

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Burien / 23
Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 448

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$96,900	\$190,400	\$287,300			
2009 Value	\$96,900	\$138,800	\$235,700	\$279,500	84.3%	13.04%
Change	+\$0	-\$51,600	-\$51,600			
% Change	+0.0%	-27.1%	-18.0%			

*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	\$99,000	\$176,800	\$275,800
2009 Value	\$99,000	\$127,300	\$226,300
Percent Change	+0.0%	-28.0%	-17.9%

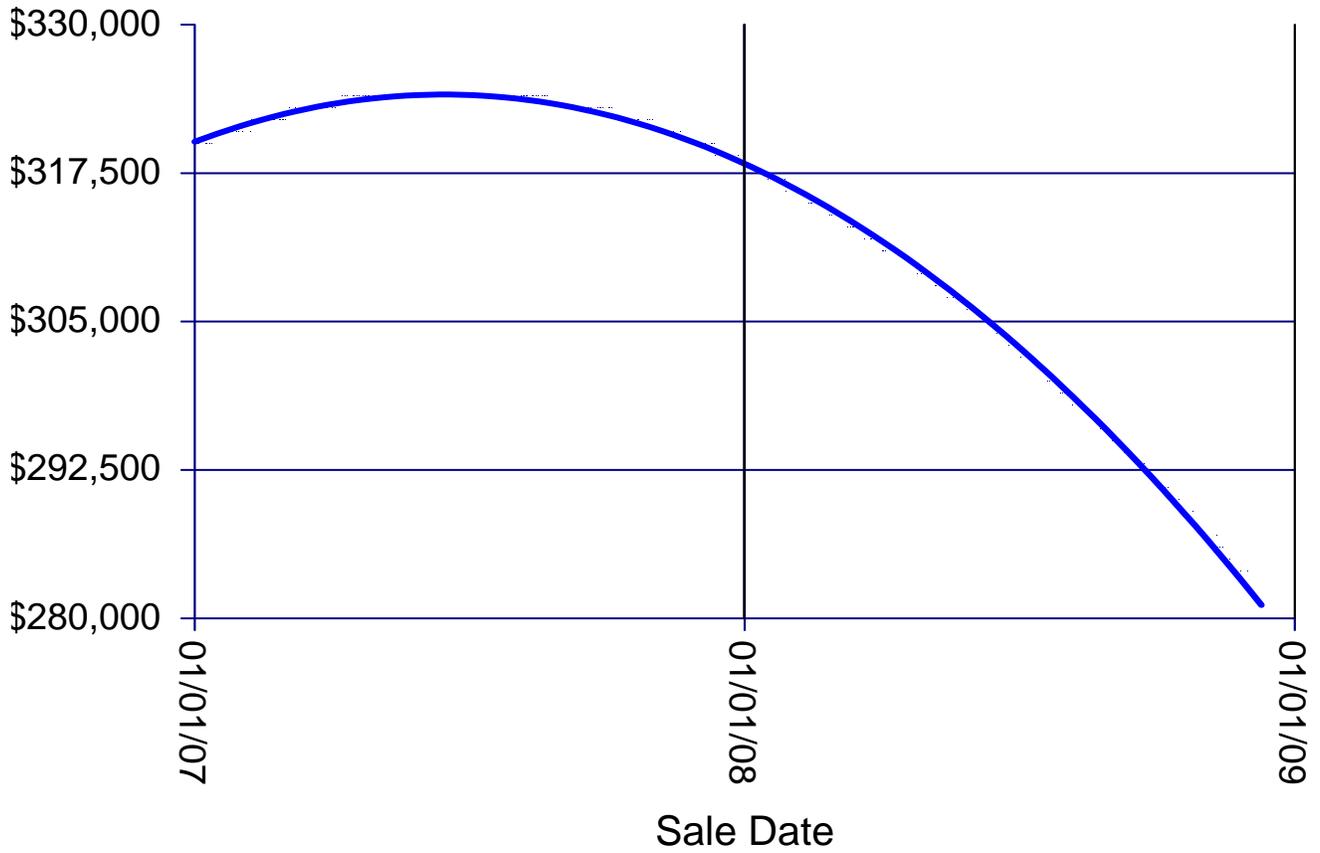
Number of one to three unit residences in the Population: 7084

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

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 23
From 1/1/07 to 1/1/09**

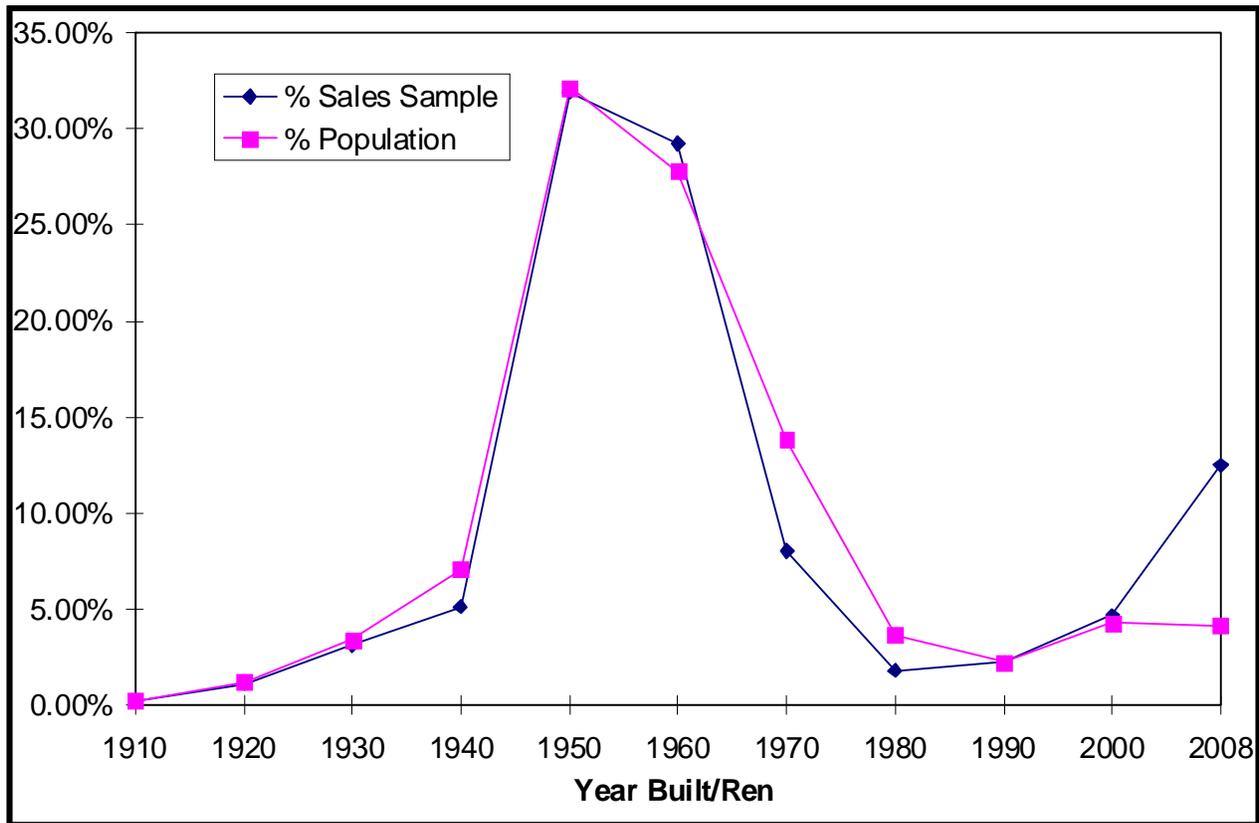
**Market Change of Average Sales Price
from 1/1/2007 to 1/1/2009**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.22%
1920	5	1.12%
1930	14	3.13%
1940	23	5.13%
1950	143	31.92%
1960	131	29.24%
1970	36	8.04%
1980	8	1.79%
1990	10	2.23%
2000	21	4.69%
2008	56	12.50%
	448	

Population		
Year Built/Ren	Frequency	% Population
1910	18	0.25%
1920	86	1.21%
1930	241	3.40%
1940	500	7.06%
1950	2278	32.16%
1960	1970	27.81%
1970	978	13.81%
1980	259	3.66%
1990	157	2.22%
2000	304	4.29%
2008	293	4.14%
	7084	

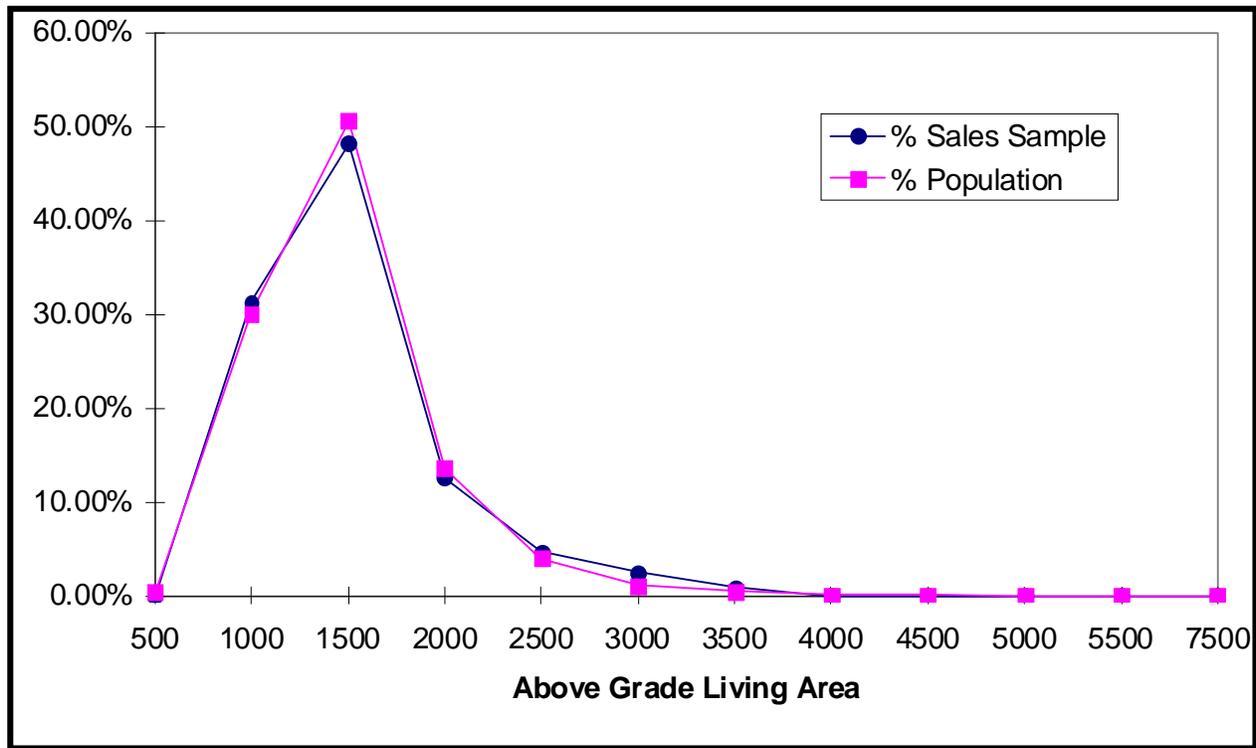


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	140	31.25%
1500	216	48.21%
2000	56	12.50%
2500	21	4.69%
3000	11	2.46%
3500	4	0.89%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	448	

Population		
AGLA	Frequency	% Population
500	21	0.30%
1000	2127	30.03%
1500	3582	50.56%
2000	962	13.58%
2500	278	3.92%
3000	76	1.07%
3500	31	0.44%
4000	3	0.04%
4500	3	0.04%
5000	0	0.00%
5500	0	0.00%
7500	1	0.01%
	7084	

