

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: North Central W.Seattle / 48

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales :526

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$210,200	\$240,400	\$450,600			
2009 Value	\$199,400	\$176,100	\$375,500	\$447,000	84.0%	11.65%
Change	-\$10,800	-\$64,300	-\$75,100			
% Change	-5.1%	-26.7%	-16.7%			

*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.

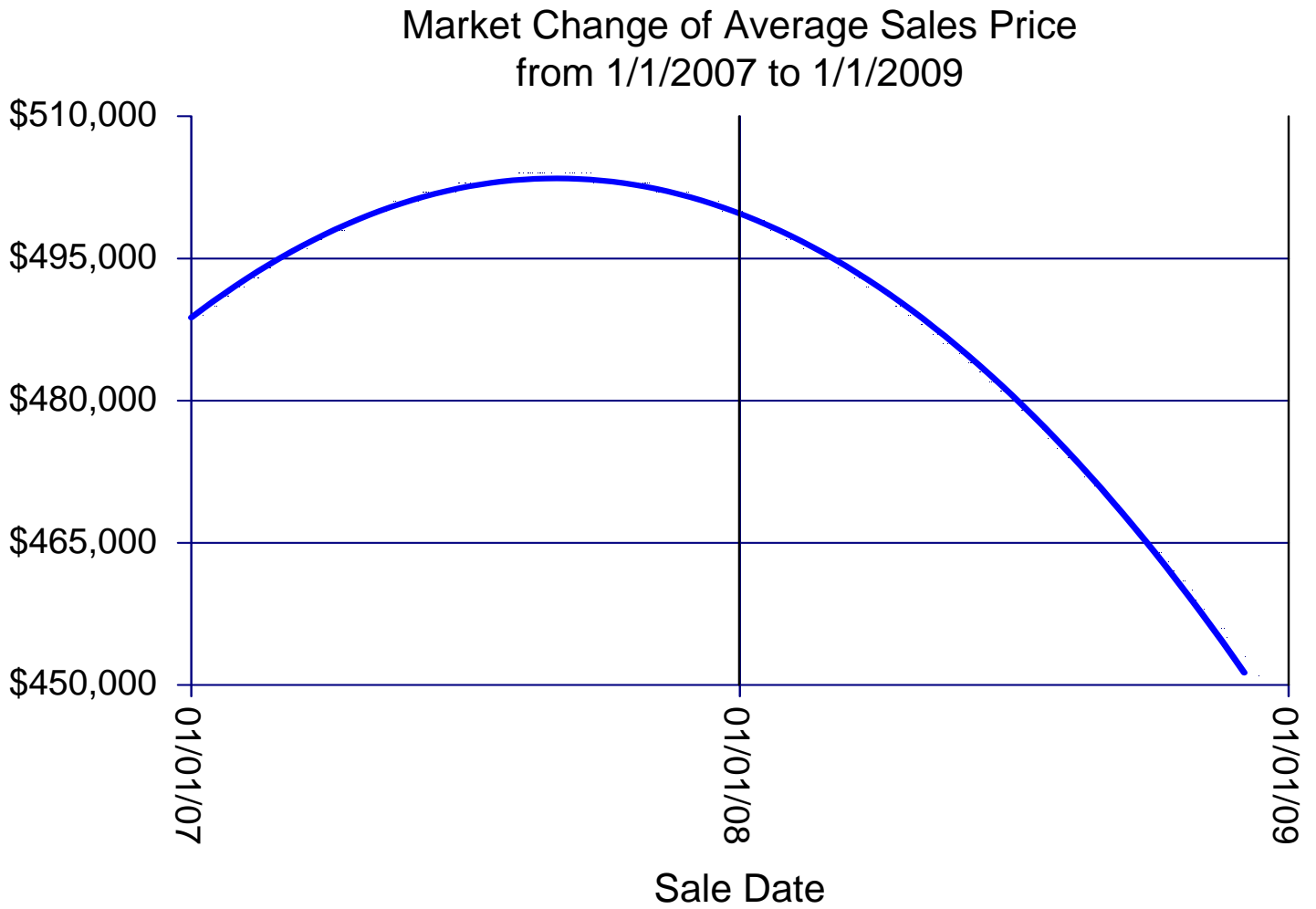
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$231,700	\$221,200	\$452,900
2009 Value	\$219,900	\$162,800	\$382,700
Percent Change	-5.1%	-26.4%	-15.5%

Number of one to three unit residences in the Population: 5408

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

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

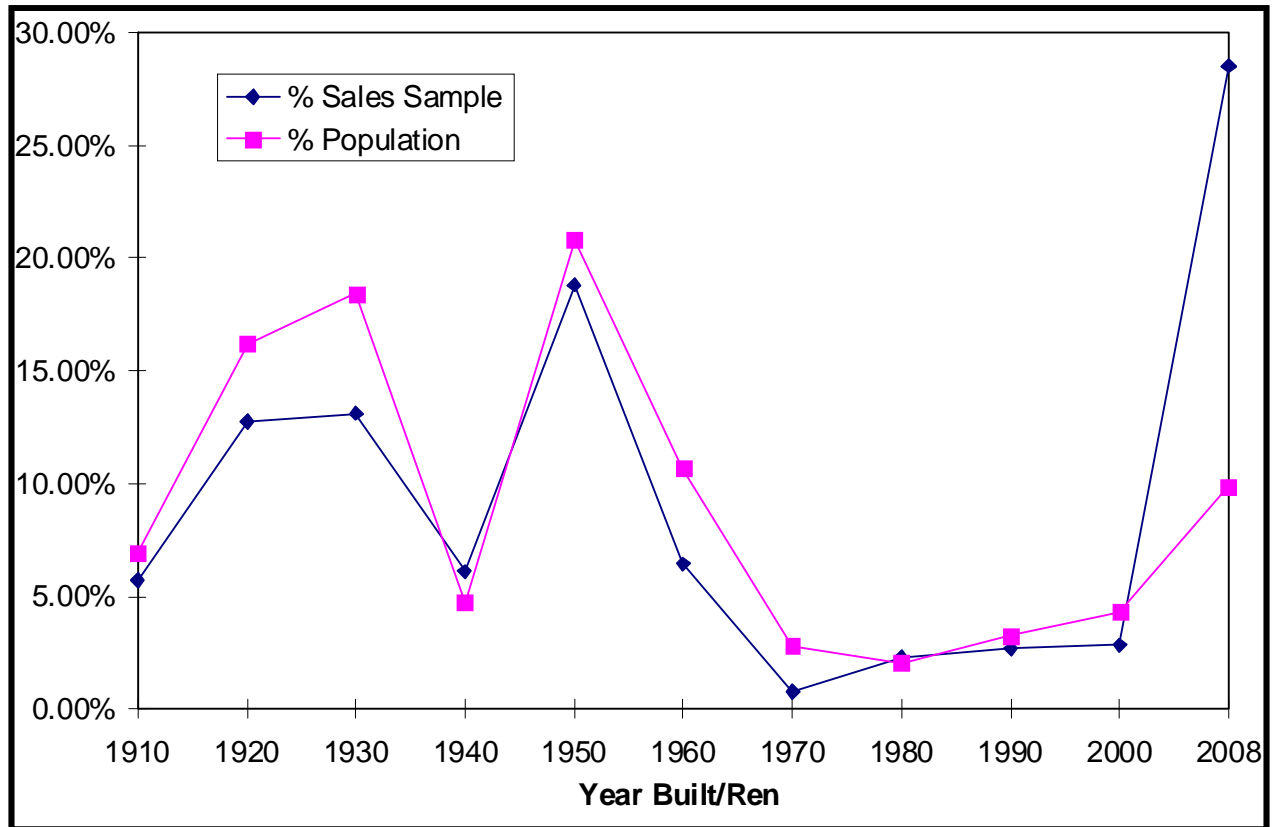
**Market Change of Average Sale Price in Area 48
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	30	5.70%
1920	67	12.74%
1930	69	13.12%
1940	32	6.08%
1950	99	18.82%
1960	34	6.46%
1970	4	0.76%
1980	12	2.28%
1990	14	2.66%
2000	15	2.85%
2008	150	28.52%
	526	

Year Built/Ren	Frequency	% Population
1910	375	6.93%
1920	876	16.20%
1930	996	18.42%
1940	256	4.73%
1950	1125	20.80%
1960	577	10.67%
1970	151	2.79%
1980	110	2.03%
1990	176	3.25%
2000	233	4.31%
2008	533	9.86%
	5408	

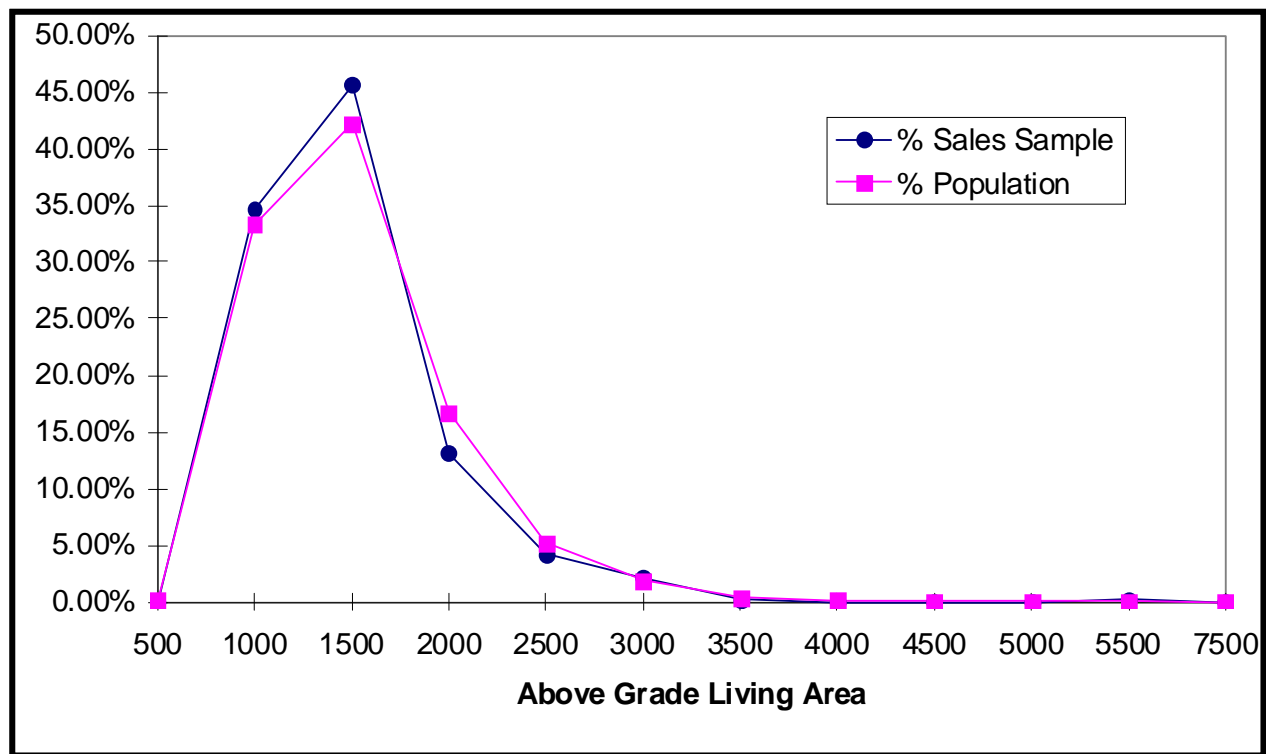


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	182	34.60%
1500	240	45.63%
2000	69	13.12%
2500	22	4.18%
3000	11	2.09%
3500	1	0.19%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	1	0.19%
7500	0	0.00%
	526	

Population		
AGLA	Frequency	% Population
500	8	0.15%
1000	1800	33.28%
1500	2283	42.22%
2000	904	16.72%
2500	281	5.20%
3000	102	1.89%
3500	20	0.37%
4000	6	0.11%
4500	2	0.04%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5408	

