6	1948	3	5000	N	N	1429 21ST AVE
003	912610	1790	8/7/07	\$425,000	\$374,000	920	6	1907	3	2236	N	N	608 22ND AVE
003	042404	9038	3/15/07	\$270,000	\$240,000	940	6	1906	3	6000	N	N	1103 26TH AVE S
003	095500	0430	1/29/08	\$305,000	\$272,000	960	6	1906	3	1569	N	N	126 21ST AVE E
003	125020	0725	8/14/07	\$365,000	\$321,000	970	6	1901	3	5400	N	N	537 MARTIN LUTHER KING JR WAY S
003	636290	0145	6/26/07	\$459,000	\$404,000	980	6	1988	3	5040	N	N	730 26TH AVE S
003	600350	1585	8/14/08	\$375,000	\$354,000	1000	6	1908	4	1452	N	N	207 12TH AVE E
003	600350	1585	6/27/07	\$610,000	\$537,000	1000	6	1908	4	1452	N	N	207 12TH AVE E
003	600350	1585	11/5/07	\$634,000	\$560,000	1000	6	1908	4	1452	N	N	207 12TH AVE E
003	912610	0130	8/13/07	\$470,000	\$413,000	1030	6	1972	3	7200	N	N	813 21ST AVE
003	331950	0355	4/30/08	\$290,000	\$264,000	1130	6	1918	4	1953	N	N	2030 S MAIN ST
003	516070	0185	1/16/07	\$390,000	\$351,000	1130	6	1910	4	4000	N	N	934 26TH AVE S
003	246090	0011	7/23/07	\$305,000	\$268,000	1160	6	1900	3	2574	N	N	927 24TH AVE S
003	225450	2445	2/20/07	\$385,000	\$344,000	1220	6	1901	3	4800	N	N	831 20TH AVE
003	605860	0395	11/13/07	\$350,000	\$309,000	1270	6	1907	4	3200	Y	N	913 23RD AVE S
003	713230	0695	8/26/08	\$275,000	\$260,000	1300	6	1904	3	3348	Y	N	1126 HIAWATHA PL S
003	722850	0715	5/1/07	\$225,000	\$199,000	1430	6	1901	3	2322	N	N	1600 22ND AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	982670	1320	6/9/08	\$510,000	\$470,000	1430	6	1900	4	4096	N	N	216 20TH AVE
003	794930	0040	6/8/07	\$543,000	\$479,000	1460	6	1905	4	2592	N	N	1225 E JEFFERSON ST
003	193480	0147	6/23/08	\$388,000	\$359,000	1490	6	1900	4	3200	N	N	1818 E FIR ST
003	982670	1660	4/12/07	\$579,000	\$513,000	2640	6	1984	3	4440	N	N	172 22ND AVE
003	331950	0966	1/25/07	\$258,000	\$232,000	390	7	2005	3	836	N	N	2031 B S MAIN ST
003	331950	0967	8/28/07	\$299,950	\$264,000	390	7	2005	3	1233	N	N	2029 B MAIN ST
003	331950	0960	4/17/07	\$312,450	\$277,000	390	7	2005	3	836	N	N	2025 A MAIN ST
003	366750	0150	5/9/07	\$299,500	\$265,000	504	7	2004	3	2232	N	N	2011 E JANSEN CT
003	366750	0132	11/7/08	\$324,950	\$317,000	680	7	2006	3	494	N	N	116 B 20TH AVE E
003	722850	1905	12/28/07	\$319,000	\$283,000	710	7	1985	3	956	N	N	2004 E PINE ST
003	722850	1906	3/7/07	\$325,000	\$290,000	755	7	1985	3	964	N	N	2006 E PINE ST
003	754480	0195	5/29/07	\$400,000	\$353,000	760	7	1900	4	3000	N	N	422 22ND AVE
003	605860	0110	6/22/07	\$365,000	\$321,000	770	7	1972	3	5000	N	N	822 25TH AVE S
003	331950	0357	4/1/08	\$275,000	\$249,000	780	7	2008	3	606	N	N	2028 C SOUTH MAIN ST.
003	722850	1903	5/22/08	\$305,000	\$280,000	780	7	1985	3	1033	N	N	1602 20TH AVE
003	794830	0110	5/13/08	\$412,000	\$377,000	790	7	1918	3	2560	N	N	1217 E JAMES CT
003	722850	1280	5/10/07	\$555,111	\$490,000	800	7	1977	4	5080	N	N	946 21ST AVE
003	392740	0044	3/23/07	\$302,000	\$268,000	820	7	2005	3	1131	N	N	1220 C E FIR ST
003	712830	0320	3/26/07	\$339,950	\$302,000	820	7	1902	5	2250	Y	N	1018 20TH AVE S
003	331950	0930	4/20/07	\$319,900	\$283,000	830	7	2005	3	1714	N	N	308 B 20TH AVE S
003	814120	0027	9/25/07	\$440,000	\$387,000	840	7	2007	3	1343	N	N	510 A 20TH AVE E
003	814120	0026	1/23/08	\$434,500	\$388,000	840	7	2007	3	1283	N	N	510 B 20TH AVE E
003	225450	1835	2/16/07	\$503,000	\$450,000	850	7	1926	3	3200	N	N	1514 E COLUMBIA ST
003	722850	2430	2/22/08	\$240,000	\$215,000	860	7	1916	3	2360	N	N	1910 E MARION ST
003	331950	1509	1/4/07	\$352,000	\$317,000	875	7	2006	3	1162	N	N	1643 S JACKSON PL
003	723460	0899	5/23/08	\$387,500	\$356,000	880	7	2008	3	926	N	N	1129 A 18TH AVE
003	912610	1120	3/2/07	\$340,000	\$303,000	890	7	1900	4	1972	N	N	613 22ND AVE
003	225450	1929	1/14/08	\$352,500	\$314,000	900	7	1914	3	4424	N	N	815 17TH AVE
003	949770	0128	12/9/08	\$338,000	\$334,000	900	7	2007	3	991	N	N	116 B 21ST AVE E
003	949770	0125	6/22/07	\$389,000	\$343,000	900	7	2007	3	1388	N	N	114 B 21ST AVE E
003	949770	0121	5/24/07	\$394,000	\$348,000	900	7	2007	3	1020	N	N	118 A 21ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	949770	0127	7/24/07	\$399,950	\$352,000	900	7	2007	3	974	N	N	116 A 21ST AVE E
003	949770	0126	6/13/07	\$400,800	\$353,000	900	7	2007	3	1235	N	N	114 A 21ST AVE E
003	949770	0131	6/22/07	\$405,950	\$358,000	900	7	2007	3	984	N	N	120 B 21ST AVE E
003	949770	0129	6/20/07	\$407,450	\$359,000	900	7	2007	3	995	N	N	120 A 21ST AVE E
003	949770	0120	6/13/07	\$427,000	\$376,000	900	7	2007	3	1230	N	N	118 B 21ST AVE E
003	722850	1235	7/2/07	\$400,000	\$352,000	920	7	1924	3	5080	N	N	914 21ST AVE
003	121100	0180	3/16/07	\$425,000	\$378,000	920	7	1908	3	3000	N	N	547 27TH AVE
003	516070	0100	12/11/07	\$369,900	\$328,000	930	7	1900	4	4000	N	N	940 25TH AVE S
003	605860	0005	3/27/07	\$383,000	\$340,000	930	7	1980	3	5100	N	N	802 26TH AVE S
003	095500	0260	10/23/08	\$500,000	\$485,000	930	7	1910	3	4200	N	N	226 21ST AVE E
003	331950	1511	2/20/07	\$347,500	\$310,000	935	7	2006	3	1238	N	N	1645 S JACKSON PL
003	331950	1515	1/4/07	\$334,000	\$301,000	940	7	2006	3	1200	N	N	1644 S KING ST
003	331950	1513	2/12/07	\$339,000	\$303,000	940	7	2006	3	1200	N	N	1646 S KING ST
003	912610	1395	3/27/07	\$350,000	\$311,000	940	7	1905	3	3600	N	N	819 22ND AVE
003	225450	1342	9/18/07	\$389,000	\$342,000	940	7	2001	3	999	N	N	1126 C 14TH AVE
003	193480	0161	4/3/07	\$334,500	\$297,000	960	7	2005	3	1691	N	N	167 C 19TH AVE
003	125020	0415	5/28/08	\$330,000	\$303,000	960	7	2008	3	1241	N	N	316 b 25TH AVE S
003	125020	0414	6/13/08	\$342,000	\$316,000	960	7	2008	3	979	N	N	316 A 25TH AVE S
003	125020	0417	6/11/08	\$350,000	\$323,000	960	7	2008	3	1290	N	N	314 A 25TH AVE S
003	125020	0416	6/11/08	\$350,000	\$323,000	960	7	2008	3	1290	N	N	314 B 25TH AVE S
003	794260	0980	11/5/08	\$438,500	\$427,000	960	7	1922	3	4800	N	N	410 14TH AVE
003	125020	0358	11/21/07	\$429,500	\$380,000	980	7	1917	4	3600	N	N	419 26TH AVE S
003	095500	0446	2/21/07	\$397,000	\$354,000	1000	7	2006	3	1044	N	N	138 B 21ST AVE
003	912610	1565	11/19/07	\$410,000	\$363,000	1000	7	1979	3	5160	N	N	810 22ND AVE
003	095500	0445	2/7/07	\$409,000	\$366,000	1000	7	2006	3	1044	N	N	138 A 21ST AVE E
003	095500	0448	1/25/07	\$411,500	\$369,000	1000	7	2006	3	1059	N	N	140 B 21ST AVE
003	095500	0447	3/13/07	\$416,000	\$370,000	1000	7	2006	3	1056	N	N	140 A 21ST AVE
003	713230	0570	12/2/08	\$292,500	\$288,000	1010	7	1900	4	3990	Y	N	924 HIAWATHA PL S
003	516070	0040	8/10/07	\$429,000	\$377,000	1010	7	1901	4	4000	N	N	927 25TH AVE S
003	257240	0092	12/29/08	\$322,000	\$322,000	1020	7	2001	3	1125	N	N	160 A 15TH AVE
003	225450	1346	8/16/07	\$375,000	\$330,000	1020	7	2001	3	1040	N	N	1126 F 14TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	257240	0084	5/18/07	\$390,000	\$344,000	1020	7	2001	3	1128	N	N	160 B 15TH AVE
003	949770	0117	7/10/07	\$383,000	\$337,000	1024	7	2000	3	780	N	N	127 C 22ND AVE E
003	937930	0028	1/10/07	\$235,000	\$212,000	1030	7	1995	3	1023	N	N	522 24TH AVE S
003	937930	0030	6/27/07	\$283,000	\$249,000	1030	7	1995	3	1960	N	N	524 24TH AVE S
003	605860	0195	6/5/07	\$390,000	\$344,000	1030	7	1971	3	5000	N	N	827 25TH AVE S
003	331950	0325	8/31/07	\$399,970	\$352,000	1030	7	2005	3	1973	N	N	2107 S WASHINGTON ST
003	152330	0075	9/12/07	\$235,000	\$207,000	1040	7	1955	3	4340	N	N	908 25TH AVE S
003	723460	1493	9/13/07	\$337,000	\$297,000	1040	7	1995	3	1020	N	N	1823 UNION ST
003	723460	1492	8/21/07	\$339,950	\$299,000	1040	7	1995	3	1020	N	N	1821 UNION ST
003	379600	0409	5/7/07	\$349,888	\$309,000	1040	7	2007	3	1206	N	N	207 B 26TH AVE S
003	379600	0411	4/10/07	\$349,888	\$310,000	1040	7	2007	3	1195	N	N	207 a 26TH AVE S
003	379600	0400	4/16/07	\$349,888	\$310,000	1040	7	2007	3	1208	N	N	211 B 26TH AVE S
003	379600	0402	4/24/07	\$349,888	\$310,000	1040	7	2007	3	1199	N	N	211 A 26TH AVE S
003	379600	0405	4/30/07	\$352,433	\$312,000	1040	7	2007	3	1056	N	N	209 B 26TH AVE S
003	379600	0407	4/4/07	\$355,888	\$316,000	1040	7	2007	3	1043	N	N	209 A 26TH AVE S
003	379600	0398	4/11/07	\$359,888	\$319,000	1040	7	2007	3	1031	N	N	215 A 26TH AVE S
003	379600	0396	4/17/07	\$360,500	\$319,000	1040	7	2007	3	1063	N	N	215 b 26TH AVE S
003	152330	0075	3/4/08	\$385,000	\$346,000	1040	7	1955	3	4340	N	N	908 25TH AVE S
003	912610	0486	12/31/07	\$495,000	\$440,000	1040	7	1966	3	3120	N	N	2014 E JEFFERSON ST
003	794830	0145	1/4/08	\$505,000	\$449,000	1040	7	1916	3	2560	N	N	1208 E BARCLAY CT
003	636290	0142	5/23/08	\$355,000	\$326,000	1050	7	2007	3	1333	N	N	728 B 26TH AVE S
003	423240	1285	12/16/08	\$420,000	\$417,000	1050	7	1905	3	1800	N	N	1717 E HARRISON ST
003	754480	0404	7/2/07	\$357,500	\$315,000	1060	7	2003	3	1539	N	N	2207 JAMES ST
003	754480	0402	6/18/07	\$358,950	\$316,000	1060	7	2003	3	1465	N	N	520 22ND AVE
003	754480	0403	9/24/07	\$359,000	\$316,000	1060	7	2003	3	1418	N	N	516 22ND AVE
003	949770	0135	2/20/07	\$389,888	\$348,000	1065	7	2006	3	1225	N	N	108 B 21ST AVE E
003	949770	0136	3/6/07	\$390,888	\$348,000	1065	7	2006	3	1237	N	N	108 A 21ST AVE E
003	128530	0025	9/6/07	\$314,500	\$277,000	1080	7	1959	3	4600	N	N	2415 S JUDKINS ST
003	808040	0177	5/21/07	\$411,950	\$364,000	1080	7	2006	3	1368	N	N	1812 G 16TH AVE
003	722850	0375	2/14/07	\$418,500	\$374,000	1080	7	1926	3	4740	N	N	937 23RD AVE
003	225450	2316	6/4/07	\$436,500	\$385,000	1080	7	1901	5	2909	N	N	727 20TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	125020	0407	10/13/08	\$425,000	\$410,000	1080	7	2004	3	2076	N	N	310 25TH AVE S
003	765860	0014	7/24/07	\$375,000	\$330,000	1090	7	2005	3	1290	N	N	1136 23RD AVE S
003	713230	0550	5/7/08	\$383,570	\$350,000	1090	7	1928	4	4000	Y	N	940 HIAWATHA PL S
003	095500	0185	8/4/07	\$550,000	\$484,000	1090	7	1910	4	4200	N	N	227 22ND AVE E
003	685270	0294	3/28/07	\$575,000	\$511,000	1090	7	2005	3	1242	N	N	529 A 11TH AVE E
003	685270	0297	4/13/07	\$609,000	\$540,000	1090	7	2006	3	1242	N	N	529 B 11TH AVE E
003	912610	1605	1/15/08	\$269,555	\$240,000	1092	7	1999	3	2580	N	N	811 23RD AVE
003	722850	1900	2/26/08	\$365,000	\$328,000	1109	7	1985	3	7218	N	N	1608 20TH AVE
003	095800	0230	9/10/08	\$505,000	\$481,000	1110	7	1921	5	4200	N	N	316 21ST AVE E
003	125020	0474	6/5/07	\$331,750	\$292,000	1120	7	2002	3	800	N	N	315 C 26TH AVE S
003	765860	0039	10/27/08	\$326,500	\$317,000	1120	7	2008	3	1589	N	N	1112 B 23RD AVE S
003	636290	0125	6/11/08	\$402,000	\$371,000	1120	7	1995	4	2644	N	N	714 26TH AVE S
003	981870	0345	6/4/07	\$562,000	\$495,000	1120	7	1927	3	4500	N	N	359 27TH AVE
003	331950	1655	3/29/08	\$275,000	\$249,000	1130	7	1928	3	4480	N	N	1646 S WELLER ST
003	193480	0011	6/26/08	\$312,500	\$290,000	1140	7	1998	3	2075	N	N	1901 E SPRUCE ST
003	125020	0545	11/5/08	\$324,999	\$317,000	1140	7	2008	3	1252	N	N	317 27TH AVE S
003	605860	0030	7/24/08	\$400,000	\$374,000	1140	7	1900	4	2820	N	N	816 26TH AVE S
003	722850	2585	2/19/07	\$485,000	\$433,000	1150	7	1900	4	2920	N	N	1909 E UNION ST
003	128530	0020	3/16/07	\$377,800	\$336,000	1180	7	1923	3	4600	N	N	2411 S JUDKINS ST
003	912610	0991	9/23/08	\$399,900	\$383,000	1180	7	2008	3	1831	N	N	2108 B JEFFERSON ST