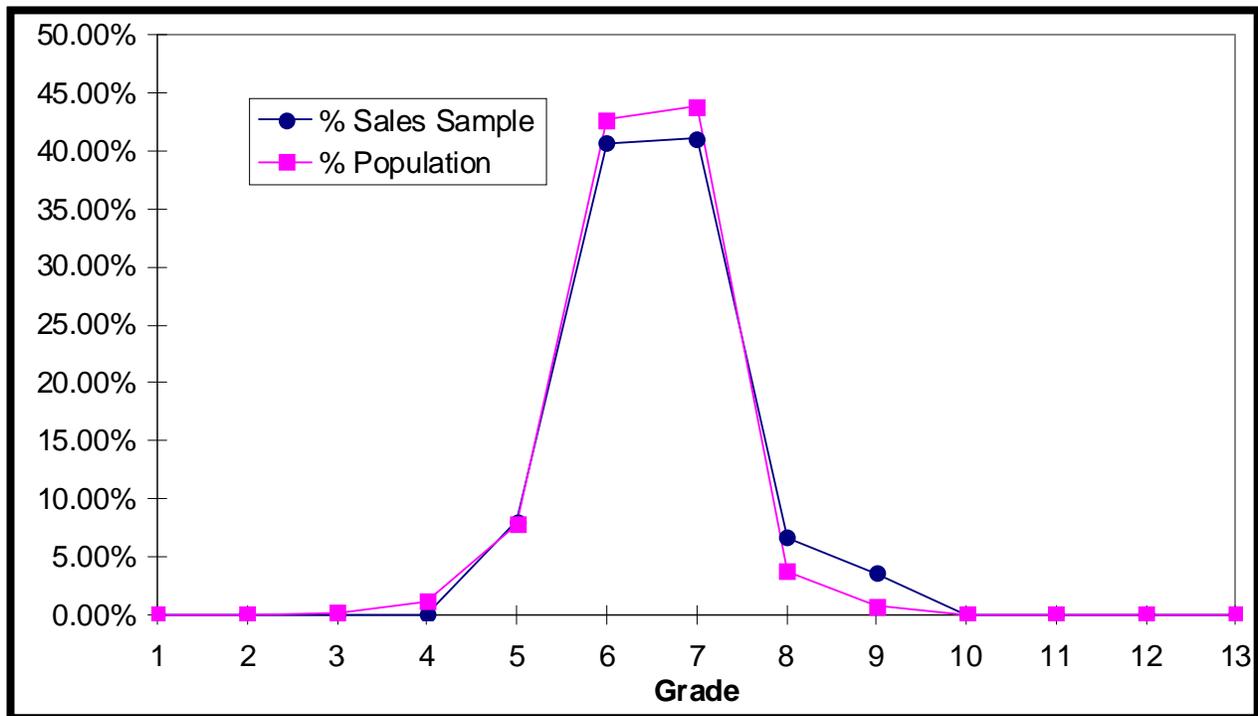


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

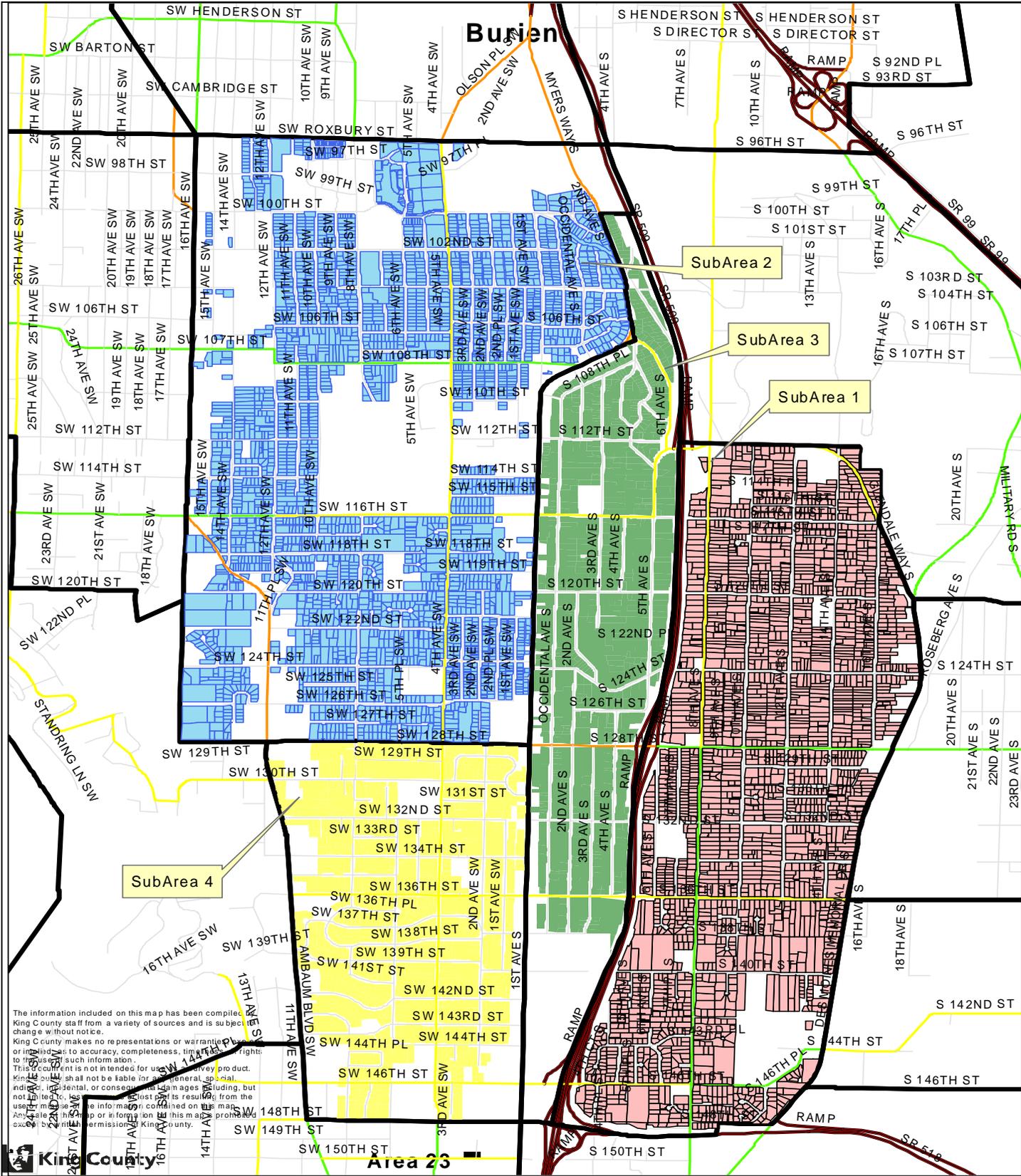
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	36	8.04%
6	182	40.63%
7	184	41.07%
8	30	6.70%
9	16	3.57%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	448	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	11	0.16%
4	79	1.12%
5	553	7.81%
6	3021	42.65%
7	3104	43.82%
8	262	3.70%
9	51	0.72%
10	2	0.03%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	7084	



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 18, 2009

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

Analysis indicates land values are at or below current market levels as of 1/1/09. No additional adjustment to land value is required.

2009 Land Value = 2008 Land Value x 1.0, 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 448 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 / 1.033813

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 -18 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * 0.82.
- *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 -18 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .0.82
- *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.

Mobile Home Update

Based on the 8 usable mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile home parcels, a 17.92% decrease was made in mobile home assessment for the 2009 Assessment Year. 150 mobile homes located in this area will get this adjustment. Thus,

$$\text{2009 Mobile Home Value} = (\text{2008 Land Value} + \text{Previous Improvement Value}) * .8218,$$

The resulting total mobile home value is rounded down to the next \$1,000.

Model Validation

The resulting assessment level is 84.3%. 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 -17.9%. 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 23 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

-17.78%

Comments

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

Area 23 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	0.874	-12.6%
2/1/2007	0.870	-13.0%
3/1/2007	0.867	-13.3%
4/1/2007	0.864	-13.6%
5/1/2007	0.863	-13.7%
6/1/2007	0.862	-13.8%
7/1/2007	0.862	-13.8%
8/1/2007	0.862	-13.8%
9/1/2007	0.864	-13.6%
10/1/2007	0.866	-13.4%
11/1/2007	0.869	-13.1%
12/1/2007	0.873	-12.7%
1/1/2008	0.878	-12.2%
2/1/2008	0.884	-11.6%
3/1/2008	0.890	-11.0%
4/1/2008	0.897	-10.3%
5/1/2008	0.905	-9.5%
6/1/2008	0.914	-8.6%
7/1/2008	0.924	-7.6%
8/1/2008	0.935	-6.5%
9/1/2008	0.946	-5.4%
10/1/2008	0.958	-4.2%
11/1/2008	0.971	-2.9%
12/1/2008	0.985	-1.5%
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	0.864	\$453,000
Sale 2	\$475,000	10/1/2008	0.958	\$455,000
Sale 3	\$515,000	7/1/2008	0.924	\$475,000

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

The time adjustment formula for Area 23 is $(1.033813 + 5.118816E-04 * \text{Sale Day} + 4.573746E-07 * \text{SaleDaySq}) / 1.033813$

SaleDay = SaleDate - 39814

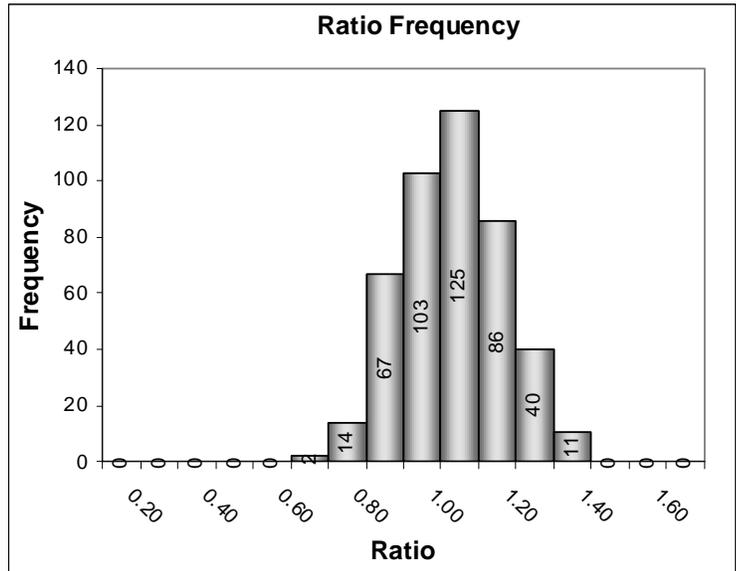
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC / Team 3	Appr. Date: 01/01/2008	Date of Report: 05/18/2009	Sales Dates: 1/2007 - 12/2008
Area Burien / 23	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	448
<i>Mean Assessed Value</i>	287,300
<i>Mean Adj. Sales Price</i>	279,500
<i>Standard Deviation AV</i>	67,202
<i>Standard Deviation SP</i>	60,539
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	1.034
<i>Median Ratio</i>	1.030
<i>Weighted Mean Ratio</i>	1.028
UNIFORMITY	
<i>Lowest ratio</i>	0.694
<i>Highest ratio:</i>	1.394
<i>Coefficient of Dispersion</i>	10.56%
<i>Standard Deviation</i>	0.135
<i>Coefficient of Variation</i>	13.02%
<i>Price Related Differential (PRD)</i>	1.006
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	1.014
<i>Upper limit</i>	1.049
95% Confidence: Mean	
<i>Lower limit</i>	1.021
<i>Upper limit</i>	1.046
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	7084
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.135
Recommended minimum:	29
<i>Actual sample size:</i>	448
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	225
<i># ratios above mean:</i>	223
<i>z:</i>	0.094
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

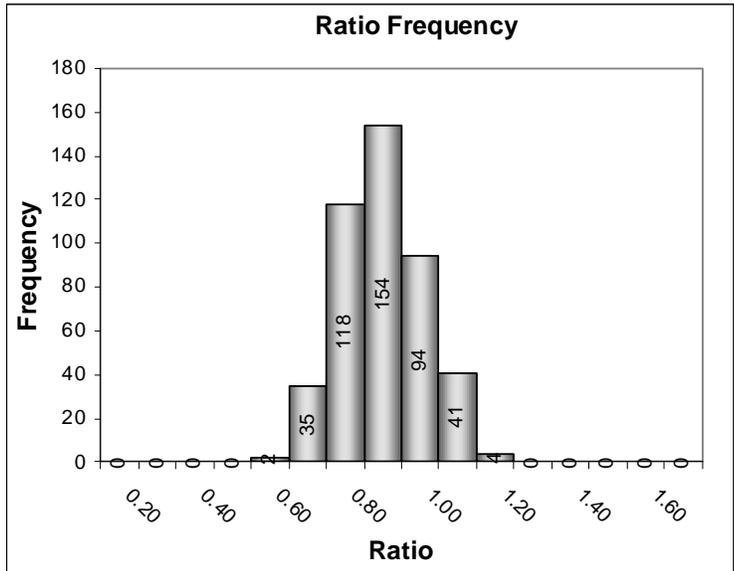
1 to 3 Unit Residences throughout area 23.

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 3	Appr. Date: 01/01/2009	Date of Report: 05/18/2009	Sales Dates: 1/2007 - 12/2008
Area Burien / 23	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	448		
Mean Assessed Value	235,700		
Mean Sales Price	279,500		
Standard Deviation AV	55,259		
Standard Deviation SP	60,539		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.846		
Weighted Mean Ratio	0.843		
UNIFORMITY			
Lowest ratio	0.569		
Highest ratio:	1.144		
Coefficient of Dispersion	10.57%		
Standard Deviation	0.111		
Coefficient of Variation	13.04%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.832		
Upper limit	0.860		
95% Confidence: Mean			
Lower limit	0.838		
Upper limit	0.858		
SAMPLE SIZE EVALUATION			
N (population size)	7084		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	448		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	228		
# ratios above mean:	220		
z:	0.378		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 23.