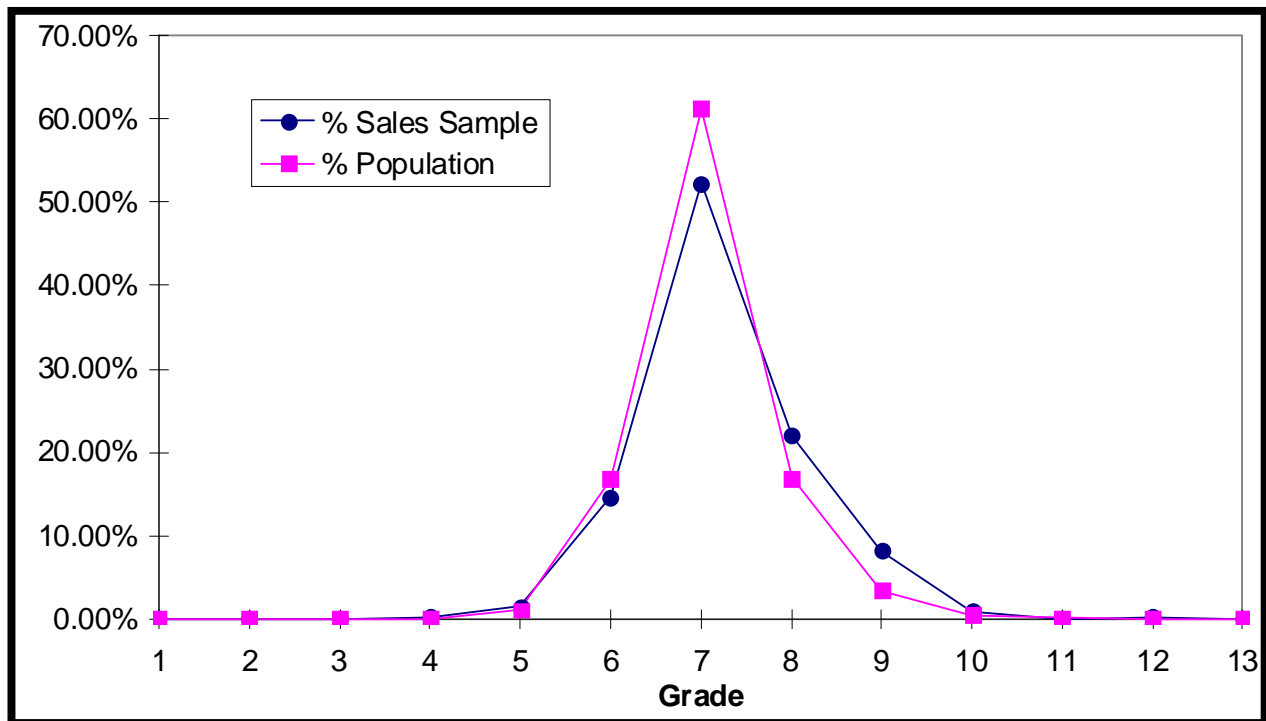


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

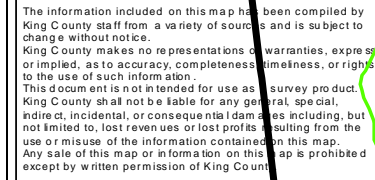
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.19%
5	8	1.52%
6	77	14.64%
7	275	52.28%
8	116	22.05%
9	43	8.17%
10	5	0.95%
11	0	0.00%
12	1	0.19%
13	0	0.00%
526		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	59	1.09%
6	910	16.83%
7	3308	61.17%
8	911	16.85%
9	184	3.40%
10	28	0.52%
11	5	0.09%
12	2	0.04%
13	0	0.00%
5408		



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: June 10, 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

Based on the 6 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a ??% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.951, 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 526 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 / (1.001603+ .1082664*New Townhouse)

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 -16.7 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) *0.833.
- *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 -16.7 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.833.
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$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

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 84%. 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 values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -15.5%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

Area 48 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

-15.14%

New Town House

Yes

% Adjustment

-23.41%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse House built after 2005 would *approximately* receive a 23.41% downward adjustment. 194 parcels in the improved population would receive this adjustment. There were 98 sales.

96% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 48 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	0.915	-8.5%
2/1/2007	0.909	-9.1%
3/1/2007	0.903	-9.7%
4/1/2007	0.898	-10.2%
5/1/2007	0.895	-10.5%
6/1/2007	0.891	-10.9%
7/1/2007	0.889	-11.1%
8/1/2007	0.888	-11.2%
9/1/2007	0.887	-11.3%
10/1/2007	0.888	-11.2%
11/1/2007	0.889	-11.1%
12/1/2007	0.891	-10.9%
1/1/2008	0.895	-10.5%
2/1/2008	0.899	-10.1%
3/1/2008	0.903	-9.7%
4/1/2008	0.909	-9.1%
5/1/2008	0.915	-8.5%
6/1/2008	0.923	-7.7%
7/1/2008	0.931	-6.9%
8/1/2008	0.941	-5.9%
9/1/2008	0.951	-4.9%
10/1/2008	0.962	-3.8%
11/1/2008	0.974	-2.6%
12/1/2008	0.986	-1.4%
1/1/2009	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.898	\$471,000
Sale 2	\$475,000	10/1/2008	0.962	\$456,000
Sale 3	\$515,000	7/1/2008	0.931	\$479,000

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

The time adjustment formula for Area 48 is $(1.001603 + 4.708018E-04 * \text{SaleDay} + 4.818934E-07 * \text{SaleDaySq} + .1082664 * 0.1863118) / (1.001603 + .1082664 * 0.1863118)$

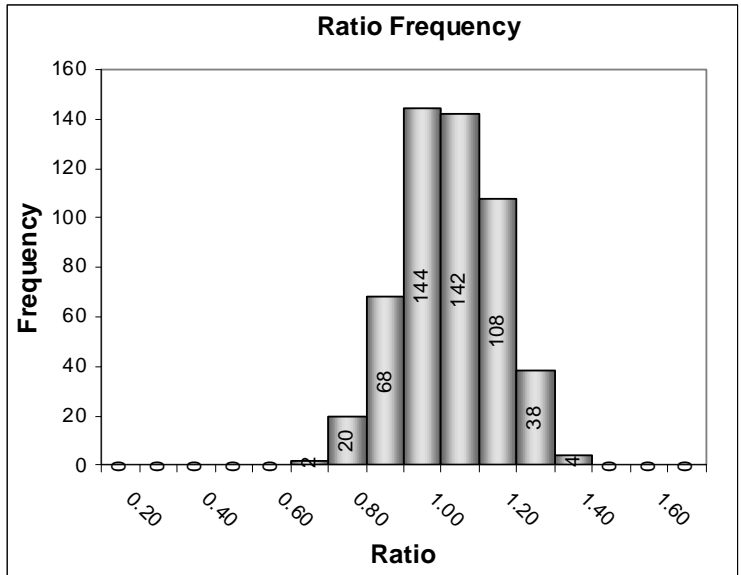
SaleDay = SaleDate - 39814

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: 06/10/2009	Sales Dates: 1/2007 - 12/2008
Area 48 / North Central W. Seattle	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	526		
Mean Assessed Value	450,600		
Mean Adj. Sales Price	447,000		
Standard Deviation AV	130,235		
Standard Deviation SP	136,793		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.022		
Median Ratio	1.018		
Weighted Mean Ratio	1.008		
UNIFORMITY			
Lowest ratio	0.663		
Highest ratio:	1.332		
Coefficient of Dispersion	10.04%		
Standard Deviation	0.127		
Coefficient of Variation	12.41%		
Price Related Differential (PRD)	1.014		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 48 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	1.004		
Upper limit	1.032		
95% Confidence: Mean			
Lower limit	1.011		
Upper limit	1.033		
SAMPLE SIZE EVALUATION			
N (population size)	5408		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.127		
Recommended minimum:	26		
Actual sample size:	526		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	270		
# ratios above mean:	256		
z:	0.610		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



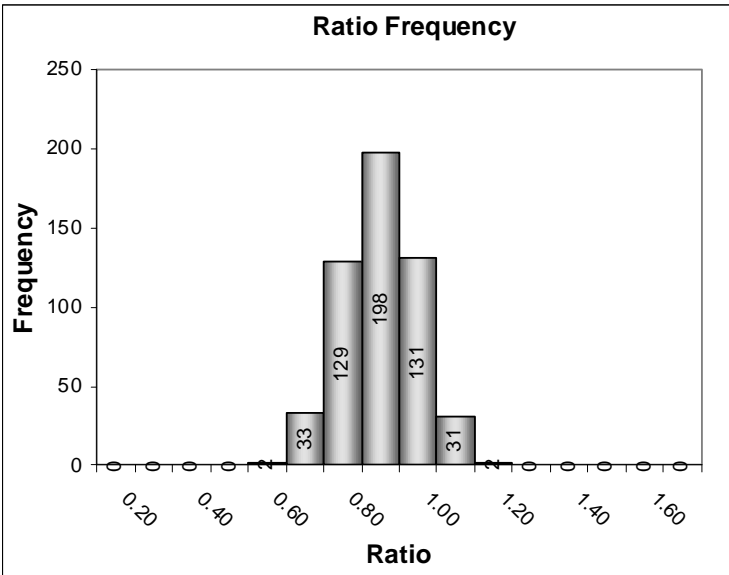
COMMENTS:

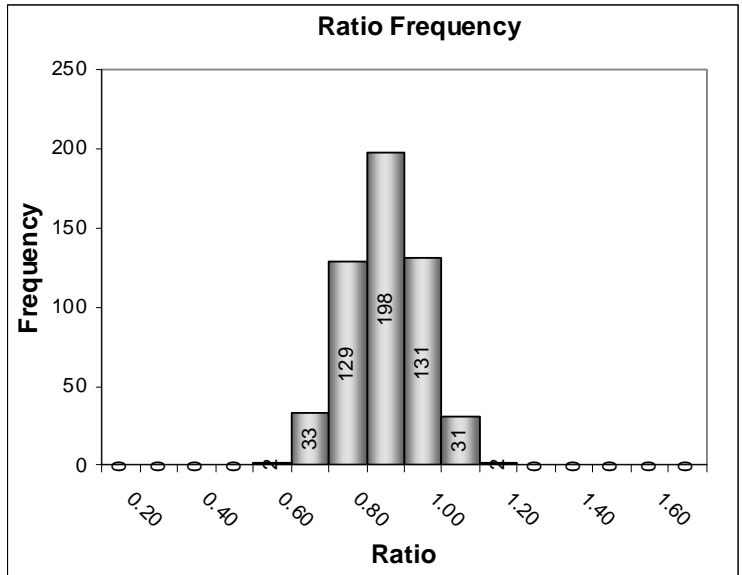
1 to 3 Unit Residences throughout area 48

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: 06/10/2009	Sales Dates: 1/2007 - 12/2008
Area 48 / North Central W. Seattle	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	526		
Mean Assessed Value	375,500		
Mean Sales Price	447,000		
Standard Deviation AV	112,628		
Standard Deviation SP	136,793		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.848		
Weighted Mean Ratio	0.840		
UNIFORMITY			
Lowest ratio	0.563		
Highest ratio:	1.130		
Coefficient of Dispersion	9.39%		
Standard Deviation	0.099		
Coefficient of Variation	11.65%		
Price Related Differential (PRD)	1.010		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 48. Assessment level reflects the downward trend of the market. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lower limit	0.838		
Upper limit	0.860		
95% Confidence: Mean			
Lower limit	0.840		
Upper limit	0.857		
SAMPLE SIZE EVALUATION			
N (population size)	5408		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.099		
Recommended minimum:	16		
Actual sample size:	526		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	264		
# ratios above mean:	262		
z:	0.087		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 48.