003	225450	0770	6/11/08	\$450,000	\$415,000	1180	7	2008	3	1457	N	N	821 A 13TH AVE
003	794260	0295	9/18/08	\$290,000	\$277,000	1200	7	1991	3	5888	N	N	525 19TH AVE
003	331950	2158	3/23/07	\$390,000	\$347,000	1200	7	2003	3	1674	N	N	1619 B S WELLER ST
003	303720	0014	5/11/07	\$413,000	\$365,000	1200	7	2004	3	1473	N	N	166 C 17TH AVE
003	957802	0160	8/27/08	\$393,000	\$372,000	1200	7	2008	3	1738	N	N	1631 S LANE ST
003	957802	0170	9/26/08	\$400,000	\$383,000	1200	7	2008	3	2098	N	N	1629 S LANE ST
003	981870	0095	7/18/07	\$543,000	\$478,000	1200	7	1925	4	5500	N	N	198 26TH AVE
003	937930	0035	7/24/08	\$330,000	\$309,000	1210	7	1908	3	4800	N	N	526 24TH AVE S
003	600300	1740	10/31/08	\$465,000	\$452,000	1210	7	1900	4	1560	N	N	1415 1/2 E JOHN ST
003	957802	0020	9/19/08	\$354,950	\$339,000	1220	7	2008	3	1001	N	N	1625 S LANE ST
003	957802	0030	3/26/08	\$409,950	\$371,000	1240	7	2008	3	1335	N	N	1627 S LANE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	636290	0140	11/26/07	\$449,950	\$398,000	1240	7	2007	3	2329	N	N	726 26TH AVE S
003	712830	0075	2/5/07	\$375,000	\$336,000	1260	7	1911	4	3000	Y	N	821 20TH AVE S
003	957802	0010	6/13/08	\$399,950	\$369,000	1260	7	2008	3	1260	N	N	1623 S LANE ST
003	794260	0965	5/16/08	\$482,500	\$442,000	1270	7	1906	3	4800	N	N	448 14TH AVE
003	125020	0549	11/20/08	\$324,999	\$319,000	1280	7	2008	3	1601	N	N	311 27TH AVE S
003	636290	0067	5/27/08	\$350,350	\$322,000	1280	7	1995	3	2503	N	N	716 25TH AVE S
003	125020	0547	7/30/08	\$349,000	\$327,000	1280	7	2008	3	1602	N	N	313 27TH AVE S
003	125020	0552	1/25/07	\$376,000	\$337,000	1280	7	2007	3	1320	N	N	309 B 27TH AVE S
003	246090	0010	2/28/07	\$389,500	\$347,000	1280	7	1992	3	2574	N	N	925 24TH AVE S
003	193730	0140	5/14/07	\$466,950	\$412,000	1290	7	1949	3	6000	Y	N	1815 S DEARBORN ST
003	331950	1387	12/30/08	\$385,000	\$385,000	1300	7	1918	3	3560	N	N	424 18TH AVE S
003	225450	0966	5/29/08	\$500,000	\$460,000	1300	7	1909	4	3840	N	N	824 13TH AVE
003	257240	0229	7/18/07	\$525,000	\$462,000	1300	7	2002	3	1917	N	N	205 15TH AVE
003	794830	0140	7/23/07	\$425,000	\$374,000	1306	7	1997	3	2560	N	N	1214 E BARCLAY CT
003	125020	0556	2/1/07	\$369,000	\$331,000	1310	7	2007	3	1601	N	N	307 B 27TH AVE S
003	125020	0554	2/1/07	\$369,000	\$331,000	1310	7	2007	3	1600	N	N	307 A 27TH AVE S
003	912610	1290	6/26/07	\$320,000	\$282,000	1320	7	1900	3	3600	N	N	731 22ND AVE
003	872810	0672	6/13/07	\$363,000	\$320,000	1320	7	1998	3	2161	Y	N	1119 21ST AVE S
003	600300	1415	12/10/08	\$628,500	\$622,000	1320	7	1903	5	3775	N	N	1820 12TH AVE E
003	125020	0720	9/19/07	\$455,000	\$401,000	1340	7	1904	5	3600	N	N	539 MARTIN LUTHER KING JR WAY S
003	125020	0550	2/7/07	\$370,071	\$331,000	1350	7	2007	3	1462	N	N	309 A 27TH AVE S
003	278410	0035	8/1/08	\$375,000	\$352,000	1410	7	1918	2	3500	N	N	1815 E JOHN ST
003	912610	0990	12/2/08	\$420,000	\$414,000	1410	7	2008	3	1889	N	N	502 A 21ST AVE
003	366750	0017	2/4/08	\$525,000	\$469,000	1425	7	2003	3	1300	N	N	120 B 19TH AVE E
003	712830	0395	8/20/08	\$390,000	\$369,000	1440	7	1900	4	3000	N	N	2029 S CHARLES ST
003	193730	0192	2/9/07	\$429,950	\$385,000	1440	7	1999	3	2085	Y	N	835 19TH AVE S
003	636290	0040	11/14/07	\$455,000	\$402,000	1440	7	1900	3	5040	N	N	733 25TH AVE S
003	042404	9078	10/26/07	\$372,900	\$329,000	1450	7	1996	3	3884	N	N	2420 S JUDKINS ST
003	912610	0975	11/29/07	\$450,000	\$398,000	1450	7	1900	3	3600	N	N	512 21ST AVE
003	912610	0675	8/24/07	\$465,000	\$409,000	1450	7	1995	3	3600	N	N	316 20TH AVE
003	600350	1520	5/23/07	\$560,000	\$494,000	1450	7	1904	3	2400	N	N	1107 E THOMAS ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	957802	0150	10/21/08	\$425,000	\$412,000	1460	7	2008	3	2712	N	N	1633 S LANE ST
003	957802	0130	9/26/08	\$449,950	\$431,000	1460	7	2008	3	2173	N	N	1637 S LANE ST
003	957802	0140	3/17/08	\$499,950	\$451,000	1460	7	2008	3	2682	N	N	1635 S LANE ST
003	957802	0120	3/27/08	\$505,950	\$457,000	1460	7	2008	3	2982	N	N	1639 S LANE ST
003	712830	0715	8/23/07	\$399,000	\$351,000	1470	7	1902	3	3000	N	N	2026 S NYE PL
003	600350	1420	7/2/07	\$614,000	\$540,000	1480	7	1901	4	3520	N	N	234 10TH AVE E
003	981870	0390	6/8/07	\$509,000	\$449,000	1490	7	1926	3	4000	N	N	339 27TH AVE
003	912610	0475	3/27/07	\$585,000	\$520,000	1490	7	1900	4	3600	N	N	504 20TH AVE
003	600350	1076	4/2/07	\$600,000	\$532,000	1500	7	1901	4	2464	N	N	115 11TH AVE E
003	794260	1955	3/29/07	\$469,000	\$416,000	1510	7	1951	3	5120	N	N	415 20TH AVE
003	722850	1520	11/26/08	\$320,000	\$315,000	1520	7	1901	3	4744	N	N	930 20TH AVE
003	605860	0325	9/26/08	\$455,000	\$436,000	1520	7	1917	3	5000	N	N	911 24TH AVE S
003	331950	0555	10/15/07	\$499,000	\$440,000	1550	7	1908	4	2640	N	N	212 17TH AVE S
003	000760	0203	2/24/07	\$425,000	\$379,000	1560	7	1920	3	3485	N	N	169 24TH AVE
003	246090	0025	8/3/07	\$546,000	\$480,000	1560	7	1907	4	3960	N	N	939 24TH AVE S
003	814120	0045	1/24/08	\$736,000	\$657,000	1560	7	1906	5	4000	N	N	2016 E REPUBLICAN ST
003	095500	0130	3/12/08	\$605,000	\$545,000	1580	7	1900	4	3000	N	N	2202 E JOHN ST
003	872810	0675	6/28/07	\$420,000	\$370,000	1590	7	1998	3	4282	Y	N	1121 21ST AVE S
003	225450	1873	4/22/08	\$424,950	\$387,000	1620	7	1904	4	4224	N	N	812 16TH AVE
003	225450	1873	5/15/07	\$495,000	\$437,000	1620	7	1904	4	4224	N	N	812 16TH AVE
003	331950	2135	3/21/07	\$420,000	\$373,000	1630	7	1912	4	4480	N	N	1851 S WELLER ST
003	125020	0190	4/6/07	\$439,000	\$389,000	1630	7	1995	3	3600	N	N	500 25TH AVE S
003	501100	0015	8/31/07	\$468,000	\$412,000	1630	7	1919	4	4000	N	N	608 21ST AVE E
003	982670	1315	7/3/07	\$660,000	\$581,000	1630	7	1908	5	1740	N	N	222 20TH AVE
003	219760	0550	7/15/08	\$435,000	\$406,000	1640	7	1903	3	3600	N	N	1005 E SPRUCE ST
003	685270	0066	12/24/07	\$624,000	\$554,000	1648	7	1910	4	4000	N	N	519 12TH AVE E
003	872810	0725	4/16/08	\$363,500	\$330,000	1660	7	1998	3	4501	N	N	1123 21ST AVE S
003	722850	1080	7/26/08	\$489,500	\$458,000	1690	7	1905	3	5080	N	N	1456 21ST AVE
003	912610	0030	11/16/07	\$480,000	\$424,000	1720	7	1902	4	3600	N	N	901 21ST AVE
003	722850	1085	3/26/07	\$500,000	\$444,000	1720	7	1905	3	5080	N	N	1460 21ST AVE
003	722850	1435	2/7/07	\$455,000	\$407,000	1730	7	1996	3	3750	N	N	939 21ST AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	095500	0190	5/29/07	\$485,000	\$428,000	1750	7	1914	3	4200	N	N	223 22ND AVE E
003	277910	0095	1/30/07	\$355,000	\$318,000	1780	7	1904	3	3300	N	N	220 24TH AVE
003	723460	0780	7/18/07	\$630,000	\$554,000	1780	7	1900	3	3600	N	N	915 B 17TH AVE
003	125020	0365	1/4/07	\$420,000	\$379,000	1800	7	1914	3	7200	N	N	415 26TH AVE S
003	722850	1060	7/5/07	\$560,000	\$493,000	1800	7	1903	3	5080	N	N	1448 21ST AVE
003	723460	1150	10/23/08	\$525,000	\$509,000	1870	7	1900	4	2400	N	N	1715 E HOWELL ST
003	225450	2378	3/22/07	\$585,000	\$520,000	1900	7	1908	4	3040	Y	N	806 19TH AVE
003	600300	2050	2/14/07	\$647,500	\$579,000	1900	7	1902	4	2479	N	N	110 HARVARD AVE E
003	331950	1795	1/11/07	\$439,500	\$396,000	1960	7	1905	4	4480	N	N	1846 S WELLER ST
003	685270	0571	4/27/07	\$760,000	\$672,000	2000	7	1908	3	2981	N	N	1007 E REPUBLICAN ST
003	193480	0155	2/7/07	\$400,000	\$358,000	2010	7	1900	5	3244	N	N	165 A 19TH AVE
003	685270	0420	12/18/08	\$699,000	\$694,000	2010	7	1902	5	4100	N	N	609 FEDERAL AVE E
003	684070	1160	3/31/08	\$395,000	\$357,000	2020	7	1913	2	5000	N	N	303 26TH AVE
003	912610	0430	6/25/07	\$455,000	\$401,000	2300	7	1906	3	5400	N	N	2011 E JAMES ST
003	331950	0320	9/11/07	\$511,000	\$450,000	2500	7	1907	3	4800	N	N	2031 S WASHINGTON ST
003	303720	0140	2/4/08	\$375,000	\$335,000	2770	7	1900	3	5618	N	N	165 16TH AVE
003	912610	1626	2/20/08	\$300,000	\$269,000	3200	7	1907	2	3870	N	N	825 23RD AVE
003	193480	0136	6/8/07	\$764,950	\$674,000	3470	7	1998	3	4400	N	N	154 18TH AVE
003	600350	1425	5/16/08	\$454,000	\$416,000	820	8	2005	3	826	N	N	249 11TH AVE E
003	600300	0801	5/7/07	\$419,000	\$370,000	905	8	2006	3	1102	N	N	1621 A 14TH AVE
003	765860	0102	5/2/08	\$325,000	\$297,000	910	8	2007	3	1745	N	N	1127 D 24TH AVE S
003	765860	0104	5/13/08	\$330,000	\$302,000	910	8	2007	3	1885	N	N	1127 C 24TH AVE S
003	765860	0098	5/20/08	\$339,950	\$312,000	910	8	2007	3	1421	N	N	1127 A 24TH AVE S
003	765860	0090	11/28/07	\$362,000	\$320,000	910	8	2007	3	1533	N	N	1119 24TH AVE S
003	765860	0094	12/4/07	\$365,000	\$323,000	910	8	2007	3	1639	N	N	1125 24TH AVE S
003	765860	0096	12/19/07	\$364,950	\$324,000	910	8	2007	3	1777	N	N	1123 24TH AVE S
003	765860	0100	1/29/08	\$362,500	\$324,000	910	8	2007	3	1349	N	N	1127 B 24TH AVE S
003	765860	0092	12/19/07	\$369,000	\$327,000	910	8	2007	3	1460	N	N	1121 24TH AVE S
003	685270	0283	7/18/08	\$450,000	\$420,000	920	8	2003	3	1224	N	N	420 B FEDERAL AVE E
003	636290	0127	3/25/08	\$432,000	\$390,000	930	8	2007	3	1181	N	N	712 A 26TH AVE S
003	636290	0123	3/25/08	\$445,000	\$402,000	930	8	2007	3	1170	N	N	712 B 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	872810	0777	2/12/08	\$379,000	\$339,000	940	8	2007	3	1155	N	N	2011 B S NORMAN ST
003	872810	0779	12/3/07	\$395,000	\$350,000	940	8	2007	3	1578	N	N	2013 B S NORMAN ST
003	872810	0775	7/16/07	\$415,000	\$365,000	940	8	2007	3	1150	N	N	2011 A S NORMAN ST
003	684070	1614	8/31/07	\$372,500	\$328,000	950	8	2007	3	1155	N	N	106B 26TH AVE
003	722850	1892	9/5/07	\$385,000	\$339,000	950	8	2007	3	1897	N	N	1615 B 21ST AVE
003	722850	1880	9/5/07	\$385,000	\$339,000	950	8	2007	3	1224	N	N	1615 A 21ST AVE E
003	722850	1885	7/19/07	\$389,000	\$342,000	950	8	2007	3	1125	N	N	1609 A 21ST AVE
003	722850	1887	7/3/07	\$394,000	\$347,000	950	8	2007	3	1364	N	N	1607 A 21ST AVE
003	722850	1888	7/3/07	\$394,000	\$347,000	950	8	2007	3	2077	N	N	1607 B 21ST AVE
003	722850	1886	9/6/07	\$399,000	\$351,000	950	8	2007	3	1125	N	N	1613 A 21ST AVE
003	722850	1889	9/17/07	\$455,000	\$401,000	950	8	2007	3	1996	N	N	1609 B 21ST AVE
003	722850	1891	4/16/08	\$455,000	\$413,000	950	8	2007	3	1996	N	N	1613 B 21ST AVE
003	193480	0142	3/11/08	\$340,000	\$306,000	960	8	2007	3	1046	N	N	1804 E FIR ST
003	193480	0138	2/14/08	\$361,000	\$323,000	960	8	2007	3	934	N	N	152 18TH AVE
003	193480	0144	10/23/07	\$374,950	\$331,000	960	8	2007	3	1300	N	N	1806 E FIR ST
003	193480	0140	10/10/07	\$384,950	\$339,000	960	8	2007	3	1122	N	N	150 18TH AVE
003	794260	1113	5/22/07	\$407,500	\$360,000	960	8	2005	3	1498	N	N	1525 E JEFFERSON ST
003	225450	2093	9/25/07	\$429,000	\$378,000	960	8	2007	3	1085	N	N	820 17TH AVE
003	713230	0579	2/18/08	\$475,000	\$426,000	960	8	2004	3	1046	Y	N	920 B HIAWATHA PL S
003	723460	0830	2/22/07	\$435,000	\$388,000	1000	8	2006	3	1000	N	N	927 18TH AVE
003	957802	0070	8/8/08	\$365,000	\$343,000	1010	8	2008	3	1221	N	N	1647 S LANE ST
003	957802	0050	9/23/08	\$358,000	\$343,000	1010	8	2008	3	1311	N	N	1643 S LANE ST
003	957802	0090	8/26/08	\$379,950	\$360,000	1010	8	2008	3	1311	N	N	1651 S LANE ST
003	957802	0110	4/21/08	\$424,950	\$387,000	1010	8	2008	3	1289	N	N	1655 S LANE ST
003	000760	0218	3/26/08	\$357,500	\$323,000	1040	8	2007	3	924	N	N	118 13TH AVE
003	723460	0821	11/8/07	\$389,900	\$344,000	1040	8	2007	3	878	N	N	938 17TH AVE
