

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Jovita / 55
Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 345
 Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$101,800	\$232,800	\$334,600			
2009 Value	\$101,800	\$165,800	\$267,600	\$316,500	84.5%	7.17%
Change	+\$0	-\$67,000	-\$67,000			
% Change	+0.0%	-28.8%	-20.0%			

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

** Sales adjusted to 1/1/09.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales along with values were market adjusted to 1/1/09. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

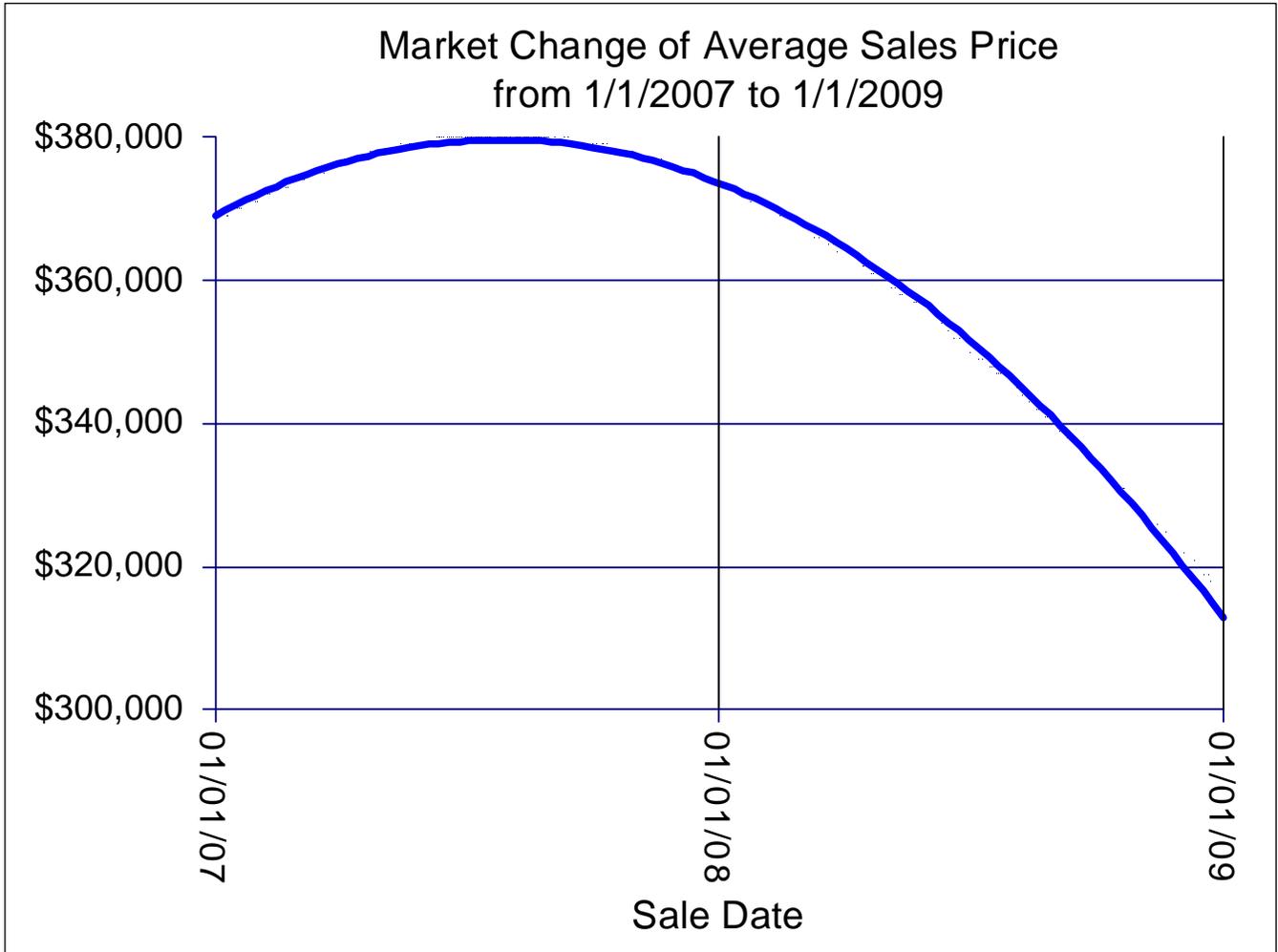
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$101,100	\$214,600	\$315,700
2009 Value	\$101,100	\$153,000	\$254,100
Percent Change	+0.0%	-28.7%	-19.5%

Number of one to three unit residences in the Population: 4637

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for properties with homes built after 2000 which had higher average ratios (assessed value/sales price) and required further downward adjustments.

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

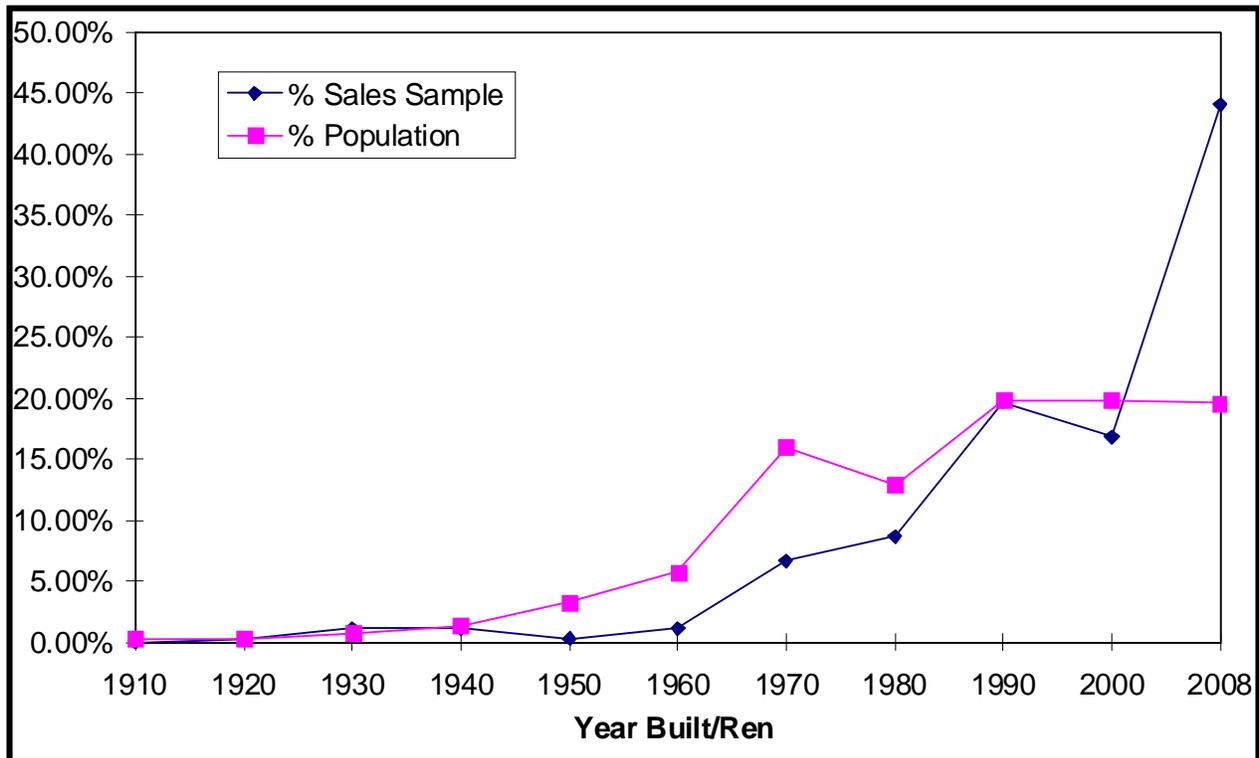
**Market Change of Average Sale Price in Area 55
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.29%
1930	4	1.16%
1940	4	1.16%
1950	1	0.29%
1960	4	1.16%
1970	23	6.67%
1980	30	8.70%
1990	68	19.71%
2000	58	16.81%
2008	152	44.06%
	345	

Population		
Year Built/Ren	Frequency	% Population
1910	16	0.35%
1920	12	0.26%
1930	34	0.73%
1940	64	1.38%
1950	153	3.30%
1960	267	5.76%
1970	743	16.02%
1980	598	12.90%
1990	920	19.84%
2000	921	19.86%
2008	909	19.60%
	4637	

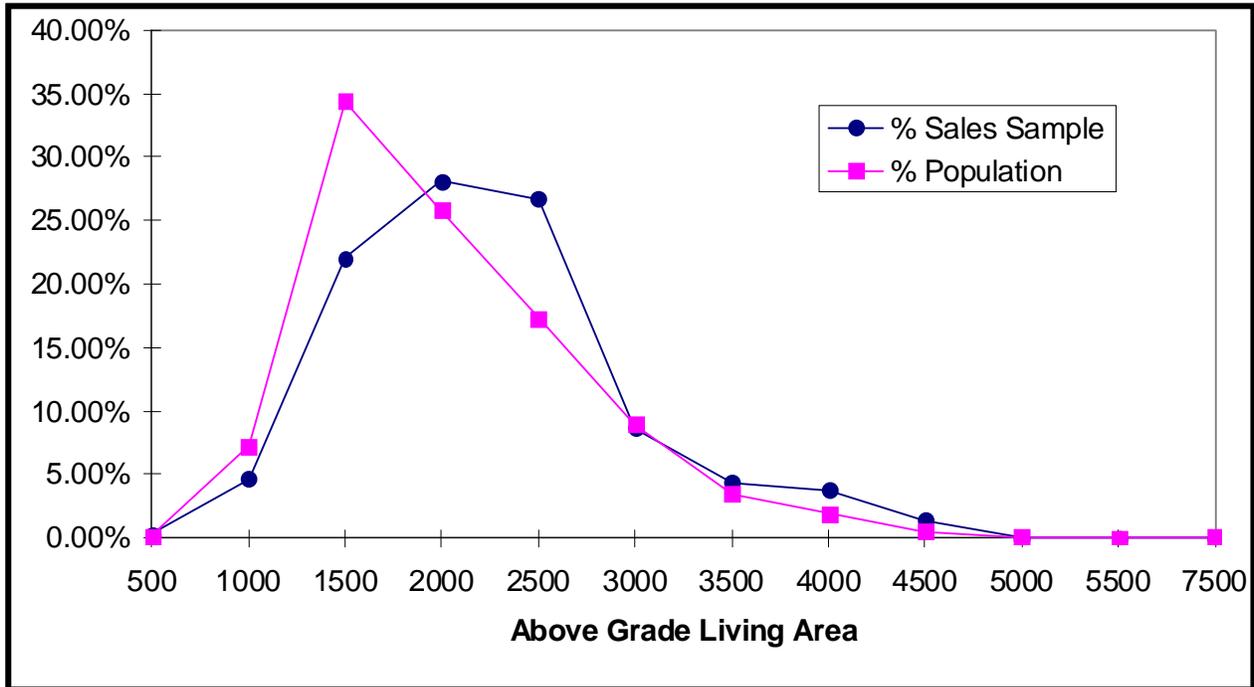


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.29%
1000	16	4.64%
1500	76	22.03%
2000	97	28.12%
2500	92	26.67%
3000	30	8.70%
3500	15	4.35%
4000	13	3.77%
4500	5	1.45%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	345	