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 48
(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	309500	0155	3/22/07	\$343,000	\$309,000	750	4	1920	4	5250	N	N	5001 36TH AVE SW
003	762570	3065	10/16/07	\$383,000	\$340,000	660	5	1922	4	6250	N	N	6018 41ST AVE SW
003	234930	0065	8/13/07	\$322,000	\$286,000	730	5	1914	4	2335	N	N	5648 FAUNTLEROY WAY SW
003	006600	0450	3/1/07	\$389,950	\$352,000	770	5	1914	3	6550	N	N	6036 38TH AVE SW
003	731240	0130	5/2/07	\$371,000	\$332,000	820	5	1912	4	4800	N	N	5417 35TH AVE SW
003	762570	3250	9/2/08	\$324,000	\$308,000	830	5	1919	3	6250	N	N	6047 42ND AVE SW
003	762470	0005	5/21/08	\$339,000	\$312,000	550	6	1940	4	4000	Y	N	4101 SW HUDSON ST
003	762570	0395	5/22/07	\$350,000	\$312,000	640	6	1911	3	5001	Y	N	5233 42ND AVE SW
003	762570	0115	8/5/08	\$325,000	\$306,000	670	6	1984	3	4000	N	N	3921 SW DAWSON ST
003	762570	3080	10/11/07	\$360,000	\$320,000	720	6	1942	4	6250	N	N	6002 41ST AVE SW
003	387490	0170	6/7/07	\$410,000	\$365,000	730	6	1925	4	6400	N	N	6350 37TH AVE SW
003	082600	0425	3/9/07	\$420,000	\$379,000	740	6	1944	4	5709	N	N	6311 FAUNTLEROY WAY SW
003	082600	0540	4/20/07	\$599,500	\$537,000	780	6	1919	4	4800	Y	N	6345 39TH AVE SW
003	762570	0015	10/24/08	\$244,000	\$237,000	820	6	1913	4	2353	N	N	5211 FAUNTLEROY WAY SW
003	006600	0315	10/24/07	\$439,500	\$391,000	830	6	1920	4	6700	N	N	6052 39TH AVE SW
003	172580	0195	5/16/07	\$409,000	\$365,000	900	6	1928	3	3200	N	N	3508 SW BRANDON ST
003	234930	0060	2/27/07	\$372,000	\$336,000	920	6	1914	3	4822	N	N	5644 FAUNTLEROY WAY SW
003	762570	2710	2/26/08	\$443,000	\$400,000	920	6	1917	4	6250	N	N	5912 41ST AVE SW
003	309500	0215	9/21/07	\$410,000	\$364,000	960	6	1911	4	5250	N	N	5049 36TH AVE SW
003	757920	0895	7/17/07	\$469,000	\$417,000	1060	6	1918	4	5750	Y	N	4853 41ST AVE SW
003	309500	0255	9/12/08	\$537,775	\$513,000	1060	6	1928	4	4445	Y	N	5044 37TH AVE SW
003	246190	0685	6/13/07	\$400,000	\$356,000	1260	6	1921	3	6000	N	N	5653 40TH AVE SW
003	246190	0700	7/9/08	\$417,500	\$390,000	1300	6	1914	4	6000	N	N	5637 40TH AVE SW
003	309500	0185	12/21/07	\$370,000	\$331,000	1320	6	1913	3	5250	N	N	5025 36TH AVE SW
003	082600	0315	5/3/07	\$409,950	\$367,000	1320	6	1980	3	5000	N	N	6318 41ST AVE SW
003	006600	0025	7/30/07	\$453,000	\$402,000	660	7	1925	3	6300	N	N	5915 37TH AVE SW
003	762570	2471	8/14/07	\$415,000	\$368,000	670	7	1924	4	2925	N	N	4219 SW JUNEAU ST
003	762570	2995	2/26/07	\$405,000	\$366,000	760	7	2003	3	2063	N	N	6033 FAUNTLEROY WAY SW
003	105300	0020	1/9/07	\$335,000	\$306,000	770	7	1931	4	4720	N	N	5643 35TH AVE SW
003	762570	2913	10/29/07	\$299,950	\$267,000	780	7	2007	3	981	N	N	3406 SW GRAHAM ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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	762570	2901	8/7/07	\$326,000	\$289,000	790	7	2007	3	3279	N	N	3418 SW GRAHAM ST
003	762570	2911	7/17/07	\$339,950	\$302,000	790	7	2007	3	1078	N	N	3918 SW GRAHAM ST
003	139430	0015	6/8/07	\$410,000	\$365,000	790	7	1944	4	6400	N	N	5912 37TH AVE SW
003	006600	0015	8/29/07	\$437,000	\$388,000	790	7	1944	4	6250	N	N	5907 37TH AVE SW
003	006600	0285	9/29/08	\$330,000	\$317,000	800	7	1943	3	6550	N	N	6037 38TH AVE SW
003	762570	2870	2/26/07	\$417,000	\$377,000	800	7	1944	3	6000	Y	N	6027 39TH AVE SW
003	139430	0040	10/29/07	\$430,000	\$382,000	800	7	1942	4	6400	N	N	5936 37TH AVE SW
003	234930	0221	8/21/07	\$442,500	\$393,000	800	7	1943	4	5184	N	N	3716 SW JUNEAU ST
003	762570	3003	10/16/07	\$298,500	\$265,000	830	7	2005	3	1325	N	N	6045 A FAUNTLEROY WAY SW
003	762570	3019	7/12/07	\$300,000	\$267,000	830	7	2005	3	1041	N	N	6051 B FAUNTLEROY WAY SW
003	762570	3014	11/13/07	\$303,000	\$270,000	830	7	2005	3	1365	N	N	6047 B FAUNTLEROY WAY SW
003	234930	0069	4/10/07	\$319,000	\$286,000	830	7	2005	3	1333	N	N	5650 B FAUNTLEROY WAY SW
003	234930	0067	5/23/07	\$324,950	\$290,000	830	7	2005	3	1331	N	N	5650 A FAUNTLEROY WAY SW
003	762570	0065	3/19/07	\$383,450	\$345,000	830	7	1945	3	6000	N	N	5256 40TH AVE SW
003	762570	2860	3/22/07	\$404,000	\$364,000	830	7	1942	4	4920	N	N	6017 39TH AVE SW
003	310050	0015	4/11/07	\$361,500	\$324,000	860	7	1942	3	4800	N	N	5436 36TH AVE SW
003	139330	0010	4/11/07	\$386,000	\$346,000	860	7	1939	3	5650	Y	N	5907 35TH AVE SW
003	232403	9060	6/4/07	\$465,000	\$414,000	860	7	1922	3	5400	N	N	5227 37TH AVE SW
003	172580	0060	11/14/07	\$419,950	\$374,000	870	7	1927	4	3500	N	N	5256 37TH AVE SW
003	612660	1485	11/23/07	\$386,950	\$345,000	880	7	1947	4	5405	Y	N	4814 38TH AVE SW
003	172580	0165	5/29/07	\$429,000	\$383,000	880	7	1925	4	6250	N	N	5246 36TH AVE SW
003	762570	2846	7/11/07	\$449,950	\$400,000	880	7	1942	5	4920	N	N	6005 39TH AVE SW
003	139380	0035	11/27/07	\$405,000	\$361,000	900	7	1940	4	6400	N	N	6026 36TH AVE SW
003	731240	0075	2/22/07	\$393,500	\$356,000	910	7	1923	4	4800	N	N	5400 36TH AVE SW
003	246190	0240	11/7/07	\$609,950	\$543,000	910	7	1919	4	6000	N	N	5411 41ST AVE SW
003	232403	9151	10/20/07	\$420,000	\$373,000	930	7	1983	3	6350	N	N	5237 37TH AVE SW
003	232403	9079	6/21/07	\$333,000	\$296,000	940	7	1941	3	5650	N	N	6007 35TH AVE SW
003	232403	9079	4/24/08	\$402,500	\$368,000	940	7	1941	3	5650	N	N	6007 35TH AVE SW
003	082600	0265	12/18/07	\$425,000	\$380,000	950	7	1953	3	4800	N	N	6321 41ST AVE SW
003	246190	0695	8/22/07	\$449,950	\$399,000	950	7	1948	4	6000	N	N	5641 40TH AVE SW
003	082600	0305	1/9/07	\$500,000	\$457,000	950	7	1947	4	7500	N	N	6308 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
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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	762570	0240	8/20/07	\$625,000	\$555,000	960	7	1911	5	6250	Y	N	5202 41ST AVE SW
003	743550	0010	3/11/08	\$385,000	\$348,000	980	7	1948	3	6000	N	N	5006 40TH AVE SW
003	246190	0535	2/22/07	\$449,500	\$407,000	990	7	1976	4	6000	N	N	5632 40TH AVE SW
003	246190	0494	1/18/08	\$323,000	\$290,000	1010	7	2007	3	1352	N	N	5413 B FAUNTLEROY WAY SW
003	246190	0492	2/28/08	\$324,950	\$293,000	1010	7	2007	3	1350	N	N	5413 A FAUNTLEROY WAY SW
003	762570	0019	6/9/08	\$315,000	\$291,000	1020	7	2007	3	2141	N	N	5213 B FAUNTLEROY WAY SW
003	762570	0017	6/4/08	\$318,500	\$294,000	1020	7	2007	3	1508	N	N	5213 A FAUNTLEROY WAY SW
003	006600	0460	8/14/08	\$460,000	\$435,000	1020	7	1975	3	6550	N	N	6026 38TH AVE SW
003	762570	2903	2/22/07	\$259,000	\$234,000	1040	7	2006	3	1933	N	N	6056 FAUNTLEROY WAY SW
003	762570	2907	2/2/07	\$269,950	\$245,000	1040	7	2006	3	1124	N	N	6052 FAUNTLEROY WAY SW
003	772360	0225	7/31/08	\$450,000	\$423,000	1040	7	1953	4	6250	Y	N	5220 37TH AVE SW
003	139280	0005	9/21/07	\$465,000	\$413,000	1050	7	1940	4	6784	Y	N	3520 SW RAYMOND ST
003	006600	0465	7/2/08	\$452,000	\$421,000	1060	7	1952	4	6550	N	N	6020 38TH AVE SW
003	139280	0035	8/15/07	\$500,000	\$444,000	1060	7	1938	4	6400	Y	N	5926 36TH AVE SW
003	757920	0975	7/25/08	\$540,000	\$507,000	1060	7	1929	4	5750	Y	N	4811 41ST AVE SW
003	246190	0410	5/14/08	\$400,000	\$367,000	1070	7	1908	4	6000	N	N	5426 40TH AVE SW
003	612660	0974	3/9/07	\$307,450	\$277,000	1080	7	2006	3	780	N	N	4830 B 40TH AVE SW
003	516670	0090	6/3/08	\$455,000	\$420,000	1080	7	1956	3	6300	N	N	5032 38TH AVE SW
003	105300	0116	5/22/07	\$550,000	\$491,000	1080	7	1960	3	6300	Y	N	5652 37TH AVE SW
003	612660	0060	4/3/08	\$419,500	\$381,000	1090	7	1988	4	4230	Y	N	4721 37TH AVE SW
003	006600	0410	2/21/07	\$515,000	\$466,000	1090	7	1944	3	6500	N	N	6041 37TH AVE SW
003	139280	0030	3/5/08	\$475,000	\$429,000	1100	7	1940	4	6400	Y	N	5930 36TH AVE SW
003	139280	0040	12/3/08	\$454,000	\$448,000	1100	7	1940	4	6400	Y	N	5922 36TH AVE SW
003	528820	0394	4/23/07	\$605,000	\$542,000	1100	7	1948	4	5175	Y	N	4754 36TH AVE SW
003	762570	0295	10/16/08	\$415,000	\$401,000	1140	7	1939	4	5400	N	N	4108 SW BRANDON ST
003	082600	0565	1/2/08	\$454,000	\$406,000	1160	7	1919	4	4800	Y	N	6325 39TH AVE SW
003	129730	0005	5/17/07	\$470,000	\$420,000	1170	7	1918	3	6000	N	N	5003 40TH AVE SW
003	516670	0066	5/25/07	\$515,000	\$459,000	1200	7	1959	4	7056	N	N	5052 38TH AVE SW
003	772360	0235	5/22/08	\$550,000	\$506,000	1260	7	1956	3	6500	N	N	5226 37TH AVE SW
003	309500	0060	3/27/08	\$434,000	\$394,000	1290	7	1927	3	4680	N	N	5045 35TH AVE SW
003	762570	2755	6/12/08	\$434,500	\$402,000	1300	7	1942	3	4800	N	N	5933 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	310050	0045	8/10/07	\$439,950	\$391,000	1330	7	1918	3	4800	N	N	5441 35TH AVE SW
003	172580	0155	10/9/07	\$395,000	\$351,000	1340	7	1926	4	6250	N	N	5240 36TH AVE SW
003	232403	9036	6/1/07	\$463,000	\$413,000	1380	7	1911	5	5400	N	N	5217 37TH AVE SW
003	731240	0085	8/14/08	\$464,000	\$438,000	1400	7	1960	4	4800	N	N	5410 36TH AVE SW
003	762570	2983	5/30/08	\$323,950	\$299,000	1401	7	2001	3	1774	N	N	6021 A FAUNTLEROY WAY SW
003	762570	2987	1/2/08	\$337,500	\$302,000	1401	7	2001	3	2101	N	N	6021 B FAUNTLEROY WAY SW
003	246190	0604	5/20/08	\$329,500	\$303,000	1404	7	2002	3	1998	N	N	5619 FAUNTLEROY WAY SW
003	246190	0607	3/12/07	\$349,950	\$315,000	1404	7	2003	3	1536	N	N	5613 A FAUNTLEROY WAY SW
003	139430	0020	11/6/08	\$420,000	\$410,000	1430	7	1944	4	6400	N	N	5916 37TH AVE SW
003	139430	0020	7/13/07	\$535,000	\$475,000	1430	7	1944	4	6400	N	N	5916 37TH AVE SW
003	612660	1120	10/31/08	\$429,000	\$418,000	1440	7	1969	3	6000	N	N	4841 38TH AVE SW
003	246190	0170	12/5/07	\$550,000	\$490,000	1440	7	1925	4	6250	N	N	5434 42ND AVE SW
003	762570	0226	2/18/07	\$660,000	\$597,000	1470	7	1980	4	6250	N	N	5210 41ST AVE SW
003	772360	0125	7/9/07	\$565,000	\$502,000	1520	7	1912	5	6250	N	N	5205 36TH AVE SW
003	246190	0490	7/23/08	\$335,000	\$314,000	1630	7	1949	3	3298	N	N	5411 FAUNTLEROY WAY SW
003	762570	2537	5/29/08	\$475,000	\$438,000	1670	7	1922	3	4000	N	N	4110 SW RAYMOND ST
003	129730	0070	1/18/07	\$508,000	\$463,000	1770	7	1912	3	6250	Y	N	5052 41ST AVE SW
003	006600	0440	5/6/08	\$541,000	\$496,000	2150	7	1989	3	6550	N	N	6046 38TH AVE SW
003	325940	0105	2/23/07	\$775,000	\$701,000	2240	7	1994	3	7620	N	N	5201 37TH AVE SW
003	246190	0800	3/20/07	\$599,000	\$539,000	2486	7	1998	4	6000	N	N	5657 41ST AVE SW
003	633200	0126	6/22/07	\$512,500	\$456,000	870	8	1931	4	3148	Y	N	3809 SW GRAHAM ST
003	762570	2638	8/7/08	\$320,000	\$302,000	940	8	2008	3	1068	N	N	5937 B FAUNTLEROY WAY SW
003	939670	0031	3/14/07	\$354,900	\$320,000	950	8	2006	3	1320	N	N	5420 C FAUNTLEROY WAY SW
003	082600	0447	7/23/07	\$399,950	\$355,000	950	8	2007	3	1520	N	N	6306 A FAUNTLEROY WAY SW
003	939670	0022	9/24/07	\$378,500	\$336,000	951	8	2007	3	960	N	N	5418 B FAUNTLEROY WAY SW
003	939670	0026	6/23/08	\$343,950	\$320,000	954	8	2007	3	1321	N	N	5416 A FAUNTLEROY WAY SW
003	762570	2639	8/21/08	\$324,950	\$308,000	960	8	2008	3	1473	N	N	5937 A FAUNTLEROY WAY SW
003	939670	0024	9/10/07	\$389,950	\$346,000	963	8	2007	3	1244	N	N	5418 A FAUNTLEROY WAY SW
003	939670	0028	10/24/07	\$372,500	\$331,000	1002	8	2007	3	987	N	N	5416 B FAUNTLEROY WAY SW
003	939670	0030	6/19/07	\$387,500	\$345,000	1002	8	2007	3	1280	N	N	5416 C FAUNTLEROY WAY SW
003	232403	9162	2/7/08	\$345,000	\$310,000	1140	8	2007	3	1223	N	N	5044 A FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
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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	232403	9160	7/1/08	\$339,950	\$317,000	1140	8	2007	3	1226	N	N	5046 A FAUNTLEROY WAY SW
003	232403	9161	3/4/08	\$353,622	\$320,000	1140	8	2007	3	1725	N	N	5046 B FAUNTLEROY WAY SW
003	232403	9163	6/19/08	\$348,510	\$323,000	1140	8	2007	3	1722	N	N	5044 B FAUNTLEROY WAY SW
003	762570	2437	1/23/07	\$364,900	\$332,000	1270	8	2006	3	874	N	N	5940 B CALIFORNIA AVE SW
003	762570	2432	1/23/07	\$372,000	\$339,000	1270	8	2006	3	886	N	N	5942 D CALIFORNIA AVE SW
003	762570	2431	2/22/07	\$379,500	\$343,000	1270	8	2006	3	874	N	N	5942 E CALIFORNIA AVE SW
003	762570	2434	2/12/07	\$379,500	\$344,000	1270	8	2006	3	886	N	N	5942 B CALIFORNIA AVE SW
003	762570	2442	2/28/07	\$385,000	\$348,000	1270	8	2006	3	1230	N	N	5940 F CALIFORNIA AVE SW
003	762570	2444	1/29/07	\$389,500	\$354,000	1270	8	2006	3	1250	N	N	5940 A CALIFORNIA AVE SW
003	762570	2436	2/15/07	\$394,500	\$357,000	1270	8	2006	3	1230	N	N	5942 A CALIFORNIA AVE SW
003	762570	3195	6/5/07	\$562,000	\$501,000	1360	8	1989	3	6250	N	N	6006 42ND AVE SW
003	246190	0450	3/15/07	\$395,000	\$356,000	1440	8	2007	3	1084	N	N	5451 FAUNTLEROY WAY SW
003	762570	2880	3/27/07	\$628,000	\$565,000	1440	8	1957	4	6000	Y	N	6037 39TH AVE SW
003	762570	2880	9/12/07	\$880,000	\$781,000	1440	8	1957	4	6000	Y	N	6037 39TH AVE SW
003	757920	0735	7/21/08	\$410,000	\$384,000	1550	8	2003	3	1476	N	N	4809 A 40TH AVE SW
003	757920	0736	4/5/07	\$448,000	\$402,000	1610	8	2003	3	1408	Y	N	4807 A 40TH AVE SW
003	762570	2885	8/8/08	\$550,000	\$519,000	1610	8	1978	4	6000	Y	N	6043 39TH AVE SW
003	762570	0350	8/22/08	\$624,950	\$592,000	1840	8	1995	4	6250	Y	N	5212 42ND AVE SW
003	246190	0452	3/15/07	\$430,000	\$387,000	1980	8	2007	3	2242	N	N	5449 FAUNTLEROY WAY SW
003	246190	0448	6/14/07	\$435,000	\$387,000	1980	8	2007	3	2674	N	N	5453 FAUNTLEROY WAY SW
003	757920	0795	8/14/07	\$629,950	\$559,000	2130	8	1925	4	5750	Y	N	4816 42ND AVE SW
003	082600	0550	11/23/07	\$665,000	\$592,000	1420	9	1929	4	4800	Y	N	6337 39TH AVE SW
003	609520	0080	8/29/07	\$555,000	\$493,000	1520	9	2007	3	947	N	N	5924 B CALIFORNIA AVE SW
003	609520	0110	11/1/07	\$555,000	\$494,000	1520	9	2007	3	857	N	N	5926 B CALIFORNIA AVE SW
003	609520	0050	2/11/08	\$555,000	\$500,000	1520	9	2007	3	947	N	N	5922 B CALIFORNIA AVE SW
003	609520	0040	1/22/08	\$575,000	\$516,000	1520	9	2007	3	1620	N	N	5922 A CALIFORNIA AVE SW
003	609520	0100	8/15/07	\$589,000	\$523,000	1520	9	2007	3	1143	N	N	5926 A CALIFORNIA AVE SW
003	609520	0030	6/18/07	\$589,000	\$524,000	1520	9	2007	3	1143	N	N	5920 C CALIFORNIA AVE SW
003	609520	0090	4/10/07	\$589,000	\$528,000	1520	9	2007	3	1621	N	N	5924 C CALIFORNIA AVE SW
003	609520	0120	6/4/07	\$615,000	\$548,000	1790	9	2007	3	1397	N	N	5926 C CALIFORNIA AVE SW
003	609520	0070	5/12/08	\$600,000	\$551,000	1790	9	2007	3	1910	N	N	5924 A CALIFORNIA AVE SW