003	723460	0831	3/6/07	\$438,000	\$390,000	1040	8	2006	3	1375	N	N	927 C 18TH AVE
003	095500	0180	3/11/08	\$680,000	\$613,000	1040	8	1989	3	4200	N	N	229 22ND AVE E
003	600300	0800	4/4/07	\$469,000	\$416,000	1045	8	2006	3	1355	N	N	1621 B 14TH AVE
003	332000	0222	7/30/07	\$375,000	\$330,000	1050	8	2007	3	944	N	N	303 16TH AVE S
003	332000	0224	5/31/07	\$375,000	\$331,000	1050	8	2007	3	944	N	N	305 16TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	332000	0212	4/25/07	\$385,000	\$341,000	1050	8	2007	3	980	N	N	1451 S MAIN ST
003	332000	0214	5/10/07	\$395,000	\$349,000	1050	8	2007	3	979	N	N	1453 S MAIN ST
003	332000	0226	5/25/07	\$395,000	\$349,000	1050	8	2007	3	1454	N	N	307 16TH AVE S
003	332000	0210	5/1/07	\$399,000	\$353,000	1050	8	2007	3	1245	N	N	1449 S MAIN ST
003	872810	0765	3/14/07	\$444,900	\$396,000	1060	8	2006	3	1400	N	N	2017 A S NORMAN ST
003	872810	0759	3/14/07	\$444,900	\$396,000	1060	8	2006	3	1405	N	N	2017 B S NORMAN ST
003	808040	0176	3/26/07	\$399,950	\$355,000	1080	8	2006	3	1397	N	N	1812 F 16TH AVE
003	095500	0377	7/9/08	\$404,000	\$376,000	1080	8	2005	3	1372	N	N	123 C 21ST AVE E
003	723460	1028	12/3/08	\$392,000	\$387,000	1080	8	2008	3	882	N	N	1521 B 18TH AVE
003	723460	1029	11/12/08	\$397,500	\$389,000	1080	8	2008	3	1176	N	N	1521 C 18TH AVE
003	125020	0763	8/28/08	\$372,500	\$353,000	1087	8	2005	3	1796	N	N	513 MARTIN LUTHER KING JR WAY S
003	912610	0871	7/25/07	\$428,000	\$376,000	1090	8	2007	3	1380	N	N	400-B 21ST AVE
003	912610	0870	6/15/07	\$435,000	\$383,000	1090	8	2007	3	1495	N	N	400-A 21ST AVE
003	937930	0063	8/15/08	\$320,000	\$302,000	1100	8	2006	3	1332	N	N	2418 S LANE ST
003	332000	0218	5/15/07	\$385,000	\$340,000	1100	8	2007	3	1199	N	N	301 16TH AVE S
003	684070	1669	4/22/08	\$383,000	\$348,000	1100	8	2007	3	1325	N	N	2506 A YESLER WAY
003	225450	1767	4/25/08	\$385,000	\$351,000	1100	8	1999	3	1562	N	N	822 15TH AVE
003	332000	0216	4/25/07	\$399,500	\$354,000	1100	8	2007	3	1509	N	N	1455 S MAIN ST
003	684070	1667	4/22/08	\$389,000	\$354,000	1100	8	2007	3	1325	N	N	2506 B E. YESTLER WAY
003	332000	0216	5/24/08	\$393,000	\$361,000	1100	8	2007	3	1509	N	N	1455 S MAIN ST
003	135530	0012	11/24/08	\$415,000	\$408,000	1100	8	2007	3	944	N	N	1408 E. OLIVE ST.
003	685270	0526	7/9/07	\$499,000	\$439,000	1100	8	2006	3	838	N	N	421 FEDERAL AVE E
003	685270	0532	4/25/07	\$619,950	\$549,000	1100	8	2006	3	1285	N	N	427 FEDERAL AVE E
003	982670	1200	4/14/08	\$338,000	\$307,000	1110	8	2005	3	1420	N	N	108 C 20TH AVE
003	723460	1419	5/3/07	\$499,950	\$442,000	1110	8	2007	3	1416	N	N	1416 C 18TH AVE
003	723460	1406	2/6/07	\$499,950	\$448,000	1110	8	2007	3	1391	N	N	1414 A 18TH AVE
003	982670	1628	11/12/07	\$389,950	\$345,000	1115	8	2007	3	1553	N	N	2215 E YESLER WAY
003	684070	1612	6/18/07	\$409,000	\$360,000	1120	8	2007	3	1594	N	N	106 A 26TH AVE
003	684070	1608	6/22/07	\$418,000	\$368,000	1120	8	2007	3	1420	N	N	100 A 26TH AVE
003	685270	0527	4/12/07	\$559,950	\$496,000	1125	8	2006	3	1132	N	N	423 FEDERAL AVE E
003	685270	0520	3/2/07	\$559,950	\$499,000	1125	8	2006	3	1132	N	N	431 FEDERAL AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	723460	0820	8/30/07	\$504,625	\$444,000	1126	8	2007	3	1435	N	N	940 17TH AVE
003	912610	1121	5/3/07	\$425,000	\$376,000	1140	8	2006	3	1619	N	N	615 22ND AVE
003	135530	0002	3/13/08	\$516,000	\$465,000	1140	8	2007	3	940	N	N	1702 14TH AVE
003	723460	1412	7/17/07	\$530,000	\$466,000	1140	8	2007	3	917	N	N	1420 B 18TH AVE
003	685270	0525	4/12/07	\$569,950	\$505,000	1140	8	2006	3	1237	N	N	419 FEDERAL AVE E
003	723460	1411	5/9/07	\$589,827	\$521,000	1140	8	2007	3	1266	N	N	1420 C 18TH AVE
003	685270	0528	1/5/07	\$589,950	\$532,000	1140	8	2006	3	1236	N	N	433 FEDERAL AVE E
003	000760	0175	5/14/08	\$352,500	\$323,000	1150	8	2006	3	1215	N	N	2717 B EAST YESTLER WAY
003	912610	0873	8/15/07	\$380,000	\$334,000	1150	8	2007	3	1495	N	N	2106 TERRACE ST
003	912610	0872	6/1/07	\$410,000	\$362,000	1150	8	2007	3	1379	N	N	2108 E TERRACE ST
003	982670	0915	4/28/08	\$468,000	\$427,000	1150	8	2005	3	1751	N	N	112 18TH AVE
003	600300	0803	3/9/07	\$500,000	\$445,000	1150	8	2006	3	1337	N	N	1619 B 14TH AVE
003	600300	0802	3/6/07	\$509,000	\$454,000	1150	8	2006	3	1334	N	N	1619 A 14TH AVE
003	135530	0013	8/29/07	\$532,950	\$469,000	1150	8	2007	3	1294	N	N	1410 E OLIVE ST
003	982670	1626	11/6/07	\$380,000	\$336,000	1160	8	2007	3	1121	N	N	2213 B E YESLER WAY
003	982670	1622	9/25/07	\$395,000	\$348,000	1160	8	2007	3	1262	N	N	2211 A E YESLER WAY
003	982670	1620	9/25/07	\$395,000	\$348,000	1160	8	2007	3	1263	N	N	2211 B E YESLER WAY
003	982670	1624	11/12/07	\$397,000	\$351,000	1160	8	2007	3	928	N	N	2213 A E YESLER WAY
003	872810	0761	6/18/07	\$443,900	\$391,000	1160	8	2006	3	1518	N	N	2015 B S NORMAN ST
003	872810	0763	3/20/07	\$448,900	\$399,000	1160	8	2006	3	1355	N	N	2015 A S NORMAN ST
003	723460	0832	4/24/07	\$459,000	\$406,000	1160	8	2006	3	1500	N	N	927 18TH AVE
003	723460	1032	4/25/08	\$465,000	\$423,000	1160	8	2004	3	1313	N	N	1515 A 18TH AVE
003	723460	1025	6/27/08	\$466,000	\$432,000	1160	8	2008	3	1021	N	N	1523 B 18TH AVE
003	723460	1024	6/9/08	\$470,000	\$434,000	1160	8	2008	3	1328	N	N	1523 C 18TH AVE
003	723460	1409	7/6/07	\$499,990	\$440,000	1160	8	2007	3	980	N	N	1422 B 18TH AVE
003	723460	1026	6/13/08	\$484,500	\$447,000	1160	8	2008	3	1327	N	N	1523 A 18TH AVE
003	723460	1031	2/16/07	\$510,000	\$456,000	1160	8	2004	3	1007	N	N	1515 B 18TH AVE
003	723460	1408	7/24/07	\$539,990	\$475,000	1160	8	2007	3	1385	N	N	1422 A 18TH AVE
003	135530	0009	12/10/07	\$529,950	\$470,000	1165	8	2007	3	916	N	N	1748 14TH AVE
003	125020	0204	3/19/07	\$485,000	\$431,000	1170	8	2007	3	1798	N	N	522 25TH AVE S
003	125020	0210	5/4/07	\$500,000	\$442,000	1170	8	2007	3	1798	N	N	526 25TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	125020	0208	1/25/07	\$495,000	\$444,000	1170	8	2007	3	1799	N	N	524 25TH AVE S
003	723460	1413	2/27/07	\$559,990	\$500,000	1170	8	2007	3	1552	N	N	1420 A 18TH AVE
003	135530	0003	9/1/07	\$575,950	\$507,000	1170	8	2007	3	1244	N	N	1704 14TH AVE
003	135530	0004	8/21/07	\$557,000	\$490,000	1175	8	2007	3	1588	N	N	1402 E OLIVE ST
003	937930	0082	5/18/07	\$353,000	\$312,000	1180	8	2006	3	1309	N	N	517 B 25TH AVE S
003	937930	0081	7/16/08	\$355,000	\$331,000	1180	8	2006	3	1309	N	N	517 A 25TH AVE S
003	225450	1770	6/20/08	\$445,000	\$412,000	1180	8	2008	3	1791	N	N	828 A 15TH AVE
003	225450	1771	7/16/08	\$490,000	\$457,000	1180	8	2008	3	1614	N	N	828 B 15TH AVE
003	225450	2025	4/26/07	\$551,000	\$488,000	1180	8	1907	4	3600	N	N	1715 E COLUMBIA ST
003	723460	1410	3/28/07	\$565,812	\$502,000	1180	8	2007	3	1567	N	N	1422 C 18TH AVE
003	723460	0833	9/18/08	\$356,500	\$341,000	1200	8	2006	3	1963	N	N	927 18TH AVE
003	684070	1663	3/26/08	\$395,000	\$357,000	1200	8	2007	3	1224	N	N	2508 B E. YESTLER WAY
003	723460	0833	3/10/07	\$455,000	\$405,000	1200	8	2006	3	1963	N	N	927 18TH AVE
003	600300	1620	2/22/08	\$550,000	\$494,000	1200	8	2002	3	1316	N	N	1808 14TH AVE
003	135530	0001	10/13/08	\$553,700	\$534,000	1200	8	2007	3	1488	N	N	1700 14TH AVE
003	135530	0001	8/28/07	\$609,950	\$537,000	1200	8	2007	3	1488	N	N	1700 14TH AVE
003	912610	0355	8/4/08	\$438,500	\$412,000	1218	8	1999	3	1801	N	N	611 21ST AVE
003	684070	1665	4/28/08	\$379,000	\$345,000	1220	8	2007	3	1326	N	N	2508 A YESLER WAY
003	722850	1369	6/6/08	\$429,950	\$396,000	1230	8	2007	3	2811	N	N	991 21ST AVE
003	723460	1414	5/3/07	\$522,500	\$462,000	1230	8	2007	3	1058	N	N	1416 B 18TH AVE
003	723460	1404	1/18/07	\$539,950	\$485,000	1230	8	2007	3	1357	N	N	1414 A 18TH AVE
003	723460	1407	3/1/07	\$549,950	\$490,000	1230	8	2007	3	1376	N	N	1416 A 18TH AVE
003	135530	0005	8/21/07	\$569,950	\$501,000	1230	8	2007	3	1997	N	N	1404 E OLIVE ST
003	685270	0412	5/10/07	\$700,000	\$618,000	1235	8	1995	3	1490	N	N	615 B FEDERAL AVE E
003	225450	1773	7/16/08	\$465,950	\$435,000	1240	8	2008	3	1300	N	N	830 A 15TH AVE
003	225450	1772	8/21/08	\$469,950	\$444,000	1240	8	2008	3	1301	N	N	830 B 15TH AVE
003	754480	0110	1/10/08	\$425,000	\$378,000	1260	8	2007	3	1503	N	N	421 A 23RD AVE
003	754480	0111	1/18/08	\$425,000	\$379,000	1260	8	2007	3	1501	N	N	421 B 23RD AVE
003	957802	0040	6/2/08	\$434,950	\$400,000	1260	8	2008	3	1498	N	N	1641 S LANE ST
003	957802	0100	3/27/08	\$449,958	\$407,000	1260	8	2008	3	1356	N	N	1653 S LANE ST
003	957802	0060	8/8/08	\$434,950	\$409,000	1260	8	2008	3	1356	N	N	1645 S LANE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	957802	0080	5/20/08	\$449,950	\$413,000	1260	8	2008	3	1446	N	N	1649 S LANE ST
003	722850	2360	12/1/08	\$513,000	\$506,000	1260	8	1904	5	3630	N	N	945 20TH AVE
003	225450	1914	12/17/07	\$550,000	\$488,000	1270	8	2007	3	1451	N	N	831 17TH AVE
003	225450	1913	2/11/08	\$554,000	\$496,000	1270	8	2007	3	1387	N	N	833 17TH AVE
003	685270	0468	5/30/07	\$675,000	\$595,000	1280	8	2001	3	1568	N	N	517 FEDERAL AVE E
003	754480	0104	2/14/08	\$390,000	\$349,000	1300	8	2007	3	1500	N	N	423 23RD AVE
003	000760	0155	3/7/08	\$402,450	\$362,000	1300	8	2006	3	1639	N	N	2715 A E. YESTLER WAY
003	754480	0105	1/15/08	\$421,000	\$375,000	1300	8	2007	3	1502	N	N	425 23RD AVE
003	982670	1395	11/13/08	\$422,000	\$413,000	1310	8	2002	3	1800	N	N	201 22ND AVE
003	135530	0008	9/17/07	\$569,950	\$502,000	1315	8	2007	3	1307	N	N	1706 14TH AVE
003	982670	0757	8/20/07	\$406,900	\$358,000	1320	8	2005	3	1049	N	N	106 B 17TH AVE S
003	981560	0090	1/29/07	\$318,000	\$285,000	1335	8	1995	3	2918	N	N	121 25TH AVE S
003	981560	0150	6/29/07	\$425,000	\$374,000	1335	8	1995	3	2773	N	N	110 24TH AVE S
003	937930	0080	2/21/07	\$410,950	\$367,000	1340	8	2006	3	2195	N	N	519 25TH AVE S
003	193480	0178	7/16/08	\$420,000	\$392,000	1340	8	2008	3	1243	N	N	165 B 18TH AVE
003	722850	1368	10/3/07	\$470,000	\$414,000	1340	8	2007	3	2418	N	N	989 21ST AVE
003	981560	0180	2/26/07	\$405,000	\$361,000	1347	8	1995	3	2812	N	N	107 25TH AVE S
003	600350	1436	7/30/07	\$525,000	\$462,000	1350	8	2005	3	860	N	N	243 11TH AVE E
003	685270	0099	8/10/07	\$615,000	\$541,000	1360	8	2005	3	1375	N	N	512 B 11TH AVE E
003	722850	2550	5/24/07	\$585,000	\$516,000	1370	8	1903	3	3600	N	N	1124 19TH AVE
003	794260	1226	7/16/07	\$571,000	\$502,000	1400	8	1992	3	3960	N	N	305 16TH AVE
003	794260	1226	10/6/08	\$575,000	\$553,000	1400	8	1992	3	3960	N	N	305 16TH AVE
003	193480	0180	2/21/08	\$437,000	\$392,000	1419	8	2007	3	1583	N	N	165 A 18TH AVE
003	912610	0606	10/9/07	\$529,000	\$466,000	1420	8	2007	3	1528	N	N	401 21ST AVE
003	722850	2245	7/16/08	\$600,000	\$560,000	1450	8	1904	3	4848	N	N	1506 19TH AVE
003	225450	1825	11/20/07	\$519,000	\$459,000	1460	8	1990	3	2251	N	N	817 16TH AVE
003	193480	0182	5/21/08	\$435,000	\$399,000	1480	8	2007	3	1537	N	N	163 B 18TH AVE
003	193480	0184	11/28/07	\$480,000	\$425,000	1480	8	2007	3	1539	N	N	163 18TH AVE
003	722850	0410	5/17/07	\$540,000	\$477,000	1510	8	1905	4	2370	N	N	928 22ND AVE
003	225450	1911	2/7/08	\$660,000	\$591,000	1510	8	2007	3	2283	N	N	835 17TH AVE