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 23
(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
001	172304	9204	1/26/07	\$335,000	\$292,000	700	5	1937	4	22936	N	N	13115 12TH AVE S
001	172304	9242	6/20/07	\$278,500	\$240,000	710	5	1949	3	11868	N	N	13851 DES MOINES MEMORIAL DR
001	011100	0185	2/12/07	\$258,000	\$224,000	740	5	1937	4	9825	N	N	13435 10TH AVE S
001	172304	9134	7/30/07	\$300,000	\$259,000	880	5	1942	4	10664	N	N	13040 10TH AVE S
001	801920	0220	9/14/07	\$257,000	\$222,000	890	5	1929	4	14772	N	N	12062 10TH AVE S
001	172304	9520	3/5/07	\$295,950	\$256,000	900	5	1966	3	7200	N	N	14224 4TH AVE S
001	801920	0794	5/11/07	\$266,000	\$229,000	940	5	1961	4	7000	N	N	12457 9TH AVE S
001	801860	0551	6/20/07	\$237,050	\$204,000	950	5	1926	3	12000	N	N	12423 14TH AVE S
001	336140	0085	8/7/07	\$295,000	\$254,000	1430	5	1920	4	23400	N	N	11247 10TH AVE S
001	079700	0005	1/28/08	\$195,000	\$172,000	650	6	1943	3	10000	N	N	11225 8TH AVE S
001	801860	0310	3/2/07	\$222,000	\$192,000	770	6	1948	3	9000	N	N	1411 S 124TH ST
001	801860	0310	4/2/08	\$251,000	\$225,000	770	6	1948	3	9000	N	N	1411 S 124TH ST
001	098500	0765	2/26/07	\$300,000	\$260,000	770	6	1954	4	16756	Y	N	12002 16TH AVE S
001	098500	0765	6/12/07	\$325,000	\$280,000	770	6	1954	4	16756	Y	N	12002 16TH AVE S
001	603140	0015	8/13/08	\$292,000	\$274,000	780	6	1949	3	8056	N	N	1424 S 129TH ST
001	144640	3855	11/12/08	\$232,000	\$227,000	790	6	1944	4	7128	N	N	13004 7TH AVE S
001	098500	1015	6/8/07	\$270,000	\$233,000	790	6	1942	3	13062	N	N	1641 S 124TH ST
001	144640	4031	2/7/07	\$230,000	\$200,000	800	6	1945	2	6732	N	N	723 S 128TH ST
001	144640	3285	2/22/07	\$249,700	\$217,000	810	6	1944	2	7128	N	N	12829 7TH AVE S
001	144640	4015	11/26/08	\$209,000	\$205,000	860	6	1949	4	6600	N	N	12825 8TH AVE S
001	801860	0745	6/2/08	\$249,950	\$229,000	890	6	1948	5	14650	N	N	12434 12TH AVE S
001	920000	0045	10/29/07	\$247,500	\$215,000	910	6	1942	3	7397	N	N	11860 12TH AVE S
001	336140	1841	6/11/07	\$377,990	\$326,000	960	6	2006	3	10583	N	N	11621 16TH AVE S
001	144640	3760	10/13/08	\$238,000	\$229,000	990	6	1948	3	6600	N	N	13225 8TH AVE S
001	172304	9404	10/16/07	\$260,000	\$226,000	1020	6	1961	3	8599	N	N	13012 15TH AVE S
001	801860	0485	7/5/07	\$240,000	\$207,000	1090	6	1946	5	13500	N	N	12456 1/2 14TH AVE S
001	336140	0865	11/15/07	\$274,650	\$239,000	1110	6	1948	4	6120	N	N	1050 S 116TH ST
001	098500	1115	7/3/07	\$230,000	\$198,000	1130	6	1925	4	14760	N	N	12600 16TH AVE S
001	336140	1595	9/10/08	\$252,000	\$239,000	1130	6	1934	3	8058	N	N	11708 10TH AVE S
001	336140	1736	2/2/07	\$225,000	\$196,000	1140	6	1948	4	6600	N	N	11734 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(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
001	336140	1736	9/10/07	\$299,990	\$259,000	1140	6	1948	4	6600	N	N	11734 14TH AVE S
001	801920	1055	5/29/07	\$292,000	\$252,000	1180	6	1955	5	18000	N	N	12204 8TH AVE S
001	801860	0575	9/17/08	\$325,000	\$310,000	1260	6	1949	4	29994	N	N	12449 14TH AVE S
001	603140	0060	11/19/08	\$226,000	\$221,000	1270	6	1954	3	7439	N	N	12819 12TH AVE S
001	144720	0050	11/11/08	\$266,000	\$260,000	1310	6	1937	4	43560	N	N	12603 8TH AVE S
001	172304	9350	9/20/07	\$310,000	\$268,000	1430	6	1947	4	10800	N	N	1266 S 140TH ST
001	172304	9556	5/1/08	\$307,000	\$278,000	1430	6	1960	4	12100	N	N	14019 7TH PL S
001	336140	1872	3/23/07	\$280,000	\$242,000	1470	6	1932	4	10924	N	N	11837 14TH AVE S
001	172304	9456	1/21/08	\$309,950	\$273,000	1520	6	1944	5	8801	N	N	13627 8TH AVE S
001	144640	3990	5/17/07	\$375,000	\$323,000	1780	6	1950	4	13200	N	N	12915 8TH AVE S
001	336140	0383	7/30/07	\$250,000	\$216,000	1800	6	1939	3	10206	N	N	11248 14TH AVE S
001	336140	0383	3/13/08	\$367,000	\$328,000	1800	6	1939	3	10206	N	N	11248 14TH AVE S
001	302820	0105	2/21/07	\$372,950	\$324,000	1840	6	1942	3	16875	N	N	13635 DES MOINES MEMORIAL DR S
001	936460	0075	10/3/07	\$375,000	\$325,000	1860	6	1992	3	10000	N	N	641 S 143RD ST
001	801920	0846	1/28/08	\$250,000	\$221,000	1900	6	1960	4	14519	N	N	833 S 120TH ST
001	172304	9283	7/12/07	\$410,000	\$353,000	1900	6	1942	4	28059	N	N	13011 10TH AVE S
001	144720	0080	6/7/07	\$345,000	\$297,000	1930	6	1936	4	25200	N	N	12007 8TH AVE S
001	172304	9498	2/9/07	\$310,500	\$270,000	830	7	1963	4	11229	N	N	13019 10TH AVE S
001	172304	9289	3/10/08	\$279,500	\$249,000	880	7	1979	3	28577	N	N	14110 9TH PL S
001	011100	0355	6/4/07	\$255,000	\$220,000	920	7	1957	3	11432	N	N	1032 S 136TH ST
001	801860	1041	5/16/07	\$210,000	\$181,000	980	7	1954	3	6500	N	N	1225 S 120TH ST
001	801860	1041	3/26/08	\$308,000	\$276,000	980	7	1954	3	6500	N	N	1225 S 120TH ST
001	336140	1675	11/1/07	\$360,000	\$313,000	980	7	1959	4	6120	N	N	1221 S 117TH ST
001	302820	0081	1/12/07	\$240,000	\$209,000	1010	7	1956	3	16926	N	N	13721 14TH AVE S
001	603140	0057	1/25/07	\$284,000	\$247,000	1010	7	1958	3	7500	N	N	12816 12TH AVE S
001	302820	0081	5/1/07	\$375,000	\$323,000	1010	7	1956	3	16926	N	N	13721 14TH AVE S
001	176060	0009	4/17/07	\$313,000	\$270,000	1030	7	1954	3	7800	N	N	14445 8TH AVE S
001	202304	9240	6/15/07	\$294,000	\$253,000	1050	7	1962	3	7169	N	N	828 S 147TH ST
001	382140	0130	1/19/07	\$320,000	\$279,000	1050	7	1978	3	7300	N	N	614 S 137TH PL
001	801860	0426	11/26/07	\$320,000	\$279,000	1060	7	2007	3	8500	N	N	12659 14TH PL S
001	202304	9292	6/21/07	\$360,000	\$310,000	1070	7	1951	3	13500	N	N	835 S 146TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(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
001	258880	0085	7/30/07	\$250,000	\$216,000	1090	7	1960	3	7156	N	N	1320 S 131ST PL
001	121500	0035	3/28/07	\$330,000	\$285,000	1090	7	1959	3	9350	N	N	14415 6TH AVE S
001	258880	0075	7/12/07	\$340,750	\$294,000	1090	7	1959	3	7156	N	N	1308 S 131ST PL
001	172304	9218	3/26/07	\$275,000	\$238,000	1120	7	1955	3	32130	N	N	13433 14TH AVE S
001	936460	0060	4/16/07	\$286,000	\$247,000	1120	7	1953	3	9700	N	N	604 S 143RD PL
001	911900	0030	7/24/07	\$300,000	\$259,000	1140	7	1951	4	9690	N	N	834 S 148TH ST
001	336140	0470	2/19/07	\$330,000	\$286,000	1140	7	1955	4	16640	N	N	11270 GLENDALE WAY S
001	098500	0833	4/24/07	\$282,000	\$243,000	1170	7	1948	4	6134	N	N	12200 16TH AVE S
001	603140	0075	6/27/07	\$319,500	\$275,000	1190	7	1957	3	13428	N	N	1024 S 129TH ST
001	801860	0595	8/6/07	\$338,000	\$291,000	1210	7	1954	3	22500	N	N	12605 14TH AVE S
001	098500	0699	3/9/07	\$349,500	\$303,000	1210	7	1997	3	5115	N	N	11639 GLENDALE WAY S
001	172304	9102	2/23/07	\$389,950	\$338,000	1230	7	1946	5	7485	N	N	13043 10TH AVE S
001	336140	1979	9/3/08	\$270,000	\$256,000	1250	7	1964	3	8125	N	N	817 S 116TH ST
001	336140	1980	3/26/08	\$290,000	\$260,000	1250	7	1964	3	8191	N	N	811 S 116TH ST
001	172304	9419	11/6/07	\$312,000	\$271,000	1250	7	1959	3	8700	N	N	502 S 144TH ST
001	098500	0796	4/9/07	\$380,000	\$328,000	1250	7	2005	3	9230	N	N	12030 16TH AVE S
001	417120	0055	11/28/07	\$300,000	\$262,000	1260	7	1957	3	7130	N	N	14426 5TH AVE S
001	801920	0180	3/30/07	\$345,000	\$298,000	1270	7	1969	3	13464	N	N	12234 10TH AVE S
001	258440	0020	11/5/07	\$300,000	\$261,000	1280	7	1954	3	9457	N	N	14042 5TH AVE S
001	144640	3675	1/4/07	\$299,950	\$262,000	1280	7	1963	2	6600	N	N	13453 8TH AVE S
001	336140	0395	9/12/08	\$225,000	\$214,000	1290	7	1954	4	10948	N	N	11271 GLENDALE WAY S
001	911900	0020	9/26/07	\$230,000	\$199,000	1300	7	1951	3	8322	N	N	818 S 148TH ST
001	336140	1764	5/22/07	\$295,000	\$254,000	1300	7	1962	2	9026	N	N	1414 S 120TH ST
001	336140	1645	2/27/08	\$300,000	\$267,000	1300	7	1948	4	11220	N	N	1233 S 117TH ST
001	417120	0065	8/25/08	\$305,950	\$289,000	1300	7	1957	3	7656	N	N	14440 5TH AVE S
001	417120	0005	5/18/07	\$410,000	\$353,000	1310	7	1956	4	9386	N	N	14403 5TH AVE S
001	144640	3630	3/12/08	\$285,000	\$254,000	1330	7	1988	3	13167	N	N	13424 7TH AVE S
001	258440	0015	8/20/08	\$285,000	\$268,000	1340	7	1954	3	9458	N	N	14038 5TH AVE S
001	172304	9421	2/14/07	\$342,000	\$297,000	1350	7	1959	3	9445	N	N	1249 S 132ND ST
001	172304	9287	7/2/07	\$320,000	\$276,000	1450	7	1948	4	10400	N	N	13621 8TH AVE S
001	172304	9432	5/15/07	\$320,000	\$276,000	1470	7	1947	3	12634	N	N	13404 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(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
001	936460	0015	8/11/08	\$275,000	\$258,000	1480	7	1955	4	8030	N	N	648 S 143RD ST
001	172304	9115	12/13/07	\$388,500	\$340,000	1480	7	1937	3	22392	N	N	1220 S 136TH ST
001	276260	0025	5/9/07	\$310,000	\$267,000	1540	7	1954	3	15975	N	N	14022 6TH AVE S
001	336140	0362	2/9/07	\$411,000	\$357,000	1630	7	1954	4	7198	N	N	11234 14TH AVE S
001	258440	0050	11/15/07	\$320,000	\$279,000	1800	7	1957	4	9458	N	N	14035 6TH AVE S
001	801920	0830	1/18/07	\$265,950	\$232,000	1810	7	1960	4	9000	N	N	12437 9TH AVE S
001	172304	9439	10/11/07	\$417,000	\$362,000	1820	7	1959	3	14771	N	N	13258 12TH AVE S
001	603140	0065	7/30/07	\$325,000	\$280,000	1870	7	1954	4	7501	N	N	12825 12TH AVE S
001	172304	9478	5/19/08	\$308,000	\$280,000	1880	7	1962	4	10500	N	N	818 S 143RD PL
001	011100	0165	1/9/07	\$465,000	\$406,000	1940	7	1950	3	20730	N	N	907 S 134TH ST
001	172304	9099	6/3/08	\$420,000	\$384,000	2070	7	2003	3	7878	N	N	12957 10TH AVE S
001	176060	0029	10/5/07	\$382,400	\$331,000	2280	7	1908	4	20349	N	N	14425 5TH AVE S
001	011100	0045	3/23/07	\$439,500	\$380,000	2500	7	2005	3	7201	N	N	13256 10TH AVE S
001	957200	0110	8/7/07	\$399,950	\$345,000	1190	8	2007	3	3499	N	N	947 S 117TH CT
001	957200	0070	1/29/08	\$361,500	\$319,000	1200	8	2007	3	4763	N	N	915 S 117TH CT
001	957200	0080	11/26/07	\$390,000	\$340,000	1200	8	2007	3	6355	N	N	921 S 117TH CT
001	957200	0060	9/19/07	\$420,000	\$363,000	1200	8	2007	3	4663	N	N	918 S 117TH CT
001	957200	0120	11/5/07	\$391,950	\$341,000	1210	8	2007	3	3339	N	N	953 S 117TH CT
001	957200	0020	8/1/07	\$422,950	\$365,000	1250	8	2007	3	5033	N	N	942 S 117TH CT
001	957200	0100	2/22/08	\$369,950	\$329,000	1290	8	2007	3	5711	N	N	929 S 117TH CT
001	957200	0030	9/21/07	\$422,000	\$365,000	1330	8	2007	3	4879	N	N	936 S 117TH CT
001	957200	0090	7/31/07	\$424,950	\$366,000	1340	8	2007	3	4714	N	N	925 S 117TH CT
001	801860	0090	3/13/08	\$395,000	\$353,000	1390	8	2008	3	9000	N	N	12237 16TH AVE S
001	276260	0045	4/17/07	\$385,000	\$332,000	1470	8	1956	3	15975	N	N	14054 6TH AVE S
001	172304	9257	5/1/08	\$300,000	\$272,000	1540	8	1982	3	14332	N	N	12908 8TH AVE S
001	336140	0289	8/1/08	\$434,950	\$407,000	1610	8	1959	3	18000	N	N	11416 12TH AVE S
001	336140	1329	6/25/08	\$325,000	\$300,000	1620	8	2008	3	3060	N	N	1039 S 116TH ST
001	176060	0024	5/24/07	\$412,000	\$355,000	1630	8	1961	3	9206	N	N	520 S 146TH ST
001	176060	0137	8/19/08	\$455,000	\$428,000	1790	8	1961	3	16148	N	N	609 S 147TH PL
001	172304	9413	5/24/07	\$341,800	\$295,000	1960	8	1957	3	11201	N	N	13019 12TH AVE S
001	638855	0110	5/21/08	\$389,000	\$354,000	2030	8	1998	3	8724	N	N	14527 4TH CT S