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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	609520	0010	1/22/08	\$615,000	\$552,000	1790	9	2007	3	1396	N	N	5920 A CALIFORNIA AVE SW
003	246190	0955	5/21/07	\$750,000	\$669,000	1980	9	2004	3	6250	N	N	5623 42ND AVE SW
003	762570	0290	5/14/08	\$700,000	\$643,000	2524	9	2001	3	7200	N	N	5247 41ST AVE SW
006	095200	5230	6/21/07	\$310,000	\$276,000	670	5	1910	3	2800	N	N	3812 SW OREGON ST
006	095200	5230	1/3/08	\$390,000	\$349,000	670	5	1910	3	2800	N	N	3812 SW OREGON ST
006	757770	0045	10/10/07	\$390,000	\$346,000	600	6	1918	4	3770	N	N	3726 41ST AVE SW
006	757770	0047	5/1/08	\$390,000	\$357,000	600	6	1918	4	3350	N	N	4060 SW CHARLESTOWN ST
006	095200	4560	2/16/07	\$412,000	\$373,000	600	6	1912	4	3833	N	N	4410 37TH AVE SW
006	095200	5205	5/15/08	\$404,915	\$372,000	610	6	1917	3	2875	Y	N	4446 39TH AVE SW
006	095200	5200	3/15/07	\$387,000	\$349,000	680	6	1999	3	2875	Y	N	4442 39TH AVE SW
006	787250	0100	8/14/07	\$402,000	\$357,000	710	6	1921	3	4000	N	N	3429 42ND AVE SW
006	095200	2755	7/12/07	\$354,000	\$315,000	720	6	1912	4	6100	N	N	4132 41ST AVE SW
006	095200	3615	3/29/07	\$370,000	\$333,000	720	6	1943	3	4945	N	N	4119 37TH AVE SW
006	347580	0050	6/6/08	\$379,950	\$351,000	720	6	1926	4	4674	N	N	4072 SW HANFORD ST
006	095200	5580	7/6/07	\$419,000	\$372,000	730	6	1940	4	5750	N	N	4431 40TH AVE SW
006	746590	0170	5/24/07	\$368,000	\$328,000	750	6	1910	4	3750	N	N	3420 39TH AVE SW
006	928580	0830	6/16/08	\$545,000	\$505,000	770	6	2007	3	6100	Y	N	3820 37TH AVE SW
006	231390	0720	10/2/08	\$285,000	\$274,000	790	6	1915	3	2100	N	N	3915 SW HINDS ST
006	095200	5480	1/10/08	\$361,500	\$324,000	800	6	1944	3	5750	N	N	4442 40TH AVE SW
006	095200	3775	4/13/07	\$386,000	\$346,000	820	6	1944	3	5750	N	N	4140 37TH AVE SW
006	095200	3435	2/14/07	\$392,500	\$356,000	820	6	1922	5	4025	Y	N	4155 38TH AVE SW
006	929730	1450	4/3/08	\$440,000	\$400,000	830	6	1942	5	4364	Y	N	4035 FAUNTLEROY WAY SW
006	798740	1175	9/5/08	\$395,000	\$376,000	840	6	1950	3	3650	Y	N	3306 35TH AVE SW
006	095200	4745	1/28/07	\$389,950	\$355,000	870	6	1923	3	5750	N	N	4421 37TH AVE SW
006	746590	0185	3/21/08	\$425,000	\$385,000	870	6	1910	3	3750	N	N	3428 39TH AVE SW
006	095200	0820	10/22/07	\$355,000	\$315,000	900	6	1924	3	5750	N	N	4001 38TH AVE SW
006	095200	4915	7/16/08	\$380,000	\$356,000	910	6	1926	2	5750	N	N	4446 38TH AVE SW
006	095200	3515	4/18/07	\$550,000	\$493,000	960	6	1936	5	5750	Y	N	4130 38TH AVE SW
006	928580	0665	4/14/08	\$334,950	\$305,000	970	6	1918	3	6266	N	N	3839 35TH AVE SW
006	095200	2780	8/1/07	\$488,500	\$434,000	970	6	1947	4	6100	N	N	4146 41ST AVE SW
006	095200	5270	3/7/07	\$518,000	\$467,000	990	6	1909	3	5750	N	N	4403 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	0745	5/6/08	\$540,000	\$495,000	1000	6	1915	5	5750	Y	N	4030 38TH AVE SW
006	051300	0675	7/26/07	\$437,500	\$389,000	1030	6	1914	3	3040	N	N	2926 WALNUT AVE SW
006	095200	1245	8/23/07	\$440,000	\$390,000	1090	6	1909	4	5750	N	N	4006 40TH AVE SW
006	032400	0370	11/21/07	\$370,000	\$330,000	1140	6	1921	3	5000	N	N	3602 42ND AVE SW
006	791510	0330	4/6/07	\$385,000	\$346,000	1300	6	1906	3	5000	N	N	3244 WALNUT AVE SW
006	032400	0100	6/29/07	\$458,700	\$408,000	1500	6	1910	3	5000	N	N	3701 41ST AVE SW
006	095200	0125	4/17/08	\$415,000	\$379,000	1930	6	1940	3	5750	N	N	4055 35TH AVE SW
006	231390	0240	9/7/07	\$550,500	\$489,000	620	7	1919	4	5000	N	N	3261 40TH AVE SW
006	083800	0070	6/8/07	\$370,000	\$330,000	650	7	1925	3	3680	N	N	2906 39TH AVE SW
006	095200	6867	4/9/07	\$320,000	\$287,000	700	7	2004	3	982	N	N	4544 A 41ST AVE SW
006	095200	6861	5/22/07	\$350,000	\$312,000	720	7	2004	3	1218	N	N	4538 A 41ST AVE SW
006	928580	0420	10/22/07	\$335,000	\$298,000	750	7	1943	3	5000	N	N	3713 37TH AVE SW
006	095200	6987	3/7/08	\$338,400	\$306,000	760	7	2004	3	1044	N	N	4543 A 40TH AVE SW
006	928580	0946	2/10/08	\$375,000	\$337,000	760	7	1943	3	4370	N	N	3703 SW CHARLESTOWN ST
006	928580	0255	5/24/07	\$470,000	\$419,000	780	7	1940	4	5000	Y	N	3703 38TH AVE SW
006	757820	0475	8/14/07	\$500,950	\$445,000	780	7	1930	3	5056	N	N	3719 39TH AVE SW
006	095200	6905	9/22/08	\$361,000	\$346,000	800	7	1945	4	2816	N	N	4503 40TH AVE SW
006	928580	0085	9/17/08	\$398,950	\$382,000	800	7	1940	3	5000	Y	N	3456 37TH AVE SW
006	231390	0115	10/30/07	\$422,000	\$375,000	810	7	1941	4	5821	N	N	3257 39TH AVE SW
006	301630	0400	3/6/07	\$427,000	\$385,000	820	7	1948	3	5000	N	N	3241 41ST AVE SW
006	929730	0500	6/25/08	\$387,500	\$360,000	870	7	1950	4	4000	Y	N	3855 33RD AVE SW
006	231390	0085	6/22/07	\$489,000	\$435,000	870	7	1917	3	4367	N	N	3271 39TH AVE SW
006	929730	0490	3/27/08	\$380,000	\$345,000	890	7	1927	3	4000	Y	N	3847 33RD AVE SW
006	095200	0955	7/2/07	\$485,000	\$431,000	900	7	1950	3	5750	Y	N	4059 38TH AVE SW
006	095200	5460	10/24/07	\$366,000	\$325,000	910	7	1990	2	4313	N	N	4432 40TH AVE SW
006	928580	0515	12/12/07	\$457,000	\$408,000	910	7	1927	4	4048	N	N	3723 36TH AVE SW
006	231390	0070	10/17/07	\$490,000	\$435,000	920	7	1924	3	5821	N	N	3281 39TH AVE SW
006	132403	9090	6/11/08	\$540,000	\$500,000	920	7	1947	3	5526	Y	N	3818 33RD AVE SW
006	095200	1320	9/13/07	\$429,950	\$382,000	930	7	1940	3	5750	Y	N	4044 40TH AVE SW
006	928580	0430	11/15/07	\$379,000	\$337,000	940	7	1943	3	5000	N	N	3721 37TH AVE SW
006	757770	0521	8/2/07	\$450,000	\$400,000	940	7	1919	3	5175	N	N	3911 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	231390	0310	2/16/07	\$470,000	\$426,000	940	7	1931	4	5000	N	N	3274 41ST AVE SW
006	095200	6700	6/26/07	\$552,000	\$491,000	940	7	1952	3	4600	Y	N	4525 41ST AVE SW
006	051300	0545	1/18/07	\$408,000	\$372,000	960	7	1971	3	5750	N	N	3006 WALNUT AVE SW
006	928580	0700	10/26/07	\$400,000	\$356,000	970	7	1918	3	4880	N	N	3842 36TH AVE SW
006	929730	0615	10/7/08	\$502,000	\$484,000	980	7	1955	3	3387	Y	N	3850 33RD AVE SW
006	083800	0095	6/20/08	\$360,000	\$334,000	990	7	1923	3	3956	N	N	2922 39TH AVE SW
006	928580	0415	8/21/07	\$405,000	\$359,000	990	7	1943	3	5000	N	N	3707 37TH AVE SW
006	929730	1580	11/17/08	\$335,000	\$328,000	1000	7	1926	2	4049	Y	N	4042 34TH AVE SW
006	231390	0460	10/29/07	\$520,000	\$462,000	1000	7	1947	4	4500	N	N	3432 41ST AVE SW
006	301630	0330	11/9/07	\$595,000	\$529,000	1010	7	1925	3	5000	N	N	3207 41ST AVE SW
006	095200	0475	6/2/08	\$466,000	\$430,000	1020	7	1943	3	5750	Y	N	4032 37TH AVE SW
006	928580	0531	7/3/07	\$410,000	\$365,000	1030	7	1939	3	5500	Y	N	3728 37TH AVE SW
006	422940	0015	9/25/08	\$400,000	\$384,000	1030	7	1927	3	4089	N	N	3256 42ND AVE SW
006	095200	0945	3/25/08	\$551,000	\$500,000	1030	7	1941	3	5750	Y	N	4055 38TH AVE SW
006	757770	0530	6/18/08	\$549,950	\$510,000	1030	7	1925	3	5175	N	N	3903 42ND AVE SW
006	608710	1085	1/10/08	\$475,000	\$425,000	1050	7	1908	4	4403	N	N	2625 41ST AVE SW
006	422940	0280	6/13/08	\$458,000	\$424,000	1080	7	1928	3	3728	N	N	3425 41ST AVE SW
006	051300	0380	3/27/08	\$575,000	\$522,000	1080	7	1947	4	5750	N	N	3009 FAIRMOUNT AVE SW
006	608710	1075	3/5/07	\$571,000	\$515,000	1090	7	1906	4	5950	N	N	2621 41ST AVE SW
006	231390	0361	3/7/08	\$625,026	\$565,000	1100	7	1915	5	5500	N	N	3261 WALNUT AVE SW
006	929730	0550	7/20/07	\$550,000	\$489,000	1110	7	1924	4	4000	Y	N	3840 34TH AVE SW
006	095200	5860	4/23/08	\$560,000	\$512,000	1110	7	1940	3	5750	N	N	4447 41ST AVE SW
006	231390	0660	9/7/07	\$392,100	\$348,000	1120	7	1918	3	5000	N	N	3427 40TH AVE SW
006	095200	1080	6/11/08	\$557,000	\$516,000	1120	7	1948	5	5750	Y	N	4054 39TH AVE SW
006	757820	0045	3/12/07	\$439,950	\$397,000	1150	7	1952	3	5000	N	N	3462 40TH AVE SW
006	083800	0100	8/18/08	\$430,000	\$407,000	1150	7	1924	3	4232	N	N	2761 38TH AVE SW
006	929730	0625	2/11/08	\$512,000	\$461,000	1170	7	1985	3	5440	Y	N	3860 33RD AVE SW
006	095200	3725	5/31/07	\$459,000	\$409,000	1180	7	1953	3	5750	N	N	4116 37TH AVE SW
006	757770	0136	7/7/08	\$585,000	\$546,000	1200	7	1927	4	5175	N	N	3819 42ND AVE SW
006	095200	4850	2/13/08	\$520,000	\$468,000	1210	7	2004	3	5750	Y	N	4416 38TH AVE SW
006	928580	0095	3/15/07	\$540,000	\$487,000	1230	7	1950	3	5000	Y	N	3446 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	929730	0390	5/22/08	\$400,000	\$368,000	1240	7	1928	3	4000	Y	N	3830 35TH AVE SW
006	296090	0050	7/12/07	\$441,800	\$393,000	1240	7	1942	4	5000	N	N	3037 37TH AVE SW
006	746590	0500	9/10/08	\$600,000	\$572,000	1240	7	1941	4	6072	N	N	3272 38TH AVE SW
006	083800	0135	4/3/07	\$580,000	\$521,000	1260	7	1926	5	3680	N	N	2729 38TH AVE SW
006	791510	0085	6/28/07	\$549,000	\$488,000	1280	7	1949	4	6675	N	N	3245 39TH AVE SW
006	934540	0625	7/22/08	\$355,000	\$333,000	1290	7	1916	3	3200	N	N	3801 SW ADMIRAL WAY
006	762870	0230	11/20/07	\$348,000	\$310,000	1310	7	1913	3	3680	Y	N	3035 SW MANNING ST
006	928580	0615	7/6/07	\$570,000	\$507,000	1310	7	1928	3	5000	N	N	3708 36TH AVE SW
006	928580	0475	5/9/08	\$559,500	\$513,000	1320	7	1977	3	5000	Y	N	3716 BELVIDERE AVE SW
006	231390	0810	7/6/07	\$594,950	\$529,000	1380	7	1916	5	5821	N	N	3427 39TH AVE SW
006	929730	0470	3/12/07	\$410,000	\$370,000	1390	7	1945	2	4000	Y	N	3831 33RD AVE SW
006	231390	0230	5/11/07	\$415,000	\$371,000	1400	7	1919	3	5000	N	N	3265 40TH AVE SW
006	746590	0195	4/2/07	\$475,000	\$427,000	1400	7	1957	3	5000	N	N	3432 39TH AVE SW
006	231390	0230	1/2/08	\$665,000	\$595,000	1400	7	1919	3	5000	N	N	3265 40TH AVE SW
006	791510	0360	6/10/08	\$554,000	\$513,000	1430	7	1930	3	5000	N	N	3228 WALNUT AVE SW
006	746590	0110	1/2/08	\$662,500	\$593,000	1430	7	1928	5	5000	N	N	3259 38TH AVE SW
006	764590	0260	6/10/08	\$629,950	\$583,000	1440	7	1927	4	3680	N	N	3031 BELVIDERE AVE SW
006	095200	3755	4/23/07	\$574,950	\$515,000	1470	7	2006	3	5750	N	N	4130 37TH AVE SW
006	051300	0195	11/19/07	\$586,487	\$522,000	1470	7	1994	4	4312	N	N	2919 39TH AVE SW
006	757770	0520	8/29/07	\$635,000	\$564,000	1480	7	1919	4	5175	N	N	3915 42ND AVE SW
006	095200	3785	6/5/07	\$460,000	\$410,000	1500	7	1975	3	5750	N	N	4146 37TH AVE SW
006	548920	0105	4/16/07	\$580,000	\$520,000	1510	7	1909	4	5000	N	N	2752 38TH AVE SW
006	095200	1290	12/12/07	\$625,000	\$558,000	1540	7	1990	3	5750	Y	N	4028 40TH AVE SW
006	095200	0495	9/23/08	\$543,400	\$521,000	1550	7	1926	4	5118	Y	N	4040 37TH AVE SW
006	764590	0275	12/4/07	\$527,900	\$471,000	1570	7	1925	4	3680	N	N	3043 BELVIDERE AVE SW
006	757770	0285	6/15/07	\$625,000	\$556,000	1570	7	1940	4	5175	N	N	3816 40TH AVE SW
006	300980	0100	6/24/08	\$605,000	\$562,000	1570	7	1926	3	4750	N	N	3046 39TH AVE SW
006	083800	0065	7/24/07	\$622,500	\$553,000	1580	7	1927	4	3680	N	N	2902 39TH AVE SW
006	300980	0185	11/19/08	\$595,000	\$584,000	1580	7	2006	3	3800	N	N	3029 38TH AVE SW
006	764590	0115	5/11/07	\$639,000	\$571,000	1650	7	1926	4	3588	Y	N	3042 37TH AVE SW
006	300980	0140	8/18/08	\$485,000	\$459,000	1660	7	1927	3	3515	N	N	3007 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	757820	0520	10/24/07	\$700,000	\$622,000	1660	7	1946	3	7926	N	N	3703 39TH AVE SW