Population		
AGLA	Frequency	% Population
500	7	0.15%
1000	337	7.27%
1500	1594	34.38%
2000	1197	25.81%
2500	804	17.34%
3000	414	8.93%
3500	163	3.52%
4000	90	1.94%
4500	24	0.52%
5000	2	0.04%
5500	1	0.02%
7500	4	0.09%
	4637	

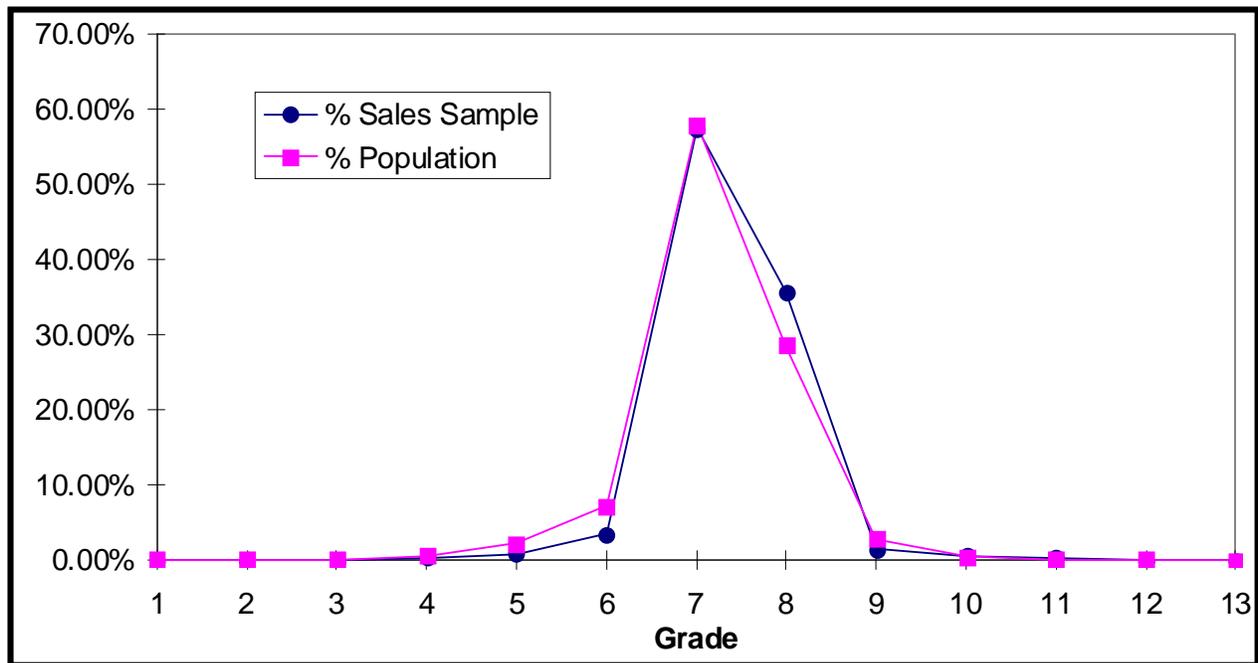


The sales sample frequency distribution follows the population distribution somewhat close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

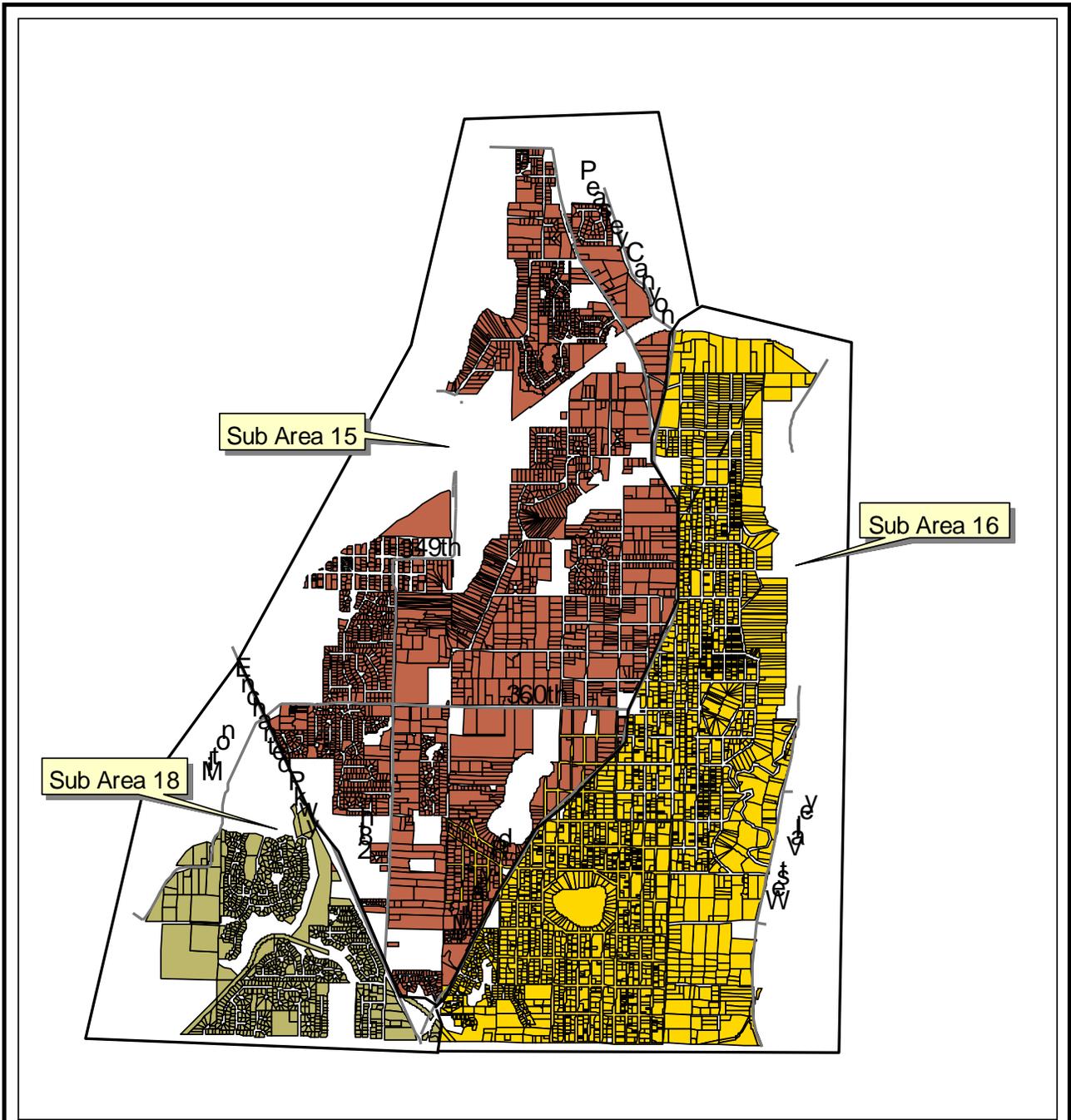
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.29%
5	3	0.87%
6	12	3.48%
7	198	57.39%
8	123	35.65%
9	5	1.45%
10	2	0.58%
11	1	0.29%
12	0	0.00%
13	0	0.00%
	345	

Population		
Grade	Frequency	% Population
1	2	0.04%
2	1	0.02%
3	4	0.09%
4	29	0.63%
5	103	2.22%
6	334	7.20%
7	2685	57.90%
8	1321	28.49%
9	131	2.83%
10	21	0.45%
11	5	0.11%
12	1	0.02%
13	0	0.00%
	4637	



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



Area 55

Jovita

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Legend

-  Area 55 streets.shp
-  New area 55 11_21_06.shp 015
-  016
-  018

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: July 8, 2009

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

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

2009 Land Value = 2008 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics. 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 345 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:

$$2009 \text{ Total Value} = 2008 \text{ Total Value} / 1.04855 + 2.524381E-02 * \text{NewYB}$$

Then total value is factored by .85.

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

$$2009 \text{ Improvements Value} = 2009 \text{ Total Value} \text{ minus } 2009 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * .80.
- *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 Total % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .80
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
(2008 Land Value+Previous Improvement Value)*.80

Model Validation

The resulting assessment level is 84.5%. 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 -19.5%. 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 55 Annual Update Model Adjustments

2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

Standard Area Adjustment

-18.94%

**New House >
2000**

Yes

% Adjustment

-20.84%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House>2000 parcel would *approximately* receive a -20.84% downward adjustment. 890 parcels in the improved population would receive this adjustment. There were 151 sales.

There were no properties that would receive a multiple variable adjustment.

Generally New House parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

81% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 55 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	0.859	-14.1%
2/1/2007	0.852	-14.8%
3/1/2007	0.846	-15.4%
4/1/2007	0.841	-15.9%
5/1/2007	0.837	-16.3%
6/1/2007	0.835	-16.5%
7/1/2007	0.833	-16.7%
8/1/2007	0.833	-16.7%
9/1/2007	0.833	-16.7%
10/1/2007	0.835	-16.5%
11/1/2007	0.838	-16.2%
12/1/2007	0.842	-15.8%
1/1/2008	0.848	-15.2%
2/1/2008	0.854	-14.6%
3/1/2008	0.861	-13.9%
4/1/2008	0.870	-13.0%
5/1/2008	0.880	-12.0%
6/1/2008	0.891	-10.9%
7/1/2008	0.903	-9.7%
8/1/2008	0.916	-8.4%
9/1/2008	0.931	-6.9%
10/1/2008	0.946	-5.4%
11/1/2008	0.963	-3.7%
12/1/2008	0.981	-1.9%
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	0.841	\$442,000
Sale 2	\$475,000	10/1/2008	0.946	\$449,000
Sale 3	\$515,000	7/1/2008	0.903	\$465,000

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

The time adjustment formula for Area 55 is $(1.04855 + 0.0006785886 * \text{SaleDay} + 0.0000006489971 * \text{SaleDaySq} + 0.02524381 * 0.4376812) / (1.04855 + 0.02524381 * 0.4376812)$