Improved Sales Used in this Annual Update Analysis
Area 23
(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
001	011100	0186	6/28/07	\$530,000	\$457,000	2750	8	2007	3	12276	N	N	13437 10TH AVE S
001	172304	9614	6/4/07	\$424,950	\$366,000	1310	9	2007	3	6500	N	N	13021 12TH AVE S
001	172304	9615	5/14/07	\$426,500	\$368,000	1310	9	2007	3	6500	N	N	13023 12TH AVE S
001	172304	9619	10/4/07	\$417,000	\$361,000	2400	9	2007	3	8101	N	N	1406 S 132ND ST
001	172304	9618	4/19/07	\$444,950	\$384,000	2400	9	2007	3	8083	N	N	1430 S 132ND ST
001	336140	1330	8/6/08	\$410,000	\$384,000	2450	9	2008	3	6120	N	N	1035 S 116TH ST
001	336140	1720	6/18/07	\$629,000	\$542,000	2580	9	2006	3	11235	N	N	11636 14TH AVE S
001	801860	0529	9/17/08	\$450,000	\$429,000	2830	9	2008	3	10057	N	N	1253 S 124TH ST
002	788960	1090	4/11/07	\$255,000	\$220,000	620	5	1949	4	4500	N	N	12450 1ST AVE SW
002	752000	0690	7/5/07	\$228,000	\$196,000	670	5	1954	3	5034	N	N	11912 11TH PL SW
002	072304	9231	1/3/08	\$300,000	\$264,000	670	5	1952	4	6860	N	N	12260 4TH AVE SW
002	072304	9231	2/27/07	\$320,000	\$278,000	670	5	1952	4	6860	N	N	12260 4TH AVE SW
002	241460	0366	7/10/07	\$230,000	\$198,000	720	5	1930	3	7140	Y	N	319 SW 102ND ST
002	797320	0685	5/4/07	\$239,900	\$207,000	750	5	1938	3	5737	N	N	9617 10TH AVE SW
002	172180	0225	10/19/07	\$200,000	\$174,000	770	5	1939	3	12780	N	N	10620 4TH AVE SW
002	258680	0035	10/9/07	\$270,000	\$234,000	800	5	1924	2	7632	N	N	10857 11TH AVE SW
002	104100	0046	8/22/07	\$235,000	\$203,000	820	5	1953	4	8040	N	N	10715 11TH AVE SW
002	752000	0663	9/23/08	\$225,000	\$215,000	860	5	1953	4	5504	N	N	1011 SW 119TH ST
002	788960	0205	4/2/07	\$260,000	\$225,000	870	5	1941	4	6240	N	N	12221 2ND AVE SW
002	662040	0040	2/15/07	\$318,500	\$277,000	880	5	1939	4	6250	N	N	10036 1ST AVE S
002	316360	0155	2/20/07	\$221,500	\$192,000	950	5	1932	3	6981	N	N	10818 3RD AVE SW
002	062304	9168	8/17/07	\$371,000	\$320,000	1060	5	1940	4	18126	N	N	10647 8TH AVE SW
002	241460	0210	5/10/07	\$323,000	\$279,000	1080	5	1941	4	7541	N	N	10220 1ST AVE SW
002	316360	0110	12/20/07	\$325,000	\$285,000	1200	5	1937	5	6973	N	N	10823 3RD AVE SW
002	796260	0055	1/11/07	\$196,000	\$171,000	690	6	1953	3	8504	N	N	845 SW 125TH ST
002	796260	0065	8/8/07	\$253,000	\$218,000	690	6	1953	3	8504	N	N	831 SW 125TH ST
002	639500	0040	8/23/07	\$261,000	\$225,000	720	6	1952	3	6185	N	N	12225 3RD AVE SW
002	514760	0070	7/3/08	\$260,000	\$240,000	720	6	1953	4	7718	N	N	615 SW 106TH ST
002	079500	2125	2/5/08	\$273,000	\$241,000	720	6	1950	3	7032	N	N	140 S 107TH ST
002	526920	0100	12/10/07	\$172,500	\$151,000	730	6	1918	3	14275	Y	N	10003 10TH AVE SW
002	079500	2265	6/17/08	\$260,000	\$239,000	750	6	1952	3	6250	N	N	10411 OCCIDENTAL AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(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
002	894700	0030	7/21/08	\$288,000	\$268,000	770	6	1954	5	10850	N	N	10422 5TH AVE SW
002	514700	0065	11/8/07	\$258,700	\$225,000	780	6	1948	2	8087	N	N	10456 6TH AVE SW
002	514700	0030	9/6/07	\$305,000	\$264,000	780	6	1948	3	8833	N	N	10471 4TH AVE SW
002	797320	2175	12/1/08	\$329,000	\$324,000	800	6	1941	4	8640	N	N	525 SW 102ND ST
002	172180	1645	6/6/08	\$273,499	\$250,000	820	6	1941	4	5350	N	N	10423 1ST AVE S
002	662040	0265	8/21/07	\$324,750	\$280,000	820	6	1952	3	4659	N	N	10208 OCCIDENTAL AVE S
002	797320	2315	8/14/07	\$285,000	\$246,000	830	6	1950	3	8605	N	N	10240 5TH AVE SW
002	514700	0095	9/18/08	\$184,000	\$175,000	840	6	1948	3	8102	N	N	10453 5TH AVE SW
002	072304	9554	8/1/07	\$269,950	\$233,000	840	6	1960	4	8867	N	N	11247 11TH AVE SW
002	514700	0155	11/14/08	\$245,500	\$240,000	840	6	1948	3	6200	N	N	702 SW 106TH ST
002	514700	0100	10/7/08	\$272,000	\$261,000	870	6	1948	3	8117	N	N	10445 5TH AVE SW
002	938220	0025	5/18/07	\$250,000	\$215,000	890	6	1954	3	6320	N	N	11724 12TH AVE SW
002	241460	0252	7/31/07	\$266,000	\$229,000	890	6	1998	4	9918	N	N	15 SW 102ND ST
002	062304	9281	11/20/07	\$315,000	\$275,000	890	6	1956	3	7319	N	N	9822 13TH AVE SW
002	241460	0265	4/2/08	\$307,500	\$276,000	900	6	1941	3	15110	N	N	10230 2ND AVE SW
002	062304	9214	5/1/07	\$369,000	\$318,000	920	6	1948	4	10500	N	N	10460 8TH AVE SW
002	079500	2130	7/22/08	\$245,000	\$228,000	930	6	1941	4	6545	N	N	146 S 107TH ST
002	072304	9293	10/12/07	\$280,000	\$243,000	930	6	1948	4	8185	N	N	842 SW 117TH ST
002	241460	0345	7/17/07	\$299,000	\$258,000	930	6	1952	4	7557	N	N	10243 2ND AVE SW
002	345100	0004	7/12/07	\$329,000	\$283,000	940	6	1945	3	4340	N	N	1511 SW 104TH ST
002	384160	0120	4/2/07	\$275,000	\$238,000	960	6	1928	3	9675	N	N	11621 12TH AVE SW
002	788960	1806	9/19/08	\$224,000	\$214,000	970	6	1920	5	4160	N	N	12427 2ND AVE SW
002	797320	0705	10/7/08	\$260,000	\$250,000	970	6	1970	4	8296	Y	N	9609 10TH AVE SW
002	374460	0401	6/14/07	\$339,000	\$292,000	980	6	1949	3	6300	N	N	902 SW 124TH ST
002	241460	0240	2/23/07	\$346,500	\$301,000	990	6	2001	3	8850	N	N	10227 1ST AVE S
002	159100	0025	4/1/08	\$255,000	\$229,000	1010	6	1954	3	6615	N	N	9630 13TH AVE SW
002	062304	9313	1/7/08	\$300,000	\$264,000	1020	6	1959	4	7920	N	N	10411 10TH AVE SW
002	072304	9185	3/19/07	\$359,900	\$311,000	1030	6	1938	4	11250	N	N	11812 4TH AVE SW
002	072304	9529	6/1/07	\$379,950	\$327,000	1050	6	1984	3	14598	N	N	12608 4TH AVE SW
002	634100	0133	5/15/08	\$280,000	\$255,000	1060	6	1977	3	7807	N	N	12426 7TH AVE SW
002	639500	0010	3/27/08	\$294,450	\$264,000	1060	6	1953	3	6412	N	N	317 SW 122ND ST