006	422940	0125	3/13/08	\$575,000	\$521,000	1700	7	1946	3	7366	N	N	3259 41ST AVE SW
006	791510	0225	7/3/07	\$455,000	\$405,000	1720	7	1909	3	6250	N	N	3207 40TH AVE SW
006	791510	0065	3/27/07	\$575,000	\$517,000	1760	7	1916	5	5562	N	N	3235 39TH AVE SW
006	746590	0295	12/31/07	\$500,000	\$447,000	1840	7	1990	3	4942	N	N	3763 SW HINDS ST
006	231390	0830	7/8/08	\$505,000	\$471,000	1840	7	1910	4	4424	N	N	3417 39TH AVE SW
006	231390	0461	6/20/07	\$660,000	\$587,000	1850	7	1910	4	6750	N	N	3435 WALNUT AVE SW
006	422940	0095	7/11/07	\$635,000	\$564,000	1880	7	1912	4	5954	N	N	3275 41ST AVE SW
006	432120	0545	5/23/07	\$750,000	\$669,000	1900	7	1931	4	5000	Y	N	3438 36TH AVE SW
006	957780	0065	7/12/07	\$820,000	\$729,000	1960	7	1979	4	5000	N	N	2729 37TH AVE SW
006	928580	0277	7/15/08	\$699,000	\$654,000	1990	7	1910	3	4550	N	N	3716 39TH AVE SW
006	095200	1520	6/12/07	\$705,000	\$628,000	2170	7	1945	4	5750	Y	N	4008 41ST AVE SW
006	934540	0395	4/24/08	\$696,000	\$636,000	2180	7	1919	4	4450	N	N	3767 SW ADMIRAL WAY
006	870160	0490	11/19/08	\$622,000	\$610,000	2270	7	1920	4	4950	Y	N	3238 BELVIDERE AVE SW
006	095200	6827	7/23/08	\$345,000	\$324,000	850	8	2007	3	1254	N	N	4524 A 41ST AVE SW
006	095200	6825	5/27/08	\$357,450	\$329,000	850	8	2007	3	1254	N	N	4524 B 41ST AVE SW
006	929730	0560	5/21/08	\$700,000	\$644,000	910	8	1925	5	4000	Y	N	3832 34TH AVE SW
006	095200	6821	7/23/08	\$349,950	\$328,000	940	8	2007	3	900	N	N	4522 A 41ST AVE SW
006	095200	6823	5/22/08	\$358,972	\$330,000	940	8	2007	3	900	N	N	4522 B 41ST AVE SW
006	095200	5826	5/8/07	\$455,000	\$407,000	980	8	2007	3	1328	N	N	4431 B 41ST AVE SW
006	928580	0320	10/2/07	\$645,000	\$573,000	1010	8	1983	3	6222	Y	N	3723 BELVIDERE AVE SW
006	928580	1015	8/10/07	\$651,500	\$578,000	1070	8	1945	4	7923	Y	N	3924 39TH AVE SW
006	095200	2480	1/17/08	\$415,000	\$372,000	1090	8	2007	3	1436	N	N	4122 A 42ND AVE SW
006	095200	2482	1/17/08	\$418,000	\$375,000	1090	8	2007	3	1436	N	N	4122 B 42ND AVE SW
006	095200	5825	4/12/07	\$455,000	\$408,000	1090	8	2007	3	1618	N	N	4431 A 41ST AVE SW
006	095200	5828	5/8/07	\$420,000	\$375,000	1100	8	2007	3	1537	N	N	4429 A 41ST AVE SW
006	095200	5827	5/8/07	\$425,000	\$380,000	1100	8	2007	3	1262	N	N	4429 B 41ST AVE SW
006	095200	2484	1/17/08	\$410,000	\$368,000	1140	8	2007	3	1436	N	N	4120 B 42ND AVE SW
006	095200	2336	1/18/07	\$430,000	\$392,000	1160	8	2006	3	1436	N	N	4113 A 42ND AVE SW
006	757770	0473	7/29/08	\$375,000	\$352,000	1165	8	2007	3	1220	N	N	3906 A CALIFORNIA AVE SW
006	757770	0483	7/31/08	\$377,500	\$355,000	1165	8	2007	3	1253	N	N	3912 B CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	757770	0482	8/27/08	\$379,950	\$361,000	1165	8	2007	3	1279	N	N	3912 A CALIFORNIA AVE SW
006	757770	0475	10/9/08	\$375,000	\$362,000	1165	8	2007	3	1319	N	N	3908 A CALIFORNIA AVE SW
006	757770	0484	5/6/08	\$425,000	\$390,000	1165	8	2007	3	1322	N	N	3910 B CALIFORNIA AVE SW
006	095200	6906	3/25/08	\$417,000	\$378,000	1220	8	2002	3	1469	N	N	4505 A 40TH AVE SW
006	095200	6917	5/23/07	\$427,500	\$381,000	1220	8	2002	3	1469	N	N	4505 D 40TH AVE SW
006	857540	0085	2/6/08	\$548,000	\$493,000	1300	8	1950	3	5000	Y	N	3241 36TH AVE SW
006	095200	2071	10/29/07	\$450,000	\$400,000	1320	8	2004	3	1468	N	N	4008 A CALIFORNIA AVE SW
006	548920	0125	7/3/08	\$720,000	\$671,000	1370	8	1914	4	5300	Y	N	2757 BELVIDERE AVE SW
006	432120	0530	7/20/07	\$530,000	\$471,000	1390	8	1980	3	5000	Y	N	3432 36TH AVE SW
006	929730	1428	12/11/07	\$542,000	\$484,000	1550	8	1930	4	5638	Y	N	4019 FAUNTLEROY WAY SW
006	957780	0095	7/29/08	\$625,000	\$587,000	1570	8	1929	4	5000	N	N	2743 37TH AVE SW
006	691120	0020	12/18/07	\$1,287,000	\$1,149,000	1630	8	2007	3	14000	Y	N	2734 36TH AVE SW
006	928580	0460	4/17/07	\$722,000	\$647,000	1710	8	1994	3	3320	Y	N	3726 BELVIDERE AVE SW
006	095200	5515	5/20/08	\$535,000	\$492,000	1730	8	2005	3	3075	N	N	4401 40TH AVE SW
006	095200	5525	6/13/07	\$555,000	\$494,000	1730	8	2005	3	3075	N	N	4405 40TH AVE SW
006	548920	0335	7/3/07	\$635,000	\$565,000	1750	8	1946	4	5000	Y	N	2740 37TH AVE SW
006	929730	0165	9/7/07	\$708,555	\$629,000	2020	8	1991	3	4000	Y	N	3707 34TH AVE SW
006	929730	0220	12/3/07	\$855,000	\$762,000	2388	8	2003	3	4000	Y	N	3716 35TH AVE SW
006	928580	0455	7/8/08	\$1,055,000	\$985,000	2500	8	1990	5	7123	Y	N	3740 BELVIDERE AVE SW
006	934540	0310	7/27/07	\$829,650	\$737,000	2510	8	1920	4	6200	Y	N	2603 37TH AVE SW
006	762870	0065	9/24/08	\$580,000	\$556,000	1620	9	2008	3	3605	Y	N	3656 FAUNTLEROY AVE SW
006	934540	0295	5/23/07	\$715,000	\$638,000	1790	9	1931	4	6000	Y	N	2615 37TH AVE SW
006	095200	3285	3/20/07	\$664,975	\$599,000	1980	9	2000	3	5750	Y	N	4150 39TH AVE SW
006	095200	1835	7/1/08	\$638,750	\$595,000	2090	9	2002	3	5750	N	N	4022 42ND AVE SW
006	762870	0050	12/12/08	\$652,000	\$646,000	2360	9	2008	3	4120	N	N	3048 SW MANNING ST
006	762870	0030	9/3/08	\$689,950	\$656,000	2360	9	2008	3	4120	N	N	3042 SW MANNING ST
006	762870	0045	10/13/08	\$699,000	\$675,000	2360	9	2008	3	4120	N	N	3046 SW MANNING ST
006	762870	0060	10/1/08	\$680,000	\$654,000	2520	9	2008	3	4120	Y	N	3056 SW MANNING ST
006	798740	1020	6/11/07	\$1,025,000	\$913,000	2640	9	2000	3	5000	Y	N	3314 SW HINDS ST
006	231390	0060	10/8/08	\$880,000	\$849,000	2670	9	2008	3	5000	N	N	3278 40TH AVE SW
006	301630	0125	7/6/07	\$805,000	\$716,000	2710	9	2007	3	4100	N	N	3213 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	301630	0120	7/16/07	\$810,000	\$720,000	2710	9	2007	3	3403	N	N	3209 42ND AVE SW
006	095200	3210	7/10/07	\$1,075,000	\$955,000	3050	9	2006	3	5750	Y	N	4114 39TH AVE SW
006	929730	0060	5/28/08	\$975,000	\$899,000	1190	10	1987	3	6700	Y	N	3400 SW MANNING ST
006	934540	0150	3/24/08	\$1,155,000	\$1,048,000	2330	10	1937	5	5000	Y	N	2652 37TH AVE SW
006	798740	0570	1/22/08	\$940,000	\$843,000	2480	10	2007	3	6975	Y	N	3414 FAUNTLEROY AVE SW
006	798740	1285	9/13/07	\$1,070,000	\$950,000	2670	10	2006	3	3772	Y	N	3412 35TH AVE SW
006	798740	0953	10/14/08	\$770,000	\$744,000	2800	10	1995	3	5000	Y	N	3414 34TH AVE SW
006	934540	0210	4/13/07	\$1,490,000	\$1,336,000	5380	12	1909	4	15240	Y	N	2657 37TH AVE SW
009	790520	0130	4/11/07	\$364,700	\$327,000	770	5	1917	4	3008	N	N	4416 SW ANDOVER ST
009	927620	0895	3/4/08	\$365,000	\$330,000	680	6	1910	4	1625	N	N	4721 SW ADMIRAL WAY
009	801010	0370	2/21/07	\$368,000	\$333,000	680	6	1918	4	2938	N	N	2760 44TH AVE SW
009	001000	0140	9/17/08	\$290,000	\$277,000	700	6	1909	4	4600	N	N	4119 47TH AVE SW
009	150130	0085	1/26/07	\$429,000	\$390,000	720	6	2005	3	4255	N	N	3228 46TH AVE SW
009	239160	0150	8/16/07	\$479,950	\$426,000	750	6	1913	5	4255	Y	N	4414 48TH AVE SW
009	301030	0150	1/11/08	\$395,187	\$354,000	780	6	1918	4	4407	N	N	4614 SW DAKOTA ST
009	348830	0070	4/23/07	\$385,000	\$345,000	800	6	1921	3	5600	N	N	4407 46TH AVE SW
009	855990	0065	5/16/07	\$343,000	\$306,000	810	6	1919	3	4400	N	N	2749 49TH AVE SW
009	239160	2490	3/22/07	\$455,000	\$409,000	880	6	1917	4	5750	N	N	4526 48TH AVE SW
009	013600	0085	1/3/08	\$355,000	\$318,000	890	6	1952	3	2775	N	N	2729 GARLOUGH AVE SW
009	013600	0085	9/26/07	\$365,539	\$325,000	890	6	1952	3	2775	N	N	2729 GARLOUGH AVE SW
009	790520	0222	11/17/08	\$360,000	\$353,000	900	6	1910	4	3588	N	N	3651 45TH AVE SW
009	348780	0175	2/28/08	\$500,000	\$451,000	930	6	1941	3	5184	Y	N	4427 45TH AVE SW
009	239160	2320	9/19/08	\$414,000	\$396,000	1010	6	1942	3	5750	N	N	4503 48TH AVE SW
009	348830	0090	3/27/07	\$470,000	\$423,000	1010	6	1911	4	6006	N	N	4427 46TH AVE SW
009	916110	0005	6/3/08	\$335,000	\$309,000	1020	6	1919	3	5750	N	N	4003 47TH AVE SW
009	942440	0170	6/4/08	\$365,000	\$337,000	1030	6	1910	4	4480	N	N	4114 49TH AVE SW
009	916110	0080	5/19/08	\$400,000	\$368,000	1040	6	1943	4	5750	N	N	4039 47TH AVE SW
009	149330	0200	8/4/08	\$412,000	\$388,000	1040	6	1914	3	5850	N	N	3456 45TH AVE SW
009	790520	0223	9/5/08	\$377,500	\$359,000	1050	6	1909	5	4524	N	N	4502 SW CHARLESTOWN ST
009	150130	0071	5/22/07	\$370,000	\$330,000	1080	6	1923	3	6250	N	N	3227 45TH AVE SW
009	239160	2640	11/14/07	\$325,000	\$289,000	1230	6	1929	3	4600	N	N	4541 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	019400	0705	5/16/08	\$432,000	\$397,000	1260	6	1925	4	4292	N	N	4127 44TH AVE SW
009	669350	0060	3/19/07	\$505,000	\$455,000	1310	6	1912	3	6000	N	N	2729 51ST AVE SW
009	348780	0075	2/1/08	\$360,000	\$323,000	1330	6	1913	3	5850	Y	N	4432 46TH AVE SW
009	757220	0070	10/23/07	\$433,500	\$385,000	790	7	1920	3	7370	N	N	2726 50TH AVE SW
009	239160	0415	7/11/07	\$500,000	\$444,000	810	7	1947	4	5750	Y	N	4426 49TH AVE SW
009	501350	0095	3/25/08	\$510,000	\$463,000	820	7	1950	3	7125	N	N	3239 46TH AVE SW
009	790520	0175	7/17/07	\$387,000	\$344,000	830	7	1924	3	4680	N	N	3653 44TH AVE SW
009	790520	0240	8/22/08	\$349,950	\$332,000	840	7	1940	3	5850	Y	N	3616 46TH AVE SW
009	338990	0935	2/27/08	\$360,000	\$325,000	860	7	1994	3	5850	N	N	4506 47TH AVE SW
009	916110	0905	10/29/08	\$417,500	\$406,000	860	7	1949	4	5750	N	N	4026 51ST AVE SW
009	916110	0390	4/19/07	\$532,000	\$477,000	860	7	1948	4	5500	N	N	4012 49TH AVE SW
009	239160	0555	5/4/07	\$402,000	\$359,000	870	7	1947	4	5750	N	N	4437 49TH AVE SW
009	501400	0085	5/10/07	\$380,000	\$340,000	880	7	1950	3	6413	N	N	3429 49TH AVE SW
009	239160	0090	9/5/08	\$455,000	\$433,000	880	7	1942	3	4600	N	N	4445 47TH AVE SW
009	239160	0765	5/4/07	\$489,740	\$438,000	880	7	1947	4	5750	Y	N	4421 50TH AVE SW
009	239160	0685	7/6/07	\$435,000	\$387,000	890	7	1947	3	5750	Y	N	4442 50TH AVE SW
009	239160	0605	4/15/08	\$467,500	\$426,000	890	7	1947	4	5750	Y	N	4402 50TH AVE SW
009	338990	0545	3/26/08	\$510,000	\$463,000	890	7	1941	4	5850	Y	N	4507 45TH AVE SW
009	539860	0080	2/5/07	\$365,000	\$331,000	910	7	1950	3	5969	N	N	3843 48TH AVE SW
009	501400	0145	9/24/07	\$419,000	\$372,000	920	7	1950	4	6731	N	N	3812 50TH AVE SW
009	574260	0150	2/27/07	\$480,000	\$434,000	920	7	1951	3	5700	N	N	3831 47TH AVE SW
009	239160	0375	10/31/07	\$429,950	\$382,000	930	7	1947	4	5750	N	N	4408 49TH AVE SW
009	916110	0430	1/24/07	\$425,000	\$387,000	930	7	1948	3	5500	N	N	4032 49TH AVE SW
009	916110	0640	6/8/07	\$526,800	\$469,000	930	7	1948	4	5500	N	N	4016 50TH AVE SW
009	574260	0031	11/8/07	\$559,000	\$497,000	940	7	1951	4	9292	N	N	3814 48TH AVE SW
009	927620	0635	7/10/07	\$569,950	\$507,000	940	7	2005	3	4255	N	N	2640 47TH AVE SW
009	501350	0305	2/15/07	\$413,000	\$374,000	960	7	1952	3	6466	N	N	3419 48TH AVE SW
009	149280	0216	4/9/07	\$432,000	\$388,000	960	7	1954	3	6000	N	N	4936 SW FORNEY ST
009	638450	0505	5/1/07	\$550,000	\$492,000	960	7	1952	3	6250	N	N	3812 51ST AVE SW
009	019400	0215	10/11/07	\$479,950	\$426,000	970	7	1931	3	5750	N	N	4117 46TH AVE SW
009	537320	0035	7/3/08	\$559,500	\$521,000	990	7	1941	3	6100	N	N	3032 52ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	790520	0397	3/16/07	\$413,000	\$372,000	1000	7	1951	3	6380	N	N	3608 47TH AVE SW