003	225450	1145	1/25/07	\$613,000	\$550,000	1520	8	1902	5	3600	N	N	907 14TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	794260	0095	10/21/08	\$508,000	\$492,000	1536	8	1906	4	4000	N	N	1910 E JEFFERSON ST
003	794260	1540	4/27/07	\$500,000	\$442,000	1540	8	1901	3	5120	N	N	318 17TH AVE
003	722850	2365	3/10/08	\$510,000	\$459,000	1540	8	2007	3	4840	N	N	941 20TH AVE
003	722850	2495	3/22/07	\$560,000	\$498,000	1540	8	1903	3	4840	Y	N	938 19TH AVE
003	600300	0950	6/6/07	\$850,000	\$749,000	1540	8	1961	3	3840	N	N	1315 E HOWELL ST
003	600350	0887	12/13/07	\$760,000	\$674,000	1550	8	1903	5	4200	N	N	1119 E JOHN ST
003	912610	0860	8/16/07	\$590,000	\$519,000	1560	8	1900	5	1496	N	N	406 21ST AVE
003	225450	2460	4/2/07	\$535,000	\$475,000	1570	8	1996	3	5120	N	N	825 20TH AVE
003	193730	0031	5/7/08	\$525,000	\$480,000	1610	8	1931	3	4150	Y	N	1826 S DEARBORN ST
003	982670	1783	9/3/08	\$418,000	\$397,000	1630	8	2007	3	1883	Y	N	209 A 23RD AVE
003	982670	1782	8/1/08	\$424,950	\$399,000	1630	8	2007	3	1885	Y	N	209 B 23RD AVE
003	982670	1788	6/2/08	\$439,999	\$405,000	1630	8	2007	3	1886	Y	N	215 A 23RD AVE
003	257240	0243	11/28/07	\$399,900	\$354,000	1640	8	1999	3	2058	N	N	1416 E SPRUCE ST
003	366750	0130	2/20/07	\$525,000	\$469,000	1640	8	2006	3	1564	N	N	118 20TH AVE E
003	125020	0699	11/12/08	\$497,000	\$486,000	1640	8	2008	3	2554	N	N	522 26TH AVE S
003	685270	0560	7/11/07	\$665,000	\$585,000	1640	8	1908	4	4000	N	N	422 10TH AVE E
003	912610	0607	6/5/08	\$470,000	\$433,000	1650	8	2007	3	1337	N	N	2020 E TERRACE ST
003	125020	0693	6/6/08	\$498,000	\$459,000	1660	8	2008	3	2409	N	N	524 26TH AVE S
003	723460	1541	9/19/08	\$489,000	\$467,000	1660	8	2002	3	1834	N	N	920 B 18TH AVE
003	125020	0691	5/9/08	\$515,000	\$471,000	1660	8	2008	3	2409	N	N	518 26TH AVE S
003	723460	1536	6/18/07	\$585,870	\$516,000	1660	8	2002	3	1828	N	N	916 A 18TH AVE
003	125020	0695	1/25/08	\$500,000	\$446,000	1670	8	2008	3	1871	N	N	520 A 26TH AVE S
003	134430	0180	4/16/07	\$645,000	\$571,000	1670	8	1926	4	4200	N	N	525 23RD AVE E
003	125020	0695	4/12/07	\$875,000	\$775,000	1670	8	2008	3	1871	N	N	520 A 26TH AVE S
003	125020	0697	11/14/08	\$455,000	\$445,000	1674	8	2008	3	1540	N	N	520 B 26TH AVE S
003	794260	1790	3/19/08	\$525,000	\$474,000	1680	8	1901	3	5120	N	N	347 19TH AVE
003	912610	0540	4/9/07	\$594,000	\$527,000	1680	8	2001	3	2190	N	N	523 B 21ST AVE
003	722850	0415	2/28/07	\$455,000	\$406,000	1690	8	1908	5	2370	N	N	929 23RD AVE
003	684820	0760	1/25/08	\$560,000	\$500,000	1690	8	1902	4	2813	N	N	316 BELMONT AVE E
003	225450	1731	9/26/08	\$625,000	\$599,000	1690	8	1901	3	2480	N	N	1510 E COLUMBIA ST
003	180690	0065	8/4/08	\$740,000	\$695,000	1690	8	1906	4	3600	N	N	324 17TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	685270	0085	1/4/08	\$708,000	\$630,000	1700	8	1903	4	2400	N	N	1106 E REPUBLICAN ST
003	722850	1115	1/9/07	\$600,000	\$540,000	1750	8	1929	3	4500	N	N	1474 21ST AVE
003	981870	0115	4/28/08	\$470,000	\$428,000	1760	8	1903	4	3000	N	N	187 27TH AVE
003	794260	1545	4/10/07	\$651,000	\$577,000	1780	8	1901	5	5120	N	N	316 17TH AVE
003	684070	1035	11/29/07	\$490,000	\$434,000	1800	8	1925	4	4500	N	N	346 26TH AVE
003	180690	0110	3/17/08	\$680,000	\$613,000	1810	8	1904	3	2925	N	N	1714 E THOMAS ST
003	225450	1928	1/14/08	\$448,500	\$400,000	1820	8	1903	3	3304	N	N	817 17TH AVE
003	171040	0025	6/6/07	\$740,000	\$652,000	1840	8	1993	3	4760	Y	N	816 14TH AVE
003	912610	0535	4/2/08	\$425,000	\$385,000	1890	8	1900	5	3600	N	N	521 21ST AVE
003	225450	1455	9/25/07	\$510,000	\$449,000	1890	8	1901	3	3480	N	N	902 14TH AVE
003	912610	0535	2/13/07	\$600,000	\$537,000	1890	8	1900	5	3600	N	N	521 21ST AVE
003	685270	0126	2/11/08	\$615,000	\$551,000	1890	8	1904	3	4000	N	N	419 12TH AVE E
003	794260	2130	6/8/07	\$795,000	\$701,000	1900	8	2007	3	3360	N	N	1529 E ALDER ST
003	171040	0085	10/30/08	\$585,000	\$569,000	1960	8	1984	3	4800	Y	N	819 15TH AVE
003	685070	0661	8/2/07	\$625,000	\$550,000	2050	8	1904	3	3995	N	N	429 BOYLSTON AVE E
003	912610	1651	12/6/07	\$739,000	\$655,000	2070	8	2001	3	3870	N	N	722 22ND AVE
003	423240	1070	11/26/07	\$660,100	\$584,000	2160	8	1911	3	4800	N	N	420 18TH AVE E
003	722850	0855	12/13/07	\$590,000	\$523,000	2240	8	1900	5	3750	N	N	1638 21ST AVE
003	794260	1590	3/19/08	\$720,000	\$650,000	2296	8	2007	3	5120	N	N	315 18TH AVE
003	130330	0030	7/17/07	\$785,000	\$691,000	2450	8	1996	3	3150	N	N	317 CORYELL CT E
003	600350	0640	6/16/08	\$750,000	\$693,000	2500	8	1905	4	4000	N	N	1728 11TH AVE E
003	332000	0945	8/20/07	\$650,000	\$572,000	2600	8	1925	5	7200	Y	N	1829 S LANE ST
003	364610	0940	4/2/07	\$760,000	\$674,000	2640	8	1905	4	5500	N	N	703 24TH AVE S
003	277910	0435	2/13/07	\$750,000	\$671,000	2730	8	2006	3	3600	N	N	170 24TH AVE
003	600300	2005	5/20/08	\$775,000	\$711,000	2860	8	1901	3	4800	N	N	107 13TH AVE E
003	423240	0390	3/24/08	\$1,050,000	\$949,000	3420	8	1901	5	3600	N	N	502 17TH AVE E
003	808040	0137	7/7/08	\$499,900	\$465,000	1100	9	2005	3	1336	N	N	1808 A 15TH AVE
003	000760	0136	5/4/07	\$475,000	\$420,000	1130	9	2007	3	1148	N	N	1411B FIR ST
003	723460	1164	4/23/08	\$488,500	\$445,000	1170	9	2006	3	1245	N	N	1717 18TH AVE
003	330370	0134	4/9/08	\$620,000	\$562,000	1190	9	2002	3	1313	N	N	510 A MALDEN AVE E
003	723460	1426	7/29/08	\$412,500	\$387,000	1194	9	2000	3	811	N	N	1807 E PIKE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	519110	0110	10/14/08	\$839,000	\$810,000	1210	9	1913	5	3200	N	N	610 20TH AVE E
003	723460	1390	3/28/07	\$600,000	\$533,000	1220	9	2006	3	1713	N	N	1814 E PIKE ST
003	225650	0016	3/20/07	\$598,960	\$532,000	1250	9	2006	3	2346	N	N	823 18TH AVE
003	000760	0140	5/4/07	\$525,000	\$464,000	1260	9	2007	3	932	N	N	1409A FIR ST
003	000760	0138	4/24/07	\$500,000	\$442,000	1280	9	2007	3	1044	N	N	1411A FIR ST
003	000760	0144	2/15/08	\$496,000	\$444,000	1280	9	2007	3	954	N	N	1413A FIR ST
003	000760	0127	10/1/07	\$510,000	\$449,000	1280	9	2007	3	826	N	N	1407B FIR ST
003	000760	0126	7/2/07	\$515,000	\$453,000	1280	9	2007	3	809	N	N	1407A FIR ST
003	180690	0030	7/25/08	\$528,000	\$494,000	1320	9	1901	4	2582	N	N	316 18TH AVE E
003	000760	0142	7/2/07	\$565,000	\$497,000	1350	9	2007	3	1037	N	N	1413B FIR ST
003	605860	0204	11/12/07	\$430,000	\$380,000	1360	9	2003	3	1991	N	N	824 24TH AVE S
003	000760	0139	8/9/07	\$545,000	\$479,000	1360	9	2007	3	1386	N	N	1409B FIR ST
003	982670	1366	2/16/07	\$620,000	\$554,000	1370	9	2006	3	2094	N	N	217 21ST AVE
003	982670	1365	2/20/07	\$625,000	\$558,000	1370	9	2006	3	2088	N	N	213 21ST AVE
003	379600	0044	7/7/08	\$475,000	\$442,000	1400	9	2008	3	800	N	N	116 25TH AVE S
003	379600	0042	7/25/08	\$475,000	\$445,000	1400	9	2008	3	800	N	N	114 25TH AVE S
003	379600	0040	3/1/07	\$510,000	\$455,000	1400	9	2008	3	1844	N	N	112 25TH AVE S
003	600350	0734	7/5/07	\$740,000	\$651,000	1430	9	2006	3	1044	N	N	1110 C E HOWELL ST
003	723460	1017	1/8/08	\$424,950	\$378,000	1440	9	2007	3	1067	N	N	1717 E PINE ST
003	723460	1016	9/24/07	\$449,500	\$396,000	1440	9	2007	3	1067	N	N	1719 PINE ST
003	723460	1012	6/6/07	\$459,950	\$405,000	1440	9	2007	3	807	N	N	1535 18TH AVE E
003	723460	1013	5/1/07	\$459,950	\$407,000	1440	9	2007	3	807	N	N	1533 C 18TH AVE E
003	723460	1018	6/25/07	\$454,950	\$401,000	1455	9	2007	3	1285	N	N	1715 E PINE ST
003	723460	1015	7/3/07	\$459,950	\$405,000	1455	9	2007	3	1375	N	N	1717 E PINE ST
003	723460	1014	5/3/07	\$469,950	\$415,000	1455	9	2007	3	995	N	N	1531 18TH AVE
003	723460	1011	4/5/07	\$478,516	\$424,000	1455	9	2007	3	995	N	N	1537 18TH AVE E
003	225550	0136	6/4/08	\$633,000	\$583,000	1470	9	2008	3	2240	N	N	1615 E COLUMBIA ST
003	982670	1367	1/10/07	\$575,000	\$518,000	1480	9	2006	3	1742	N	N	215 B 21ST AVE
003	685270	0225	3/12/08	\$628,000	\$566,000	1490	9	2007	3	1245	N	N	322 FEDERAL AVE E
003	685270	0227	5/28/07	\$745,000	\$657,000	1490	9	2007	3	1252	N	N	316 FEDERAL AVE E
003	685270	0228	8/15/07	\$750,000	\$660,000	1490	9	2007	3	1250	N	N	318 FEDERAL AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423240	0210	7/28/08	\$877,000	\$822,000	1490	9	1900	5	6120	N	N	602 18TH AVE E
003	685270	0226	6/26/07	\$715,000	\$630,000	1510	9	2007	3	1248	N	N	320 FEDERAL AVE E
003	171040	0100	9/5/08	\$750,000	\$713,000	1520	9	1900	5	3200	N	N	831 15TH AVE
003	330370	0490	8/21/07	\$616,200	\$542,000	1560	9	1933	3	3465	N	N	623 MALDEN AVE E
003	180690	0502	5/8/08	\$520,000	\$475,000	1630	9	2004	3	936	N	N	215 A 18TH AVE E
003	722850	1909	5/22/07	\$490,000	\$432,000	1644	9	2000	3	1020	N	N	1614 B 20TH AVE
003	605860	0032	10/31/07	\$680,000	\$600,000	1705	9	2007	3	2150	N	N	818 26TH AVE S
003	423240	0055	7/10/08	\$830,000	\$773,000	1720	9	1904	5	3948	N	N	1522 E MERCER ST
003	814120	0025	9/25/07	\$755,000	\$665,000	1770	9	2007	3	2180	N	N	512 20TH AVE E
003	912610	0375	9/24/07	\$535,000	\$471,000	1810	9	1901	5	3600	N	N	621 21ST AVE
003	225650	0014	5/11/07	\$610,000	\$539,000	1870	9	2006	3	1519	N	N	825 18TH AVE
003	912610	1542	5/3/07	\$605,000	\$535,000	1900	9	1999	3	2580	N	N	2201 E MARION ST
003	225650	0015	3/21/07	\$605,000	\$538,000	1910	9	2006	3	1580	N	N	825 18TH AVE
003	423240	0830	10/26/07	\$1,175,000	\$1,037,000	1910	9	2005	3	5640	N	N	405 17TH AVE E
003	133680	0275	6/25/07	\$960,000	\$845,000	1990	9	1906	4	2150	N	N	1611 E ROY ST
003	277910	0102	8/3/07	\$730,000	\$642,000	2010	9	2007	3	4000	N	N	2425 E ALDER ST
003	794260	0146	6/20/08	\$795,000	\$736,000	2010	9	2007	3	5118	N	N	605 20TH AVE
003	794260	0145	10/14/08	\$767,500	\$741,000	2010	9	2008	3	5118	N	N	607 20TH AVE
003	794260	0140	9/17/08	\$795,000	\$759,000	2010	9	2007	3	5120	N	N	533 20TH AVE
003	121100	0120	4/24/08	\$772,667	\$703,000	2140	9	2007	3	3500	N	N	525 27TH AVE
003	225450	1810	5/7/07	\$916,000	\$810,000	2150	9	1901	5	5120	Y	N	829 16TH AVE
003	423240	0220	5/19/08	\$1,039,000	\$952,000	2170	9	1907	3	5640	N	N	612 18TH AVE E
003	600300	1995	5/21/08	\$775,000	\$711,000	2520	9	1901	3	4800	N	N	113 13TH AVE E
003	723460	1546	3/1/07	\$886,000	\$790,000	2580	9	1900	5	3690	N	N	1811 E SPRING ST
003	193730	0260	6/5/08	\$650,000	\$599,000	2612	9	2001	3	3200	Y	N	816 19TH AVE S
003	423240	0405	7/23/08	\$1,475,000	\$1,380,000	2660	9	2005	3	5400	N	N	513 18TH AVE E
003	133680	0795	8/26/08	\$1,000,000	\$947,000	2760	9	1906	3	5160	N	N	620 17TH AVE E
003	794260	1400	9/9/08	\$830,000	\$790,000	2920	9	2008	3	4480	N	N	311 17TH AVE
003	330370	0159	12/11/07	\$618,000	\$548,000	960	10	2003	3	1189	N	N	532 MALDEN AVE E
003	685170	0241	5/12/08	\$785,000	\$718,000	1100	10	2007	3	1107	N	N	427 A 13TH AVE E
003	330370	0160	2/20/08	\$638,000	\$572,000	1120	10	2003	3	943	N	N	1457 E MERCER ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423240	0599	5/14/08	\$665,000	\$609,000	1210	10	2002	3	1380	N	N	517 B 16TH AVE E
003	423240	0606	11/20/07	\$660,000	\$584,000	1260	10	2002	3	1404	N	N	515 B 16TH AVE E
003	685170	0240	10/31/08	\$839,000	\$816,000	1270	10	2007	3	1504	N	N	429 13TH AVE E
003	278460	0089	1/22/08	\$660,000	\$589,000	1410	10	2005	3	1148	N	N	208 A 18TH AVE E
003	722850	2286	7/9/08	\$880,000	\$819,000	1470	10	2008	3	2690	N	N	1528 19TH AVE