Improved Sales Used in this Annual Update Analysis
Area 23
(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
002	079500	1730	5/21/08	\$268,900	\$245,000	1110	6	1941	4	11000	N	N	107 S 107TH ST
002	289860	0245	2/21/07	\$310,000	\$269,000	1120	6	1925	3	8100	N	N	10041 11TH AVE SW
002	289860	0245	2/21/07	\$364,620	\$316,000	1120	6	1925	3	8100	N	N	10041 11TH AVE SW
002	172180	1115	2/8/07	\$263,000	\$229,000	1130	6	1943	4	6120	N	N	10650 2ND AVE SW
002	079500	2315	7/9/08	\$283,000	\$262,000	1130	6	1950	4	6250	Y	N	10436 OCCIDENTAL AVE S
002	938220	0145	9/26/08	\$233,000	\$223,000	1160	6	1920	4	7673	N	N	1045 SW 117TH ST
002	514820	0080	5/20/08	\$265,000	\$241,000	1160	6	1951	3	8690	N	N	10430 8TH AVE SW
002	079500	2090	8/14/07	\$347,450	\$300,000	1160	6	1941	3	8200	N	N	104 S 107TH ST
002	241460	0391	12/17/07	\$260,000	\$228,000	1220	6	1937	3	7571	N	N	10251 3RD AVE SW
002	079500	1700	2/13/07	\$307,500	\$267,000	1220	6	1941	3	6091	N	N	135 S 107TH ST
002	660100	0075	9/4/08	\$284,000	\$269,000	1260	6	1953	3	8125	N	N	243 SW 116TH ST
002	172180	1110	5/15/07	\$302,500	\$261,000	1270	6	1936	4	6120	N	N	10644 2ND AVE SW
002	384160	0065	8/10/07	\$341,000	\$294,000	1320	6	1942	2	18285	N	N	11616 14TH AVE SW
002	345100	0472	7/2/07	\$290,000	\$250,000	1340	6	1994	3	7158	N	N	1408 SW 112TH ST
002	752000	0362	9/21/07	\$349,900	\$303,000	1350	6	1924	4	9600	Y	N	11931 14TH AVE SW
002	172180	0335	2/16/07	\$358,000	\$311,000	1360	6	1940	4	7745	N	N	10652 4TH AVE SW
002	788960	0655	2/28/08	\$289,500	\$258,000	1370	6	1965	4	6000	N	N	12251 1ST AVE SW
002	072304	9242	7/27/07	\$307,000	\$265,000	1370	6	1949	3	8177	N	N	11240 12TH AVE SW
002	355080	0090	6/7/07	\$357,000	\$308,000	1380	6	1976	3	7200	N	N	10245 9TH AVE SW
002	788960	0375	10/12/07	\$280,000	\$243,000	1440	6	1946	5	6000	N	N	12269 2ND PL SW
002	643300	0050	2/2/07	\$433,000	\$377,000	1440	6	1972	3	10086	Y	N	319 S 103RD ST
002	662040	0130	8/26/08	\$317,000	\$299,000	1450	6	1948	3	6227	N	N	10247 OCCIDENTAL AVE S
002	241460	0031	2/28/07	\$449,950	\$390,000	1550	6	1945	5	7572	Y	N	302 SW 102ND ST
002	788960	0855	2/8/07	\$293,995	\$256,000	1580	6	1942	3	7000	N	N	12256 1ST AVE SW
002	072304	9381	4/19/07	\$350,000	\$302,000	1590	6	1956	4	8100	N	N	1315 SW 114TH ST
002	384160	0095	5/21/08	\$345,000	\$314,000	1610	6	1943	4	8095	N	N	1313 SW 116TH ST
002	072304	9156	5/23/07	\$325,000	\$280,000	1700	6	1955	2	8645	N	N	12621 2ND PL SW
002	104100	0056	8/19/08	\$305,000	\$287,000	1740	6	1955	3	8040	N	N	10705 11TH AVE SW
002	264180	0115	10/22/07	\$344,000	\$299,000	1760	6	1948	5	8576	N	N	119 SW 114TH ST
002	172180	0580	3/14/08	\$360,000	\$321,000	1800	6	1989	3	6120	N	N	10621 2ND AVE SW
002	241460	0161	3/15/07	\$304,000	\$263,000	2100	6	1942	5	7543	N	N	10014 1ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 23
(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
002	241460	0161	2/8/07	\$304,000	\$264,000	2100	6	1942	5	7543	N	N	10014 1ST AVE SW
002	662040	0340	3/26/07	\$232,000	\$201,000	820	7	1948	3	5193	N	N	10237 2ND AVE S
002	662040	0340	6/28/07	\$340,000	\$293,000	820	7	1948	3	5193	N	N	10237 2ND AVE S
002	788960	2034	3/28/07	\$309,000	\$267,000	840	7	2006	3	2700	N	N	12423 3RD AVE SW
002	241460	0246	1/17/08	\$305,500	\$269,000	840	7	1953	4	9505	N	N	10215 1ST AVE S
002	788960	0667	4/20/07	\$309,000	\$267,000	940	7	1992	3	3000	N	N	12235 1ST AVE SW
002	788960	1035	1/8/08	\$304,990	\$268,000	940	7	1995	3	3000	N	N	12408 1ST AVE SW
002	788960	0736	3/20/08	\$305,000	\$273,000	940	7	2008	3	3000	N	N	12203 1ST AVE SW
002	079500	2341	9/4/08	\$265,000	\$251,000	950	7	1953	4	5812	N	N	146 S 106TH ST
002	159100	0065	5/21/07	\$240,000	\$207,000	970	7	1962	3	7236	N	N	9649 12TH AVE SW
002	156460	0005	2/20/07	\$255,000	\$221,000	970	7	1958	3	8113	N	N	851 SW 127TH ST
002	159100	0060	3/28/08	\$279,950	\$251,000	970	7	1962	3	7867	N	N	9655 12TH AVE SW
002	079500	2015	8/10/07	\$260,000	\$224,000	1000	7	1953	3	8640	N	N	10615 2ND AVE S
002	241460	0351	9/10/07	\$295,000	\$255,000	1000	7	1955	3	7636	N	N	10227 2ND AVE SW
002	219510	0155	10/16/08	\$335,000	\$323,000	1000	7	1927	3	6805	N	N	9625 13TH AVE SW
002	788960	0970	10/23/07	\$285,000	\$247,000	1010	7	1959	3	8025	N	N	12231 1ST AVE S
002	092000	0055	6/19/07	\$352,000	\$303,000	1010	7	1956	3	12800	N	N	1311 SW 125TH ST
002	514760	0030	6/21/07	\$250,000	\$215,000	1020	7	1951	3	7655	N	N	431 SW 106TH ST
002	289920	0170	5/15/07	\$335,000	\$289,000	1040	7	1958	5	10445	N	N	10437 11TH AVE SW
002	072304	9622	9/27/07	\$270,000	\$234,000	1060	7	1952	3	9133	N	N	312 SW 128TH ST
002	241460	0120	7/7/08	\$343,000	\$318,000	1060	7	1960	3	7470	N	N	10044 2ND AVE SW
002	797320	0625	7/25/07	\$261,553	\$225,000	1080	7	1925	3	11486	N	N	9626 11TH AVE SW
002	779660	0035	8/14/08	\$358,000	\$336,000	1080	7	1957	4	8910	N	N	619 SW 127TH ST
002	634100	0242	10/23/07	\$279,950	\$243,000	1100	7	1957	3	9094	N	N	12512 8TH AVE SW
002	079500	2481	12/17/07	\$289,950	\$254,000	1100	7	1941	4	10400	N	N	10420 3RD AVE S
002	345100	0357	11/26/07	\$370,000	\$323,000	1100	7	1994	3	9100	N	N	10861 12TH AVE SW
002	345100	0459	2/15/07	\$286,000	\$248,000	1120	7	1950	3	8250	N	N	1402 SW 112TH ST
002	281690	0070	6/4/08	\$302,000	\$276,000	1140	7	1962	3	8904	N	N	223 SW 115TH ST
002	526920	0025	2/2/07	\$399,000	\$347,000	1140	7	1989	3	9600	N	N	10026 12TH AVE SW
002	072304	9389	4/9/07	\$248,000	\$214,000	1150	7	1955	3	8100	N	N	11409 11TH AVE SW
002	072304	9352	5/23/07	\$245,000	\$211,000	1160	7	1952	3	8100	N	N	1322 SW 116TH ST

Improved Sales Used in this Annual Update Analysis
Area 23
(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
002	355080	0080	1/30/07	\$500,000	\$435,000	1180	7	2006	3	8160	N	N	904 SW 104TH ST
002	241460	0365	8/9/07	\$250,000	\$216,000	1190	7	1951	3	7881	N	N	10206 4TH AVE SW
002	779660	0065	8/10/07	\$285,000	\$246,000	1190	7	1956	3	8741	N	N	612 SW 128TH ST
002	345100	0342	1/26/07	\$320,000	\$279,000	1200	7	1999	3	9750	N	N	10841 12TH AVE SW
002	241460	0116	3/27/07	\$289,950	\$251,000	1220	7	1960	4	8117	N	N	10032 2ND AVE SW
002	072304	9476	6/25/07	\$297,499	\$256,000	1220	7	1960	3	9145	N	N	11433 10TH AVE SW
002	281680	0010	5/12/08	\$300,000	\$273,000	1220	7	1958	2	8541	N	N	12124 7TH PL SW
002	316360	0130	7/29/08	\$223,000	\$208,000	1250	7	1956	3	8000	N	N	211 SW 108TH ST
002	062304	9297	11/27/07	\$362,000	\$316,000	1250	7	1997	3	7620	N	N	10025 8TH AVE SW
002	092000	0090	5/8/07	\$388,500	\$335,000	1260	7	1956	3	7040	N	N	1308 SW 125TH ST
002	505580	0010	4/12/07	\$416,000	\$359,000	1260	7	1995	3	6841	N	N	11608 12TH AVE SW
002	248270	0070	5/23/08	\$392,000	\$357,000	1290	7	1971	3	7210	N	N	12701 2ND AVE SW
002	374460	0143	8/27/08	\$340,000	\$321,000	1300	7	1973	3	9490	N	N	12041 8TH AVE SW
002	241460	0075	7/2/07	\$490,000	\$422,000	1300	7	1962	3	7647	N	N	224 SW 102ND ST
002	316360	0070	1/17/08	\$297,500	\$262,000	1310	7	1937	4	6584	Y	N	10856 4TH AVE SW
002	327580	0050	5/21/07	\$285,600	\$246,000	1330	7	1963	3	8922	N	N	612 SW 121ST ST
002	327580	0090	7/9/07	\$300,000	\$258,000	1330	7	1963	3	8826	N	N	452 SW 121ST ST
002	062304	9142	4/30/07	\$378,500	\$327,000	1330	7	1970	4	10465	N	N	1021 SW 106TH ST
002	264180	0090	9/11/07	\$360,000	\$311,000	1350	7	1957	3	8575	N	N	141 SW 114TH ST
002	374460	0898	5/12/08	\$331,450	\$301,000	1360	7	1959	3	8547	N	N	812 SW 127TH ST
002	072304	9095	3/25/08	\$395,000	\$354,000	1360	7	1934	5	20325	N	N	11244 15TH AVE SW
002	779660	0085	4/4/07	\$276,500	\$239,000	1400	7	1957	3	8684	N	N	636 SW 128TH ST
002	788960	0157	2/21/07	\$325,000	\$282,000	1410	7	2000	3	3120	N	N	12251 2ND AVE SW
002	172180	1461	11/8/07	\$310,000	\$270,000	1420	7	2007	3	3060	N	N	10461 1ST AVE SW
002	514760	0060	4/23/07	\$340,000	\$293,000	1440	7	2004	3	6695	N	N	10609 6TH AVE SW
002	062304	9323	12/28/07	\$373,000	\$327,000	1440	7	1959	4	7680	N	N	10418 11TH AVE SW
002	514760	0110	9/6/07	\$300,000	\$259,000	1450	7	1953	4	6576	N	N	10602 8TH AVE SW
002	788960	0737	12/18/07	\$306,000	\$268,000	1450	7	2008	3	3000	N	N	12201 1ST AVE SW
002	938220	0017	7/31/07	\$250,000	\$216,000	1460	7	1954	3	6060	N	N	11718 12TH AVE SW
002	788960	0145	2/26/07	\$321,000	\$278,000	1460	7	2003	3	3120	N	N	12259 2ND AVE SW
002	072304	9052	8/6/07	\$349,900	\$302,000	1560	7	1989	3	11136	N	N	436 SW 122ND ST