009	019400	0055	2/6/08	\$444,900	\$400,000	1000	7	1926	4	5800	N	N	4128 47TH AVE SW
009	790520	0365	8/21/07	\$492,500	\$437,000	1000	7	1938	5	5850	Y	N	3631 46TH AVE SW
009	638500	0095	8/24/07	\$445,000	\$395,000	1010	7	1950	4	6210	N	N	5000 SW CHARLESTOWN ST
009	239160	2195	8/25/08	\$405,500	\$385,000	1030	7	1947	3	5750	N	N	4557 49TH AVE SW
009	239160	0320	11/2/07	\$397,500	\$353,000	1040	7	1941	4	5060	N	N	4441 48TH AVE SW
009	348780	0065	11/21/08	\$500,000	\$491,000	1040	7	1946	4	5250	Y	N	4431 GLENN WAY SW
009	301030	0565	2/27/07	\$580,500	\$525,000	1040	7	1958	4	5750	Y	N	4009 45TH AVE SW
009	790520	0165	12/27/07	\$480,000	\$429,000	1050	7	1925	4	4680	N	N	3633 44TH AVE SW
009	001000	0060	11/9/07	\$495,000	\$440,000	1070	7	1909	4	4600	N	N	4138 48TH AVE SW
009	927620	0555	1/17/07	\$500,000	\$456,000	1070	7	1939	4	5750	N	N	2641 46TH AVE SW
009	501400	0190	7/16/08	\$439,950	\$412,000	1090	7	1950	3	7112	N	N	4904 SW ANDOVER ST
009	574260	0035	7/9/08	\$465,000	\$434,000	1100	7	1953	4	5700	N	N	3820 48TH AVE SW
009	239160	1965	6/7/07	\$514,000	\$458,000	1100	7	1955	5	6000	N	N	4917 SW OREGON ST
009	348780	0115	3/27/07	\$402,000	\$361,000	1110	7	1924	3	5850	Y	N	4456 46TH AVE SW
009	239160	2010	5/20/08	\$425,000	\$391,000	1120	7	1958	3	5750	N	N	4526 50TH AVE SW
009	942440	0285	10/17/08	\$495,000	\$479,000	1140	7	2008	3	5616	Y	N	4111 48TH AVE SW
009	301030	0880	2/1/07	\$459,000	\$417,000	1150	7	1916	4	4120	N	N	4319 SW ANDOVER ST
009	790520	0186	10/23/08	\$575,000	\$558,000	1160	7	1919	4	4680	N	N	3640 45TH AVE SW
009	790520	0176	9/21/07	\$442,000	\$392,000	1170	7	1925	3	4680	N	N	3657 44TH AVE SW
009	916110	0700	8/8/07	\$474,000	\$421,000	1170	7	1948	4	6710	N	N	4046 50TH AVE SW
009	149280	0185	4/9/08	\$565,000	\$514,000	1170	7	1955	3	7500	N	N	4920 SW FORNEY ST
009	126220	0010	10/5/07	\$743,950	\$661,000	1170	7	1959	5	5600	N	N	4617 SW STEVENS ST
009	790520	0380	5/23/07	\$451,500	\$403,000	1190	7	1995	3	4789	N	N	3654 47TH AVE SW
009	800960	0141	1/22/07	\$485,000	\$442,000	1190	7	1929	4	3480	N	N	4415 SW STEVENS ST
009	550570	0068	2/1/07	\$380,000	\$345,000	1230	7	1946	4	5400	N	N	4808 SW CHARLESTOWN ST
009	149280	0410	9/24/08	\$378,500	\$363,000	1230	7	1948	3	5000	N	N	4910 SW HINDS ST
009	281310	0090	3/20/07	\$400,000	\$360,000	1240	7	1946	3	6250	N	N	3012 48TH AVE SW
009	957180	0045	6/18/07	\$499,950	\$445,000	1240	7	1946	3	7638	N	N	4909 SW STEVENS ST
009	348830	0115	6/8/07	\$599,900	\$534,000	1240	7	1910	5	5700	Y	N	4451 46TH AVE SW
009	239160	1815	1/19/07	\$595,000	\$542,000	1250	7	1919	4	5750	Y	N	4552 51ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	790520	0105	11/15/07	\$629,000	\$560,000	1250	7	1941	4	7020	N	N	3803 44TH AVE SW
009	570850	0195	7/15/08	\$460,000	\$430,000	1260	7	1909	4	5800	N	N	3219 44TH AVE SW
009	281310	0080	10/8/08	\$485,000	\$468,000	1260	7	1946	4	6250	N	N	3018 48TH AVE SW
009	239160	0815	6/22/07	\$511,500	\$455,000	1280	7	1947	4	5750	Y	N	4447 50TH AVE SW
009	005900	0160	1/22/08	\$690,000	\$619,000	1290	7	1966	3	6700	Y	N	5306 SW STEVENS ST
009	927720	0341	7/31/07	\$530,000	\$471,000	1300	7	1954	3	7920	N	N	3039 49TH AVE SW
009	942440	0190	3/6/07	\$535,000	\$483,000	1300	7	1910	4	4520	N	N	4130 49TH AVE SW
009	301030	0460	8/4/08	\$618,888	\$583,000	1330	7	1946	4	4680	Y	N	4502 SW DAKOTA ST
009	301030	0655	1/31/08	\$585,000	\$526,000	1350	7	1940	3	5750	N	N	4022 45TH AVE SW
009	019400	0235	12/4/07	\$418,950	\$374,000	1360	7	1985	3	5750	N	N	4109 46TH AVE SW
009	927820	0016	3/27/08	\$535,000	\$486,000	1380	7	1925	3	8200	N	N	3229 47TH AVE SW
009	790520	0106	8/16/07	\$605,000	\$537,000	1380	7	1941	4	6435	N	N	3809 44TH AVE SW
009	800960	0195	11/28/07	\$650,000	\$579,000	1410	7	1941	4	4200	N	N	4315 SW STEVENS ST
009	539860	0055	4/5/07	\$510,000	\$458,000	1420	7	1949	5	5969	N	N	3817 48TH AVE SW
009	855990	0005	12/18/08	\$318,500	\$316,000	1430	7	1950	3	4134	N	N	4903 SW ADMIRAL WAY
009	927620	1740	5/2/08	\$387,000	\$354,000	1430	7	1911	3	7500	N	N	2731 47TH AVE SW
009	927830	0025	8/15/07	\$535,000	\$475,000	1450	7	1940	3	8700	N	N	3239 45TH AVE SW
009	013600	0215	7/2/07	\$625,000	\$556,000	1450	7	1979	3	6900	Y	N	2732 GARLOUGH AVE SW
009	801010	0465	4/17/07	\$667,000	\$598,000	1450	7	1906	4	5650	N	N	2708 44TH AVE SW
009	301030	0310	6/17/08	\$450,000	\$417,000	1490	7	2003	3	2875	Y	N	4013 46TH AVE SW
009	239160	1885	6/4/07	\$575,000	\$512,000	1500	7	1979	4	5750	Y	N	4521 50TH AVE SW
009	927830	0015	8/28/08	\$472,500	\$449,000	1590	7	1939	3	6933	N	N	3245 45TH AVE SW
009	927620	1805	7/15/08	\$630,000	\$589,000	1600	7	1946	5	5700	N	N	4712 SW STEVENS ST
009	005900	0110	10/16/07	\$692,500	\$615,000	1710	7	1919	4	5000	Y	N	5341 SW ADMIRAL WAY
009	019400	0725	9/12/07	\$800,000	\$710,000	1720	7	1908	5	8700	Y	N	4117 44TH AVE SW
009	801010	0155	5/12/08	\$645,000	\$592,000	1990	7	1907	4	6250	N	N	2740 45TH AVE SW
009	790520	0261	7/10/07	\$779,950	\$693,000	1990	7	1927	3	4680	N	N	3829 45TH AVE SW
009	019400	0390	7/19/07	\$632,500	\$562,000	2250	7	1991	3	5850	N	N	4153 45TH AVE SW
009	927620	2100	3/23/07	\$650,000	\$585,000	2970	7	1990	3	5750	N	N	2732 47TH AVE SW
009	790470	0140	7/30/07	\$340,000	\$302,000	770	8	2006	3	850	Y	N	4412 A 44TH AVE SW
009	800960	0091	8/21/08	\$381,000	\$361,000	920	8	1950	3	4550	N	N	4420 SW STEVENS ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	790470	0032	1/11/07	\$355,000	\$324,000	1000	8	2006	3	912	N	N	4433 B 44TH AVE SW
009	790470	0011	3/23/07	\$437,000	\$393,000	1002	8	2006	3	1504	N	N	4415 A 44TH AVE SW
009	790470	0009	4/5/07	\$444,000	\$399,000	1002	8	2006	3	1505	N	N	4415 B 44TH AVE SW
009	790470	0009	5/16/08	\$434,500	\$399,000	1002	8	2006	3	1505	N	N	4415 B 44TH AVE SW
009	790520	0037	5/22/08	\$490,000	\$451,000	1010	8	1926	4	5733	N	N	3636 44TH AVE SW
009	790470	0037	2/7/07	\$450,000	\$408,000	1020	8	2006	3	985	N	N	4435 B 44TH AVE SW
009	790470	0013	3/28/07	\$482,500	\$434,000	1088	8	2006	3	1658	N	N	4417 A 44TH AVE SW
009	790470	0015	5/2/07	\$499,000	\$446,000	1088	8	2006	3	1352	Y	N	4417 B 44TH AVE SW
009	013600	0270	3/18/08	\$588,500	\$533,000	1090	8	1970	5	6000	N	N	5015 SW ADMIRAL WAY
009	790470	0030	1/25/07	\$396,750	\$361,000	1150	8	2006	3	1185	N	N	4433 A 44TH AVE SW
009	149330	0059	4/20/07	\$429,000	\$384,000	1150	8	2007	3	1343	N	N	3457 CALIFORNIA AVE SW
009	149330	0061	3/14/07	\$429,000	\$387,000	1150	8	2007	3	1356	N	N	3459 CALIFORNIA AVE SW
009	790470	0034	2/7/07	\$430,000	\$390,000	1150	8	2006	3	1187	N	N	4433 C 44TH AVE SW
009	790520	0058	2/22/07	\$409,950	\$371,000	1160	8	2006	3	1437	N	N	3819 A CALIFORNIA AVE SW
009	790520	0061	2/9/07	\$413,150	\$375,000	1160	8	2006	3	1486	N	N	3819 D CALIFORNIA AVE SW
009	790470	0036	1/25/07	\$450,000	\$409,000	1165	8	2006	3	1637	N	N	4435 C 44TH AVE SW
009	790520	0066	3/2/07	\$379,950	\$343,000	1180	8	2006	3	1450	N	N	3821 D CALIFORNIA AVE SW
009	149330	0057	7/26/07	\$409,000	\$363,000	1180	8	2007	3	1571	N	N	4312 SW SPOKANE ST
009	149330	0055	3/29/07	\$449,000	\$404,000	1180	8	2007	3	1562	N	N	4310 SW SPOKANE ST
009	790520	0064	2/9/07	\$394,950	\$358,000	1190	8	2006	3	1038	N	N	3821 C CALIFORNIA AVE SW
009	790520	0063	2/22/07	\$406,150	\$367,000	1190	8	2006	3	1073	N	N	3821 B CALIFORNIA AVE SW
009	790520	0062	3/2/07	\$416,950	\$377,000	1190	8	2006	3	1430	N	N	3821 A CALIFORNIA AVE SW
009	790520	0060	2/22/07	\$389,950	\$353,000	1260	8	2006	3	1099	N	N	3819 C CALIFORNIA AVE SW
009	790520	0059	2/22/07	\$399,698	\$362,000	1260	8	2006	3	1093	N	N	3819 B CALIFORNIA AVE SW
009	570850	0270	8/5/08	\$450,000	\$424,000	1260	8	1931	3	3135	N	N	3200 44TH AVE SW
009	790470	0038	2/27/07	\$445,000	\$402,000	1278	8	2006	3	1314	N	N	4435 A 44TH AVE SW
009	801010	0040	2/20/07	\$616,000	\$557,000	1400	8	2006	3	5750	N	N	2717 44TH AVE SW
009	005900	0150	3/23/07	\$695,000	\$625,000	1420	8	1941	4	3440	Y	N	5361 SW ADMIRAL WAY
009	005900	0080	4/11/07	\$619,950	\$556,000	1440	8	1941	4	5000	Y	N	5327 SW ADMIRAL WAY
009	005900	0080	8/24/07	\$835,000	\$741,000	1440	8	1941	4	5000	Y	N	5327 SW ADMIRAL WAY
009	294010	0060	12/11/07	\$685,000	\$611,000	1530	8	1960	4	7800	Y	N	2712 53RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	126220	0026	2/14/07	\$630,000	\$571,000	1540	8	1960	3	5660	N	N	3028 47TH AVE SW
009	294010	0075	10/22/07	\$705,000	\$627,000	1540	8	1959	3	10860	Y	N	5132 SW FOREST ST
009	927620	2210	9/18/07	\$612,000	\$543,000	1560	8	1929	3	5125	N	N	2715 45TH AVE SW
009	500850	0175	3/3/08	\$535,000	\$483,000	1620	8	1932	3	6250	N	N	3033 45TH AVE SW
009	005900	0220	8/27/08	\$747,950	\$710,000	1690	8	1957	4	6300	Y	N	2721 53RD AVE SW
009	927620	2130	4/24/07	\$552,000	\$494,000	1710	8	2006	3	2875	N	N	2720 47TH AVE SW
009	149280	0286	2/4/08	\$635,000	\$571,000	1810	8	1994	3	5000	N	N	4941 SW FORNEY ST
009	239160	0848	8/11/08	\$630,000	\$595,000	1860	8	2007	3	3770	N	N	4408 51ST AVE SW
009	677520	0050	6/6/08	\$615,000	\$568,000	1880	8	1991	3	6100	N	N	3247 48TH AVE SW
009	550570	0115	11/9/07	\$655,000	\$583,000	2040	8	1930	5	9225	N	N	3613 48TH AVE SW
009	019400	0740	6/5/07	\$1,175,000	\$1,047,000	2120	8	1908	5	5750	Y	N	4113 44TH AVE SW
009	927620	0561	2/16/07	\$775,000	\$702,000	2400	8	2006	3	3045	N	N	2645 46TH AVE SW
009	927620	0569	4/13/07	\$785,000	\$704,000	2400	8	2006	3	3047	N	N	2653 46TH AVE SW
009	019400	0125	4/2/07	\$675,000	\$606,000	2490	8	2003	3	3245	N	N	4610 SW GENESEE ST
009	790470	0135	5/23/07	\$469,990	\$419,000	1076	9	2006	3	853	N	N	4426 B 44TH AVE SW
009	790470	0131	3/2/07	\$478,897	\$433,000	1076	9	2006	3	1146	N	N	4426 D 44TH AVE SW
009	790470	0133	6/14/07	\$520,345	\$463,000	1076	9	2006	3	853	N	N	4426 C 44TH AVE SW
009	790470	0130	9/7/07	\$395,000	\$351,000	1096	9	2006	3	1534	N	N	4436 A 44TH AVE SW
009	790470	0128	2/11/08	\$399,990	\$360,000	1096	9	2006	3	1540	N	N	4428 D 44TH AVE SW
009	790470	0124	6/6/07	\$417,000	\$372,000	1096	9	2006	3	915	N	N	4428 B 44TH AVE SW
009	790470	0132	5/8/07	\$419,990	\$375,000	1096	9	2006	3	913	N	N	4436 B 44TH AVE SW
009	790470	0134	5/9/07	\$425,000	\$380,000	1096	9	2006	3	913	N	N	4436 C 44TH AVE SW
009	790470	0138	7/16/07	\$447,704	\$398,000	1096	9	2006	3	1244	N	N	4436 D 44TH AVE SW
009	790470	0126	7/27/07	\$449,990	\$400,000	1096	9	2006	3	915	N	N	4428 C 44TH AVE SW
009	790470	0139	7/6/07	\$463,567	\$412,000	1096	9	2006	3	1245	N	N	4428 A 44TH AVE SW
009	790470	0137	1/25/07	\$469,990	\$428,000	1096	9	2006	3	1450	N	N	4426 A 44TH AVE SW
009	790470	0118	4/5/07	\$476,155	\$428,000	1096	9	2006	3	855	N	N	4438 C 44TH AVE SW
009	790470	0114	5/17/07	\$484,990	\$433,000	1096	9	2006	3	856	N	N	4438 B 44TH AVE SW
009	790470	0112	3/7/07	\$494,571	\$446,000	1096	9	2006	3	1151	N	N	4438 A 44TH AVE SW
009	294010	0065	6/19/08	\$1,150,000	\$1,067,000	1440	9	1962	5	15737	Y	N	5230 SW FOREST ST
009	149280	0005	5/21/08	\$729,950	\$672,000	2570	9	2004	3	5000	N	N	5027 SW HANFORD ST