SaleDay = SaleDate - 39814

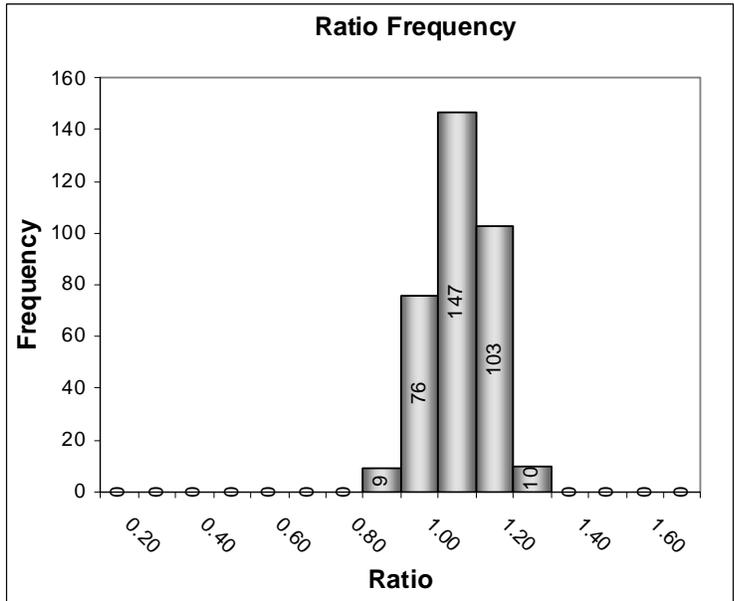
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SW-Team 3	Appr. Date: 01/01/2008	Date of Report: 07/08/2009	Sales Dates: 1/2007 - 12/2008
Area Jovita	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	345
Mean Assessed Value	334,600
Mean Adj. Sales Price	316,500
Standard Deviation AV	75,546
Standard Deviation SP	73,364
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.060
Median Ratio	1.062
Weighted Mean Ratio	1.057
UNIFORMITY	
Lowest ratio	0.853
Highest ratio:	1.232
Coefficient of Dispersion	5.91%
Standard Deviation	0.077
Coefficient of Variation	7.27%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	1.050
Upper limit	1.074
95% Confidence: Mean	
Lower limit	1.052
Upper limit	1.068
SAMPLE SIZE EVALUATION	
N (population size)	4637
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.077
Recommended minimum:	9
Actual sample size:	345
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	169
# ratios above mean:	176
z:	0.377
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 55

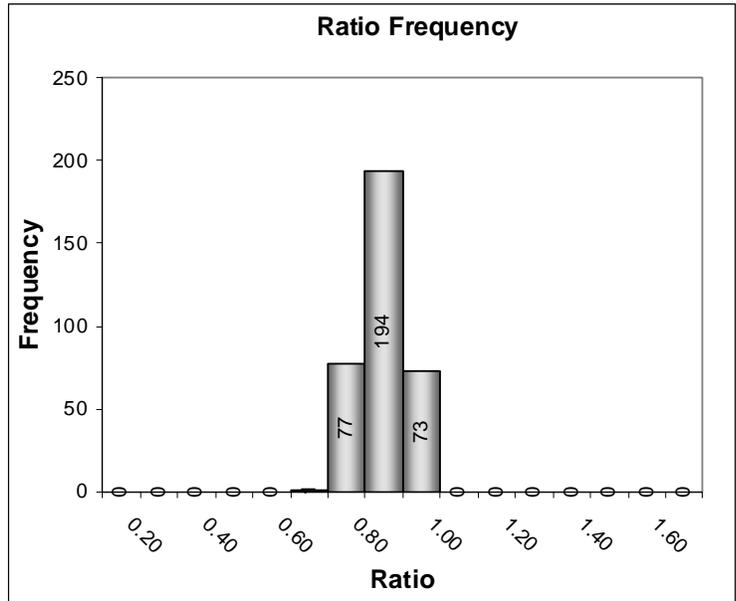
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SW-Team 3	Appr. Date: 01/01/2009	Date of Report: 07/08/2009	Sales Dates: 1/2007 - 12/2008
Area Jovita	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	345
Mean Assessed Value	267,600
Mean Adj. Sales Price	316,500
Standard Deviation AV	59,114
Standard Deviation SP	73,364
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.848
Median Ratio	0.848
Weighted Mean Ratio	0.845
UNIFORMITY	
Lowest ratio	0.691
Highest ratio:	0.996
Coefficient of Dispersion	5.80%
Standard Deviation	0.061
Coefficient of Variation	7.17%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.842
Upper limit	0.854
95% Confidence: Mean	
Lower limit	0.842
Upper limit	0.855
SAMPLE SIZE EVALUATION	
N (population size)	4637
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.061
Recommended minimum:	6
Actual sample size:	345
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	175
# ratios above mean:	170
z:	0.269
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 55

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

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 55
(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
015	614360	0270	2/1/08	\$260,500	\$223,000	1120	5	1928	3	12878	N	N	33401 33RD PL S
015	234550	0240	7/17/07	\$230,000	\$192,000	770	6	1981	3	8717	N	N	36227 21ST PL S
015	234550	0060	7/5/07	\$236,000	\$197,000	770	6	1981	4	7490	N	N	36317 21ST CT S
015	273000	0060	10/9/07	\$249,927	\$209,000	1640	6	1962	4	10638	N	N	4646 S 349TH ST
015	234550	0140	9/11/07	\$260,000	\$217,000	940	6	1982	3	6545	N	N	36214 21ST PL S
015	412940	0040	3/13/07	\$263,798	\$223,000	1100	6	1954	3	8241	N	N	33518 18TH AVE S
015	234550	0040	1/15/08	\$262,000	\$223,000	940	6	1981	3	7612	N	N	36305 21ST CT S
015	234550	0290	3/28/07	\$274,500	\$231,000	920	6	1981	3	7575	N	N	36234 20TH PL S
015	234550	0270	10/5/07	\$280,000	\$234,000	920	6	1981	3	7307	N	N	2030 S 363RD PL
015	152104	9097	8/24/07	\$302,500	\$252,000	1610	6	1934	4	15681	N	N	32634 MILITARY RD S
015	282104	9032	8/8/08	\$413,000	\$380,000	1290	6	1934	5	51836	Y	Y	35218 28TH AVE S
015	403100	0420	9/17/07	\$234,000	\$195,000	1080	7	1962	3	9600	N	N	4031 S 342ND ST
015	282410	0530	10/10/08	\$207,500	\$197,000	1000	7	1977	4	10000	N	N	4312 S 325TH ST
015	226800	0520	10/10/07	\$242,000	\$202,000	1090	7	1968	3	11700	N	N	2603 S 365TH PL
015	242260	0055	1/9/07	\$236,000	\$202,000	920	7	1962	4	9000	N	N	3910 S 344TH ST
015	282410	0530	6/6/07	\$253,000	\$211,000	1000	7	1977	4	10000	N	N	4312 S 325TH ST
015	403100	0380	4/21/08	\$252,895	\$222,000	1360	7	1962	4	9871	N	N	34214 40TH AVE S
015	513100	0120	2/6/07	\$262,650	\$223,000	940	7	1982	3	7884	N	N	36129 24TH PL S
015	219160	0035	8/20/07	\$272,500	\$227,000	1360	7	1928	3	9600	N	N	34821 28TH AVE S
015	219060	1049	7/19/07	\$277,990	\$231,000	1010	7	1973	4	10000	N	N	3009 S 349TH ST
015	513100	0550	3/6/07	\$275,000	\$232,000	1460	7	1986	3	7236	N	N	36202 24TH PL S
015	614360	0430	2/22/07	\$275,000	\$233,000	920	7	1983	3	18591	N	N	3317 S 334TH ST
015	513100	0170	8/15/07	\$280,000	\$233,000	910	7	1983	3	7287	N	N	36015 24TH CT S
015	226800	0100	1/2/07	\$273,000	\$234,000	1090	7	1968	4	12152	N	N	36403 26TH PL S
015	412960	0080	12/24/07	\$280,000	\$237,000	1440	7	1959	3	10260	N	N	34205 18TH PL S
015	201920	0140	9/25/07	\$284,000	\$237,000	1600	7	1985	3	7232	N	N	2619 S 367TH PL
015	273050	0180	2/23/07	\$280,550	\$238,000	1200	7	1968	3	9627	N	N	4353 S 347TH ST
015	413150	0240	1/19/07	\$280,000	\$239,000	1260	7	1978	3	8400	N	N	2021 S 331ST ST