Improved Sales Used in this Annual Update Analysis
Area 23
(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
002	072304	9060	1/4/07	\$424,990	\$371,000	1590	7	1981	3	12777	N	N	435 SW 126TH ST
002	172180	0776	5/28/08	\$340,000	\$310,000	1620	7	2008	3	3060	N	N	10429 2ND AVE SW
002	374460	0424	7/5/07	\$330,000	\$284,000	1640	7	1984	3	17640	N	N	1024 SW 124TH ST
002	072304	9200	1/3/07	\$356,000	\$311,000	1650	7	1942	3	9916	N	N	11900 4TH AVE SW
002	062304	9047	8/14/07	\$365,000	\$315,000	1670	7	1918	5	12180	N	N	841 SW 108TH ST
002	374460	0704	2/20/07	\$335,000	\$291,000	1730	7	1961	4	8505	N	N	1000 SW 126TH ST
002	752000	0220	6/28/07	\$390,000	\$336,000	1810	7	1999	3	5055	N	N	1256 SW 119TH ST
002	636700	0025	12/19/07	\$330,000	\$289,000	1860	7	1961	3	7672	N	N	12034 4TH AVE SW
002	752000	0230	7/23/07	\$375,000	\$323,000	1860	7	1999	3	5080	N	N	1252 SW 119TH ST
002	788960	1880	4/27/07	\$343,000	\$296,000	1920	7	2004	3	3000	N	N	12420 4TH AVE SW
002	790760	0025	2/26/07	\$328,000	\$284,000	1950	7	1954	4	9061	N	N	232 SW 114TH ST
002	788960	1541	5/11/07	\$349,950	\$302,000	2000	7	2004	3	3120	N	N	12458 2ND AVE SW
002	062304	9311	11/12/08	\$324,000	\$316,000	2040	7	1959	3	7200	N	N	903 SW 106TH ST
002	327580	0020	6/13/07	\$365,000	\$314,000	2660	7	1963	4	11280	N	N	625 SW 121ST ST
002	788960	1570	10/20/08	\$375,000	\$362,000	3150	7	1985	3	7800	N	N	12437 2ND PL SW
002	052304	9247	1/25/08	\$342,000	\$302,000	860	8	2003	3	8323	Y	N	326 S 104TH ST
002	752040	0110	1/25/07	\$440,000	\$383,000	1210	8	1996	3	8038	N	N	11815 6TH PL SW
002	072304	9331	6/26/07	\$465,500	\$401,000	1690	8	2006	3	7680	N	N	12014 4TH AVE SW
002	662040	0698	10/30/07	\$455,000	\$395,000	1950	8	2006	3	9462	N	N	10009 MYERS WAY S
002	752040	0070	6/14/07	\$480,000	\$414,000	2160	8	1997	3	8056	N	N	11837 6TH PL SW
002	752040	0060	5/22/07	\$498,500	\$430,000	2160	8	1997	3	8234	N	N	11838 6TH PL SW
002	374460	0398	3/28/07	\$470,000	\$406,000	2530	8	2005	3	8775	N	N	12312 9TH AVE SW
002	316360	0069	3/20/08	\$455,000	\$407,000	2890	8	2008	3	6925	Y	N	10852 4TH AVE SW
002	258680	0325	2/22/08	\$505,000	\$449,000	2930	8	2008	3	7683	N	N	11041 11TH AVE SW
002	862760	0036	5/18/07	\$521,000	\$449,000	2110	9	2006	3	7205	N	N	463 122ND AVE SW
002	374460	0091	6/5/07	\$498,000	\$429,000	2420	9	1997	3	6178	N	N	12013 9TH AVE SW
003	144640	2050	8/7/07	\$219,000	\$189,000	710	5	1946	4	6650	N	N	12809 4TH AVE S
003	079500	0765	6/7/07	\$223,900	\$193,000	760	5	1947	3	5500	N	N	11018 3RD AVE S
003	144640	1760	4/17/07	\$258,760	\$223,000	1050	5	1943	4	6600	N	N	13247 4TH AVE S
003	144760	0225	9/19/08	\$325,000	\$310,000	1290	5	1996	3	7098	N	N	427 S 126TH ST
003	079500	1040	4/24/07	\$244,000	\$211,000	700	6	1949	3	5021	N	N	11007 5TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(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	079600	0050	3/29/07	\$260,350	\$225,000	740	6	1950	3	6250	N	N	11246 1ST AVE S
003	144640	2380	2/13/08	\$290,000	\$257,000	770	6	1942	4	14400	N	N	13412 4TH AVE S
003	144640	2092	6/27/07	\$249,500	\$215,000	830	6	1950	3	6600	N	N	12832 4TH AVE S
003	144680	0050	4/16/07	\$349,900	\$302,000	910	6	1943	3	7696	N	N	12206 1ST AVE S
003	144760	0369	1/29/08	\$243,000	\$215,000	920	6	1950	3	7900	N	N	407 S 120TH ST
003	079500	0340	8/26/08	\$230,000	\$217,000	940	6	1947	4	6250	N	N	11012 OCCIDENTAL AVE S
003	144640	0575	5/2/07	\$225,500	\$195,000	970	6	1942	3	6600	N	N	13260 OCCIDENTAL AVE S
003	144640	0515	5/17/07	\$249,950	\$215,000	970	6	1957	3	6500	N	N	13203 OCCIDENTAL AVE S
003	144680	0070	7/8/07	\$294,000	\$253,000	970	6	1963	3	6250	N	N	12218 1ST AVE S
003	079500	1420	7/26/07	\$312,500	\$269,000	990	6	2006	3	7155	Y	N	10838 5TH AVE S
003	079500	1075	5/20/08	\$270,000	\$246,000	1000	6	1955	3	5875	N	N	10833 5TH AVE S
003	144640	1630	4/3/08	\$240,000	\$215,000	1010	6	1945	3	6578	N	N	13436 3RD AVE S
003	144640	1205	6/13/07	\$297,500	\$256,000	1050	6	1962	4	6614	N	N	13007 3RD AVE S
003	144640	1800	12/18/07	\$362,825	\$318,000	1060	6	1945	4	8202	N	N	319 S 132ND ST
003	079500	0350	5/13/08	\$250,000	\$227,000	1080	6	1946	4	6250	N	N	11022 OCCIDENTAL AVE S
003	079800	0065	9/11/07	\$410,000	\$354,000	1140	6	1943	3	21141	N	N	11604 5TH AVE S
003	079800	0575	6/12/07	\$279,900	\$241,000	1160	6	1953	4	26317	N	N	11650 OCCIDENTAL AVE S
003	079800	0550	9/18/07	\$335,000	\$290,000	1170	6	1941	3	21040	N	N	11612 OCCIDENTAL AVE S
003	144640	1470	4/26/07	\$350,000	\$302,000	1170	6	1996	3	6589	N	N	13255 3RD AVE S
003	144640	1425	9/26/07	\$302,000	\$261,000	1210	6	1943	3	6600	N	N	13437 3RD AVE S
003	079800	0272	4/23/08	\$291,627	\$263,000	1260	6	1950	3	6959	N	N	11208 3RD AVE S
003	144680	0520	7/9/07	\$390,000	\$336,000	1260	6	1941	5	9882	N	N	141 S 124TH ST
003	144640	1065	1/7/08	\$317,000	\$279,000	1270	6	1943	5	6621	N	N	12836 2ND AVE S
003	079500	0650	6/19/07	\$315,500	\$272,000	1300	6	1946	3	6250	N	N	10827 3RD AVE S
003	144680	0511	7/20/07	\$271,000	\$234,000	1330	6	1952	4	7980	N	N	121 S 124TH ST
003	079800	0635	9/29/07	\$415,000	\$359,000	1330	6	1943	4	32710	N	N	11825 3RD AVE S
003	144640	1230	11/12/07	\$250,000	\$218,000	1560	6	1950	4	6600	N	N	12847 3RD AVE S
003	079500	0747	5/1/08	\$315,000	\$285,000	1740	6	1947	4	5500	N	N	10842 3RD AVE S
003	144760	0201	9/3/08	\$237,000	\$224,000	950	7	1942	3	4712	N	N	426 S 128TH ST
003	504480	0020	12/17/07	\$279,950	\$245,000	1000	7	1947	3	8248	N	N	13635 OCCIDENTAL AVE S
003	144640	0625	6/20/07	\$305,000	\$263,000	1030	7	1967	3	6600	N	N	13440 OCCIDENTAL AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(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	350960	0025	8/16/07	\$350,000	\$302,000	1030	7	1960	4	8775	N	N	11833 4TH AVE S
003	144760	0151	5/7/08	\$258,950	\$235,000	1040	7	1952	3	6180	N	N	221 S 126TH ST
003	144680	0960	8/19/08	\$215,000	\$202,000	1060	7	1957	3	8600	N	N	202 S 124TH ST
003	079800	0630	4/25/07	\$410,000	\$354,000	1070	7	1941	4	32710	N	N	11833 3RD AVE S
003	144640	1031	8/5/08	\$240,000	\$225,000	1090	7	1962	3	6120	N	N	12804 2ND AVE S
003	079800	0141	5/18/07	\$389,500	\$336,000	1100	7	1955	4	12156	N	N	327 S 116TH ST
003	144760	0438	8/21/07	\$342,000	\$295,000	1120	7	1952	3	12000	N	N	425 S 122ND PL
003	144640	0965	1/4/07	\$276,000	\$241,000	1150	7	1956	4	6617	N	N	12855 2ND AVE S
003	688150	0030	1/29/07	\$299,950	\$261,000	1160	7	1959	3	8515	N	N	13636 2ND AVE S
003	144640	0600	11/10/08	\$266,500	\$260,000	1190	7	1967	3	6585	N	N	13418 OCCIDENTAL AVE S
003	079500	2645	6/6/07	\$350,000	\$302,000	1200	7	1951	3	6675	Y	N	10722 6TH AVE S
003	079500	2640	7/10/07	\$390,000	\$336,000	1200	7	1951	3	15524	Y	N	10716 6TH AVE S
003	144680	0995	2/7/07	\$285,000	\$248,000	1250	7	1963	3	6628	N	N	12237 2ND AVE S
003	144760	0153	3/17/07	\$353,000	\$306,000	1250	7	1959	3	7200	N	N	213 S 126TH ST
003	144640	1156	3/14/08	\$270,000	\$241,000	1260	7	1961	3	6743	N	N	224 S 132ND ST
003	688150	0085	4/1/08	\$273,500	\$245,000	1290	7	1959	3	8580	N	N	13605 3RD AVE S
003	144760	0035	4/25/08	\$268,000	\$242,000	1320	7	1948	4	21100	N	N	12058 5TH AVE S
003	144640	2065	12/20/07	\$291,000	\$255,000	1320	7	1954	3	8250	N	N	12812 4TH AVE S
003	079500	0385	11/30/07	\$250,000	\$218,000	1390	7	1929	3	7875	N	N	11058 OCCIDENTAL AVE S
003	144680	0065	2/8/07	\$435,000	\$378,000	1408	7	2006	3	6250	N	N	12200 1ST AVE S
003	144680	0655	8/28/08	\$300,000	\$283,000	1420	7	1954	3	8645	N	N	12651 2ND AVE S
003	144680	0125	3/20/08	\$370,000	\$331,000	1660	7	1950	3	14250	N	N	12272 1ST AVE S
003	079800	0180	8/12/08	\$274,950	\$258,000	1690	7	1939	4	17700	N	N	11834 3RD AVE S
003	079800	0286	6/27/07	\$459,000	\$395,000	1790	7	1949	4	9906	N	N	11240 3RD AVE S
003	079800	0585	6/11/07	\$505,000	\$435,000	1800	7	1962	4	16140	N	N	11820 OCCIDENTAL AVE S
003	079500	2720	5/16/07	\$355,500	\$306,000	2060	7	2002	3	6800	N	N	10874 6TH AVE S
003	079500	1375	12/11/07	\$300,000	\$262,000	2200	7	1970	3	5625	Y	N	11033 6TH AVE S
003	079500	0675	7/9/07	\$390,000	\$336,000	1180	8	1953	4	13700	N	N	10803 4TH AVE S
003	144760	0250	10/9/08	\$410,000	\$394,000	2470	9	2006	3	8925	N	N	227 S 126TH ST
003	144680	0201	4/23/07	\$480,000	\$414,000	2750	9	2006	3	6255	N	N	12207 OCCIDENTAL AVE S
003	144640	1965	10/3/08	\$440,000	\$422,000	2810	9	2007	3	6610	N	N	13027 4TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 23
(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	144640	1960	11/7/07	\$500,000	\$435,000	2810	9	2007	3	6609	N	N	13031 4TH AVE S
004	433100	0575	2/22/08	\$163,000	\$145,000	560	5	1948	3	6875	N	N	611 SW 142ND ST
004	182304	9189	3/27/08	\$175,000	\$157,000	870	5	1942	2	6750	N	N	323 SW 134TH ST
004	182304	9240	4/30/07	\$250,000	\$216,000	890	5	1944	4	7550	N	N	239 SW 132ND ST
004	182304	9104	7/1/08	\$303,000	\$280,000	890	5	1942	4	9000	N	N	13255 2ND AVE SW
004	192304	9207	5/23/07	\$264,000	\$228,000	900	5	1947	4	8400	N	N	311 SW 146TH ST
004	433100	0071	5/20/08	\$300,000	\$273,000	1220	5	1942	4	10750	N	N	13938 6TH AVE SW
004	433880	0790	3/21/08	\$272,500	\$244,000	1750	5	1944	4	7452	N	N	13605 8TH AVE SW
004	433760	0125	1/2/08	\$242,000	\$213,000	700	6	1943	4	10500	N	N	239 SW 137TH ST
004	114800	0220	2/20/07	\$279,500	\$243,000	740	6	1947	4	8562	N	N	656 SW 136TH ST
004	339580	0660	7/29/08	\$289,000	\$270,000	770	6	1939	3	8100	N	N	13438 5TH AVE SW
004	433820	0225	9/12/08	\$207,500	\$197,000	780	6	1944	4	7320	N	N	510 SW 138TH ST
004	433760	0295	12/12/07	\$287,000	\$251,000	780	6	1943	4	9900	N	N	252 SW 139TH ST
004	433880	0465	8/23/07	\$322,000	\$278,000	790	6	1944	3	7200	N	N	651 SW 139TH ST
004	433880	0070	10/9/08	\$206,000	\$198,000	800	6	1944	4	7410	N	N	632 SW 136TH PL
004	433880	0325	3/10/08	\$240,000	\$214,000	800	6	1944	5	7648	N	N	644 SW 138TH ST
004	240700	0175	3/1/07	\$271,000	\$235,000	800	6	1942	3	9990	N	N	13454 2ND AVE SW
004	240700	0440	3/19/07	\$290,000	\$251,000	800	6	1942	3	7800	N	N	13249 1ST AVE S
004	433700	0310	8/20/07	\$281,000	\$243,000	810	6	1943	2	8775	N	N	13643 1ST AVE SW
004	433700	0315	9/28/07	\$273,000	\$236,000	820	6	1943	4	8775	N	N	13651 1ST AVE SW
004	433820	0205	2/23/07	\$300,000	\$260,000	820	6	1944	5	9372	N	N	416 SW 138TH ST
004	433700	0195	8/20/07	\$255,000	\$220,000	850	6	1943	4	8775	N	N	13811 1ST AVE SW
004	433880	0775	10/18/07	\$288,000	\$250,000	880	6	1944	3	7540	N	N	13623 8TH AVE SW
004	008400	0391	4/17/07	\$271,000	\$234,000	890	6	1947	4	14142	N	N	17 SW 130TH PL
004	433880	0740	8/23/07	\$272,000	\$235,000	890	6	1944	4	7600	N	N	13705 10TH AVE SW
004	114800	0180	4/22/08	\$259,000	\$234,000	920	6	1942	5	8442	N	N	608 SW 136TH ST
004	319500	0010	3/27/07	\$399,500	\$345,000	920	6	1951	4	10643	N	N	13036 AMBAUM BLVD SW
004	433100	0520	5/8/07	\$316,782	\$273,000	930	6	1948	4	11250	N	N	833 SW 142ND ST
004	433880	0175	12/20/07	\$260,000	\$228,000	940	6	1944	4	7410	N	N	624 SW 137TH ST
004	433060	0400	6/9/08	\$299,950	\$275,000	940	6	1947	4	13146	N	N	14232 4TH AVE SW
004	433100	0605	4/28/08	\$256,000	\$232,000	960	6	1955	3	13064	N	N	656 SW 142ND ST