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	006600	0035	6/17/08	\$227,947	DIAGNOSTIC OUTLIER
003	006600	0180	8/27/07	\$500,000	UNFINISHED AREA CODED
003	006600	0250	6/13/07	\$247,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	082600	0110	2/23/07	\$530,000	IMP COUNT >1
003	082600	0191	10/25/08	\$377,000	RELOCATION - SALE TO SERVICE
003	082600	0395	12/26/08	\$101,419	QUIT CLAIM DEED
003	082600	0465	3/13/07	\$435,000	PREVIMP<=25K
003	082600	0475	11/20/07	\$420,000	DIAGNOSTIC OUTLIER
003	082600	0530	11/16/07	\$459,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	129730	0250	8/28/07	\$1,175,000	PREVIMP<=25K
003	232403	9069	11/7/08	\$102,640	QUIT CLAIM DEED
003	232403	9086	2/2/07	\$350,000	SEGREGATION AND/OR MERGER
003	232403	9087	2/2/07	\$350,000	SEGREGATION AND/OR MERGER
003	232403	9121	8/5/08	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232403	9129	8/5/08	\$261,676	QUIT CLAIM DEED
003	232403	9129	8/7/08	\$280,000	QUIT CLAIM DEED
003	232403	9158	5/15/07	\$314,950	DIAGNOSTIC OUTLIER
003	232403	9159	5/15/07	\$314,950	DIAGNOSTIC OUTLIER
003	246190	0040	9/18/08	\$600,000	IMP COUNT>1
003	246190	0135	12/10/07	\$311,573	RELATED PARTY, FRIEND, OR NEIGHBOR
003	246190	0770	9/4/07	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	246190	0795	12/15/08	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	309500	0025	10/23/08	\$192,246	QUIT CLAIM DEED
003	528820	0070	9/24/07	\$600,000	UNFINISHED AREA CODED
003	528820	0379	1/9/07	\$118,004	QUIT CLAIM DEED
003	612660	0060	4/3/08	\$419,500	RELOCATION - SALE TO SERVICE
003	612660	0205	5/22/07	\$438,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	612660	0950	3/10/08	\$510,000	DIAGNOSTIC OUTLIER
003	612660	0970	2/7/07	\$345,000	UNFINISHED AREA CODED
003	612660	1100	8/13/07	\$294,200	OBSOLESCENCE CODED
003	757920	0620	4/26/07	\$177,479	QUIT CLAIM DEED
003	757920	0771	9/26/07	\$449,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	757920	0773	5/29/08	\$445,000	DIAGNOSTIC OUTLIER
003	757920	0995	12/13/07	\$530,000	DIAGNOSTIC OUTLIER
003	762470	0065	1/26/07	\$477,500	DIAGNOSTIC OUTLIER
003	762570	0226	2/18/07	\$660,000	RELOCATION - SALE TO SERVICE
003	762570	0450	2/25/08	\$825,000	PREVIMP<=25K
003	762570	2521	7/25/07	\$55,000	QUIT CLAIM DEED
003	762570	2634	12/20/08	\$245,000	DIAGNOSTIC OUTLIER
003	762570	2636	12/16/08	\$235,000	DIAGNOSTIC OUTLIER
003	762570	2637	12/24/08	\$279,000	DIAGNOSTIC OUTLIER
003	762570	2710	2/21/08	\$443,000	RELOCATION - SALE TO SERVICE
003	762570	2995	8/12/08	\$159,211	QUIT CLAIM DEED
003	762570	3005	9/9/08	\$355,000	DIAGNOSTIC OUTLIER
003	762570	3015	6/17/08	\$385,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	762570	3020	2/13/07	\$255,500	SEGREGATION AND/OR MERGER
003	762570	3176	5/16/08	\$62,463	QUIT CLAIM DEED
003	772360	0085	5/14/07	\$470,000	UNFINISHED AREA CODED
003	772360	0115	1/15/08	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	939670	0020	9/15/08	\$317,500	DIAGNOSTIC OUTLIER
003	939670	0120	3/15/07	\$359,000	DIAGNOSTIC OUTLIER
006	032400	0185	11/24/08	\$312,000	DIAGNOSTIC OUTLIER
006	095200	0525	12/28/07	\$368,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	095200	0925	8/10/07	\$162,441	QUIT CLAIM DEED
006	095200	1080	6/6/07	\$456,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	1120	8/1/08	\$565,000	RELOCATION - SALE TO SERVICE
006	095200	1445	5/6/08	\$698,063	PERCENT COMPLETE CODED
006	095200	2334	7/23/08	\$380,000	DIAGNOSTIC OUTLIER
006	095200	2356	12/19/07	\$389,000	DIAGNOSTIC OUTLIER
006	095200	2480	6/26/08	\$83,000	QUIT CLAIM DEED
006	095200	3425	6/25/08	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	3459	1/18/07	\$379,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	3725	1/11/07	\$280,000	DIAGNOSTIC OUTLIER
006	095200	4745	1/28/07	\$389,950	RELOCATION - SALE TO SERVICE
006	095200	6520	4/24/07	\$1,291,000	UNFINISHED AREA CODED
006	095200	6530	4/23/07	\$1,333,333	DIAGNOSTIC OUTLIER
006	095200	6540	7/24/07	\$1,000,000	DIAGNOSTIC OUTLIER
006	095200	6715	11/20/07	\$246,385	DIAGNOSTIC OUTLIER
006	095200	6726	5/17/07	\$319,950	DIAGNOSTIC OUTLIER
006	095200	7141	4/10/07	\$329,900	DIAGNOSTIC OUTLIER
006	432120	0210	5/25/07	\$482,000	DIAGNOSTIC OUTLIER
006	548920	0225	4/26/07	\$491,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	548920	0455	12/24/07	\$585,000	ACTIVE PERMIT BEFORE SALE>25K
006	691120	0120	6/8/07	\$720,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	746590	0110	1/2/08	\$662,500	RELOCATION - SALE TO SERVICE
006	757770	0211	9/6/07	\$402,000	DIAGNOSTIC OUTLIER
006	757770	0211	10/23/08	\$675,000	ACTIVE PERMIT BEFORE SALE>25K
006	757770	0315	8/25/08	\$999,000	IMP COUNT >1
006	762870	0072	9/12/07	\$700,000	DIAGNOSTIC OUTLIER
006	762870	0115	8/29/07	\$297,450	OBSOLESCENCE CODED
006	764590	0020	2/29/08	\$483,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	798740	0953	2/25/08	\$902,500	RELOCATION - SALE TO SERVICE
006	798740	1080	6/22/07	\$275,000	PERCENT COMPLETE CODED
006	870160	0195	11/24/08	\$399,950	DIAGNOSTIC OUTLIER
006	870160	0490	11/19/08	\$622,000	RELOCATION - SALE TO SERVICE
006	928580	0106	10/13/08	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	928580	0180	3/1/07	\$465,000	PERCENT COMPLETE CODED
006	928580	0400	2/14/08	\$440,000	OBSOLESCENCE CODED
006	928580	0830	2/14/07	\$340,000	DIAGNOSTIC OUTLIER
006	928580	0840	5/9/07	\$469,000	PREVIMP<=25K