003	722850	2280	8/22/08	\$660,000	\$624,000	1590	10	2008	3	1083	N	N	1901 E PINE ST
003	722850	2281	7/23/08	\$699,000	\$654,000	1740	10	2008	3	1338	N	N	1905 E PINE ST
003	722850	2285	7/9/08	\$900,000	\$838,000	2640	10	2008	3	3985	N	N	1526 19TH AVE
003	600350	1584	7/23/08	\$880,000	\$823,000	1380	11	2007	3	1749	N	N	209 12TH AVE E
004	982820	1055	5/10/07	\$297,000	\$262,000	670	6	1947	4	3200	N	N	2618 E PIKE ST
004	982820	2050	8/16/07	\$350,000	\$308,000	720	6	1952	3	3400	N	N	1703 30TH AVE
004	982870	0960	9/10/08	\$422,700	\$403,000	720	6	1950	4	4800	N	N	221 30TH AVE E
004	721740	0520	4/12/07	\$381,500	\$338,000	800	6	1900	4	3840	N	N	1124 25TH AVE
004	684070	0035	2/27/08	\$300,000	\$269,000	810	6	1918	3	3332	N	N	2516 E MARION ST
004	177850	0035	10/25/07	\$395,000	\$348,000	900	6	1909	2	4000	N	N	224 32ND AVE E
004	982870	2130	4/10/08	\$360,000	\$327,000	940	6	1955	4	2329	N	N	1830 25TH AVE
004	982870	2825	8/20/07	\$475,000	\$418,000	950	6	1907	4	6000	N	N	1813 24TH AVE
004	722850	0093	8/28/08	\$443,000	\$420,000	960	6	1926	3	3454	N	N	1508 23RD AVE
004	118900	1460	11/16/07	\$580,000	\$513,000	1110	6	1908	3	5533	N	N	934 MARTIN LUTHER KING JR WAY
004	982870	2590	12/27/07	\$552,000	\$490,000	1140	6	1952	4	4800	N	N	133 25TH AVE E
004	982870	0890	12/10/07	\$450,000	\$399,000	1230	6	1901	4	4800	N	N	202 29TH AVE E
004	982870	0241	6/26/07	\$352,000	\$310,000	670	7	1944	3	3180	N	N	210 31ST AVE E
004	982870	0240	6/26/07	\$375,000	\$330,000	670	7	1944	4	3727	N	N	212 31ST AVE E
004	982870	1135	7/10/07	\$481,000	\$423,000	700	7	1950	4	4800	N	N	124 MARTIN LUTHER KING JR WAY E
004	796010	0215	8/6/07	\$387,500	\$341,000	710	7	1903	4	1811	N	N	2720 E COLUMBIA ST
004	721740	0232	9/18/07	\$399,950	\$352,000	760	7	2004	3	1787	N	N	2417 E PIKE ST
004	501600	0735	9/19/07	\$380,000	\$335,000	770	7	1918	4	3885	N	N	311 MARTIN LUTHER KING JR WAY E
004	920990	0465	10/6/08	\$395,000	\$380,000	770	7	1909	3	2040	N	N	402 31ST AVE E
004	982870	1345	5/25/07	\$500,000	\$441,000	830	7	1996	3	4800	Y	N	1800 27TH AVE
004	982870	1770	5/8/08	\$440,860	\$403,000	840	7	1907	4	3200	N	N	231 27TH AVE E
004	721740	1035	5/22/08	\$526,000	\$483,000	840	7	1914	3	3200	N	N	919 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	118900	0855	6/17/08	\$419,950	\$388,000	850	7	1905	3	3960	N	N	1111 27TH AVE
004	721740	0685	5/22/07	\$375,000	\$331,000	860	7	1918	3	2400	N	N	2402 E SPRING ST
004	982820	2314	11/29/07	\$550,000	\$487,000	870	7	1984	3	4680	Y	N	3003 E PINE ST
004	684070	0100	11/16/07	\$530,000	\$469,000	920	7	1924	5	5996	N	N	823 26TH AVE
004	982820	0160	2/16/07	\$364,000	\$325,000	940	7	1906	3	3600	Y	N	1712 24TH AVE
004	982870	1685	7/13/07	\$590,000	\$519,000	940	7	1910	5	5141	N	N	211 MARTIN LUTHER KING JR WAY E
004	920990	0155	5/28/08	\$579,500	\$533,000	940	7	1905	4	4400	N	N	514 30TH AVE E
004	983930	0790	5/14/07	\$427,000	\$377,000	980	7	1918	4	2960	N	N	3005 E UNION ST
004	982820	0950	9/25/07	\$540,000	\$475,000	980	7	1919	5	4800	Y	N	1508 26TH AVE
004	920990	0030	7/25/07	\$460,000	\$405,000	1000	7	1916	3	3229	N	N	526 31ST AVE E
004	983930	0581	7/10/07	\$585,000	\$515,000	1010	7	1924	4	2520	N	N	2902 E SPRING ST
004	140730	0020	12/19/08	\$347,500	\$345,000	1020	7	2006	3	1167	N	N	1818 A 23RD AVE
004	982820	0215	5/12/08	\$469,950	\$430,000	1060	7	1902	4	3600	N	N	1717 25TH AVE
004	983930	0830	5/22/07	\$525,000	\$463,000	1060	7	1908	3	4080	Y	N	1133 32ND AVE
004	381440	0125	4/15/07	\$543,000	\$481,000	1060	7	1910	3	2874	N	N	903 29TH AVE
004	721740	0205	11/14/07	\$420,000	\$371,000	1070	7	1908	3	3840	N	N	1419 25TH AVE
004	501600	0927	7/21/08	\$410,000	\$383,000	1080	7	2008	3	1316	N	N	307 B 27TH AVE E
004	982820	1960	1/4/08	\$510,000	\$454,000	1080	7	1957	3	4500	N	N	2914 E PINE ST
004	722850	0055	9/17/08	\$435,000	\$415,000	1090	7	1929	3	2340	N	N	2310 E PINE ST
004	796010	0340	3/25/08	\$530,000	\$479,000	1110	7	1980	3	3600	N	N	713 27TH AVE
004	982870	0900	5/16/08	\$427,000	\$391,000	1140	7	1908	3	5400	N	N	210 29TH AVE E
004	982820	1840	12/13/07	\$508,000	\$450,000	1150	7	1922	3	4200	Y	N	1533 30TH AVE
004	501600	0350	8/13/07	\$455,000	\$400,000	1160	7	1908	3	3440	N	N	332 MARTIN LUTHER KING JR WAY E
004	982820	0820	4/17/07	\$557,000	\$493,000	1190	7	1991	3	5101	Y	N	1612 26TH AVE
004	140730	0027	8/15/07	\$475,000	\$418,000	1200	7	2006	3	1335	N	N	1814 B 23RD AVE
004	982870	0025	6/5/08	\$380,000	\$350,000	1220	7	1908	3	4000	N	N	1818 31ST AVE E
004	118900	0493	12/12/07	\$425,000	\$377,000	1260	7	2007	3	965	N	N	2814 E SPRING ST
004	034200	0245	6/20/07	\$575,000	\$506,000	1260	7	1905	3	3000	N	N	719 34TH AVE
004	034200	0245	5/9/08	\$600,000	\$548,000	1260	7	1905	3	3000	N	N	719 34TH AVE
004	983930	0765	12/21/07	\$581,000	\$516,000	1270	7	1919	3	4400	Y	N	1114 30TH AVE
004	982870	2725	1/2/08	\$474,999	\$422,000	1280	7	1909	5	3600	N	N	1809 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	034200	0325	8/16/07	\$625,000	\$550,000	1310	7	1983	3	4000	N	N	714 33RD AVE
004	757620	0175	8/15/07	\$510,000	\$449,000	1330	7	1909	5	4042	Y	N	1630 32ND AVE
004	722850	0070	6/26/07	\$400,000	\$352,000	1340	7	1905	3	3510	N	N	1534 23RD AVE
004	982820	0607	12/7/07	\$350,000	\$310,000	1360	7	2005	3	3600	Y	N	1611 26TH AVE
004	982870	2671	1/22/07	\$373,400	\$335,000	1393	7	1998	3	1610	N	N	1830 24TH AVE E
004	982820	0050	10/23/07	\$419,000	\$370,000	1400	7	1901	3	7500	N	N	1601 24TH AVE
004	721740	0715	6/20/08	\$392,000	\$363,000	1420	7	1905	3	3840	N	N	1110 24TH AVE
004	501600	0675	7/2/08	\$605,000	\$562,000	1430	7	1901	5	5250	N	N	314 27TH AVE E
004	501600	0255	12/9/08	\$525,000	\$519,000	1440	7	1900	3	4800	N	N	318 29TH AVE E
004	051900	0070	10/24/07	\$689,000	\$608,000	1440	7	1928	4	5120	N	N	910 24TH AVE
004	982870	2668	3/10/08	\$445,000	\$401,000	1442	7	2005	3	1441	Y	N	1826 D 24TH AVE
004	983930	1055	4/17/08	\$590,000	\$536,000	1490	7	1906	5	4400	Y	N	928 31ST AVE
004	982820	0485	5/19/08	\$627,500	\$575,000	1490	7	1928	3	7200	N	N	1532 25TH AVE
004	982870	1385	5/15/07	\$640,000	\$565,000	1560	7	1963	3	4800	Y	N	1832 27TH AVE
004	982820	0910	7/2/07	\$523,766	\$461,000	1570	7	1959	3	6000	N	N	1619 27TH AVE
004	009700	0120	3/26/08	\$520,000	\$470,000	1590	7	1907	4	4000	N	N	1511 34TH AVE
004	501600	0385	4/2/07	\$500,000	\$444,000	1600	7	1907	4	5120	N	N	310 MARTIN LUTHER KING JR WAY E
004	982870	0200	7/23/08	\$350,000	\$327,000	1610	7	1982	3	4000	Y	N	121 32ND AVE E
004	982870	2120	7/2/07	\$499,950	\$440,000	1630	7	1921	4	2566	N	N	1822 25TH AVE
004	501600	0190	1/8/08	\$505,000	\$450,000	1660	7	1901	4	3960	N	N	413 DEWEY PL E
004	982870	2850	10/9/07	\$660,000	\$582,000	1710	7	1908	4	6000	N	N	1807 24TH AVE
004	536620	0135	3/21/08	\$736,000	\$664,000	1780	7	1908	3	3602	Y	N	819 31ST AVE
004	982820	0345	8/15/07	\$429,000	\$377,000	1790	7	1901	2	7200	Y	N	1508 24TH AVE
004	982820	0345	4/7/08	\$430,750	\$390,000	1790	7	1901	2	7200	Y	N	1508 24TH AVE
004	982820	1112	3/6/07	\$610,000	\$543,000	790	8	1928	5	3200	N	N	1530 27TH AVE
004	982820	0940	4/18/07	\$524,250	\$464,000	810	8	1927	5	3600	Y	N	2608 E PIKE ST
004	715220	0437	8/25/08	\$399,900	\$379,000	860	8	2008	3	1154	N	N	1405 33RD AVE
004	982870	1783	2/15/07	\$435,000	\$389,000	860	8	2003	3	1377	N	N	217 B 27TH AVE E
004	982870	2592	7/6/07	\$479,000	\$422,000	870	8	1997	3	1441	N	N	129 B 25TH AVE E
004	684070	0232	10/23/08	\$292,000	\$283,000	880	8	2007	3	1373	N	N	717 B 26TH AVE
004	982870	1487	6/6/07	\$352,000	\$310,000	880	8	2005	3	720	N	N	2710 B E DENNY WAY

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	0945	8/20/07	\$400,000	\$352,000	880	8	1993	3	1070	N	N	321 27TH AVE E
004	982870	2773	4/8/08	\$320,000	\$290,000	893	8	2007	3	1439	N	N	1833 A 24TH AVE
004	982870	2770	10/10/07	\$340,000	\$300,000	893	8	2007	3	961	N	N	1835 A 24TH AVE
004	982870	2771	10/30/07	\$345,000	\$304,000	893	8	2007	3	965	N	N	1835 B 24TH AVE
004	982870	2772	9/28/07	\$349,000	\$307,000	893	8	2007	3	1436	N	N	1833 B 24TH AVE
004	684070	0224	6/26/07	\$339,200	\$299,000	1000	8	1931	4	1612	N	N	713 B 26TH AVE
004	684070	0225	7/13/07	\$347,500	\$306,000	1000	8	1931	4	3242	N	N	713 A 26TH AVE
004	982870	0990	10/11/07	\$490,000	\$432,000	1000	8	1910	5	3200	N	N	2802 E JOHN ST
004	982820	2465	7/21/08	\$615,000	\$575,000	1000	8	1908	4	4000	Y	N	1511 32ND AVE
004	715220	0436	12/4/08	\$415,000	\$410,000	1020	8	2008	3	1340	N	N	1407 A 33RD AVE
004	118900	1190	6/18/07	\$557,000	\$491,000	1020	8	1909	4	4200	N	N	938 27TH AVE
004	757570	0030	6/3/08	\$585,000	\$539,000	1030	8	1985	4	4000	Y	N	1726 32ND AVE
004	982870	2677	12/20/07	\$420,000	\$373,000	1040	8	2008	3	1350	N	N	1832 A 24TH AVE
004	982870	2676	2/26/08	\$419,000	\$376,000	1040	8	2008	3	1370	N	N	1832 B 24TH AVE
004	118900	0491	7/31/07	\$400,000	\$352,000	1045	8	2007	3	1104	N	N	2820 E SPRING ST
004	684070	0230	5/2/08	\$320,000	\$292,000	1050	8	1930	3	1629	N	N	719 A 26TH AVE
004	684070	0229	10/24/07	\$340,000	\$300,000	1050	8	1930	3	1621	N	N	719 B 26TH AVE
004	982870	2675	11/20/07	\$414,000	\$366,000	1050	8	2008	3	1045	N	N	1834 A 24TH AVE
004	982870	2674	11/27/07	\$419,950	\$372,000	1050	8	2008	3	1037	N	N	1834 B 24TH AVE
004	982870	2596	8/7/08	\$396,000	\$372,000	1060	8	1997	3	1402	N	N	129 25TH AVE E
004	982870	2597	2/15/08	\$425,000	\$381,000	1060	8	1997	3	1402	N	N	131 A 25TH AVE E
004	982870	2648	7/25/07	\$442,000	\$389,000	1060	8	2007	3	1182	N	N	1814 B 24TH AVE
004	982870	2649	7/17/07	\$453,500	\$399,000	1060	8	2007	3	1178	N	N	1814 A 24TH AVE
004	982870	2651	4/17/07	\$474,500	\$420,000	1070	8	2007	3	1339	N	N	1812 B 24TH AVE
004	982870	2650	4/5/07	\$474,500	\$421,000	1070	8	2007	3	1343	N	N	1812 24TH AVE
004	982870	2309	10/3/07	\$499,950	\$440,000	1105	8	2007	3	1092	N	N	103 B 26TH AVE E
004	982870	2310	11/12/07	\$499,950	\$442,000	1105	8	2007	3	1093	N	N	103 C 26TH AVE E
004	982870	1485	11/26/07	\$500,000	\$442,000	1110	8	2005	3	1872	N	N	2708 E DENNY WAY
004	982870	2010	6/18/07	\$517,500	\$456,000	1110	8	1992	3	2319	Y	N	2609 E DENNY WAY
004	982820	0742	1/17/08	\$317,684	\$283,000	1120	8	1998	3	840	N	N	1724 26TH AVE
004	982820	0746	8/29/07	\$399,950	\$352,000	1120	8	1998	3	840	Y	N	1734 26TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0743	8/29/07	\$405,000	\$356,000	1120	8	1998	3	880	N	N	1728 26TH AVE
004	118900	0470	2/6/08	\$400,000	\$358,000	1130	8	2007	3	1104	N	N	2812 E SPRING ST
004	118900	0492	4/15/08	\$385,000	\$350,000	1140	8	2007	3	1073	N	N	2816 E SPRING ST
004	982870	2263	1/9/07	\$489,900	\$441,000	1140	8	2006	3	1231	N	N	128 B 25TH AVE E
004	982870	2267	3/20/07	\$497,500	\$442,000	1140	8	2006	3	1234	N	N	132 A 25TH AVE E
004	982870	2268	2/15/07	\$505,000	\$451,000	1140	8	2006	3	1232	N	N	132 B 25TH AVE E
004	982870	2262	2/13/07	\$510,000	\$456,000	1140	8	2006	3	1236	N	N	128 A 25TH AVE E
004	982870	1607	2/6/07	\$676,000	\$605,000	1150	8	1993	3	2350	N	N	220 27TH AVE E
004	982820	2435	10/24/08	\$670,000	\$650,000	1150	8	1981	4	4000	Y	N	1527 32ND AVE
004	721740	0198	11/17/08	\$355,000	\$348,000	1160	8	2008	3	1433	N	N	1415 A 25TH AVE