Improved Sales Used in this Annual Update Analysis
Area 23
(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	433880	0545	2/15/07	\$280,000	\$243,000	960	6	1944	5	7320	N	N	837 SW 139TH ST
004	433100	0155	9/2/08	\$264,770	\$251,000	960	6	1948	5	14400	N	N	433 SW 142ND ST
004	433100	0305	5/30/07	\$325,450	\$280,000	970	6	1930	4	11250	N	N	821 SW 143RD ST
004	240700	0405	6/28/07	\$299,950	\$258,000	990	6	1942	3	8775	N	N	13234 1ST AVE SW
004	433060	0047	8/13/07	\$328,000	\$283,000	1010	6	1983	4	8146	N	N	128 SW 142ND ST
004	433760	0270	5/20/08	\$350,000	\$319,000	1030	6	1943	5	9900	N	N	222 SW 139TH ST
004	240700	0415	6/12/07	\$365,000	\$314,000	1090	6	1942	4	8775	N	N	13242 1ST AVE SW
004	182304	9062	9/13/07	\$260,000	\$225,000	1100	6	1922	3	8464	N	N	13030 AMBAUM BLVD SW
004	433820	0220	6/19/08	\$305,000	\$281,000	1110	6	1944	3	6466	N	N	506 SW 138TH ST
004	433880	0265	12/11/07	\$267,800	\$234,000	1130	6	1944	3	7475	N	N	633 SW 137TH ST
004	433180	0105	4/9/07	\$279,950	\$242,000	1140	6	1954	3	12236	N	N	14107 6TH AVE SW
004	339580	0025	4/23/07	\$329,500	\$284,000	1210	6	1954	4	8100	N	N	13214 6TH AVE SW
004	433180	0125	4/4/08	\$261,000	\$234,000	1220	6	1950	3	7350	N	N	626 SW 141ST ST
004	339580	0590	6/18/07	\$275,000	\$237,000	1220	6	1950	4	5985	N	N	408 SW 134TH ST
004	433700	0325	2/15/08	\$289,500	\$257,000	1240	6	1943	4	8858	N	N	13720 2ND AVE SW
004	433880	0475	7/31/08	\$266,000	\$249,000	1250	6	1944	4	7200	N	N	639 SW 139TH ST
004	114800	0100	12/19/07	\$257,000	\$225,000	1270	6	1952	4	8100	N	N	650 SW 135TH ST
004	182304	9006	11/12/07	\$335,000	\$292,000	1340	6	1962	4	6795	N	N	319 SW 134TH ST
004	433880	0390	3/13/08	\$294,950	\$263,000	1350	6	1944	4	7475	N	N	633 SW 138TH ST
004	433880	0575	1/2/07	\$285,000	\$249,000	1450	6	1944	3	9500	N	N	13703 8TH AVE SW
004	339580	0790	4/23/07	\$337,950	\$292,000	1650	6	1951	5	6110	N	N	410 SW 136TH ST
004	433700	0225	10/30/07	\$300,000	\$261,000	1720	6	1943	4	8775	N	N	13851 1ST AVE SW
004	114800	0075	3/18/08	\$262,000	\$234,000	900	7	1952	4	8100	N	N	620 SW 135TH ST
004	433060	0066	5/22/07	\$366,000	\$315,000	900	7	1972	4	7280	N	N	14028 2ND AVE SW
004	433060	0090	3/21/08	\$360,000	\$322,000	940	7	1950	4	16500	N	N	29 SW 140TH ST
004	783580	0378	12/3/07	\$330,000	\$288,000	1010	7	1995	3	8100	N	N	845 SW 134TH ST
004	433060	0070	12/6/07	\$290,100	\$254,000	1030	7	1953	4	7153	N	N	123 SW 140TH ST
004	433060	0375	5/16/07	\$309,000	\$266,000	1030	7	1960	4	12200	N	N	237 SW 142ND ST
004	182304	9187	5/8/08	\$269,500	\$244,000	1090	7	1957	3	9450	N	N	820 SW 132ND ST
004	166540	0165	7/25/07	\$298,000	\$257,000	1110	7	1952	4	8423	N	N	14613 6TH AVE SW
004	166540	0020	1/22/07	\$290,000	\$253,000	1150	7	1952	3	6836	N	N	14636 8TH AVE SW

**Improved Sales Used in this Annual Update Analysis
Area 23
(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	182304	9164	12/1/08	\$185,000	\$182,000	1170	7	1953	3	8703	N	N	1037 SW 132ND ST
004	166740	0185	12/4/07	\$333,500	\$291,000	1220	7	1954	3	8296	N	N	640 SW 134TH ST
004	427300	0085	1/8/07	\$280,000	\$245,000	1240	7	1953	4	9750	N	N	720 SW 146TH ST
004	008400	0250	4/22/08	\$250,000	\$226,000	1280	7	1942	4	13500	N	N	13021 2ND AVE SW
004	339580	0565	8/14/08	\$279,900	\$263,000	1290	7	1941	4	10800	N	N	13239 4TH AVE SW
004	339580	0515	8/13/07	\$360,000	\$311,000	1990	7	2002	3	4060	N	N	13209 4TH AVE SW
004	339580	0231	4/19/07	\$369,950	\$319,000	2110	7	2006	3	4061	N	N	13424 6TH AVE SW
004	339580	0230	3/30/07	\$369,950	\$320,000	2110	7	2006	3	4060	N	N	13422 6TH AVE SW
004	114800	0210	5/9/07	\$435,000	\$375,000	2300	7	1942	5	7432	N	N	646 SW 136TH ST
004	339580	0405	2/14/08	\$385,000	\$341,000	2310	7	1953	4	8640	N	N	421 SW 132ND ST
004	192304	9384	10/25/08	\$360,000	\$349,000	2560	7	2002	3	9788	N	N	302 SW 146TH ST
004	182304	9237	1/22/07	\$444,080	\$387,000	1340	8	1965	4	9707	N	N	13323 8TH AVE SW
004	008400	0089	3/14/08	\$496,000	\$443,000	3010	9	2007	3	9501	N	N	12950 2ND AVE SW
004	433100	0016	8/12/08	\$532,888	\$500,000	3250	9	2007	3	10450	N	N	13927 4TH AVE SW
004	192304	9255	9/23/08	\$537,000	\$513,000	3250	9	2008	3	7590	N	N	349 SW 144TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011100	0005	04/23/2008	\$ 296,000	IMP COUNT >1
001	011100	0091	11/03/2008	\$ 300,834	EXEMPT FROM EXCISE TAX
001	011100	0172	09/10/2008	\$ 134,566	QUIT CLAIM DEED
001	079700	0035	02/16/2007	\$ 202,020	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	079700	0055	03/09/2007	\$ 199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	098500	0731	05/16/2008	\$ 72,855	QUIT CLAIM DEED
001	098500	0820	09/05/2008	\$ 145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	098500	1005	09/18/2007	\$ 94,683	DOR RATIO
001	098500	1010	11/07/2007	\$ 83,139	QUIT CLAIM DEED
001	121500	0050	11/29/2007	\$ 331,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	144640	3245	02/04/2008	\$ 370,000	DIAGNOSTIC OUTLIERS
001	144640	3390	08/25/2008	\$ 135,000	DIAGNOSTIC OUTLIERS
001	144640	3615	06/11/2008	\$ 186,000	DIAGNOSTIC OUTLIERS
001	144720	0035	08/31/2007	\$ 275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	144720	0100	12/09/2008	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9033	01/03/2008	\$ 186,000	IMP COUNT >1
001	172304	9052	08/27/2007	\$ 335,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	172304	9071	01/23/2007	\$ 160,000	DIAGNOSTIC OUTLIERS
001	172304	9122	05/12/2008	\$ 230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9184	03/08/2007	\$ 362,500	IMP COUNT >1
001	172304	9216	08/22/2008	\$ 374,000	GOVERNMENT AGENCY
001	172304	9221	10/10/2008	\$ 229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	172304	9246	01/18/2008	\$ 270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	172304	9280	06/15/2007	\$ 249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9282	01/31/2007	\$ 89,860	QUIT CLAIM DEED
001	172304	9373	10/31/2007	\$ 410,000	IMP COUNT >1
001	172304	9516	06/19/2008	\$ 112,537	QUIT CLAIM DEED
001	172304	9537	04/19/2007	\$ 378,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9591	11/13/2007	\$ 334,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9612	07/30/2007	\$ 120,000	DOR RATIO
001	172304	9613	07/30/2007	\$ 120,000	DOR RATIO
001	172304	9616	10/05/2007	\$ 403,760	DIAGNOSTIC OUTLIERS
001	172304	9617	10/11/2007	\$ 415,000	DIAGNOSTIC OUTLIERS
001	176060	0027	07/15/2008	\$ 320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	202304	9307	12/10/2008	\$ 90,230	QUIT CLAIM DEED
001	202304	9409	03/23/2007	\$ 200,971	DIAGNOSTIC OUTLIERS
001	205360	0005	11/05/2007	\$ 280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	258440	0035	02/21/2007	\$ 134,808	QUIT CLAIM DEED
001	336140	0170	07/07/2008	\$ 184,045	QUIT CLAIM DEED
001	336140	1329	05/16/2007	\$ 156,000	DOR RATIO
001	336140	1330	05/16/2007	\$ 121,000	DOR RATIO
001	336140	1675	06/13/2007	\$ 360,000	RELOCATION - SALE TO SERVICE
001	336140	1726	03/26/2008	\$ 274,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	1847	09/02/2008	\$ 306,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	2003	06/07/2007	\$ 335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	338810	0040	05/24/2007	\$ 22,378	QUIT CLAIM DEED
001	338811	0230	08/07/2007	\$ 260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	338811	0240	12/03/2007	\$ 230,000	QUIT CLAIM DEED
001	678720	0030	10/16/2007	\$ 235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	736610	0070	07/23/2007	\$ 295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0007	06/18/2008	\$ 242,096	GOVERNMENT AGENCY
001	801860	0090	05/16/2007	\$ 130,000	DOR RATIO
001	801860	0245	02/06/2007	\$ 325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0266	09/24/2008	\$ 205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0310	01/12/2007	\$ 161,800	DIAGNOSTIC OUTLIERS
001	801860	0375	10/19/2007	\$ 247,983	EXEMPT FROM EXCISE TAX
001	801860	0533	04/25/2007	\$ 95,000	DOR RATIO
001	801860	1030	02/21/2008	\$ 108,000	QUIT CLAIM DEED
001	801920	0090	11/26/2007	\$ 120,528	QUIT CLAIM DEED
001	801920	0165	06/29/2007	\$ 105,000	PREVIMP<=25K
001	801920	0260	04/04/2008	\$ 249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0260	03/05/2008	\$ 240,808	EXEMPT FROM EXCISE TAX
001	801920	0360	06/14/2007	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801920	0540	05/02/2008	\$ 260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	801920	0760	10/08/2007	\$ 249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0760	02/23/2007	\$ 280,615	EXEMPT FROM EXCISE TAX
001	801920	0797	08/06/2007	\$ 217,600	EXEMPT FROM EXCISE TAX
001	931540	0010	08/26/2008	\$ 345,000	GOVERNMENT AGENCY
001	931540	0090	09/19/2008	\$ 340,000	GOVERNMENT AGENCY
001	931540	0100	11/05/2008	\$ 345,000	GOVERNMENT AGENCY
001	936460	0085	05/09/2007	\$ 160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9396	09/19/2008	\$ 375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9399	10/02/2008	\$ 354,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	072304	9168	07/21/2008	\$ 396,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9221	03/31/2008	\$ 335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9222	01/04/2008	\$ 360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9247	03/27/2007	\$ 223,000	DIAGNOSTIC OUTLIERS
002	072304	9273	12/28/2007	\$ 325,000	UNFINISHED AREA CODED
002	072304	9273	01/21/2008	\$ 154,375	QUIT CLAIM DEED
002	072304	9277	04/18/2007	\$ 149,288	DOR RATIO
002	072304	9317	01/19/2007	\$ 109,284	QUIT CLAIM DEED
002	072304	9398	02/20/2008	\$ 268,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	072304	9403	08/01/2008	\$ 70,998	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	072304	9416	06/12/2007	\$ 321,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072304	9450	08/02/2007	\$ 225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	072304	9526	04/16/2008	\$ 399,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	079500	1701	08/13/2008	\$ 399,950	PERCENT COMPLETE CODED
002	079500	1701	03/23/2007	\$ 125,000	DOR RATIO
002	079500	2190	03/21/2007	\$ 155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	079500	2330	01/12/2007	\$ 114,164	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	079500	2370	12/04/2007	\$ 70,615	QUIT CLAIM DEED
002	092000	0100	09/26/2008	\$ 225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	159100	0050	01/24/2008	\$ 325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	172180	0335	03/02/2007	\$ 358,000	QUIT CLAIM DEED
002	172180	1545	05/16/2007	\$ 237,000	DIAGNOSTIC OUTLIERS
002	172180	1545	01/10/2007	\$ 129,500	DOR RATIO
002	172180	1680	05/02/2008	\$ 130,000	DOR RATIO
002	172180	1705	06/06/2007	\$ 260,000	SEGREGATION AND/OR MERGER
002	241460	0156	07/12/2007	\$ 165,000	PREVIMP<=25K
002	241460	0160	06/26/2008	\$ 100,000	DOR RATIO
002	241460	0210	05/10/2007	\$ 325,000	RELOCATION - SALE TO SERVICE
002	241460	0280	08/07/2007	\$ 335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	258680	0175	12/31/2007	\$ 231,000	DIAGNOSTIC OUTLIERS
002	258680	0215	09/13/2007	\$ 198,000	DIAGNOSTIC OUTLIERS
002	258680	0325	06/05/2007	\$ 152,500	DOR RATIO
002	258680	0326	06/05/2007	\$ 152,500	DOR RATIO
002	289860	0010	07/23/2008	\$ 99,822	QUIT CLAIM DEED
002	289860	0160	04/27/2007	\$ 314,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	289920	0170	02/07/2008	\$ 325,000	DIAGNOSTIC OUTLIERS
002	316360	0069	07/27/2007	\$ 135,000	DOR RATIO
002	316360	0230	02/28/2007	\$ 250,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	316360	0280	10/29/2007	\$ 144,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	345100	0206	06/26/2008	\$ 525,000	DIAGNOSTIC OUTLIERS
002	345100	0380	06/20/2007	\$ 774,675	DIAGNOSTIC OUTLIERS
002	345100	0425	03/19/2007	\$ 315,000	DIAGNOSTIC OUTLIERS
002	345100	0426	12/18/2008	\$ 523,500	PERCENT COMPLETE CODED
002	374460	0379	07/26/2007	\$ 355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	374460	0408	11/19/2008	\$ 500,000	DIAGNOSTIC OUTLIERS
002	374460	0535	01/19/2008	\$ 90,000	QUIT CLAIM DEED
002	514700	0025	04/17/2007	\$ 289,950	OBSOLESCENCE CODED
002	514700	0025	11/02/2007	\$ 410,000	OBSOLESCENCE CODED
002	514820	0090	11/10/2008	\$ 75,000	QUIT CLAIM DEED
002	526920	0070	09/06/2007	\$ 233,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	526920	0120	08/10/2007	\$ 191,000	DIAGNOSTIC OUTLIERS
002	634100	0043	10/29/2008	\$ 157,000	QUIT CLAIM DEED
002	634100	0050	01/30/2008	\$ 175,000	DIAGNOSTIC OUTLIERS
002	634100	0140	09/17/2008	\$ 375,000	IMP COUNT >1
002	636700	0020	02/23/2007	\$ 432,000	IMP COUNT >1
002	638591	0300	09/10/2008	\$ 265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	662040	0455	01/22/2007	\$ 375,000	OBSOLESCENCE CODED
002	662040	0455	07/25/2008	\$ 214,948	OBSOLESCENCE CODED
002	662040	0510	08/14/2008	\$ 285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	714160	0066	07/21/2008	\$ 325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	752000	0030	09/10/2007	\$ 46,973	QUIT CLAIM DEED
002	752000	0250	04/16/2007	\$ 577,000	OBSOLESCENCE CODED

**Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	778538	0070	09/04/2008	\$ 847,843	PERCENT COMPLETE CODED
002	778538	0160	09/17/2008	\$ 480,360	DIAGNOSTIC OUTLIERS
002	788960	0156	06/24/2008	\$ 60,000	QUIT CLAIM DEED
002	788960	0735	08/22/2007	\$ 282,000	DIAGNOSTIC OUTLIERS
002	788960	1340	04/19/2007	\$ 311,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	797320	0625	12/21/2007	\$ 308,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	797320	2120	12/04/2008	\$ 100,000	DOR RATIO
002	797320	2210	04/25/2007	\$ 420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	862760	0035	06/25/2008	\$ 171,000	QUIT CLAIM DEED
002	938220	0030	08/21/2008	\$ 120,000	DOR RATIO
003	052304	9158	06/17/2008	\$ 285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	079500	0585	10/02/2007	\$ 299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0162	06/20/2008	\$ 235,000	DIAGNOSTIC OUTLIERS
003	079800	0192	08/12/2008	\$ 175,000	DIAGNOSTIC OUTLIERS
003	079800	0192	07/10/2008	\$ 91,686	DOR RATIO
003	144640	0015	05/30/2007	\$ 125,000	DOR RATIO
003	144640	0485	01/31/2008	\$ 256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0655	01/29/2008	\$ 17,000	QUIT CLAIM DEED
003	144640	0715	05/08/2008	\$ 264,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	1090	02/26/2007	\$ 266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	1185	12/08/2008	\$ 186,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144640	1185	01/11/2008	\$ 254,150	EXEMPT FROM EXCISE TAX
003	144640	1735	05/17/2007	\$ 339,000	UNFINISHED AREA CODED
003	144640	1910	10/10/2008	\$ 210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144640	1930	01/07/2008	\$ 212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	2430	06/04/2008	\$ 225,000	QUIT CLAIM DEED
003	144640	2430	08/04/2008	\$ 205,000	QUIT CLAIM DEED
003	144640	2478	02/08/2008	\$ 300,000	CORPORATE AFFILIATES
003	144680	0025	06/27/2007	\$ 345,500	DIAGNOSTIC OUTLIERS
003	144680	0280	08/16/2007	\$ 279,950	DIAGNOSTIC OUTLIERS
003	144680	0350	04/24/2008	\$ 299,000	DIAGNOSTIC OUTLIERS
003	144680	0580	08/11/2008	\$ 185,000	DIAGNOSTIC OUTLIERS
003	144680	0655	03/11/2008	\$ 217,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144680	0858	08/10/2007	\$ 190,000	DIAGNOSTIC OUTLIERS
003	144760	0242	12/29/2008	\$ 165,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	304620	0055	06/25/2007	\$2,212,000	DOR RATIO
004	008400	0090	02/27/2007	\$ 256,000	DIAGNOSTIC OUTLIERS
004	008400	0110	12/24/2007	\$ 240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	034980	0030	05/15/2008	\$ 339,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	034980	0060	10/01/2007	\$ 86,342	QUIT CLAIM DEED
004	114800	0080	04/17/2007	\$ 55,000	QUIT CLAIM DEED
004	166740	0045	04/03/2007	\$ 220,000	DIAGNOSTIC OUTLIERS
004	182304	9009	01/16/2007	\$ 702,000	DIAGNOSTIC OUTLIERS
004	182304	9145	03/26/2007	\$ 40,000	DOR RATIO
004	182304	9148	04/27/2007	\$ 220,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	182304	9157	09/24/2007	\$ 269,001	DIAGNOSTIC OUTLIERS
004	182304	9179	01/10/2008	\$ 180,000	DIAGNOSTIC OUTLIERS
004	182304	9179	10/04/2007	\$ 83,500	DOR RATIO
004	182304	9182	03/12/2007	\$ 258,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182304	9189	09/25/2007	\$ 140,000	DIAGNOSTIC OUTLIERS
004	192304	9255	10/11/2007	\$ 150,000	DOR RATIO
004	192304	9313	04/25/2007	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	192304	9384	09/12/2008	\$ 360,000	RELOCATION - SALE TO SERVICE
004	240700	0030	06/27/2007	\$ 322,000	TRADE
004	240700	0160	05/02/2008	\$ 290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	240700	0280	05/16/2007	\$ 164,750	RELATED PARTY, FRIEND, OR NEIGHBOR
004	240700	0455	02/12/2007	\$ 145,000	DIAGNOSTIC OUTLIERS
004	339580	0345	06/24/2008	\$ 195,600	EXEMPT FROM EXCISE TAX
004	427300	0090	05/16/2007	\$ 86,000	QUIT CLAIM DEED
004	427300	0135	05/22/2007	\$ 299,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433100	0155	04/11/2008	\$ 154,000	DIAGNOSTIC OUTLIERS
004	433100	0460	07/17/2008	\$ 313,100	UNFINISHED AREA CODED
004	433100	0510	01/10/2008	\$ 284,500	PERCENT COMPLETE CODED
004	433100	0576	04/24/2008	\$ 365,000	OBSOLESCENCE CODED
004	433760	0245	05/29/2007	\$ 245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433820	0220	03/16/2007	\$ 95,000	QUIT CLAIM DEED
004	433820	0290	08/22/2007	\$ 47,750	QUIT CLAIM DEED
004	433880	0045	09/08/2008	\$ 290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433880	0070	03/31/2008	\$ 71,203	QUIT CLAIM DEED
004	433880	0130	06/05/2008	\$ 249,473	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433880	0605	05/18/2007	\$ 165,000	QUIT CLAIM DEED
004	433880	0775	06/20/2007	\$ 189,000	DIAGNOSTIC OUTLIERS

**Vacant Sales Used in this Annual Update Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	289920	0045	03/07/2007	\$135,000	7620	N	N
002	662040	0705	07/29/2008	\$196,500	9892	N	N
002	788960	1807	10/16/2008	\$ 88,350	3120	N	N
003	144640	2320	11/07/2007	\$135,000	6600	N	N
004	433180	0126	02/26/2008	\$115,500	7209	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 23**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011100	0456	02/23/2008	63000	DIAGNOSTIC OUTLIER
001	098500	0735	04/16/2007	540000	DOR Ratio
001	098500	0919	11/20/2008	60000	DIAGNOSTIC OUTLIER
001	172304	9045	03/27/2007	1890000	DOR Ratio
001	336140	0447	10/08/2008	19250	DOR Ratio
002	172180	1665	11/13/2007	155000	SEGREGATION AND/OR MERGER;
002	172180	1675	11/13/2007	225000	SEGREGATION AND/OR MERGER;
002	316360	0285	11/05/2008	145000	QUIT CLAIM DEED;
002	374460	0950	02/20/2007	700000	DOR Ratio
002	788960	1807	09/19/2008	56000	DOR Ratio
003	144680	0835	01/21/2008	120000	DOR Ratio
004	008400	0089	02/27/2007	150000	DOR Ratio
004	008400	0385	06/11/2008	392500	MULTI-PARCEL SALE;
004	433100	0016	02/15/2007	120000	DOR Ratio

Mobile Home Sales Used for this Annual Update Analysis

Area 23

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	098500	0746	03/05/2007	170,000	9,170	N	N
001	172304	9335	09/15/2008	169,000	13,310	N	N
002	072304	9410	10/04/2007	315,000	12,616	N	N
002	374460	0613	10/03/2007	269,000	9,450	N	N
002	526920	0135	04/17/2007	240,000	7,620	N	N
002	788960	0200	04/09/2007	177,000	6,240	N	N
002	938220	0095	08/15/2007	150,000	5,133	N	N
003	144680	0645	06/14/2007	315,000	6,629	N	N

Mobile Home Sales Removed from this Annual Update Analysis

Area 23

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	144720	0039	03/28/2008	180,000	MULTI-PARCEL SALE
001	172304	9393	04/18/2007	45,000	QUIT CLAIM DEED
001	336140	1955	02/26/2008	467,400	EXEMPT FROM EXCISE TAX;
001	336140	1955	01/16/2008	467,400	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	1020	10/09/2008	145,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	241460	0206	05/04/2007	170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	241460	0410	01/29/2008	149,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	079600	0015	02/23/2007	170,000	DIAGNOSTIC OUTLIERS

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