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	513100	0590	9/12/08	\$255,000	\$239,000	1180	7	1984	3	7203	N	N	36120 24TH PL S
015	513100	0420	1/4/07	\$281,000	\$241,000	1320	7	1983	3	7398	N	N	36320 25TH PL S
015	273080	0220	9/17/08	\$257,000	\$241,000	1640	7	1963	4	9599	N	N	4220 S 340TH PL
015	513100	0490	12/20/07	\$286,800	\$242,000	1290	7	1985	3	7108	N	N	2505 S 363RD ST
015	386145	0100	11/13/07	\$289,000	\$243,000	1300	7	1988	3	7263	N	N	35419 27TH AVE S
015	412960	0045	4/2/07	\$290,300	\$244,000	1840	7	1966	3	10918	N	N	34259 18TH PL S
015	386144	0130	4/30/07	\$293,000	\$245,000	1360	7	1988	3	6813	N	N	2329 S 359TH ST
015	010050	0380	12/18/08	\$248,000	\$246,000	1480	7	1994	3	6446	N	N	2435 S 354TH ST
015	403110	0750	9/26/08	\$261,000	\$246,000	1230	7	1962	4	9559	N	N	35031 46TH AVE S
015	512880	0040	10/24/07	\$295,000	\$247,000	1540	7	1989	3	7200	N	N	2218 S 361ST ST
015	513100	0560	4/25/08	\$285,000	\$250,000	1400	7	1985	3	7236	N	N	36138 24TH PL S
015	386144	0170	6/13/07	\$302,500	\$252,000	1500	7	1988	3	10109	N	N	35926 23RD PL S
015	010340	0190	8/28/07	\$302,000	\$252,000	1520	7	1989	3	8420	N	N	2509 S 354TH ST
015	386145	0040	5/29/07	\$305,000	\$255,000	1370	7	1988	3	9199	N	N	35412 27TH AVE S
015	375060	7110	7/2/08	\$282,250	\$255,000	910	7	1977	4	10622	N	N	37525 MILITARY RD S
015	010340	0160	11/30/07	\$305,000	\$257,000	1590	7	1991	3	7748	N	N	35219 26TH CT S
015	403170	0200	7/13/07	\$310,000	\$258,000	1730	7	1962	4	14786	N	N	3830 S 345TH ST
015	375160	1811	6/23/08	\$287,900	\$259,000	1320	7	1975	3	10504	N	N	4203 S 352ND ST
015	201920	0020	8/7/07	\$311,000	\$259,000	1370	7	1986	3	8443	N	N	36601 25TH AVE S
015	512880	0130	4/21/08	\$295,000	\$259,000	1490	7	1988	3	6559	N	N	2209 S 361ST ST
015	618140	0630	8/12/08	\$280,800	\$259,000	1580	7	2004	3	4518	N	N	33210 42ND AVE S
015	386150	0200	7/1/08	\$290,000	\$262,000	1800	7	1987	3	7138	N	N	35615 25TH PL S
015	512880	0200	8/8/07	\$315,000	\$262,000	1700	7	1993	4	7207	N	N	2212 S 362ND ST
015	618141	0070	9/19/08	\$280,000	\$263,000	1580	7	2005	3	4716	N	N	33002 41ST WAY S
015	415800	0020	6/22/07	\$316,500	\$264,000	1120	7	1971	4	15120	N	N	36431 32ND AVE S
015	413150	0080	7/18/08	\$291,000	\$265,000	1240	7	1978	3	8600	N	N	33110 21ST AVE S
015	386144	0260	5/1/07	\$320,000	\$268,000	1690	7	1988	3	8402	N	N	35831 23RD PL S
015	386150	0340	5/10/07	\$321,575	\$269,000	1580	7	1988	3	6620	N	N	2401 S 359TH ST
015	375160	2796	12/7/07	\$318,500	\$269,000	1370	7	1977	3	37368	N	N	35432 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618142	0470	5/15/07	\$323,043	\$270,000	1516	7	2007	3	4554	N	N	32814 42ND AVE S
015	375060	7517	8/30/07	\$327,500	\$273,000	1690	7	1978	3	21360	N	N	37302 32ND AVE S
015	513100	0690	4/20/07	\$326,000	\$273,000	1520	7	1985	4	7414	N	N	36235 25TH PL S
015	432230	0010	4/16/08	\$317,400	\$278,000	1300	7	1967	4	9600	N	N	2604 S 357TH ST
015	010340	0350	11/20/07	\$334,000	\$281,000	1650	7	1989	3	7245	N	N	2519 S 353RD ST
015	386150	0050	7/17/08	\$308,455	\$281,000	1410	7	1989	3	8010	N	N	35824 25TH PL S
015	506640	0481	8/1/07	\$338,000	\$281,000	1360	7	1935	4	30020	N	N	34226 42ND AVE S
015	375160	2874	9/22/08	\$300,000	\$282,000	1640	7	2001	3	18669	N	N	35607 42ND PL S
015	375160	2874	9/22/08	\$300,000	\$282,000	1640	7	2001	3	18669	N	N	35607 42ND PL S
015	404570	0596	3/5/07	\$335,000	\$283,000	1580	7	1962	3	36154	N	N	35656 32ND AVE S
015	512880	0260	5/9/07	\$339,000	\$284,000	1790	7	1989	4	7296	N	N	36107 23RD PL S
015	432230	0230	6/6/07	\$339,950	\$284,000	1430	7	1964	4	9200	N	N	35769 27TH AVE S
015	512880	0160	7/21/08	\$315,000	\$287,000	1500	7	1988	3	7200	N	N	36114 22ND PL S
015	115070	0040	9/24/08	\$305,000	\$287,000	1730	7	1996	3	7576	N	N	36212 26TH AVE S
015	375060	7267	7/24/08	\$315,000	\$288,000	2040	7	2004	3	14400	N	N	37208 34TH AVE S
015	618142	0020	7/19/07	\$346,710	\$289,000	1516	7	2007	3	3960	N	N	4206 S 331ST ST
015	241260	0090	7/2/07	\$347,950	\$290,000	2180	7	1980	3	7161	N	N	33047 22ND PL S
015	432230	0480	6/1/07	\$347,000	\$290,000	1300	7	1967	4	11375	N	N	35705 26TH AVE S
015	618140	0920	7/22/08	\$319,000	\$291,000	1830	7	2004	3	4997	N	N	33235 41ST PL S
015	386150	0050	4/25/07	\$350,000	\$293,000	1410	7	1989	3	8010	N	N	35824 25TH PL S
015	614400	0040	6/12/07	\$352,900	\$294,000	1410	7	1970	4	16371	N	N	3924 S 325TH PL
015	272104	9046	1/24/08	\$345,000	\$294,000	1850	7	1926	4	31798	N	N	36710 34TH AVE S
015	375160	1823	4/18/08	\$336,500	\$295,000	1930	7	1999	3	17161	N	N	35314 42ND AVE S
015	618142	0440	7/10/07	\$354,716	\$295,000	1923	7	2007	3	3483	N	N	32806 42ND AVE S
015	618142	0180	7/16/07	\$354,903	\$296,000	1770	7	2007	3	3960	N	N	33009 44TH AVE S
015	241260	0010	3/27/08	\$342,500	\$298,000	2410	7	1979	3	8174	N	N	33003 22ND PL S
015	618140	0310	3/12/07	\$358,460	\$303,000	2230	7	2004	3	5392	N	N	33314 45TH WAY S
015	618142	0190	2/26/07	\$359,457	\$304,000	1871	7	2007	3	3960	N	N	33013 44TH AVE S
015	618142	0430	6/27/07	\$364,435	\$304,000	1984	7	2007	3	4662	N	N	32804 42ND AVE S

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	789385	0240	9/10/08	\$325,000	\$304,000	1850	7	1997	3	5544	N	N	3012 S 363RD ST
015	618142	0330	3/9/07	\$361,755	\$306,000	1984	7	2007	3	5000	N	N	33010 42ND AVE S
015	618140	0320	8/28/07	\$367,000	\$306,000	2230	7	2004	3	5592	N	N	33306 45TH WAY S
015	152104	9218	6/20/07	\$368,900	\$307,000	1984	7	2007	3	4950	N	N	4209 S 331ST ST
015	618142	0380	3/1/07	\$364,606	\$309,000	1734	7	2007	3	4365	N	N	32815 42ND AVE S
015	618142	0170	2/1/07	\$364,675	\$311,000	1871	7	2007	3	3994	N	N	33005 44TH AVE S
015	618142	0040	2/1/07	\$365,995	\$312,000	2194	7	2007	3	3892	N	N	4214 S 331ST ST
015	618142	0420	2/21/07	\$369,118	\$313,000	2194	7	2007	3	4230	N	N	32801 42ND AVE S
015	618141	0260	11/13/07	\$374,500	\$314,000	2300	7	2007	3	4449	N	N	4113 S 331ST PL
015	618142	0340	7/3/07	\$378,115	\$315,000	2007	7	2007	3	5263	N	N	33006 42ND AVE S
015	618141	0820	2/28/08	\$368,000	\$317,000	1948	7	2005	3	5063	N	N	32913 41ST WAY S
015	618142	0260	6/4/07	\$381,653	\$318,000	2264	7	2007	3	4606	N	N	33046 42ND AVE S
015	618140	0950	5/11/07	\$380,000	\$318,000	2304	7	2004	3	4998	N	N	33315 41ST PL S
015	618141	0240	12/23/08	\$322,000	\$320,000	2688	7	2005	3	4474	N	N	4129 S 331ST PL
015	618141	0270	4/24/07	\$385,575	\$323,000	2440	7	2007	3	5038	N	N	4109 S 331ST PL
015	618141	0250	4/12/07	\$385,950	\$324,000	2488	7	2006	3	4449	N	N	4121 S 331ST PL
015	618142	0030	2/6/07	\$382,228	\$325,000	1847	7	2007	3	3929	N	N	4210 S 331ST ST
015	618140	0560	6/27/07	\$390,000	\$325,000	2230	7	2004	3	6921	N	N	33253 43RD PL S
015	618142	0410	2/12/07	\$382,088	\$325,000	2294	7	2007	3	4365	N	N	32807 42ND AVE S
015	618141	0390	7/16/08	\$358,000	\$326,000	2452	7	2006	3	4650	N	N	32925 40TH AVE S
015	618143	0120	10/2/07	\$393,000	\$328,000	2446	7	2006	3	5210	N	N	33603 38TH AVE S
015	618142	0390	5/22/07	\$396,790	\$331,000	2632	7	2007	3	4700	N	N	3280 42ND AVE S
015	618142	0200	2/16/07	\$389,716	\$331,000	2789	7	2007	3	3960	N	N	33017 44TH AVE S
015	618142	0130	1/30/07	\$388,601	\$331,000	2843	7	2007	3	5000	N	N	33018 44TH AVE S
015	618142	0120	1/11/07	\$386,161	\$331,000	2843	7	2007	3	5000	N	N	33024 44TH AVE S
015	332104	9060	9/22/08	\$352,250	\$332,000	2290	7	1966	4	33000	N	N	2827 S 368TH ST
015	618142	0320	1/23/07	\$390,103	\$333,000	2632	7	2007	3	5097	N	N	33016 42ND AVE S
015	618140	0250	11/9/07	\$398,000	\$334,000	2460	7	2005	3	4836	N	N	4335 S 333RD ST
015	618142	0220	7/18/07	\$402,306	\$335,000	2300	7	2007	3	3960	N	N	33025 44TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618142	0460	5/10/07	\$400,220	\$335,000	2547	7	2007	3	6134	N	N	32810 42ND AVE S
015	618140	0360	1/31/07	\$393,500	\$335,000	2730	7	2004	3	5883	N	N	33224 45TH WAY S
015	512880	0080	8/21/07	\$404,950	\$337,000	2020	7	1988	3	7200	N	N	2237 S 361ST ST
015	152104	9220	5/30/07	\$405,315	\$338,000	3176	7	2007	3	5536	N	N	33112 42ND AVE S
015	618142	0400	3/27/07	\$402,550	\$339,000	2446	7	2007	3	4500	N	N	32809 42ND AVE S
015	618142	0270	1/2/07	\$399,065	\$343,000	2632	7	2007	3	4606	N	N	33042 42ND AVE S
015	618142	0360	6/13/07	\$413,613	\$345,000	2843	7	2007	3	6336	N	N	32823 42ND AVE S
015	618142	0370	2/27/07	\$407,121	\$345,000	2843	7	2007	3	4850	N	N	32819 42ND AVE S
015	618142	0110	2/1/07	\$414,542	\$353,000	2547	7	2007	3	5000	N	N	33028 44TH AVE S
015	618142	0060	1/16/07	\$416,256	\$356,000	2789	7	2007	3	3960	N	N	4222 S 331ST ST
015	152104	9216	6/11/07	\$427,725	\$357,000	3176	7	2007	3	7927	N	N	4219 S 331ST ST
015	618140	0370	5/1/07	\$428,876	\$359,000	2300	7	2007	3	5703	N	N	33216 45TH WAY S
015	404570	0085	9/11/07	\$430,000	\$359,000	2190	7	2001	3	19840	N	Y	35013 37TH AVE S
015	618141	0061	5/24/07	\$432,390	\$361,000	3213	7	2007	3	9632	N	N	32903 42ND AVE S
015	618143	0700	2/14/07	\$431,093	\$366,000	3620	7	2006	3	7149	N	N	33638 38TH AVE S
015	618140	0010	5/23/07	\$439,295	\$367,000	3220	7	2007	3	6249	N	N	4445 S 332ND PL
015	618142	0150	1/11/07	\$429,834	\$368,000	3557	7	2007	3	8588	N	N	33012 44TH AVE S
015	618142	0350	1/17/07	\$432,985	\$370,000	3176	7	2007	3	4838	N	N	32827 42ND AVE S
015	618140	0380	3/13/07	\$441,288	\$373,000	3620	7	2006	3	7403	N	N	4456 S 332ND PL
015	618143	0410	6/14/07	\$452,500	\$377,000	3253	7	2006	3	5865	N	N	33418 42ND AVE S
015	618140	0300	4/2/07	\$450,993	\$379,000	3220	7	2007	3	5636	N	N	4425 S 333RD ST
015	618141	0062	6/6/07	\$464,018	\$387,000	3542	7	2007	3	10567	N	N	32907 42ND AVE S
015	618143	0380	2/16/07	\$460,000	\$390,000	3597	7	2006	3	5531	N	N	33504 42ND AVE S
015	618143	0780	7/2/07	\$470,000	\$392,000	3597	7	2006	3	5523	N	N	33524 38TH AVE S
015	618140	0330	3/14/07	\$465,000	\$392,000	4110	7	2004	3	5659	N	N	33248 45TH WAY S
015	618140	0340	1/22/07	\$461,425	\$394,000	3320	7	2004	3	5700	N	N	33240 45TH WAY S
015	618142	0100	1/1/07	\$458,149	\$394,000	3597	7	2007	3	6037	N	N	33032 44TH AVE S
015	614360	0030	6/14/07	\$480,000	\$400,000	1070	7	1939	5	10960	Y	Y	32821 38TH AVE S
015	618143	0710	2/1/07	\$472,805	\$403,000	3730	7	2007	3	6000	N	N	33634 38TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618143	0830	7/19/07	\$485,000	\$404,000	3597	7	2006	3	5723	N	N	3816 S 335TH PL
015	618141	0060	6/25/07	\$499,235	\$416,000	4060	7	2007	3	9801	N	N	32911 42ND AVE S
015	618140	0790	2/14/08	\$500,000	\$429,000	4104	7	2004	3	6121	N	N	33309 42ND AVE S
015	152104	9219	4/5/07	\$520,173	\$437,000	4051	7	2007	3	6433	N	N	4203 S 331ST ST
015	152104	9047	5/23/07	\$549,000	\$459,000	1730	7	1959	4	104979	N	N	33010 MILITARY RD S
015	273050	0120	1/18/07	\$540,000	\$462,000	1080	7	1994	3	19433	Y	Y	4305 S 347TH ST
015	614360	0365	6/6/07	\$569,950	\$475,000	1900	7	1965	4	16140	Y	Y	33453 33RD PL S
015	506640	0520	1/9/07	\$695,000	\$596,000	1860	7	1992	3	101494	Y	Y	34243 45TH AVE S
015	236810	0130	2/8/07	\$305,000	\$259,000	1600	8	2004	3	10956	N	N	32240 39TH AVE S
015	282410	0100	12/6/07	\$325,000	\$274,000	1480	8	1974	4	9594	N	N	4210 S 324TH PL
015	152104	9189	2/8/07	\$325,900	\$277,000	1680	8	1978	3	13503	N	N	3825 S 325TH ST
015	321165	0140	9/23/08	\$299,000	\$282,000	2090	8	2005	3	4718	N	N	32063 37TH PL S
015	386150	0300	8/30/07	\$345,000	\$287,000	1860	8	1988	3	9575	N	N	35819 25TH PL S
015	144510	0100	6/21/07	\$350,000	\$292,000	2060	8	2001	3	5141	N	N	36256 23RD PL S
015	236800	0110	3/27/07	\$349,950	\$295,000	1716	8	2005	3	13875	N	N	3817 S 321ST ST
015	236800	0080	4/26/07	\$357,950	\$300,000	1716	8	2005	3	13875	N	N	3818 S 322ND ST
015	403120	0220	1/3/07	\$348,950	\$300,000	1960	8	1965	4	9245	N	N	34906 42ND AVE S
015	386145	0510	1/15/08	\$355,000	\$302,000	1850	8	1988	3	8892	N	N	2701 S 355TH PL
015	186493	0040	6/21/07	\$370,000	\$308,000	1960	8	2003	3	4993	N	N	37623 32ND PL S
015	375060	7788	3/21/08	\$355,000	\$308,000	1410	8	1979	3	19200	N	N	36911 34TH AVE S
015	236810	0140	4/13/07	\$370,000	\$311,000	2210	8	2002	3	11288	N	N	32250 39TH AVE S
015	403120	0040	3/13/07	\$369,950	\$312,000	1310	8	2007	3	9390	N	N	35120 42ND AVE S
015	321165	0100	3/20/07	\$369,900	\$312,000	2090	8	2005	3	4515	N	N	32056 37TH PL S
015	168700	0390	7/25/07	\$376,313	\$313,000	2039	8	2007	3	5500	N	N	4146 S 350TH PL
015	144510	0170	7/26/07	\$379,000	\$316,000	2060	8	2002	3	6721	N	N	36253 23RD PL S
015	520500	0050	8/14/07	\$379,000	\$316,000	2320	8	1990	3	8100	N	N	36616 31ST AVE S
015	168700	0380	8/9/07	\$379,263	\$316,000	2087	8	2007	3	5366	N	N	4140 S 350TH PL
015	168700	0070	6/15/07	\$380,950	\$318,000	2065	8	2007	3	5173	N	N	35105 42ND AVE S
015	144510	0120	3/21/07	\$380,000	\$320,000	2260	8	2001	3	8325	N	N	36264 23RD PL S