004	721740	0196	10/24/08	\$365,000	\$354,000	1160	8	2008	3	1429	N	N	1415 C 25TH AVE
004	118900	0490	7/31/07	\$430,000	\$378,000	1170	8	2007	3	1241	N	N	2818 E SPRING ST
004	181380	0045	8/24/07	\$539,900	\$475,000	1170	8	2004	3	1643	N	N	2324 E DENNY WAY
004	982870	2315	9/10/07	\$563,950	\$496,000	1175	8	2007	3	1413	N	N	103 D 26TH AVE E
004	982870	2308	7/13/07	\$583,633	\$514,000	1175	8	2007	3	1730	N	N	103 A 26TH AVE E
004	722850	0035	6/23/08	\$362,500	\$336,000	1190	8	2007	3	2127	N	N	1624 23RD AVE
004	722850	0034	8/11/08	\$362,500	\$341,000	1190	8	2007	3	2129	N	N	1630 23RD AVE
004	722850	0037	6/17/08	\$374,000	\$346,000	1190	8	2007	3	1361	N	N	1626 23RD AVE
004	722850	0036	5/16/08	\$380,000	\$348,000	1190	8	2007	3	1363	N	N	1628 23RD AVE
004	721740	0249	9/19/07	\$448,000	\$394,000	1200	8	2007	3	1444	Y	N	1426 A 25TH AVE
004	721740	0247	8/7/07	\$507,000	\$446,000	1200	8	2007	3	1439	Y	N	1426 25TH AVE
004	982870	1362	6/13/07	\$489,950	\$432,000	1210	8	2007	3	1573	N	N	1816 A 27TH AVE
004	982870	1363	6/13/07	\$489,950	\$432,000	1210	8	2007	3	1537	N	N	1816 B 27TH AVE
004	982870	1364	6/13/07	\$505,500	\$445,000	1210	8	2007	3	1904	N	N	1818 27TH AVE
004	982820	2630	1/3/07	\$649,000	\$585,000	1230	8	1929	4	4000	Y	N	1718 31ST AVE
004	982870	2393	7/11/08	\$535,000	\$499,000	1280	8	2008	3	1173	N	N	211 B 26TH AVE E
004	118900	1055	11/12/08	\$515,000	\$503,000	1280	8	1907	4	3600	N	N	918 26TH AVE
004	982870	2394	8/22/08	\$540,000	\$511,000	1280	8	2008	3	1177	N	N	213 A 26TH AVE E
004	982870	2395	4/28/08	\$585,000	\$533,000	1280	8	2008	3	1241	N	N	213 B 26TH AVE E
004	982870	2392	2/22/08	\$608,500	\$546,000	1280	8	2008	3	1231	N	N	211 A 26TH AVE E
004	721740	0248	8/3/07	\$489,888	\$431,000	1300	8	2007	3	1138	Y	N	1426 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	0515	6/20/08	\$729,000	\$675,000	1320	8	2005	3	4000	N	N	2817 E ARTHUR PL
004	118900	0155	6/2/08	\$510,000	\$469,000	1330	8	1908	3	3864	N	N	1432 27TH AVE
004	982820	0230	6/6/07	\$630,000	\$555,000	1330	8	2000	3	4200	N	N	1703 25TH AVE
004	721740	0388	2/22/08	\$464,000	\$416,000	1360	8	2007	3	1400	N	N	1139 26TH AVE
004	721740	0392	7/10/08	\$460,000	\$428,000	1360	8	2007	3	1518	N	N	1135 26TH AVE
004	721740	0387	4/28/08	\$475,000	\$433,000	1360	8	2007	3	1395	N	N	1137 26TH AVE
004	721740	0390	7/22/08	\$465,000	\$435,000	1360	8	2007	3	1522	N	N	1133 26TH AVE
004	721740	0391	4/28/08	\$505,000	\$460,000	1360	8	2007	3	2153	N	N	1131 26TH AVE
004	721740	0389	9/16/08	\$499,950	\$477,000	1360	8	2007	3	1977	N	N	1141 26TH AVE
004	983930	1075	4/20/07	\$750,000	\$664,000	1380	8	1914	5	2480	N	N	939 31ST AVE
004	982820	2405	5/9/07	\$670,500	\$592,000	1390	8	1909	5	4000	Y	N	1530 31ST AVE
004	982870	1360	6/13/07	\$479,500	\$422,000	1400	8	2007	3	1403	N	N	1814 B 27TH AVE
004	982870	1361	6/27/07	\$482,000	\$424,000	1400	8	2007	3	1426	N	N	1814 A 27TH AVE
004	982870	1359	6/13/07	\$502,500	\$443,000	1400	8	2007	3	1753	N	N	1820 27TH AVE
004	983930	0210	7/5/07	\$640,000	\$563,000	1400	8	1990	3	4400	Y	N	1419 31ST AVE
004	118900	1480	3/12/07	\$519,000	\$462,000	1420	8	1911	4	4618	N	N	930 MARTIN LUTHER KING JR WAY
004	982870	1985	3/27/07	\$575,000	\$511,000	1430	8	2001	3	1860	N	N	1814 26TH AVE
004	721740	0197	8/7/08	\$409,900	\$386,000	1440	8	2008	3	1224	N	N	1415 B 25TH AVE
004	982870	1371	12/5/08	\$416,000	\$411,000	1440	8	2008	3	1494	N	N	1828 B 27TH AVE
004	982870	1375	8/14/08	\$490,000	\$462,000	1440	8	2008	3	1431	N	N	1824 A 27TH AVE
004	982870	1374	5/27/08	\$515,000	\$473,000	1440	8	2008	3	1383	N	N	1824 B 27TH AVE
004	721740	0246	7/6/07	\$549,888	\$484,000	1440	8	2007	3	1836	N	N	1424 25TH AVE
004	721740	0245	7/25/07	\$549,888	\$484,000	1440	8	2007	3	1830	N	N	1426 25TH AVE
004	536620	0405	2/23/07	\$650,000	\$580,000	1470	8	1991	3	5227	Y	N	3110 E CHERRY ST
004	982870	2260	5/7/07	\$469,000	\$414,000	1480	8	2006	3	1169	N	N	130 B 25TH AVE E
004	982870	2266	5/29/07	\$469,000	\$414,000	1480	8	2006	3	1165	N	N	134 A 25TH AVE E
004	982870	2261	5/29/07	\$475,000	\$419,000	1480	8	2006	3	1167	N	N	130 A 25TH AVE E
004	982870	2265	4/5/07	\$495,000	\$439,000	1480	8	2006	3	1171	N	N	134 B 25TH AVE E
004	177850	0030	6/28/07	\$549,950	\$484,000	1490	8	1979	3	8000	N	N	218 32ND AVE E
004	982820	2495	7/23/08	\$699,950	\$655,000	1500	8	1923	4	4000	Y	N	1612 31ST AVE
004	155620	0155	6/14/07	\$650,000	\$573,000	1510	8	1994	3	3817	N	N	727 30TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0305	4/29/08	\$650,000	\$593,000	1510	8	2007	3	4800	N	N	1621 25TH AVE
004	982870	2289	1/29/07	\$524,500	\$470,000	1520	8	2004	3	1142	N	N	129 A 26TH AVE E
004	118900	0025	7/15/08	\$616,300	\$575,000	1540	8	1907	3	5040	N	N	1424 26TH AVE
004	982870	2015	3/15/07	\$555,500	\$494,000	1550	8	1996	3	2412	Y	N	1824 26TH AVE
004	982870	2388	7/11/08	\$539,950	\$503,000	1570	8	2008	3	1217	N	N	215 B 26TH AVE E
004	982870	2391	4/21/08	\$575,000	\$523,000	1570	8	2008	3	1229	N	N	209 A 26TH AVE E
004	982870	2390	2/13/08	\$585,000	\$524,000	1570	8	2008	3	1164	N	N	209 B 26TH AVE E
004	982870	2389	2/13/08	\$599,950	\$537,000	1570	8	2008	3	1161	N	N	215 A 26TH AVE E
004	918470	0050	2/6/07	\$743,500	\$666,000	1590	8	1912	5	4300	N	N	918 32ND AVE
004	118600	0180	12/9/08	\$665,600	\$659,000	1605	8	1931	4	3622	Y	N	3201 E PINE ST
004	982870	2285	8/13/07	\$537,000	\$472,000	1620	8	2004	3	1402	N	N	125 A 26TH AVE E
004	982820	1810	8/23/07	\$571,000	\$502,000	1620	8	1908	4	4800	N	N	1526 29TH AVE
004	982820	0360	7/11/08	\$600,000	\$559,000	1620	8	1984	3	3600	Y	N	1518 24TH AVE
004	536620	0130	4/18/07	\$695,000	\$615,000	1630	8	1908	5	3602	Y	N	825 31ST AVE
004	982870	1373	5/23/08	\$525,000	\$482,000	1650	8	2008	3	1744	N	N	1826 27TH AVE
004	982870	0020	7/6/07	\$559,000	\$492,000	1690	8	1909	4	4000	N	N	1814 31ST AVE
004	757570	0015	1/22/07	\$650,000	\$584,000	1700	8	2000	3	4000	Y	N	1716 32ND AVE
004	796010	0110	10/1/07	\$490,000	\$432,000	1710	8	1994	3	3600	N	N	820 MARTIN LUTHER KING JR WAY
004	536620	0060	4/19/07	\$575,000	\$509,000	1760	8	1907	4	3711	N	N	806 31ST AVE
004	982870	1150	9/25/07	\$630,000	\$555,000	1780	8	2000	3	4800	N	N	2801 E JOHN ST
004	983930	0240	4/16/08	\$613,500	\$557,000	1780	8	1996	3	5500	Y	N	1410 30TH AVE
004	982870	1370	4/10/08	\$525,000	\$476,000	1820	8	2008	3	2292	N	N	1822 27TH AVE
004	721740	0625	1/29/08	\$659,050	\$589,000	1820	8	2000	3	5120	N	N	1113 25TH AVE
004	211020	0100	8/9/07	\$500,000	\$440,000	1840	8	1907	4	3000	N	N	732 32ND AVE
004	983930	0755	4/11/07	\$687,500	\$609,000	1890	8	1910	5	2496	N	N	1104 30TH AVE
004	118600	0085	5/19/08	\$780,000	\$715,000	1920	8	2007	3	4473	N	N	1603 33RD AVE
004	536620	0450	10/15/07	\$495,000	\$436,000	1950	8	1909	3	3611	N	N	772 31ST AVE
004	912610	1975	3/24/07	\$425,000	\$378,000	2020	8	2000	3	3460	N	N	716 23RD AVE
004	009700	0275	6/20/07	\$865,000	\$762,000	2060	8	1925	4	4000	N	N	3206 E PIKE ST
004	721740	0194	6/9/08	\$450,000	\$415,000	2080	8	2008	3	1804	N	N	1417 25TH AVE
004	721740	0195	7/1/08	\$449,950	\$418,000	2080	8	2008	3	1806	N	N	1413 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	0209	10/26/07	\$659,000	\$581,000	2090	8	1998	3	2244	N	N	1723 C 25TH AVE
004	982870	0947	10/30/07	\$695,000	\$613,000	2230	8	1999	3	4800	N	N	2923 E THOMAS ST
004	982820	0375	1/3/07	\$570,000	\$514,000	2250	8	1910	4	4620	Y	N	1532 24TH AVE
004	118600	0095	12/31/08	\$640,000	\$640,000	2310	8	1979	3	4020	Y	N	3208 E PINE ST
004	983930	1170	2/22/07	\$757,000	\$676,000	2630	8	1960	5	4400	Y	N	930 30TH AVE
004	920990	0276	4/18/08	\$825,000	\$750,000	1020	9	2006	3	3935	N	N	410 DEWEY PL E
004	211020	0185	10/15/07	\$822,000	\$725,000	1230	9	1908	5	4500	N	N	724 33RD AVE
004	982820	2578	9/21/07	\$693,860	\$611,000	1340	9	2007	3	2353	Y	N	3114 E PINE ST
004	982870	1928	3/23/07	\$549,000	\$488,000	1350	9	2006	3	1396	N	N	119 A 27TH AVE E
004	982870	1929	3/13/07	\$554,000	\$493,000	1350	9	2006	3	1133	N	N	119 B 27TH AVE E
004	982870	1930	2/22/07	\$592,000	\$529,000	1385	9	2006	3	2275	Y	N	119 27TH AVE E
004	982870	2157	5/30/07	\$635,000	\$560,000	1410	9	2004	3	1588	Y	N	1833 26TH AVE
004	982820	2581	6/2/07	\$725,000	\$639,000	1490	9	2007	3	2373	Y	N	3122 E PINE ST
004	211020	0175	4/30/07	\$797,000	\$705,000	1800	9	2007	3	3000	N	N	732 33RD AVE
004	982820	2580	1/9/07	\$645,000	\$581,000	1820	9	2007	3	3618	Y	N	3118 E PINE ST
004	796010	0165	4/20/07	\$690,000	\$611,000	1830	9	1909	3	6600	N	N	2709 E MARION ST
004	796010	0160	1/26/07	\$710,000	\$637,000	1910	9	2004	3	3570	N	N	2818 E COLUMBIA ST
004	118900	1285	5/14/07	\$592,500	\$523,000	1990	9	2006	3	3996	N	N	925 MARTIN LUTHER KING JR WAY
004	982870	0490	7/28/08	\$769,000	\$721,000	2180	9	2002	3	4400	N	N	121 31ST AVE E
004	051900	0175	7/14/08	\$850,000	\$793,000	2300	9	2008	3	4800	N	N	818 24TH AVE
004	501600	0125	11/20/08	\$745,000	\$731,000	2420	9	1998	3	6400	N	N	2909 E REPUBLICAN ST
004	009700	0225	5/29/08	\$1,365,000	\$1,255,000	2460	9	2007	3	5000	N	N	1517 33RD AVE
004	982820	1485	4/3/07	\$849,000	\$753,000	2480	9	2006	3	4800	N	N	1711 29TH AVE
004	982820	2579	6/19/08	\$1,225,000	\$1,133,000	2660	9	2008	3	4806	Y	N	1611 32ND AVE
004	721740	1285	3/23/07	\$985,000	\$875,000	2990	9	2006	3	3763	N	N	2515 E SPRING ST
004	982870	1853	1/24/07	\$549,000	\$493,000	1284	10	2006	3	1223	N	N	114 B 26TH AVE E
004	982870	0605	7/12/07	\$975,000	\$858,000	2130	10	2007	3	4400	N	N	1825 31ST AVE
004	501600	0355	4/20/07	\$875,000	\$775,000	2660	10	2006	3	3440	N	N	328 MARTIN LUTHER KING JR WAY E
004	501600	0450	3/20/08	\$1,195,000	\$1,079,000	2670	10	2005	3	5120	N	N	317 29TH AVE E
004	118600	0025	2/9/07	\$1,192,500	\$1,067,000	3000	10	1910	5	6000	N	N	1603 34TH AVE
011	056700	0710	2/21/07	\$300,000	\$268,000	980	5	1906	3	3090	N	N	927 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	429480	0085	7/26/07	\$323,000	\$284,000	690	6	1943	3	4000	Y	N	702 29TH AVE S
011	125020	1265	10/8/08	\$460,000	\$443,000	830	6	1905	3	4800	N	N	2904 S JACKSON ST
011	429480	0025	9/17/07	\$327,000	\$288,000	840	6	1914	4	2400	N	N	707 29TH AVE S
011	379600	0243	4/22/08	\$205,000	\$187,000	860	6	1912	3	2478	N	N	211 28TH AVE S
011	379600	0243	1/2/08	\$277,000	\$246,000	860	6	1912	3	2478	N	N	211 28TH AVE S
011	125020	0870	4/16/07	\$331,700	\$294,000	930	6	1902	4	2400	N	N	2715 S KING ST
011	073000	0140	6/5/07	\$339,950	\$300,000	930	6	1918	3	2142	N	N	2725 S JUDKINS ST
011	536620	0550	9/29/08	\$395,000	\$379,000	930	6	1977	3	3000	N	N	603 32ND AVE
011	783380	0090	1/11/07	\$355,000	\$320,000	970	6	1901	4	4800	N	N	315 28TH AVE S
011	364410	0060	12/11/08	\$295,000	\$292,000	1100	6	1907	3	2400	N	N	1300 29TH AVE S
011	056700	0295	2/20/07	\$450,000	\$402,000	700	7	1924	4	3150	N	N	2957 S NORMAN ST
011	327480	0561	4/22/08	\$330,000	\$300,000	790	7	1914	4	2100	N	N	2707 S NORMAN ST
011	042404	9011	3/25/08	\$530,000	\$479,000	930	7	1918	5	2960	Y	N	835 31ST AVE S
011	125020	1270	10/8/08	\$342,000	\$329,000	960	7	1919	4	4800	N	N	2908 S JACKSON ST
011	073000	0085	8/14/08	\$300,150	\$283,000	990	7	1998	3	2446	N	N	1300 MARTIN LUTHER KING JR WAY S
011	056700	0672	12/14/07	\$335,000	\$297,000	1040	7	2003	3	1251	N	N	2815 S CHARLES ST