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	929730	0465	8/7/08	\$72,500	QUIT CLAIM DEED
006	929730	1428	12/11/07	\$542,000	RELOCATION - SALE TO SERVICE
006	934540	0700	11/4/08	\$150,000	DOR RATIO
009	013600	0081	8/21/07	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	019400	0165	7/27/07	\$350,000	DOR RATIO
009	019400	0725	9/11/07	\$800,000	RELOCATION - SALE TO SERVICE
009	019400	0740	11/3/08	\$730,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	149280	0286	2/4/08	\$635,000	RELOCATION - SALE TO SERVICE
009	150180	0070	8/5/08	\$260,000	PREVIMP<=25K
009	239160	0155	1/29/07	\$352,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	239160	2005	11/17/08	\$382,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	294010	0060	12/11/07	\$685,000	RELOCATION - SALE TO SERVICE
009	348780	0025	12/9/08	\$199,000	DOR RATIO
009	500850	0075	2/4/08	\$799,000	ACTIVE PERMIT BEFORE SALE>25K
009	500850	0185	8/21/08	\$451,000	DIAGNOSTIC OUTLIER
009	501400	0145	8/16/07	\$77,456	QUIT CLAIM DEED
009	537320	0025	1/16/07	\$534,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	570850	0005	5/26/08	\$574,950	UNFINISHED AREA CODED
009	570850	0005	5/26/08	\$574,950	UNFINISHED AREA CODED
009	574260	0035	11/30/07	\$540,000	RELOCATION - SALE TO SERVICE
009	638500	0025	4/23/08	\$437,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	757220	0110	9/5/07	\$224,100	QUIT CLAIM DEED
009	790470	0031	5/19/08	\$547,500	DIAGNOSTIC OUTLIER
009	790470	0076	3/10/08	\$300,304	QUIT CLAIM DEED
009	790520	0290	5/13/08	\$500,000	PREVIMP<=25K
009	790520	0365	6/1/07	\$492,500	RELOCATION - SALE TO SERVICE
009	790520	0391	7/24/07	\$325,000	DIAGNOSTIC OUTLIER
009	801010	0080	7/23/08	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	801010	0330	2/25/08	\$985,000	DIAGNOSTIC OUTLIER
009	855990	0025	7/30/07	\$400,000	PREVIMP<=25K
009	855990	0235	2/23/07	\$275,000	DOR RATIO
009	916110	0650	7/27/07	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	927620	0220	10/15/07	\$300,000	DOR RATIO
009	927620	0395	4/11/07	\$325,000	DOR RATIO
009	927620	0635	7/2/07	\$569,950	RELOCATION - SALE TO SERVICE
009	927620	0795	8/14/07	\$408,500	ACTIVE PERMIT BEFORE SALE>25K
009	927620	2281	9/4/08	\$89,796	DOR RATIO
009	927720	0050	6/25/08	\$132,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	942440	0285	9/27/07	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	957180	0047	10/10/08	\$399,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	957180	0065	8/20/08	\$143,932	QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 48***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	798740	0930	01/31/2007	\$ 125,000	4165	Y	N
006	798740	0940	01/27/2007	\$ 125,000	4165	Y	N
006	798740	0925	02/01/2007	\$ 125,000	4165	Y	N
009	294010	0040	02/16/2007	\$ 350,000	10656	Y	N
009	239160	2505	07/31/2007	\$ 465,000	8625	Y	N
006	019400	0165	07/27/2007	\$ 350,000	5650	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 48***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	239160	2505	07/31/2007	\$465,000	DIAGNOSTIC OUTLIER

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

King County Administration Bldg.

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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