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	182250	0460	12/3/08	\$326,500	\$321,000	1960	8	2008	3	7485	N	N	2812 S 357TH PL
015	520500	0530	10/29/08	\$334,000	\$321,000	2340	8	1990	3	8220	N	N	36717 31ST AVE S
015	520500	0460	8/16/07	\$390,000	\$325,000	2460	8	1989	3	9710	N	N	3022 S 367TH CT
015	168700	0310	6/29/07	\$390,075	\$325,000	2153	8	2007	3	4194	N	N	35032 41ST PL S
015	168700	0280	6/4/07	\$391,750	\$327,000	2161	8	2007	3	4400	N	N	35035 41ST PL S
015	520500	0270	5/1/07	\$394,000	\$330,000	2360	8	1990	3	8191	N	N	36407 31ST AVE S
015	144510	0090	8/28/07	\$400,000	\$333,000	2240	8	2001	3	5245	N	N	36250 23RD PL S
015	520500	0070	3/16/07	\$394,900	\$333,000	2380	8	1989	3	9033	N	N	3115 S 366TH CT
015	168700	0190	3/5/07	\$395,601	\$334,000	2434	8	2007	3	4397	N	N	35071 41ST PL S
015	168700	0080	2/14/07	\$393,151	\$334,000	2411	8	2007	3	5185	N	N	35109 42ND AVE S
015	520500	0420	10/26/07	\$400,000	\$335,000	2430	8	1989	3	8826	N	N	36557 31ST AVE S
015	520500	0120	8/4/08	\$369,000	\$339,000	2270	8	1989	3	6471	N	N	36544 31ST AVE S
015	168700	0130	1/26/07	\$399,195	\$341,000	2153	8	2007	3	3888	N	N	35095 41ST PL S
015	168700	0230	3/23/07	\$404,950	\$341,000	2434	8	2007	3	4400	N	N	35055 41ST PL S
015	520500	0330	5/3/07	\$408,000	\$342,000	2460	8	1990	3	7215	N	N	3015 S 365TH CT
015	168700	0170	3/5/07	\$404,256	\$342,000	2153	8	2007	3	4066	N	N	35079 41ST PL S
015	168700	0220	5/7/07	\$418,146	\$350,000	2434	8	2007	3	4400	N	N	35059 41ST PL S
015	168700	0160	2/9/07	\$412,255	\$350,000	2434	8	2007	3	3903	N	N	35083 41ST PL S
015	168700	0290	6/5/07	\$421,997	\$352,000	2434	8	2007	3	4411	N	N	35031 41ST PL S
015	168700	0200	7/11/07	\$425,659	\$354,000	2153	8	2007	3	4400	N	N	35067 41ST PL S
015	168700	0250	6/1/07	\$426,420	\$356,000	2434	8	2007	3	4400	N	N	35047 41ST PL S
015	234570	0090	10/1/08	\$380,000	\$360,000	2610	8	2003	3	6720	N	N	3102 S 381ST WAY
015	168700	0300	7/30/07	\$436,950	\$364,000	2495	8	2007	3	4721	N	N	35027 41ST PL S
015	168700	0150	2/13/07	\$429,655	\$365,000	2153	8	2007	3	3888	N	N	35087 41ST PL S
015	168700	0270	5/4/07	\$437,400	\$366,000	2495	8	2007	3	4400	N	N	35039 41ST PL S
015	234570	0150	5/13/08	\$415,000	\$367,000	2190	8	2003	3	11052	N	N	38007 31ST CT S
015	168700	0100	6/28/07	\$442,582	\$369,000	2434	8	2007	3	8696	N	N	35094 41ST PL S
015	168700	0180	4/2/07	\$439,103	\$369,000	2495	8	2007	3	4264	N	N	35075 41ST PL S
015	168700	0410	8/10/07	\$444,032	\$370,000	2495	8	2007	3	5276	N	N	4158 S 350TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	168700	0370	6/16/07	\$444,950	\$371,000	2434	8	2007	3	6570	N	N	35023 42ND AVE S
015	234570	0130	8/27/08	\$400,000	\$371,000	2590	8	2002	3	6804	N	N	38000 31ST CT S
015	234570	0390	4/22/08	\$425,000	\$373,000	2750	8	2002	3	6546	N	N	38127 30TH CT S
015	168700	0320	7/10/07	\$449,647	\$374,000	2434	8	2007	3	5741	N	N	35036 41ST PL S
015	168700	0140	2/5/07	\$439,530	\$374,000	2434	8	2007	3	3888	N	N	35091 41ST PL S
015	168700	0090	2/5/07	\$441,200	\$375,000	3058	8	2007	3	10636	N	N	35088 41ST PL S
015	168700	0240	5/7/07	\$450,358	\$377,000	2495	8	2007	3	4400	N	N	35051 41ST PL S
015	168700	0260	5/25/07	\$454,348	\$379,000	2495	8	2007	3	4400	N	N	35043 41ST PL S
015	168700	0400	7/6/07	\$462,715	\$385,000	3058	8	2007	3	5000	N	N	4152 S 350TH PL
015	168700	0210	3/26/07	\$458,017	\$386,000	2497	8	2007	3	4400	N	N	35063 41ST PL S
015	168700	0110	3/5/07	\$457,928	\$387,000	3058	8	2007	3	10215	N	N	35098 41ST PL S
015	234570	0580	12/14/07	\$464,500	\$392,000	2750	8	2004	3	5507	N	N	3137 S 381ST WAY
015	168700	0330	7/10/07	\$477,265	\$397,000	2495	8	2007	3	5550	N	N	35040 41ST PL S
015	606460	0343	11/26/07	\$487,500	\$410,000	2190	8	1994	3	63162	N	N	5017 S 347TH PL
015	234570	0260	5/8/07	\$490,000	\$410,000	2610	8	2003	3	6305	N	N	3000 S 381ST WAY
015	234570	0370	3/7/07	\$487,500	\$412,000	2490	8	2002	3	7036	N	N	2933 S 381ST WAY
015	234570	0130	2/27/07	\$493,000	\$417,000	2590	8	2002	3	6804	N	N	38000 31ST CT S
015	168700	0360	5/7/07	\$499,800	\$418,000	2495	8	2007	3	6959	N	N	35017 42ND AVE S
015	168700	0120	1/11/07	\$519,651	\$445,000	3058	8	2007	3	6185	N	N	35099 41ST PL S
015	404570	0080	12/22/08	\$500,000	\$497,000	1700	8	1983	3	22843	Y	Y	35009 37TH AVE S
015	242200	0040	3/25/08	\$620,000	\$538,000	2530	8	1987	4	18000	N	Y	34625 38TH AVE S
015	186494	0210	7/11/08	\$409,950	\$372,000	2190	9	2008	3	4656	N	N	3246 S 376TH ST
015	242200	0075	10/7/08	\$699,950	\$665,000	3620	10	2007	3	14364	Y	Y	34608 38TH AVE S
015	242200	0080	12/11/07	\$855,000	\$722,000	3560	10	2007	3	12714	Y	Y	34612 38TH AVE S
015	404570	0508	5/24/07	\$720,000	\$601,000	4240	11	2007	3	49658	N	N	3770 S 349TH PL
016	375060	6438	6/16/08	\$175,000	\$157,000	430	4	1942	5	14400	N	N	38230 49TH AVE S
016	375160	6525	10/12/07	\$240,000	\$201,000	600	5	2005	3	19812	Y	N	36820 55TH AVE S
016	375060	2484	6/13/07	\$260,000	\$217,000	1270	5	1920	4	4800	N	N	37255 39TH AVE S
016	375160	3783	9/4/07	\$315,000	\$263,000	1728	6	1973	4	24000	N	N	35816 51ST AVE S