011	056700	0326	9/21/07	\$575,000	\$506,000	1120	7	1967	4	6000	Y	N	1115 YAKIMA AVE S
011	690920	0410	6/20/08	\$339,950	\$315,000	1140	7	2001	3	1637	N	N	1374 30TH AVE S
011	125020	1165	8/14/08	\$325,000	\$306,000	1150	7	1987	3	3600	N	N	531 29TH AVE S
011	073000	0100	5/28/08	\$469,000	\$431,000	1190	7	1910	3	5168	N	N	2711 S JUDKINS ST
011	056700	0292	1/2/07	\$424,295	\$383,000	1200	7	1991	5	1471	Y	N	1106 YAKIMA AVE S
011	125020	1199	8/23/07	\$380,000	\$334,000	1220	7	1909	4	7200	N	N	509 29TH AVE S
011	341660	0200	8/15/08	\$235,000	\$222,000	1240	7	1908	2	4000	N	N	3204 E YESLER WAY
011	341660	0200	10/8/08	\$364,000	\$351,000	1240	7	1908	2	4000	N	N	3204 E YESLER WAY
011	955220	0110	9/25/07	\$630,888	\$556,000	1260	7	1983	4	6160	Y	N	504 29TH AVE S
011	918720	0105	2/8/07	\$565,000	\$506,000	1270	7	1903	3	4500	Y	N	145 28TH AVE
011	125020	1220	12/11/07	\$474,000	\$420,000	1320	7	1912	3	3150	N	N	300 29TH AVE S
011	341660	0455	5/17/07	\$499,000	\$441,000	1330	7	1905	5	4000	N	N	3109 S WASHINGTON ST
011	936360	0096	7/24/07	\$557,500	\$490,000	1330	7	1978	3	5000	N	N	3001 E ALDER ST
011	341660	0530	4/20/07	\$542,000	\$480,000	1350	7	1995	3	4000	Y	N	3007 S WASHINGTON ST
011	056700	0745	6/28/07	\$406,300	\$358,000	1400	7	2001	3	1462	N	N	1200 BRADNER PL S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	056700	0750	10/26/07	\$443,000	\$391,000	1400	7	2001	3	2071	N	N	1202 D BRADNER PL S
011	379600	0195	8/22/07	\$500,000	\$440,000	1410	7	1919	4	1900	N	N	121 28TH AVE S
011	073000	0190	6/25/08	\$330,000	\$306,000	1437	7	1998	3	2742	N	N	2712 S IRVING ST
011	103200	0077	9/10/07	\$390,000	\$343,000	1437	7	1998	3	3002	N	N	2711 S IRVING ST
011	536620	0640	2/13/08	\$440,000	\$394,000	1480	7	1908	3	4000	N	N	532 30TH AVE
011	125020	0998	7/10/07	\$474,000	\$417,000	1560	7	1908	4	4440	N	N	309 29TH AVE S
011	713730	0090	7/24/07	\$563,000	\$495,000	1610	7	1903	4	2310	N	N	2712 S ELMWOOD PL
011	936360	0210	10/7/08	\$355,000	\$342,000	1620	7	1939	3	5000	N	N	327 32ND AVE
011	379600	0240	7/23/07	\$484,950	\$427,000	1630	7	1925	4	5000	N	N	2752 S MAIN ST
011	713730	0170	10/9/07	\$554,000	\$488,000	1630	7	1910	4	2805	N	N	2715 S ELMWOOD PL
011	783380	0080	5/15/07	\$399,950	\$353,000	1700	7	1998	3	4400	N	N	2717 S MAIN ST
011	936360	0325	6/30/08	\$612,500	\$569,000	1820	7	1996	3	5000	Y	N	421 31ST AVE
011	341660	0810	12/4/07	\$430,000	\$381,000	2040	7	1902	3	4000	N	N	2905 S WASHINGTON ST
011	636290	0185	5/29/07	\$420,000	\$370,000	2110	7	1901	4	4200	N	N	714 MARTIN LUTHER KING JR WAY S
011	936360	0145	8/10/07	\$843,000	\$741,000	3840	7	1916	4	5000	N	N	321 31ST AVE
011	447340	0041	5/12/08	\$425,000	\$389,000	820	8	1959	3	5200	Y	N	715 31ST AVE S
011	056700	0260	11/15/07	\$383,000	\$339,000	1100	8	2003	3	2365	N	N	1122 YAKIMA AVE S
011	918720	0230	2/9/07	\$405,000	\$362,000	1150	8	2006	3	1259	N	N	111 A 29TH AVE
011	918720	0226	1/19/07	\$405,000	\$364,000	1150	8	2006	3	1259	N	N	115 B 29TH AVE
011	918720	0236	3/7/07	\$412,500	\$367,000	1150	8	2006	3	1287	N	N	109 A 29TH AVE
011	918720	0232	1/19/07	\$419,950	\$377,000	1150	8	2006	3	1117	N	N	111 B 29TH AVE
011	569900	0020	8/10/07	\$525,000	\$462,000	1150	8	1942	4	3409	Y	N	923 31ST AVE S
011	056700	0773	5/22/08	\$450,000	\$413,000	1160	8	2008	3	1088	N	N	2808 S JUDKINS ST
011	056700	0777	5/22/08	\$450,000	\$413,000	1160	8	2008	3	1228	N	N	1214 BRADNER PL S
011	056700	0771	6/16/08	\$457,800	\$423,000	1160	8	2008	3	1162	N	N	1137 29TH AVE S
011	056700	0775	5/13/08	\$490,700	\$449,000	1160	8	2008	3	1296	N	N	2800 S JUDKINS ST
011	341660	0452	2/12/08	\$555,000	\$497,000	1215	8	1988	3	2197	Y	N	204 31ST AVE S
011	364410	0095	1/24/07	\$358,000	\$321,000	1240	8	2002	3	1892	N	N	1318 29TH AVE S
011	936360	0455	8/2/07	\$785,000	\$690,000	1370	8	1991	3	3000	N	N	3100 E JEFFERSON ST
011	056700	0414	2/28/07	\$405,000	\$361,000	1385	8	2006	3	1327	N	N	1110 B 29TH AVE S
011	056700	0419	2/28/07	\$405,000	\$361,000	1385	8	2006	3	1372	N	N	2903 S NORMAN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	056700	0415	2/7/07	\$410,000	\$367,000	1385	8	2006	3	1193	N	N	2901 S NORMAN ST
011	056700	0406	8/1/07	\$370,000	\$325,000	1405	8	2006	3	1186	N	N	1108 A 29TH AVE S
011	056700	0416	8/29/07	\$380,000	\$334,000	1405	8	2006	3	1321	N	N	2909 S NORMAN ST
011	056700	0408	5/15/07	\$387,500	\$342,000	1405	8	2006	3	936	N	N	1108 B 29TH AVE S
011	056700	0410	4/25/07	\$422,680	\$374,000	1405	8	2006	3	1374	N	N	1110 A 29TH AVE S
011	056700	0510	4/16/08	\$410,000	\$372,000	1470	8	2007	3	1402	N	N	902 29TH AVE S
011	056700	0508	3/25/08	\$415,000	\$375,000	1470	8	2007	3	1599	N	N	900 29TH AVE S
011	056700	0287	10/22/08	\$410,000	\$397,000	1480	8	2003	3	2027	Y	N	1136 YAKIMA AVE S
011	364410	0009	2/26/08	\$358,500	\$322,000	1550	8	1999	3	1813	N	N	2801 S JUDKINS ST
011	341660	0754	3/21/08	\$645,000	\$582,000	1580	8	2008	3	1619	N	N	112B 30TH AVE
011	341660	0756	4/3/08	\$650,000	\$589,000	1580	8	2008	3	1619	N	N	112A 30TH AVE
011	341660	0990	8/24/07	\$605,000	\$532,000	1680	8	1907	5	3986	N	N	2803 S WASHINGTON ST
011	341660	0750	12/17/08	\$440,000	\$437,000	1750	8	2008	3	1381	N	N	114 30TH AVE
011	341660	0752	8/29/08	\$529,950	\$502,000	1750	8	2008	3	1381	N	N	110 30TH AVE
011	125020	1580	5/16/07	\$670,000	\$592,000	1780	8	1920	5	6000	Y	N	527 31ST AVE S
011	918720	0190	1/23/07	\$681,000	\$611,000	1790	8	1904	4	4000	N	N	145 29TH AVE
011	918720	0190	12/5/08	\$725,000	\$716,000	1790	8	1904	4	4000	N	N	145 29TH AVE
011	918720	0170	6/8/07	\$649,000	\$572,000	1850	8	1907	3	3500	N	N	153 29TH AVE
011	341660	0852	2/12/07	\$575,000	\$514,000	1970	8	1907	4	4300	N	N	216 29TH AVE S
011	036600	0094	3/20/08	\$870,000	\$785,000	1975	8	2007	3	3750	N	N	213 30TH AVE
011	056700	0217	11/21/07	\$753,000	\$666,000	2080	8	2007	3	3000	Y	N	1109 30TH AVE S
011	918720	0045	6/18/08	\$630,000	\$583,000	2120	8	1900	4	5000	N	N	124 28TH AVE
011	036600	0010	6/28/07	\$895,000	\$788,000	2580	8	2006	3	2970	N	N	202 29TH AVE
011	125020	1305	4/23/07	\$877,500	\$777,000	3090	8	1901	5	6000	N	N	315 30TH AVE S
011	125020	1525	2/2/07	\$1,180,000	\$1,057,000	2490	9	1937	4	7500	Y	N	530 30TH AVE S
011	936360	0140	8/20/08	\$860,000	\$813,000	2660	9	2007	3	4005	N	N	317 31ST AVE
011	000760	0186	7/3/08	\$1,035,000	\$962,000	2720	9	1909	4	6480	N	N	109 30TH AVE S
011	125020	1340	7/11/07	\$1,170,000	\$1,030,000	2900	9	1999	4	9600	N	N	324 30TH AVE S
011	379600	0220	11/12/07	\$922,000	\$815,000	2940	9	1904	5	5000	N	N	2753 S WASHINGTON ST
011	125020	1350	9/24/07	\$1,045,000	\$920,000	2750	10	2003	3	5100	N	N	326 30TH AVE S
011	690920	0423	4/25/07	\$1,340,000	\$1,186,000	3550	10	2006	3	1952	Y	N	1375 31ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	690920	0421	2/20/07	\$1,284,366	\$1,147,000	3560	10	2006	3	2141	Y	N	1379 31ST AVE S
011	690920	0425	4/6/07	\$1,400,000	\$1,242,000	3570	10	2006	3	3399	Y	N	1371 31ST AVE S

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	000760	0044	4/20/07	\$400,000	UNFIN AREA
003	000760	0046	7/25/07	\$475,000	DIAGNOSTIC OUTLIER
003	000760	0185	5/9/07	\$349,500	GOVERNMENT AGENCY
003	036300	0035	5/14/07	\$498,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	067600	0120	8/15/08	\$564,046	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
003	095500	0053	3/2/07	\$250,000	DOR RATIO
003	095500	0185	8/4/07	\$550,000	RELOCATION - SALE TO SERVICE
003	095500	0225	12/18/07	\$503,000	OBSOL
003	095500	0455	8/22/08	\$20,073	QUIT CLAIM DEED
003	095800	0165	7/30/08	\$680,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	121100	0050	3/10/07	\$484,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	121100	0290	12/22/07	\$174,936	QUIT CLAIM DEED
003	125020	0275	5/29/07	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	125020	0474	1/9/07	\$202,207	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	125020	0550	4/29/08	\$167,500	QUIT CLAIM DEED
003	125020	0559	4/21/08	\$299,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	125020	0559	12/4/07	\$324,161	EXEMPT FROM EXCISE TAX
003	125020	0720	5/21/07	\$380,000	EXEMPT FROM EXCISE TAX
003	128530	0105	1/15/08	\$135,000	DOR RATIO
003	128530	0105	1/15/08	\$221,999	DOR RATIO
003	128530	0107	6/19/08	\$135,000	DOR RATIO
003	128530	0107	6/19/08	\$196,999	DOR RATIO
003	134430	0090	10/18/07	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	134430	0250	12/19/07	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	134430	0275	9/5/08	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	134430	0305	7/23/07	\$605,000	OBSOL
003	135530	0001	10/10/08	\$575,000	RELOCATION - SALE TO SERVICE
003	135530	0002	8/5/08	\$10,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	140030	0100	3/20/07	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	152330	0145	8/25/08	\$42,500	DOR RATIO
003	152330	0145	8/25/08	\$157,999	DOR RATIO
003	152330	0147	8/25/08	\$42,500	DOR RATIO
003	152330	0147	8/25/08	\$157,999	DOR RATIO
003	152330	0172	8/25/08	\$42,500	DOR RATIO
003	152330	0172	8/25/08	\$186,999	DOR RATIO
003	152330	0180	3/30/07	\$700,000	MULTI-PARCEL SALE
003	171040	0030	7/13/07	\$67,334	QUIT CLAIM DEED
003	180690	0496	2/25/08	\$193,663	DOR RATIO;QUIT CLAIM DEED
003	193480	0076	4/2/07	\$845,000	MULTI-PARCEL SALE
003	193480	0076	12/14/07	\$615,000	ACTIVE PERMIT BEFORE SALE>25K
003	219760	0188	6/29/07	\$3,140,000	DOR RATIO
003	225450	1040	12/20/07	\$1,000,000	DOR RATIO
003	225450	1900	6/20/07	\$180,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	225450	2069	6/14/07	\$480,000	UNFIN AREA
003	225450	2085	10/24/07	\$341,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	225450	2377	6/13/08	\$500,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
003	246090	0065	4/11/07	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	278460	0095	8/15/08	\$406,826	IMP COUNT;NON-REPRESENTATIVE SALE
003	330370	0160	2/14/08	\$638,000	RELOCATION - SALE TO SERVICE
003	331950	0310	8/11/08	\$338,381	DOR RATIO;EXEMPT FROM EXCISE TAX
003	331950	0365	9/18/07	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	331950	0940	4/17/07	\$400,000	1031 TRADE
003	331950	0967	9/3/08	\$10,000	DOR RATIO
003	331950	1596	1/11/07	\$435,000	%COMPL
003	331950	1596	12/31/08	\$439,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	331950	1605	8/25/08	\$900,000	IMP COUNT
003	331950	2175	2/13/07	\$35,000	DOR RATIO;QUIT CLAIM DEED
003	366750	0015	12/2/08	\$649,950	DIAGNOSTIC OUTLIER
003	423240	0280	6/25/08	\$390,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	423240	0325	6/1/07	\$752,500	UNFIN AREA
003	423240	0985	8/22/07	\$154,000	DOR RATIO;QUIT CLAIM DEED
003	423240	1335	10/26/07	\$155,000	QUIT CLAIM DEED
003	570750	0040	2/16/07	\$1,050,000	DOR RATIO;IMP COUNT;%COMPL
003	600300	1642	6/6/07	\$1,200,000	IMP COUNT;PERSONAL PROPERTY INCLUDED
003	600350	0751	5/16/08	\$790,000	PERCENT COMPLETE CODED
003	600350	0995	7/17/07	\$191,985	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	600350	1465	6/15/08	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	600350	1540	12/21/07	\$254,490	QUIT CLAIM DEED