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	375160	2229	4/14/08	\$209,000	\$183,000	960	7	1970	3	7200	N	N	35216 54TH AVE S
016	375060	0558	12/27/07	\$240,000	\$203,000	880	7	1925	3	15690	N	N	36430 MILITARY RD S
016	375160	1235	6/10/08	\$228,000	\$204,000	1010	7	1977	3	9600	N	N	34804 54TH AVE S
016	375060	3783	8/20/07	\$265,000	\$221,000	1750	7	1967	3	12600	N	N	37615 40TH AVE S
016	375060	3405	5/5/08	\$254,300	\$224,000	1080	7	1981	4	7440	N	N	3922 S 376TH ST
016	375160	3161	8/26/08	\$248,950	\$231,000	1170	7	1995	3	14400	N	N	5225 S 356TH ST
016	375160	0005	2/27/07	\$274,000	\$232,000	1440	7	1978	3	19028	N	N	5103 S 336TH ST
016	375060	2613	8/7/07	\$280,000	\$233,000	1150	7	1981	3	9600	N	N	37264 39TH AVE S
016	375160	0905	4/10/07	\$279,450	\$235,000	1580	7	1985	3	9600	N	N	34610 53RD AVE S
016	375160	1627	7/13/07	\$295,300	\$246,000	1340	7	1979	4	14400	N	N	35007 55TH AVE S
016	375160	5931	8/16/07	\$299,975	\$250,000	1430	7	1952	5	18480	N	N	5025 S 366TH ST
016	375060	6817	8/29/07	\$310,000	\$258,000	1060	7	1981	4	13200	N	N	38218 44TH AVE S
016	375160	5631	3/25/08	\$307,500	\$267,000	1080	7	1966	4	12000	N	N	36447 55TH AVE S
016	281785	0040	12/14/07	\$325,000	\$274,000	1710	7	1998	3	6300	N	N	37619 37TH AVE S
016	375160	2682	6/19/07	\$329,950	\$275,000	1080	7	1998	3	19532	N	N	35415 51ST AVE SE
016	375160	1311	8/5/08	\$305,000	\$280,000	1430	7	1979	3	9600	Y	N	34824 55TH AVE S
016	375060	2440	3/16/07	\$332,500	\$281,000	1090	7	1978	4	16650	N	N	37331 38TH AVE S
016	281785	0230	5/22/08	\$320,000	\$284,000	1700	7	1998	3	7628	N	N	3615 S 378TH ST
016	375160	3158	1/17/08	\$340,000	\$289,000	1403	7	2008	3	9600	N	N	35612 52ND AVE S
016	375060	5385	5/15/07	\$347,000	\$290,000	1180	7	1978	4	8400	N	N	37832 39TH AVE S
016	375160	3791	8/3/07	\$350,000	\$291,000	1140	7	1973	3	19200	N	N	35832 51ST AVE S
016	375160	5635	8/13/08	\$325,000	\$300,000	1410	7	1977	3	12000	N	N	36443 55TH AVE S
016	375060	3817	11/9/07	\$360,000	\$302,000	1990	7	1974	4	9600	N	N	37630 40TH AVE S
016	375160	3158	5/12/08	\$349,950	\$309,000	1403	7	2008	3	9600	N	N	35612 52ND AVE S
016	281785	0220	2/15/07	\$364,900	\$310,000	1800	7	1998	3	6002	N	N	3611 S 378TH ST
016	375060	3640	6/11/07	\$379,950	\$317,000	1242	7	2006	3	14400	N	N	37712 38TH AVE S
016	375160	0425	3/10/08	\$380,000	\$328,000	1080	7	1976	4	38188	N	N	5206 S 344TH ST
016	375160	0418	10/15/07	\$406,850	\$340,000	1970	7	1999	3	18066	N	N	34318 51ST AVE S
016	375060	0575	7/8/08	\$375,000	\$340,000	1710	7	1984	3	50597	N	N	36444 45TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	281785	0160	7/18/08	\$375,000	\$341,000	1940	7	1998	3	9914	N	N	3656 S 378TH ST
016	375160	3538	10/22/08	\$360,000	\$345,000	1400	7	1966	4	80586	Y	N	35804 57TH AVE S
016	375060	4980	4/23/07	\$420,000	\$352,000	2032	7	2007	3	15469	N	N	4508 S 380TH ST
016	375060	5207	5/16/07	\$352,000	\$294,000	1650	8	1976	3	19200	N	N	37820 42ND AVE S
016	541210	1020	9/17/07	\$355,000	\$296,000	1570	8	2000	3	6642	N	N	38135 38TH AVE S
016	114140	0080	2/26/07	\$360,000	\$305,000	2229	8	2005	3	5675	N	N	38215 34TH PL S
016	375160	3157	12/31/07	\$369,500	\$313,000	2323	8	2008	3	4800	N	N	35606 52ND AVE S
016	541210	1000	5/23/08	\$355,000	\$315,000	1850	8	2001	3	6563	N	N	38119 38TH AVE S
016	541210	0350	5/8/07	\$380,000	\$318,000	1880	8	2000	3	6415	N	N	37843 35TH WAY S
016	375160	0867	10/15/07	\$384,500	\$322,000	1560	8	1979	4	19200	N	N	34726 54TH AVE S
016	114140	0070	3/21/07	\$390,000	\$329,000	1981	8	2005	3	4514	N	N	3445 S 382ND ST
016	541210	1050	7/18/07	\$404,950	\$337,000	1950	8	2000	3	6748	N	N	38151 38TH AVE S
016	541225	0020	8/24/07	\$415,500	\$346,000	2400	8	2004	3	5630	N	N	38124 35TH WAY S
016	541210	0170	11/27/07	\$429,000	\$361,000	2550	8	2001	3	6800	N	N	38011 35TH WAY S
016	541210	0680	10/19/07	\$433,000	\$362,000	2400	8	2001	3	7261	N	N	38053 36TH PL S
016	541210	0810	3/12/07	\$436,750	\$369,000	2580	8	2001	3	6709	N	N	38031 37TH PL S
016	335340	4482	5/25/07	\$453,000	\$378,000	2100	8	1973	3	10800	Y	N	37202 56TH AVE S
016	541210	0750	7/2/07	\$460,000	\$383,000	2550	8	2001	3	8615	N	N	38022 36TH PL S
016	541210	0540	5/11/07	\$459,000	\$384,000	2590	8	2001	3	6599	N	N	37924 35TH WAY S
016	541210	0740	7/9/07	\$464,700	\$387,000	2590	8	2001	3	8469	N	N	38030 36TH PL S
016	541210	0060	3/13/07	\$458,450	\$387,000	2780	8	2001	3	7502	N	N	3408 S 381ST CT
016	541210	0860	2/28/07	\$465,000	\$394,000	3070	8	2001	3	6471	N	N	38016 37TH PL S
016	541210	0550	2/26/07	\$470,000	\$398,000	2590	8	2001	3	7213	N	N	38004 35TH WAY S
016	541210	0890	2/8/07	\$480,000	\$408,000	2400	8	2001	3	6680	N	N	38017 38TH AVE S
016	342104	9051	12/11/08	\$480,000	\$474,000	3160	8	1999	3	41817	N	N	3438 S 382ND ST
016	342104	9051	1/23/07	\$601,000	\$513,000	3160	8	1999	3	41817	N	N	3438 S 382ND ST
016	375160	3420	8/4/08	\$380,000	\$349,000	1710	9	1980	3	19200	N	N	35729 56TH AVE S
016	352104	9056	5/4/07	\$615,000	\$515,000	2630	9	1983	3	64469	Y	N	38028 55TH AVE S
016	335340	4310	6/26/07	\$621,000	\$517,000	3780	9	1986	3	44126	N	N	37922 55TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 55
(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
018	327531	0100	9/5/08	\$325,000	\$303,000	1590	6	1993	3	11541	N	N	1806 BACCHANT CT
018	327530	0400	11/14/07	\$264,900	\$222,000	1050	7	1983	3	12014	N	N	73 HYLEBOS AVE
018	327531	0190	12/12/07	\$266,000	\$225,000	1410	7	1996	3	10004	N	N	1900 ALDER PL
018	387654	0730	10/2/07	\$272,000	\$227,000	1130	7	1985	3	8633	N	N	2618 S 379TH PL
018	327530	0030	9/24/08	\$250,258	\$236,000	1210	7	1981	3	9600	N	N	1702 ALDER ST
018	387654	0630	7/21/08	\$263,000	\$240,000	1330	7	1986	3	8748	N	N	37822 27TH PL S
018	800020	0100	9/14/07	\$290,950	\$243,000	1630	7	2001	3	10026	N	N	88 26TH AVE
018	387654	0500	7/18/08	\$268,000	\$244,000	1130	7	1984	3	7199	N	N	2626 S 377TH ST
018	327531	0020	5/3/07	\$297,950	\$249,000	1370	7	1983	3	10088	N	N	93 18TH AVE
018	387654	0060	7/27/07	\$300,000	\$250,000	1550	7	1983	3	9630	N	N	37803 26TH DR S
018	387654	0220	11/21/08	\$262,500	\$256,000	1510	7	1985	3	8397	N	N	2311 S 376TH PL
018	387654	0810	11/5/07	\$308,000	\$258,000	1264	7	1985	3	7201	N	N	37707 27TH PL S
018	387654	0910	3/14/08	\$300,000	\$259,000	1550	7	1984	3	10700	N	N	37722 26TH DR S
018	387654	0320	4/23/07	\$312,000	\$262,000	1530	7	1987	3	7700	N	N	2616 S 376TH ST
018	387654	1000	9/29/08	\$280,000	\$265,000	1120	7	1987	3	7338	N	N	2614 S 377TH ST
018	387654	0300	8/20/08	\$287,070	\$266,000	1600	7	1984	3	7829	N	N	2604 S 376TH PL
018	331701	0100	11/14/08	\$276,450	\$268,000	1880	7	1994	3	9506	N	N	38022 24TH CT S
018	721268	1080	2/27/07	\$319,000	\$270,000	1600	7	1995	3	7349	N	N	38012 23RD CT S
018	327531	0110	1/22/08	\$319,000	\$272,000	1440	7	1983	3	9619	N	N	1808 BACCHANT CT
018	111630	0220	1/12/07	\$318,000	\$272,000	1830	7	1993	3	10436	N	N	72 20TH AVCT
018	721268	0180	12/18/07	\$330,000	\$279,000	1600	7	1993	3	5712	N	N	2306 S 380TH ST
018	721268	0190	3/21/08	\$334,900	\$290,000	1480	7	1993	3	5927	N	N	2226 S 380TH ST
018	387654	0360	6/20/08	\$325,000	\$292,000	1590	7	1983	3	7325	N	N	2634 S 376TH PL
018	331701	0070	11/7/07	\$355,000	\$298,000	1860	7	1994	3	6814	N	N	38013 24TH CT S
018	721268	0200	12/28/07	\$363,500	\$308,000	1830	7	1993	3	6080	N	N	2220 S 380TH ST
018	327533	0130	6/6/07	\$369,500	\$308,000	1720	7	1987	3	14000	N	N	63 19TH AVCT
018	721266	0380	1/2/07	\$305,000	\$262,000	1550	8	1994	3	6813	N	N	37223 17TH AVE S
018	721266	1020	4/2/07	\$330,000	\$278,000	1800	8	1991	3	7110	N	N	37328 18TH AVE S
018	721268	0810	8/25/08	\$305,000	\$283,000	1780	8	1994	3	6000	N	N	1909 S 379TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
018	721265	1780	5/8/08	\$324,950	\$287,000	1510	8	1992	3	7818	N	N	37002 20TH AVE S
018	721268	0520	8/19/08	\$310,000	\$287,000	1460	8	1994	3	6987	N	N	1900 S 379TH ST
018	721266	0820	10/20/08	\$300,000	\$287,000	1780	8	1992	3	6630	N	N	1718 S 373RD PL
018	721266	0620	2/29/08	\$339,900	\$293,000	1520	8	1993	3	5834	N	N	36918 17TH AVE S
018	721266	0460	5/9/07	\$355,000	\$297,000	1770	8	1993	3	9746	N	N	37103 17TH AVE S
018	721265	1200	2/26/07	\$355,950	\$301,000	1930	8	1992	3	8808	N	N	2001 S 375TH ST
018	721265	1720	9/26/07	\$360,000	\$301,000	2100	8	1992	3	7428	N	N	37104 20TH AVE S
018	721265	1750	11/13/07	\$361,000	\$303,000	1860	8	1991	3	7071	N	N	37020 20TH AVE S
018	721266	0480	12/7/07	\$365,000	\$308,000	2050	8	1994	3	6366	N	N	1647 S 370TH PL
018	721265	2040	12/28/07	\$365,000	\$309,000	2240	8	1992	3	7566	N	N	2006 S 375TH ST
018	721265	0580	4/15/08	\$355,990	\$311,000	1910	8	1993	3	10071	N	N	1913 S 374TH PL
018	721265	0880	10/29/08	\$324,950	\$312,000	2070	8	1992	3	10129	N	N	37690 18TH PL S
018	721268	0440	8/13/07	\$379,950	\$316,000	1460	8	1994	3	6503	N	N	2014 S 379TH ST
018	721265	1680	12/11/08	\$322,500	\$318,000	2260	8	1992	3	6497	N	N	2026 S 372ND ST
018	721265	0310	1/23/07	\$390,000	\$333,000	2430	8	1992	3	11590	N	N	1936 S 372ND CT
018	721265	0810	9/19/07	\$400,000	\$334,000	2380	8	1992	3	8141	N	N	37629 18TH PL S
018	721265	2060	5/25/07	\$410,000	\$342,000	2290	8	1992	3	7564	N	N	37408 20TH AVE S
018	721265	2070	4/19/07	\$409,000	\$343,000	1940	8	1992	3	6808	N	N	2015 S 374TH CT
018	721265	1790	9/20/07	\$416,000	\$347,000	2210	8	1992	3	16038	N	N	2017 S 370TH ST
018	721265	1260	9/11/07	\$425,000	\$354,000	2510	8	1992	3	7704	N	N	37553 21ST AVE S
018	721265	0170	3/25/08	\$427,000	\$371,000	2460	8	1992	3	6909	N	N	1952 S 371ST PL
018	721266	0410	7/12/07	\$450,000	\$375,000	1530	8	1993	3	9367	N	N	37205 17TH AVE S
018	802960	0110	10/30/07	\$447,000	\$375,000	2210	8	2004	3	9215	N	N	37542 27TH PL S
018	721268	0370	7/25/07	\$480,000	\$400,000	2260	8	1994	3	9752	N	N	37812 21ST CT S
018	540980	0170	4/17/08	\$459,500	\$402,000	2910	8	2004	3	8609	N	N	87 23RD AVE
018	721265	1490	8/18/08	\$485,000	\$448,000	2400	8	1991	3	8076	N	N	37210 22ND AVE S
018	721265	0700	4/19/07	\$672,950	\$564,000	3600	9	1993	3	35023	N	N	37611 17TH PL S

**Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	010340	0300	12/20/07	\$263,000	Diagnostic Outlier-SAS
015	010340	0360	7/17/08	\$141,941	DOR RATIO;DIVORCE; STATEMENT TO DOR
015	152104	9061	9/17/08	\$155,000	Diagnostic Outlier-SAS
015	152104	9148	12/4/08	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	152104	9171	5/16/07	\$540,000	Diagnostic Outlier-Box Plot
015	152104	9217	4/24/07	\$438,060	Diagnostic Outlier-SAS
015	182250	0100	12/12/08	\$409,678	PREVIMP<=25K
015	182250	0110	12/1/08	\$362,774	PREVIMP<=25K
015	182250	0160	10/15/08	\$408,420	Diagnostic Outlier-Box Plot
015	182250	0180	12/19/08	\$325,000	Diagnostic Outlier-SAS
015	182250	0420	10/15/08	\$431,272	Diagnostic Outlier-Box Plot
015	182250	0450	11/5/08	\$339,950	Diagnostic Outlier-SAS
015	182250	0470	11/21/08	\$357,537	PREVIMP<=25K
015	182250	0530	12/22/08	\$344,050	Diagnostic Outlier-SAS
015	186493	0160	8/23/07	\$393,000	Diagnostic Outlier-SAS
015	186494	0250	12/19/07	\$300,000	Diagnostic Outlier-Box Plot
015	201920	0110	9/9/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	212104	9045	1/18/08	\$375,000	TEAR DOWN
015	219160	0410	10/31/07	\$110,000	%COMPL
015	219160	0415	10/31/07	\$110,000	%COMPL
015	226800	0110	7/25/08	\$150,000	Diagnostic Outlier-Box Plot
015	226800	0200	9/12/07	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	234570	0180	12/13/08	\$390,000	RELOCATION - SALE TO SERVICE
015	241260	0080	12/17/07	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	242200	0110	1/10/07	\$241,000	Diagnostic Outlier-Box Plot
015	242200	0120	7/19/07	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	272104	9027	8/20/07	\$666,000	MOBILE HOME
015	273000	0270	7/6/07	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	282104	9121	8/13/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
015	282104	9146	4/3/07	\$527,500	IMP COUNT;GOVERNMENT AGENCY;
015	282410	0100	12/6/07	\$325,000	QUIT CLAIM DEED; RELOCATION - SALE TO SERVICE
015	282410	0540	6/7/07	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	332104	9006	9/25/08	\$262,500	Diagnostic Outlier-Box Plot
015	342104	9045	6/12/07	\$780,000	Diagnostic Outlier-SAS
015	375060	7242	5/1/07	\$321,000	MULTI-PARCEL SALE
015	375160	2874	9/22/08	\$147,318	DOR RATIO;QUIT CLAIM DEED;
015	386150	0100	10/14/08	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	403100	0310	4/29/08	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	403110	0640	2/14/08	\$73,512	DOR RATIO;QUIT CLAIM DEED;
015	403110	0730	11/28/07	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	403110	0750	9/26/08	\$261,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
015	403120	0150	9/25/07	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	403170	0010	12/1/08	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	403170	0180	4/9/08	\$479,000	Diagnostic Outlier-SAS
015	403170	0290	1/29/08	\$1,375,000	Diagnostic Outlier-Box Plot
015	403170	0370	7/2/07	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	403170	0400	8/4/08	\$680,000	Diagnostic Outlier-SAS
015	404570	0365	2/22/07	\$170,000	Diagnostic Outlier-Box Plot
015	404570	0656	3/23/07	\$160,000	DOR RATIO
015	404570	0687	2/28/07	\$324,950	Diagnostic Outlier-SAS
015	412960	0010	10/11/07	\$130,000	DOR RATIO;
015	413150	0020	6/12/07	\$71,746	DOR RATIO;QUIT CLAIM DEED;
015	413150	0170	2/12/08	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	513100	0780	6/22/07	\$72,407	DOR RATIO
015	606460	0265	7/23/08	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
015	614360	0110	9/11/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	614360	0275	10/8/07	\$17,314	DOR RATIO;QUIT CLAIM DEED
015	614360	0275	4/30/08	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	614360	0325	2/15/07	\$655,000	Diagnostic Outlier-SAS
015	614360	0560	5/11/07	\$300,000	Diagnostic Outlier-Box Plot
015	614360	0579	12/12/07	\$185,246	EXEMPT FROM EXCISE TAX
015	618140	0660	3/12/07	\$126,207	DOR RATIO;QUIT CLAIM DEED;
015	618140	0790	1/30/08	\$336,100	EXEMPT FROM EXCISE TAX
015	618141	0170	2/28/08	\$375,000	Diagnostic Outlier-SAS
015	618141	0200	11/18/08	\$329,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	618142	0450	3/16/07	\$363,743	Diagnostic Outlier-SAS
015	618143	0100	5/27/08	\$305,856	EXEMPT FROM EXCISE TAX
015	797820	0100	10/10/07	\$1,125,000	Diagnostic Outlier-Box Plot
015	797820	0106	10/29/07	\$376,000	Diagnostic Outlier-SAS
015	797820	0108	10/30/07	\$450,000	Diagnostic Outlier-SAS
015	797820	0165	6/25/07	\$229,342	EXEMPT FROM EXCISE TAX
015	797820	0165	3/17/08	\$216,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
015	797880	0580	5/2/08	\$110,000	DOR RATIO;QUIT CLAIM DEED;
016	142104	9069	9/27/07	\$430,000	Diagnostic Outlier-SAS
016	335340	4275	2/20/07	\$590,000	Diagnostic Outlier-SAS
016	335340	4481	5/16/07	\$505,000	Diagnostic Outlier-SAS
016	342104	9020	5/16/08	\$1,350,000	%NETCOND
016	342104	9075	11/11/07	\$335,000	Diagnostic Outlier-SAS
016	375060	1044	10/12/07	\$250,000	%COMPL
016	375060	1263	8/22/08	\$109,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
016	375060	1263	7/26/07	\$90,000	OBSOL;
016	375060	1860	3/21/07	\$76,000	DOR RATIO;QUIT CLAIM DEED
016	375060	2103	9/20/07	\$391,800	Diagnostic Outlier-SAS
016	375060	2484	3/24/07	\$189,952	QUIT CLAIM DEED;
016	375060	2511	1/25/08	\$165,000	Diagnostic Outlier-Fair Condition

**Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
016	375060	2511	5/11/07	\$79,000	DOR RATIO;STATEMENT TO DOR
016	375060	2814	10/22/07	\$875,000	Diagnostic Outlier-SAS
016	375060	3344	5/18/07	\$272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	375060	3584	5/3/07	\$64,116	DOR RATIO;QUIT CLAIM DEED;
016	375060	4806	11/5/07	\$250,000	FORCED SALE
016	375060	5280	11/11/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375060	5280	3/6/07	\$262,000	EXEMPT FROM EXCISE TAX
016	375060	5322	8/6/08	\$184,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	375060	5620	10/29/08	\$230,000	Diagnostic Outlier-SAS
016	375060	5655	3/28/07	\$235,000	Diagnostic Outlier-SAS
016	375060	6246	5/4/07	\$679,990	MULTI-PARCEL SALE
016	375060	6453	9/27/07	\$300,000	Diagnostic Outlier-Fair Condition
016	375160	0235	1/30/08	\$325,000	Diagnostic Outlier-SAS
016	375160	0253	6/18/08	\$181,051	EXEMPT FROM EXCISE TAX
016	375160	0660	9/4/07	\$295,000	Diagnostic Outlier-SAS
016	375160	0849	7/3/08	\$259,900	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	1407	6/14/07	\$60,500	DOR RATIO;%COMPL
016	375160	1407	4/19/07	\$5,000	DOR RATIO;%COMPL;QUIT CLAIM DEED;
016	375160	1407	4/25/07	\$1,250	DOR RATIO;%COMPL;QUIT CLAIM DEED;
016	375160	1407	4/25/07	\$1,250	DOR RATIO;%COMPL;QUIT CLAIM DEED;
016	375160	1407	4/24/07	\$1,250	DOR RATIO;%COMPL;QUIT CLAIM DEED;
016	375160	1407	4/23/07	\$1,250	DOR RATIO;%COMPL;QUIT CLAIM DEED;
016	375160	1407	4/23/07	\$1,000	DOR RATIO;%COMPL;QUIT CLAIM DEED;
016	375160	1759	2/11/08	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	2233	4/7/08	\$211,000	Diagnostic Outlier-SAS
016	375160	3263	7/17/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	3791	2/21/07	\$169,000	NON-REPRESENTATIVE SALE
016	375160	4950	6/29/07	\$849,900	Diagnostic Outlier-SAS
016	375160	6523	11/30/07	\$220,000	Diagnostic Outlier-SAS
016	375160	6583	3/19/07	\$374,950	Diagnostic Outlier-SAS
016	375160	6646	8/1/08	\$210,000	Diagnostic Outlier-SAS
016	375160	6652	12/6/07	\$195,000	Diagnostic Outlier-SAS
016	375160	6655	7/17/07	\$137,500	Diagnostic Outlier-Box Plot
016	541210	0510	10/27/08	\$355,000	RELOCATION - SALE TO SERVICE
016	541210	0590	1/29/08	\$438,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	541210	0810	3/12/07	\$436,750	RELOCATION - SALE TO SERVICE
016	541210	0830	10/1/08	\$326,900	BANKRUPTCY - RECEIVER OR TRUSTEE
016	541210	0920	2/1/07	\$315,000	Diagnostic Outlier-SAS
018	111630	0020	10/24/08	\$104,041	DOR RATIO;QUIT CLAIM DEED;
018	327530	0240	5/21/07	\$93,531	DOR RATIO;QUIT CLAIM DEED;
018	327530	0310	2/23/07	\$271,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	327531	0050	7/9/08	\$28,949	DOR RATIO;GOVERNMENT AGENCY;
018	331701	0070	11/7/07	\$355,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	387654	0220	6/2/08	\$225,673	EXEMPT FROM EXCISE TAX
018	387654	0340	9/2/08	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	387654	0380	7/22/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	387654	0920	11/21/07	\$320,000	Diagnostic Outlier-SAS
018	715340	0290	4/13/07	\$459,000	Diagnostic Outlier-SAS
018	721265	0270	3/7/08	\$402,750	Diagnostic Outlier-SAS
018	721265	0360	9/29/08	\$291,000	Diagnostic Outlier-SAS
018	721265	0660	7/2/08	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
018	721265	0660	4/10/08	\$382,500	EXEMPT FROM EXCISE TAX
018	721265	0870	12/12/08	\$260,000	Diagnostic Outlier-SAS
018	721265	1260	8/31/07	\$425,000	RELOCATION - SALE TO SERVICE
018	721265	1320	10/22/07	\$329,000	Diagnostic Outlier-SAS
018	721265	1690	8/31/07	\$338,000	Diagnostic Outlier-SAS
018	721266	0900	9/9/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	800020	0070	4/16/08	\$126,150	DOR RATIO;QUIT CLAIM DEED;
018	802960	0150	7/29/08	\$339,414	EXEMPT FROM EXCISE TAX
018	802960	0180	7/29/08	\$337,501	EXEMPT FROM EXCISE TAX
018	802960	0190	11/25/08	\$365,000	RELOCATION - SALE TO SERVICE
018	802960	0320	9/10/07	\$350,000	Diagnostic Outlier-SAS

**Vacant Sales Used in this Annual Update Analysis
Area 55**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
15	219060	0320	05/14/2007	\$70,000	15,000	Y	N
15	219160	1225	03/06/2007	\$60,000	42,000	N	N
15	236810	0200	01/17/2008	\$120,000	10,266	N	N
15	282104	9076	03/23/2007	\$39,995	8,712	N	N
15	403110	0090	03/05/2007	\$78,500	16,407	N	N
15	403120	0010	06/20/2008	\$15,000	10,084	N	N
15	403120	0010	10/13/2008	\$14,700	10,084	N	N
15	412940	0030	04/23/2008	\$117,500	7,591	N	N
15	606460	0263	02/29/2008	\$87,500	17,226	N	N
16	375060	0579	07/27/2007	\$108,000	50,639	N	N
16	375060	1388	05/16/2007	\$32,150	9,600	N	N
16	375060	1480	05/15/2008	\$10,500	4,800	N	N
16	375060	1579	03/14/2007	\$45,000	9,600	N	N
16	375060	1863	07/25/2007	\$20,000	9,200	N	N
16	375060	2690	05/30/2007	\$95,000	12,600	N	N
16	375060	3646	08/21/2007	\$115,845	14,400	N	N
16	375160	0259	01/29/2007	\$84,000	12,885	N	N
16	375160	0455	11/05/2007	\$14,000	5,160	N	N
16	375160	1030	09/24/2007	\$85,000	14,974	N	N
16	375160	1231	09/07/2007	\$28,000	8,800	N	N
16	375160	1409	04/24/2007	\$165,000	107,315	Y	N
16	375160	3777	09/26/2007	\$75,000	9,600	N	N
16	375160	4611	07/31/2007	\$50,000	9,607	N	N
16	375160	4880	03/23/2007	\$135,000	29,088	N	N
16	375160	5042	04/02/2008	\$220,000	39,600	N	N
16	375160	5281	08/31/2007	\$7,000	4,800	N	N
16	375160	6657	07/18/2007	\$16,000	30,830	N	N
16	375160	6663	07/17/2007	\$137,500	290,981	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 55**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	342104	9077	06/01/2008	\$1,100	QUIT CLAIM DEED;
15	375060	7347	04/11/2007	\$2,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
15	375060	8049	09/05/2007	\$5,000	QUIT CLAIM DEED;
16	375060	1388	02/06/2007	\$7,890	DORRatio
16	375060	1480	01/07/2008	\$1,254	DORRatio
16	375060	1480	12/20/2007	\$1,254	DORRatio
16	375060	2470	10/04/2007	\$117,500	DORRatio
16	375060	2852	08/01/2007	\$75,000	DORRatio
16	375060	4989	04/23/2007	\$10,000	DORRatio
16	375060	6558	11/28/2007	\$2,200	DORRatio
16	375060	6558	05/05/2008	\$20,000	DORRatio
16	375060	7026	04/30/2007	\$40,000	DORRatio
16	375160	2407	12/04/2007	\$40,000	DORRatio
16	375160	2463	07/23/2007	\$70,000	DORRatio
16	375160	2999	09/12/2007	\$50,000	DORRatio
16	375160	3037	11/06/2007	\$27,500	DORRatio
16	375160	3162	11/26/2007	\$6,000	DORRatio
16	375160	3195	11/21/2007	\$15,000	DORRatio
16	375160	4281	03/26/2007	\$30,000	DORRatio
16	375160	4881	04/11/2007	\$2,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
17	885600	4043	09/05/2008	\$50,000	DORRatio
18	234550	0440	04/05/2007	\$19,021,089	MULTI-PARCEL SALE;

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.*



King County

Department of Assessments

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Scott Noble
Assessor

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

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

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

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with federal, state or local laws or regulations

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

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

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

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

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

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

Scott Noble
Assessor