003	605860	0190	1/23/08	\$128,232	DOR RATIO
003	605860	0202	4/9/08	\$420,000	DIAGNOSTIC OUTLIER
003	636290	0140	11/26/07	\$449,950	CORRECTION DEED; EXEMPT FROM EXCISE TAX
003	684070	0390	3/28/07	\$325,000	QUIT CLAIM DEED
003	684070	1060	12/2/08	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	684070	1110	6/2/08	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	684070	1705	3/29/07	\$69,280	DOR RATIO
003	685070	0170	9/29/08	\$600,000	OBSOL
003	685270	0161	12/17/07	\$557,500	RELOCATION - SALE TO SERVICE
003	685270	0450	2/14/07	\$211,576	QUIT CLAIM DEED
003	685270	0528	7/1/08	\$235,371	QUIT CLAIM DEED
003	713230	0579	2/18/08	\$475,000	RELOCATION - SALE TO SERVICE
003	713230	0630	4/11/08	\$150,000	DOR RATIO
003	722850	0350	2/26/07	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	0665	10/26/07	\$189,142	QUIT CLAIM DEED
003	722850	0835	10/1/08	\$316,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	722850	1095	3/26/07	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	1135	2/21/07	\$425,000	%COMPL
003	722850	1230	2/26/07	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	722850	1875	7/20/07	\$511,100	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	723460	0796	8/7/07	\$590,000	IMP COUNT
003	723460	0822	11/8/07	\$399,950	%COMPL
003	723460	0823	11/1/07	\$395,000	%COMPL
003	723460	0824	11/8/07	\$372,000	%COMPL
003	723460	0827	11/8/07	\$375,000	%COMPL
003	754480	0070	1/26/07	\$187,000	DOR RATIO;QUIT CLAIM DEED
003	765860	0080	5/23/08	\$562,000	DOR RATIO;OBSOL;PREVIMP<=25K
003	794260	0075	3/16/07	\$476,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	794260	1015	7/17/07	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	794260	1112	8/23/07	\$194,797	AFFORDABLE HOUSING SALES
003	794260	1360	10/15/07	\$200,468	QUIT CLAIM DEED
003	794260	1385	12/20/07	\$300,000	DOR RATIO
003	794260	1400	9/4/07	\$300,000	DOR RATIO
003	912610	0355	3/3/08	\$438,500	RELOCATION - SALE TO SERVICE
003	912610	0491	5/11/07	\$402,500	EXEMPT FROM EXCISE TAX
003	912610	0841	10/2/08	\$156,250	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	912610	0860	11/14/08	\$450,000	ACTIVE PERMIT BEFORE SALE>25K
003	912610	0861	12/3/08	\$434,500	%COMPL
003	912610	0975	7/14/08	\$547,000	ACTIVE PERMIT BEFORE SALE>25K
003	912610	1071	3/24/08	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	912610	1071	3/24/08	\$415,000	QUIT CLAIM DEED
003	912610	1300	12/2/08	\$325,000	DOR RATIO
003	912610	1465	6/14/07	\$716,200	UNFIN AREA
003	981870	0065	5/2/08	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	981870	0115	7/24/07	\$550,000	SEGREGATION AND/OR MERGER
003	981870	0215	8/2/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	981870	0445	6/28/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	982670	0737	11/1/08	\$409,950	%COMPL
003	982670	1368	3/27/07	\$94,217	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	982670	1385	2/7/07	\$350,000	IMP COUNT;%COMPL
003	982670	1386	3/8/07	\$455,000	IMP COUNT;%COMPL
003	982670	1735	12/4/08	\$150,000	DOR RATIO;STATEMENT TO DOR
003	982770	0015	7/20/07	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	051900	0085	2/22/07	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	051900	0110	6/4/07	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118900	0210	5/9/07	\$259,564	RELATED PARTY, FRIEND, OR NEIGHBOR
004	118900	0645	3/19/08	\$417,000	OBSOL
004	140730	0012	3/7/07	\$169,540	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	140730	0022	9/18/08	\$382,500	RELOCATION - SALE TO SERVICE
004	177850	0714	9/20/07	\$779,000	GOVERNMENT AGENCY
004	332504	9065	1/22/07	\$162,108	QUIT CLAIM DEED
004	501600	0350	4/30/07	\$380,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	536620	0080	2/26/08	\$427,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	536620	0135	4/20/07	\$598,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	536620	0205	2/20/08	\$556,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	536620	0345	4/24/07	\$490,500	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
004	715220	0375	6/30/08	\$453,375	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	721740	0510	1/30/07	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	721740	0635	9/5/07	\$225,000	DOR RATIO;NO MARKET EXPOSURE
004	722850	0025	6/18/08	\$413,236	EXEMPT FROM EXCISE TAX
004	722850	0030	10/7/08	\$233,700	BANKRUPTCY - RECEIVER OR TRUSTEE
004	722850	0250	12/6/07	\$358,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	757570	0095	6/20/07	\$455,000	OBSOL;PREVIMP<=25K
004	910300	0500	7/7/08	\$850,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	912610	1936	12/13/07	\$117,017	QUIT CLAIM DEED
004	912610	2067	3/14/07	\$300,000	UNFIN AREA
004	918470	0085	9/19/07	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	920990	0070	6/29/07	\$310,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
004	920990	0070	9/14/07	\$420,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
004	920990	0185	8/8/08	\$287,666	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	920990	0215	3/15/07	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	920990	0275	4/24/08	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	920990	0635	9/11/07	\$370,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0130	12/26/08	\$160,523	QUIT CLAIM DEED
004	982820	0305	3/2/07	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0350	7/12/07	\$195,168	DOR RATIO
004	982820	0605	11/20/07	\$401,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	982820	0609	11/20/08	\$222,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	982820	0615	3/13/08	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	0637	12/26/08	\$237,500	QUIT CLAIM DEED
004	982820	0710	2/16/07	\$540,000	SEGREGATION AND/OR MERGER
004	982820	0800	11/19/08	\$17,272	QUIT CLAIM DEED
004	982820	0830	6/26/07	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1253	2/13/07	\$19,510	DOR RATIO
004	982820	1409	8/22/07	\$179,225	QUIT CLAIM DEED
004	982820	1575	12/23/08	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	1895	7/12/07	\$440,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	982820	2335	7/10/08	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	2410	8/14/08	\$26,000	DOR RATIO
004	982870	0585	8/19/07	\$192,905	DOR RATIO
004	982870	0700	12/12/07	\$116,813	QUIT CLAIM DEED
004	982870	0860	11/30/07	\$143,203	DOR RATIO
004	982870	1250	4/12/07	\$185,000	DOR RATIO
004	982870	1345	1/17/07	\$10,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
004	982870	1733	5/9/07	\$41,800	SEGREGATION AND/OR MERGER
004	982870	1795	8/30/07	\$1,050,000	QUIT CLAIM DEED
004	982870	2565	9/11/08	\$517,500	IMP COUNT
004	982870	2818	8/13/08	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	983930	0290	12/3/08	\$313,854	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	983930	0905	7/3/07	\$442,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	983930	1310	6/13/07	\$163,021	QUIT CLAIM DEED
011	056700	0027	5/14/08	\$298,938	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	056700	0245	8/31/07	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	056700	0380	11/30/07	\$875,000	DOR RATIO
011	056700	0460	3/13/07	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	056700	0685	3/21/07	\$475,000	PREVIMP<=25K
011	125020	0788	8/7/08	\$356,000	EXEMPT FROM EXCISE TAX
011	125020	0865	4/30/07	\$212,275	QUIT CLAIM DEED
011	125020	1150	1/16/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	125020	1220	2/19/07	\$372,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	327480	0595	4/11/07	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	341660	0080	10/24/07	\$390,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	341660	0110	11/17/08	\$350,000	DIAGNOSTIC OUTLIER
011	341660	0700	6/19/07	\$207,500	QUIT CLAIM DEED
011	341660	0745	8/28/08	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	341660	0770	9/11/07	\$260,000	DOR RATIO;QUIT CLAIM DEED
011	341660	0851	8/24/07	\$48,321	DOR RATIO
011	364410	0117	4/2/08	\$448,101	BANKRUPTCY - RECEIVER OR TRUSTEE
011	364410	0117	9/22/08	\$363,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	364410	0440	10/10/07	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	536620	0615	6/27/07	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	569900	0015	8/10/07	\$525,000	PERCENT COMPLETE CODED
011	684070	0500	10/24/07	\$378,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	684070	0580	11/19/08	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	684070	0790	12/15/08	\$291,500	FORCED SALE
011	713730	0140	5/29/07	\$121,500	QUIT CLAIM DEED
011	918720	0090	5/1/08	\$300,000	DOR RATIO
011	918720	0240	11/10/08	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	918720	0345	5/21/07	\$580,000	EXEMPT FROM EXCISE TAX
011	936360	0365	1/19/07	\$531,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	936360	0365	11/21/07	\$649,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	936360	0420	11/28/07	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 15***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
003	246090	0101	11/20/2008	115000	3750	N	N
003	332000	0795	02/14/2008	300000	3600	N	N
003	366750	0095	05/29/2007	1210000	7200	N	N
003	684820	0015	03/27/2007	555000	4400	Y	N
003	723460	1456	03/05/2007	290000	3444	Y	N
003	723460	1456	07/14/2008	320000	3444	N	N
003	794260	1590	02/23/2007	250000	5120	N	N
003	912610	0621	02/01/2008	150000	1677	N	N
004	912610	2040	01/02/2008	150000	3574	N	N
004	982820	1890	05/01/2008	310000	4800	N	N
011	056700	0330	10/25/2007	510000	6000	Y	N
011	327480	0460	05/01/2007	1100000	6828	N	N
011	364410	0055	11/14/2007	100000	2670	N	N
011	936360	0085	07/01/2008	240000	3250	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 15***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	125020	0280	05/30/2007	329900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	303720	0135	10/08/2007	315000	DIAGNOSTIC OUTLIER
003	327480	0515	09/24/2007	645000	DIAGNOSTIC OUTLIER
003	564660	0065	06/28/2007	1250000	DIAGNOSTIC OUTLIER
003	684820	0015	03/27/2007	555000	DIAGNOSTIC OUTLIER
003	722850	1135	02/21/2007	425000	TEAR DOWN;
003	723460	1456	01/31/2008	238872	MULTI-PARCEL SALE; AND OTHER WARNINGS;
003	794260	1400	09/09/2008	830000	TEAR DOWN;
004	721740	0665	10/17/2007	160000	GOVERNMENT AGENCY;
011	327480	0455	09/15/2008	115000	DIAGNOSTIC OUTLIER

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.*

- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



King County

Department of Assessments

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Scott Noble Assessor

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:

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.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

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.

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 federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor