

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Snoqualmie Ridge/Issaquah Highlands / 75

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 929

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$232,600	\$351,000	\$583,600			
2009 Value	\$197,400	\$280,100	\$477,500	\$563,400	84.8%	5.76%
Change	-\$35,200	-\$70,900	-\$106,100			
% Change	-15.1%	-20.2%	-18.2%			

*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.

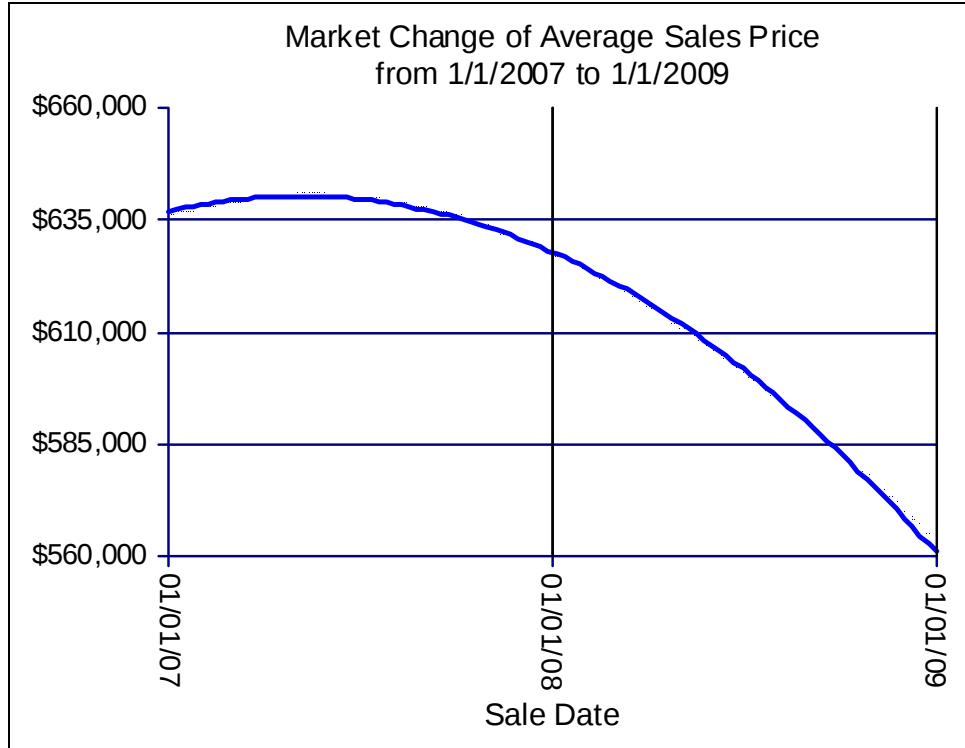
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$237,900	\$338,900	\$576,800
2009 Value	\$201,900	\$270,100	\$472,000
Percent Change	-15.1%	-20.3%	-18.2%

Number of one to three unit residences in the Population: 5023

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment.

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

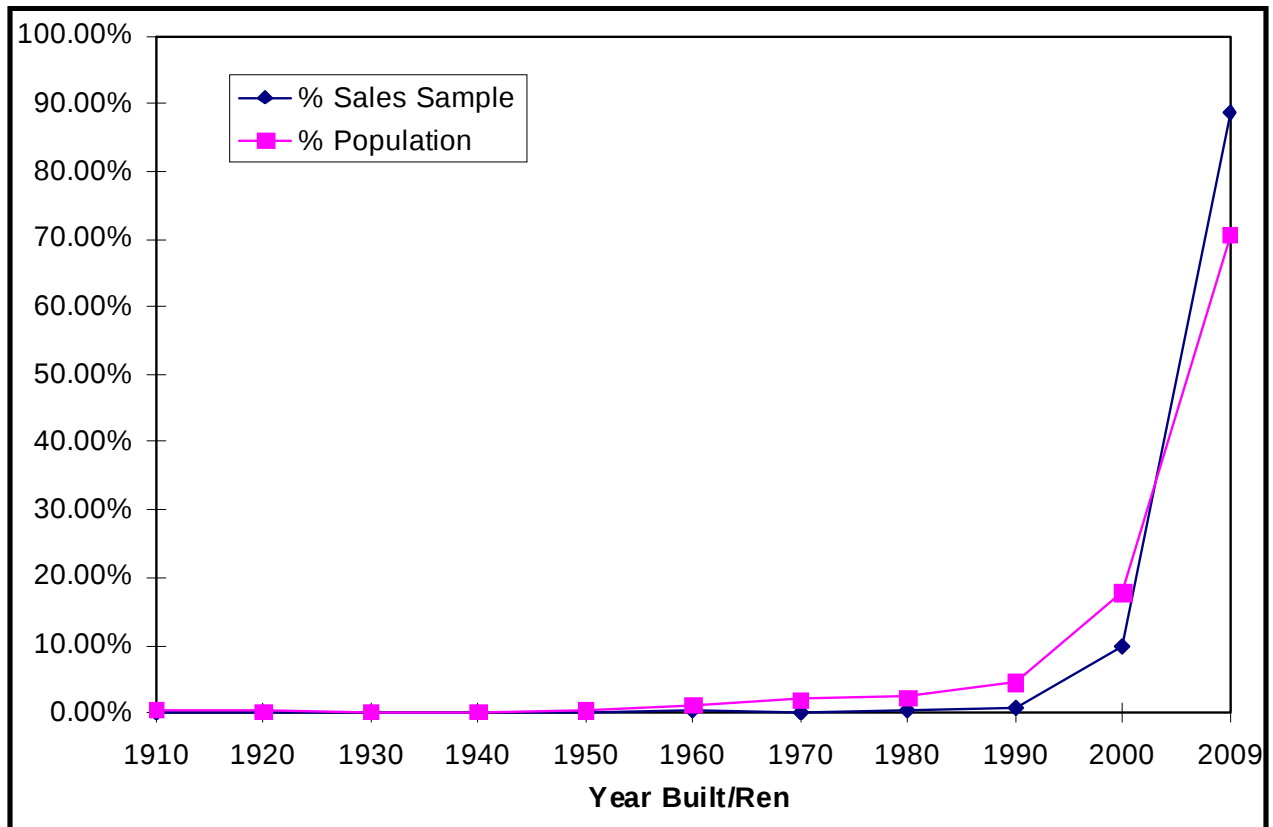
**Market Change of Average Sale Price in Area 75
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.11%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	2	0.22%
1970	1	0.11%
1980	3	0.32%
1990	7	0.75%
2000	91	9.80%
2009	824	88.70%
	929	

Year Built/Ren	Frequency	% Population
1910	26	0.52%
1920	11	0.22%
1930	6	0.12%
1940	10	0.20%
1950	21	0.42%
1960	59	1.17%
1970	99	1.97%
1980	116	2.31%
1990	230	4.58%
2000	894	17.80%
2009	3551	70.69%
	5023	

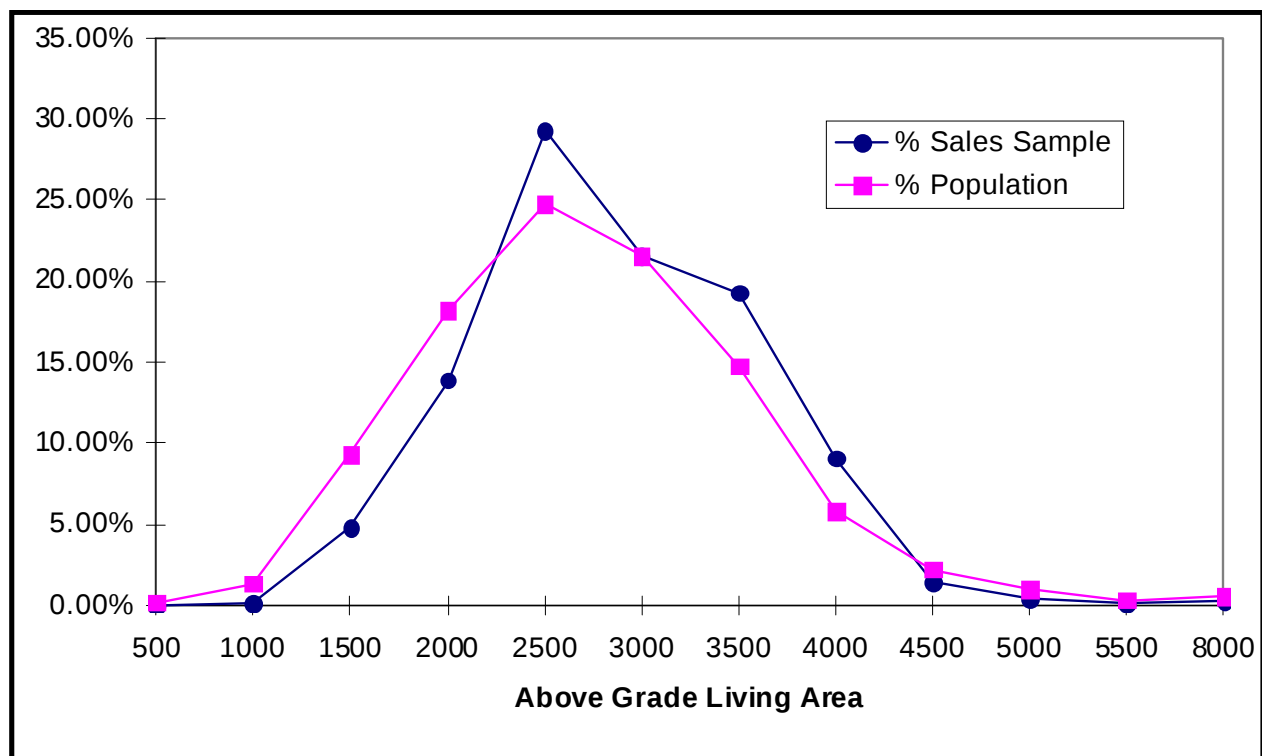


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.11%
1500	44	4.74%
2000	129	13.89%
2500	272	29.28%
3000	200	21.53%
3500	179	19.27%
4000	84	9.04%
4500	13	1.40%
5000	4	0.43%
5500	1	0.11%
8000	2	0.22%
	929	

Population		
AGLA	Frequency	% Population
500	8	0.16%
1000	67	1.33%
1500	468	9.32%
2000	914	18.20%
2500	1243	24.75%
3000	1081	21.52%
3500	742	14.77%
4000	293	5.83%
4500	112	2.23%
5000	50	1.00%
5500	17	0.34%
8000	28	0.56%
	5023	

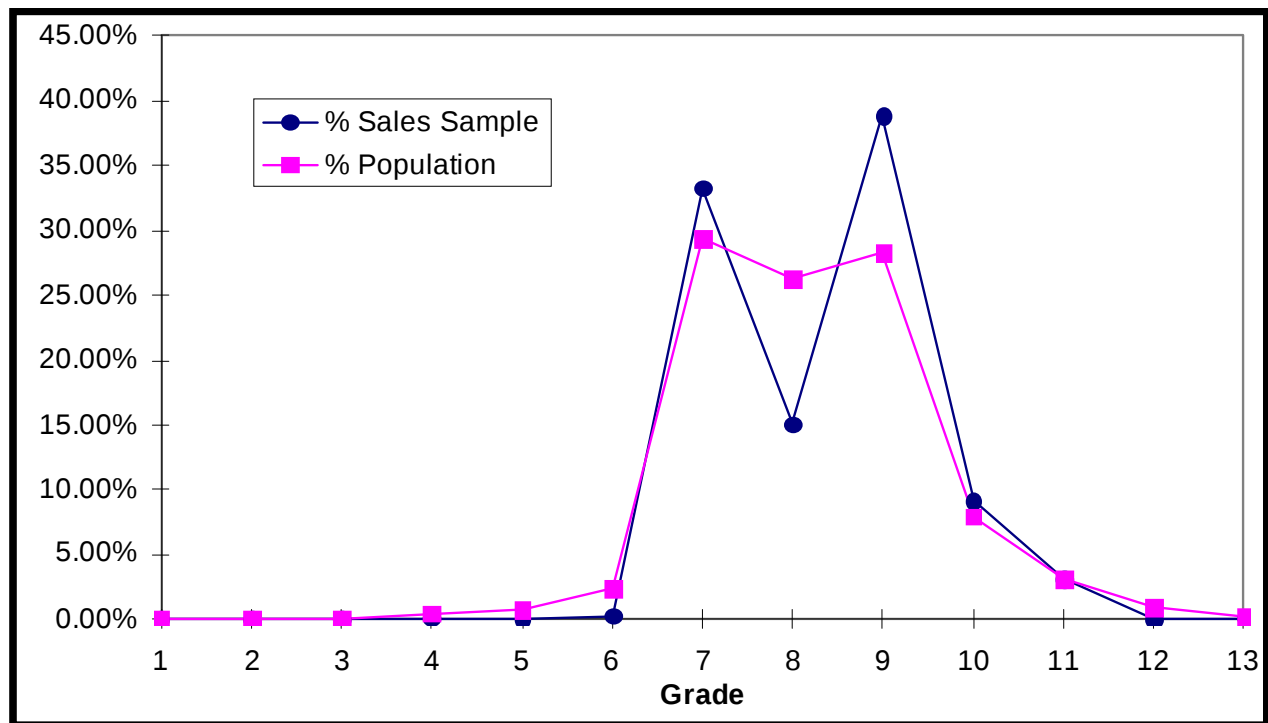


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

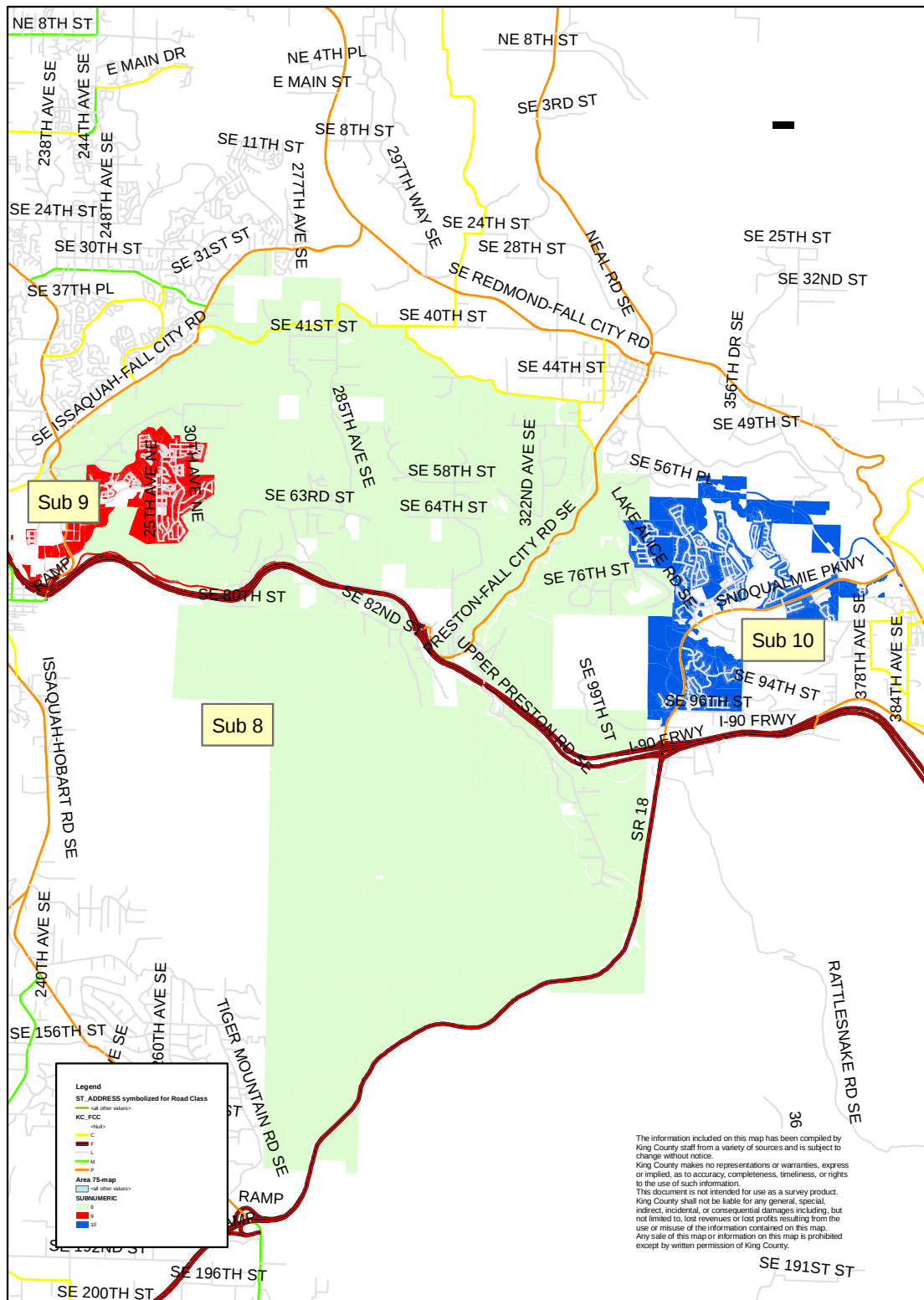
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.11%
5	0	0.00%
6	3	0.32%
7	309	33.26%
8	140	15.07%
9	361	38.86%
10	85	9.15%
11	29	3.12%
12	0	0.00%
13	1	0.11%
929		

Population		
Grade	Frequency	% Population
1	1	0.02%
2	2	0.04%
3	5	0.10%
4	23	0.46%
5	41	0.82%
6	121	2.41%
7	1473	29.33%
8	1319	26.26%
9	1422	28.31%
10	400	7.96%
11	156	3.11%
12	49	0.98%
13	11	0.22%
5023		



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

Area 75



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: August 4th, 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

There were 27 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -15.1% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x .85, 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 929 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 / 1.037816

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 Total % Change indicated by the sales sample is used to arrive at new total value $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .818$.
- *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. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .818$
- *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

Mobile Homes received the Total % Change indicated by the sales sample.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .818$

Model Validation

The resulting assessment level is 84.8%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

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

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

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

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

Model Validation (continued)

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

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.2%. 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 75 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

-18.10%

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

Area 75 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	0.886	-11.4%
2/1/2007	0.883	-11.7%
3/1/2007	0.882	-11.8%
4/1/2007	0.880	-12.0%
5/1/2007	0.880	-12.0%
6/1/2007	0.880	-12.0%
7/1/2007	0.880	-12.0%
8/1/2007	0.882	-11.8%
9/1/2007	0.883	-11.7%
10/1/2007	0.886	-11.4%
11/1/2007	0.889	-11.1%
12/1/2007	0.893	-10.7%
1/1/2008	0.897	-10.3%
2/1/2008	0.903	-9.7%
3/1/2008	0.908	-9.2%
4/1/2008	0.914	-8.6%
5/1/2008	0.921	-7.9%
6/1/2008	0.929	-7.1%
7/1/2008	0.937	-6.3%
8/1/2008	0.946	-5.4%
9/1/2008	0.956	-4.4%
10/1/2008	0.966	-3.4%
11/1/2008	0.977	-2.3%
12/1/2008	0.988	-1.2%
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	0.880	\$462,000
Sale 2	\$475,000	10/1/2008	0.966	\$459,000
Sale 3	\$515,000	7/1/2008	0.937	\$483,000

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

The time adjustment formula for Area 75 is $(1.037816 + 0.0004196799 * \text{SaleDay} + 0.0000003522089 * \text{SaleDaySq}) / 1.037816$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team:	SE/Team 1	Appr. Date:	01/01/2008	Date of Report:	8/4/2009	Sales Dates:	1/2007 - 12/2008
Area	75	Appr ID:	PPAG	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS		Ratio Frequency					
Sample size (n)	929						
Mean Assessed Value	583,600						
Mean Adj. Sales Price	563,400						
Standard Deviation AV	194,397						
Standard Deviation SP	189,241						
ASSESSMENT LEVEL							
Arithmetic Mean Ratio	1.038						
Median Ratio	1.040						
Weighted Mean Ratio	1.036						
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 75 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009					
Lowest ratio	0.870						
Highest ratio:	1.196						
Coefficient of Dispersion	4.56%						
Standard Deviation	0.060						
Coefficient of Variation	5.75%						
Price Related Differential (PRD)	1.002						
RELIABILITY							
95% Confidence: Median							
Lower limit	1.034						
Upper limit	1.045						
95% Confidence: Mean							
Lower limit	1.034						
Upper limit	1.042						
SAMPLE SIZE EVALUATION							
N (population size)	5023						
B (acceptable error - in decimal)	0.05						
S (estimated from this sample)	0.060						
Recommended minimum:	6						
Actual sample size:	929						
Conclusion:	OK						
NORMALITY							
Binomial Test							
# ratios below mean:	453						
# ratios above mean:	476						
z:	0.755						
Conclusion:	Normal*						
*i.e. no evidence of non-normality							

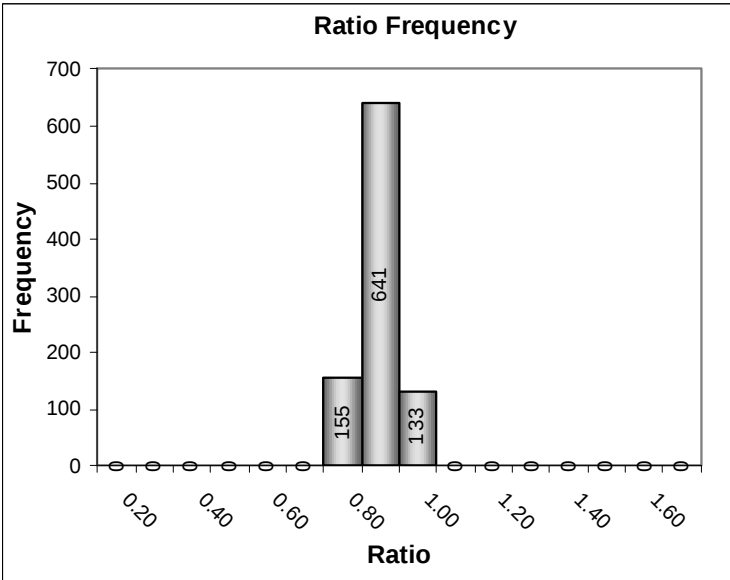
COMMENTS:

1 to 3 Unit Residences throughout area 75

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SE/Team 1	Appr. Date: 01/01/2009	Date of Report: 8/4/2009	Sales Dates: 1/2007 - 12/2008										
Area 75	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES										
SAMPLE STATISTICS		 A bar chart titled 'Ratio Frequency' showing the frequency of ratios for 1 to 3 Unit Residences in area 75. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 700 in increments of 100. The chart shows a single prominent bar at a ratio of 0.80 with a frequency of 641. Two smaller bars are visible at ratios of approximately 0.72 (frequency 155) and 0.92 (frequency 133). All other ratios have a frequency of 0. <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.72</td><td>155</td></tr><tr><td>0.80</td><td>641</td></tr><tr><td>0.92</td><td>133</td></tr><tr><td>Other Ratios</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.72	155	0.80	641	0.92	133	Other Ratios	0
Ratio	Frequency												
0.72	155												
0.80	641												
0.92	133												
Other Ratios	0												
Sample size (n)	929												
Mean Assessed Value	477,500												
Mean Sales Price	563,400												
Standard Deviation AV	159,208												
Standard Deviation SP	189,241												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.849												
Median Ratio	0.850												
Weighted Mean Ratio	0.848												
UNIFORMITY													
Lowest ratio	0.711												
Highest ratio:	0.978												
Coefficient of Dispersion	4.56%												
Standard Deviation	0.049												
Coefficient of Variation	5.76%												
Price Related Differential (PRD)	1.002												
RELIABILITY													
95% Confidence: Median													
Lower limit	0.846												
Upper limit	0.855												
95% Confidence: Mean													
Lower limit	0.846												
Upper limit	0.852												
SAMPLE SIZE EVALUATION													
N (population size)	5023												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.049												
Recommended minimum:	4												
Actual sample size:	929												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	455												
# ratios above mean:	474												
z:	0.623												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

COMMENTS:

1 to 3 Unit Residences throughout area 75

Assessment level reflects the downward trend of the market.

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

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1 to 3 Unit Residences throughout area 75

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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 75
(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
008	689330	0345	3/26/08	\$263,000	\$240,000	1220	4	1902	4	10912	N	N	31016 SE 86TH ST
008	689330	0045	5/21/07	\$305,000	\$268,000	880	6	1990	3	6325	N	N	8639 309TH PL SE
008	102307	9056	3/29/07	\$410,000	\$361,000	1100	6	2006	3	14216	Y	Y	33512 SE 126TH ST
008	398030	0290	11/19/07	\$552,250	\$492,000	1420	6	1959	4	21250	Y	Y	7727 LAKE ALICE RD SE
008	302407	9017	4/18/08	\$380,000	\$349,000	1170	7	2007	3	180774	N	N	7807 288TH AVE SE
008	292407	9035	10/23/07	\$420,000	\$373,000	1300	7	2005	3	32153	N	N	29825 SE PRESTON WAY
008	302407	9050	7/26/07	\$430,000	\$379,000	1430	7	1956	4	53143	N	N	28802 SE PRESTON WAY
008	689350	0010	1/11/07	\$435,000	\$385,000	1600	7	1989	3	48181	N	N	8309 308TH AVE SE
008	122406	9055	7/7/08	\$550,000	\$516,000	1600	7	1974	3	87120	N	N	26605 SE DUTHIE HILL RD
008	322407	9074	3/26/08	\$417,000	\$381,000	2140	7	1983	3	101930	N	N	29211 SE 82ND ST
008	202407	9023	1/4/07	\$560,000	\$496,000	2950	7	1968	3	217800	N	N	6301 308TH AVE SE
008	032307	9039	6/11/08	\$544,900	\$508,000	1700	8	2002	3	35112	N	N	11020 325TH AVE SE
008	202407	9063	3/1/07	\$703,800	\$620,000	1830	8	1987	4	223462	Y	N	30111 SE 58TH ST
008	162407	9092	1/9/08	\$635,000	\$571,000	1950	8	1973	3	184258	Y	N	31425 SE ISSAQUAH-FALL CITY RD
008	212407	9081	9/27/07	\$717,500	\$635,000	2250	8	2004	4	207781	N	N	32307 SE 58TH ST
008	222407	9007	3/9/07	\$853,900	\$752,000	3340	8	1987	4	204732	Y	N	5528 324TH PL SE
008	302407	9049	1/29/08	\$860,000	\$776,000	3670	8	1986	3	253420	Y	N	6420 282ND AVE SE
008	192407	9088	3/12/07	\$646,000	\$569,000	1630	9	1993	3	380714	Y	N	5731 290TH AVE SE
008	272407	9014	4/8/08	\$734,500	\$673,000	2040	9	1991	3	234788	Y	N	33404 SE 74TH ST
008	162407	9111	10/29/08	\$700,000	\$683,000	2570	9	1994	3	201247	N	N	31816 SE 48TH ST
008	262407	9027	3/26/07	\$805,000	\$709,000	2880	9	2000	3	212137	N	N	7810 LAKE ALICE RD SE
008	182407	9107	6/22/07	\$838,800	\$738,000	2920	9	1998	3	46355	N	N	28412 SE 43RD ST
008	202407	9072	9/3/08	\$812,500	\$777,000	2950	9	1996	4	238709	N	N	30112 SE 64TH ST
008	272407	9072	2/13/08	\$797,500	\$722,000	3090	9	1998	3	218671	Y	N	32706 SE 76TH ST
008	332407	9069	5/16/07	\$770,000	\$677,000	3440	9	1977	3	239231	N	N	8718 314TH AVE SE
008	182407	9025	7/31/07	\$959,000	\$845,000	3670	9	2000	4	167270	N	N	4322 279TH AVE SE
008	212407	9085	10/23/07	\$1,150,000	\$1,021,000	2330	10	1993	4	354142	N	N	31110 SE 64TH ST
008	182407	9065	8/14/07	\$1,165,000	\$1,028,000	2750	10	1990	4	254390	N	N	4323 287TH AVE SE
008	212407	9051	2/28/07	\$1,363,000	\$1,202,000	3310	10	1994	4	217364	Y	N	5614 308TH AVE SE
008	212407	9030	9/7/07	\$1,200,000	\$1,061,000	3640	10	1998	3	676922	Y	N	5133 322ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
008	102307	9155	7/20/07	\$1,047,500	\$923,000	3950	10	2006	3	62780	N	N	11327 UPPER PRESTON RD SE
008	152407	9189	6/20/07	\$1,603,645	\$1,411,000	4650	10	2007	3	306506	Y	N	32733 SE 46TH LN
008	152407	9042	3/17/08	\$1,490,000	\$1,358,000	5060	10	2007	3	226951	Y	N	32716 SE 46TH LN
008	152407	9190	4/15/08	\$1,687,623	\$1,549,000	5890	10	2007	3	241160	Y	N	32715 SE 46TH LN
008	232406	9155	7/9/07	\$2,149,300	\$1,892,000	6360	13	1995	3	192578	N	N	24727 SE 56TH ST
009	363007	0020	8/27/07	\$345,500	\$305,000	1050	7	2005	3	2679	N	N	2635 NE JARED CT
009	363007	0010	4/15/08	\$334,000	\$306,000	1050	7	2005	3	2699	N	N	2603 NE JARED CT
009	363007	0040	11/13/07	\$350,000	\$312,000	1050	7	2005	3	3668	N	N	2699 NE JARED CT
009	363006	0040	8/14/08	\$339,000	\$322,000	1050	7	2005	3	3088	N	N	2565 NE JARED CT
009	362999	0250	4/22/08	\$345,000	\$317,000	1260	7	2005	3	3528	N	N	1962 24TH AVE NE
009	363008	0140	12/17/07	\$405,000	\$363,000	1500	7	2005	3	2090	Y	N	2391 NE NATALIE WAY
009	362997	0760	2/7/07	\$490,000	\$433,000	1600	7	2004	3	1783	N	N	2675 NORTH STAR LN NE
009	362997	0740	7/30/07	\$510,000	\$450,000	1600	7	2004	3	2231	N	N	2775 NORTH STAR LN NE
009	362992	0230	4/5/07	\$480,000	\$422,000	1630	7	2003	3	3033	N	N	2414 NE IVERSON LN
009	362992	0210	10/3/08	\$440,000	\$425,000	1630	7	2003	3	3000	N	N	2427 NE JEWELL LN
009	362992	0160	9/5/08	\$445,000	\$426,000	1630	7	2003	3	3317	N	N	2509 NE JEWELL LN
009	362992	0350	5/28/08	\$460,000	\$427,000	1630	7	2003	3	3160	N	N	2562 NE IVY WAY
009	362992	0380	2/23/07	\$498,500	\$440,000	1630	7	2003	3	3459	N	N	2514 NE IVY WAY
009	362997	0380	4/16/08	\$500,000	\$459,000	1830	7	2004	3	4470	Y	N	2501 NE MAGNOLIA ST
009	362997	0510	4/17/08	\$505,000	\$464,000	1830	7	2004	3	3199	N	N	2943 NE MAGNOLIA ST
009	362997	0470	6/19/07	\$548,000	\$482,000	1830	7	2004	3	3504	Y	N	2807 NE MAGNOLIA ST
009	362992	0090	1/8/08	\$489,000	\$439,000	1890	7	2003	3	3025	N	N	2547 NE JULEP ST
009	362992	0440	12/27/07	\$519,000	\$465,000	1890	7	2003	3	3183	N	N	2412 NE IVY WAY
009	362992	0220	11/1/07	\$530,000	\$471,000	1890	7	2003	3	3054	N	N	2415 NE JEWELL LN
009	362999	0290	6/17/07	\$550,000	\$484,000	1890	7	2005	3	3817	N	N	1904 24TH AVE NE
009	362992	0510	5/9/07	\$552,000	\$486,000	1890	7	2003	3	2972	N	N	2511 NE IVY WAY
009	363000	0150	3/20/07	\$356,000	\$314,000	1110	8	2005	3	865	N	N	2372 NE PARK DR
009	362996	0160	4/4/07	\$380,000	\$334,000	1160	8	2004	3	910	N	N	1918 NE KENYON CT
009	362996	0090	11/27/07	\$379,900	\$339,000	1160	8	2004	3	955	N	N	1911 NE PARK DR
009	362995	0090	6/21/07	\$399,950	\$352,000	1160	8	2003	3	956	N	N	1861 NE KENYON CT
009	363005	0170	8/31/07	\$350,000	\$309,000	1230	8	2006	3	1107	N	N	2391 NE PARK DR

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363005	0180	8/5/08	\$360,000	\$341,000	1230	8	2006	3	1107	N	N	2395 NE PARK DR
009	363006	0250	9/27/07	\$385,000	\$341,000	1240	8	2005	3	2052	N	N	1771 26TH WALK NE
009	363006	0230	8/14/07	\$395,000	\$348,000	1240	8	2005	3	2052	N	N	1795 26TH WALK NE
009	363006	0240	3/17/08	\$387,200	\$353,000	1240	8	2005	3	2052	N	N	1787 26TH WALK NE
009	363007	0050	9/10/07	\$395,000	\$349,000	1260	8	2005	3	2052	N	N	1796 26TH WALK NE
009	363002	0420	7/10/07	\$430,000	\$379,000	1300	8	2005	3	1852	N	N	1743 25TH AVE NE
009	362996	0170	11/27/07	\$428,000	\$382,000	1360	8	2004	3	1960	N	N	1908 NE KENYON CT
009	362995	0150	6/18/07	\$445,000	\$392,000	1360	8	2003	3	2078	N	N	1840 NE KENYON CT
009	362995	0190	2/26/08	\$450,000	\$408,000	1360	8	2003	3	2328	N	N	1808 NE KENYON CT
009	363005	0110	7/3/08	\$409,574	\$384,000	1380	8	2006	3	2007	N	N	2361 NE PARK DR
009	363005	0190	9/21/07	\$408,000	\$361,000	1450	8	2006	3	2027	N	N	2397 NE PARK DR
009	362996	0120	7/30/08	\$445,000	\$421,000	1450	8	2004	3	2380	N	N	1929 NE PARK DR
009	363000	0090	2/28/08	\$433,000	\$393,000	1470	8	2005	3	1612	Y	N	2348 NE PARK DR
009	363002	0210	7/13/07	\$385,000	\$339,000	1480	8	2005	3	1576	N	N	1760 24TH AVE NE
009	363002	0200	6/26/08	\$372,340	\$348,000	1480	8	2005	3	1655	N	N	1756 24TH AVE NE
009	363002	0350	7/26/07	\$399,995	\$352,000	1480	8	2005	3	1595	N	N	1771 25TH AVE NE
009	363000	0080	5/15/07	\$419,995	\$369,000	1480	8	2005	3	1961	Y	N	2344 NE PARK DR
009	362996	0670	3/26/07	\$444,000	\$391,000	1490	8	2003	3	1831	N	N	1929 18TH AVE NE
009	363005	0040	9/10/07	\$419,000	\$370,000	1500	8	2006	3	3094	N	N	2319 NE PARK DR
009	363007	0280	5/23/08	\$438,000	\$406,000	1500	8	2005	3	3608	N	N	1801 28TH AVE NE
009	363001	0080	7/23/07	\$390,000	\$344,000	1540	8	2005	3	1827	N	N	2460 NE PARK DR
009	362996	0740	7/15/08	\$405,000	\$381,000	1540	8	2004	3	1949	Y	N	1955 18TH PL NE
009	363002	0280	4/24/07	\$430,000	\$378,000	1560	8	2005	3	1255	N	N	2433 NE PARK DR
009	362995	0240	6/25/07	\$499,000	\$439,000	1640	8	2003	3	1818	N	N	1865 NE KINCAID WALK
009	362996	0400	4/17/08	\$450,000	\$413,000	1650	8	2005	3	3593	N	N	2016 NE KATSURA ST
009	363003	0230	5/8/08	\$500,000	\$461,000	1740	8	2005	3	3976	N	N	2547 LONGMIRE CT NE
009	363007	0210	9/1/07	\$435,990	\$385,000	1760	8	2006	3	3327	N	N	2700 NE JULEP ST
009	363003	0350	6/2/07	\$535,000	\$471,000	1780	8	2004	3	3603	N	N	2526 LARCHMOUNT DR NE
009	363019	0010	8/22/07	\$520,950	\$460,000	1840	8	2006	3	2316	N	N	2300 NE PARK DR
009	363019	0040	12/28/07	\$515,000	\$462,000	1840	8	2006	3	2256	N	N	2312 NE PARK DR
009	362979	0150	6/18/08	\$490,001	\$457,000	1860	8	1999	3	4643	N	N	1405 NE IRIS ST

Improved Sales Used in this Annual Update Analysis
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(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	362979	0270	7/3/07	\$550,000	\$484,000	1870	8	1999	3	3392	N	N	1795 14TH AVE NE
009	362987	0210	9/5/07	\$550,950	\$487,000	1870	8	2000	3	3082	N	N	1989 NE KELSEY LN
009	362987	0020	2/1/08	\$550,000	\$496,000	1870	8	2001	3	3485	N	N	2033 NE KATSURA ST
009	363019	0030	8/22/07	\$504,950	\$446,000	1880	8	2006	3	1662	N	N	2308 NE PARK DR
009	362987	0180	2/8/08	\$496,000	\$448,000	1880	8	2001	3	3616	N	N	2024 NE KELSEY LN
009	363003	0150	7/30/08	\$478,000	\$452,000	1880	8	2004	3	4598	N	N	2024 25TH AVE NE
009	363019	0020	8/22/07	\$515,970	\$455,000	1880	8	2006	3	1662	N	N	2304 NE PARK DR
009	363006	0170	1/11/08	\$500,000	\$450,000	2080	8	2006	3	2703	N	N	1727 25TH WALK NE
009	362979	0170	3/3/08	\$522,500	\$475,000	2120	8	1999	3	3477	N	N	1435 NE IRIS ST
009	362997	1150	7/3/08	\$525,000	\$492,000	2120	8	2004	3	3720	N	N	2444 30TH AVE NE
009	362979	0210	9/2/08	\$537,000	\$513,000	2120	8	1998	3	4833	N	N	1495 NE IRIS ST
009	362997	1210	1/23/07	\$580,000	\$513,000	2120	8	2005	3	4272	N	N	2497 31ST AVE NE
009	362979	0140	5/29/07	\$625,000	\$550,000	2160	8	1999	3	4409	N	N	1685 14TH AVE NE
009	362976	0210	6/20/07	\$565,000	\$497,000	2210	8	2002	3	3779	N	N	1771 12TH AVE NE
009	362983	0360	11/24/08	\$500,000	\$493,000	2220	8	1999	3	3190	N	N	1549 NE JADE ST
009	926885	1770	12/9/08	\$570,000	\$565,000	2220	8	2008	3	1984	N	N	373 NE EAGLE WAY
009	362976	0240	6/14/07	\$573,625	\$505,000	2230	8	2002	3	5500	N	N	1736 12TH AVE NE
009	363003	0250	4/9/08	\$583,000	\$534,000	2310	8	2005	3	4667	N	N	2552 LONGMIRE CT NE
009	362997	1180	9/8/08	\$559,900	\$536,000	2390	8	2005	3	3627	N	N	2476 30TH AVE NE
009	362997	0010	1/23/08	\$593,000	\$534,000	2400	8	2005	3	5600	N	N	3009 NE MULBERRY ST
009	363024	0050	4/3/08	\$510,000	\$467,000	1580	9	2007	3	1425	N	N	1153 NE HIGH ST
009	363024	0040	4/2/08	\$515,000	\$471,000	1580	9	2007	3	1423	N	N	1141 NE HIGH ST
009	363024	0060	3/4/08	\$499,950	\$454,000	1600	9	2007	3	1172	N	N	1165 NE HIGH ST
009	363024	0070	4/1/08	\$499,950	\$457,000	1600	9	2007	3	1173	N	N	1177 NE HIGH ST
009	363024	0020	8/30/07	\$575,000	\$508,000	1600	9	2007	3	1168	N	N	1117 NE HIGH ST
009	363024	0030	12/10/07	\$575,000	\$514,000	1600	9	2007	3	1168	N	N	1129 NE HIGH ST
009	363012	0240	4/20/07	\$554,800	\$488,000	1620	9	2007	3	4935	N	N	2581 22ND AVE NE
009	363024	0010	6/20/08	\$549,000	\$513,000	1660	9	2007	3	1461	N	N	1105 NE HIGH ST
009	363012	0380	5/2/07	\$549,800	\$484,000	1670	9	2007	3	3507	N	N	2616 20TH AVE NE
009	363024	0130	9/4/07	\$625,000	\$552,000	1700	9	2007	3	1554	N	N	1138 NE PARK DR
009	363024	0120	10/11/07	\$625,000	\$554,000	1700	9	2007	3	1554	N	N	1150 NE PARK DR

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363024	0140	10/6/08	\$499,900	\$484,000	1710	9	2007	3	1286	N	N	1126 NE PARK DR
009	363024	0100	6/23/08	\$524,000	\$490,000	1710	9	2007	3	1283	N	N	1174 NE PARK DR
009	363024	0150	8/15/07	\$605,000	\$534,000	1710	9	2007	3	1286	N	N	1114 NE PARK DR
009	363024	0110	11/5/07	\$633,138	\$563,000	1710	9	2007	3	1285	N	N	1162 NE PARK DR
009	363024	0090	9/10/07	\$652,500	\$577,000	1740	9	2007	3	1528	N	N	1186 NE PARK DR
009	363024	0160	9/12/07	\$662,995	\$586,000	1740	9	2007	3	1528	N	N	1102 NE PARK DR
009	363013	0140	5/18/07	\$555,000	\$488,000	1890	9	2006	3	3708	N	N	2557 NE PARK DR
009	363013	0170	1/26/07	\$569,500	\$503,000	1910	9	2006	3	2765	N	N	2575 NE PARK DR
009	363013	0270	3/30/07	\$599,950	\$528,000	1910	9	2006	3	2772	N	N	2663 NE PARK DR
009	363013	0260	7/10/07	\$615,000	\$542,000	1910	9	2006	3	2932	N	N	2655 NE PARK DR
009	362991	0730	3/28/07	\$590,000	\$519,000	1930	9	2003	3	4057	N	N	2011 31ST LN NE
009	895600	0370	1/30/08	\$585,000	\$528,000	2010	9	2008	3	3200	N	N	1729 11TH AVE NE
009	362980	0120	7/30/07	\$609,000	\$537,000	2010	9	1999	3	3968	N	N	1411 NE KATSURA ST
009	362991	0550	7/11/07	\$610,000	\$537,000	2010	9	2005	3	3000	N	N	2074 30TH LN NE
009	895600	0350	8/23/07	\$612,248	\$541,000	2010	9	2008	3	3667	N	N	1717 11TH AVE NE
009	895600	0510	6/19/08	\$579,950	\$542,000	2010	9	2008	3	3200	N	N	1855 11TH AVE NE
009	895600	0410	7/21/08	\$584,000	\$551,000	2010	9	2008	3	3200	N	N	1753 11TH AVE NE
009	895600	0440	2/5/08	\$613,977	\$555,000	2010	9	2008	3	3200	N	N	1771 11TH AVE NE
009	895600	0390	11/15/07	\$648,481	\$578,000	2010	9	2008	3	3600	N	N	1741 11TH AVE NE
009	362991	0820	11/13/08	\$515,000	\$505,000	2020	9	2004	3	3280	N	N	2129 32ND AVE NE
009	362991	0640	2/27/08	\$580,000	\$526,000	2020	9	2003	3	3200	N	N	2163 31ST LN NE
009	895600	0070	7/11/08	\$735,000	\$691,000	2030	9	2008	3	6047	Y	N	1875 10TH AVE NE
009	362991	0620	8/20/07	\$619,950	\$547,000	2040	9	2003	3	4877	N	N	2199 31ST LN NE
009	362991	0230	4/3/07	\$623,358	\$549,000	2050	9	2004	3	4627	N	N	3087 NE LARKSPUR LN
009	362991	0290	3/8/07	\$640,000	\$564,000	2050	9	2004	3	4339	N	N	2008 32ND AVE NE
009	362980	0170	10/18/07	\$550,000	\$488,000	2080	9	2000	3	3851	N	N	1917 14TH CT NE
009	362980	0130	2/20/08	\$543,500	\$492,000	2100	9	1999	3	4691	N	N	1405 NE KATSURA ST
009	362980	0230	3/18/08	\$550,000	\$501,000	2120	9	2000	3	4772	N	N	1983 14TH CT NE
009	362980	0020	3/11/08	\$525,000	\$478,000	2160	9	1999	3	4560	N	N	1471 NE KATSURA ST
009	362980	0140	5/3/07	\$565,500	\$497,000	2160	9	1999	3	6246	N	N	1385 NE KATSURA ST
009	362992	1484	3/12/07	\$602,000	\$530,000	2170	9	2004	3	3870	N	N	1861 30TH AVE NE

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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
009	362992	0600	4/23/07	\$610,000	\$537,000	2170	9	2003	3	5000	N	N	1778 26TH AVE NE
009	363017	0020	5/9/07	\$641,950	\$565,000	2180	9	2006	3	5030	N	N	2377 23RD LN NE
009	363017	0060	1/22/07	\$641,900	\$567,000	2180	9	2006	3	5416	N	N	2317 23RD LN NE
009	362980	0290	2/28/08	\$560,000	\$508,000	2190	9	2000	3	3290	N	N	1930 14TH CT NE
009	895600	0360	1/17/08	\$575,000	\$518,000	2190	9	2008	3	3562	N	N	1723 11TH AVE NE
009	895600	0470	3/11/08	\$617,500	\$562,000	2190	9	2008	3	3600	N	N	1791 11TH AVE NE
009	362992	1486	5/16/07	\$620,000	\$545,000	2200	9	2004	3	3420	N	N	1847 30TH AVE NE
009	362992	1482	6/22/07	\$620,000	\$546,000	2200	9	2004	3	3420	N	N	1875 30TH AVE NE
009	362992	1470	8/5/08	\$580,000	\$549,000	2200	9	2004	3	4303	N	N	1833 30TH AVE NE
009	895600	0530	4/9/08	\$671,949	\$616,000	2200	9	2008	3	3200	N	N	1883 11TH AVE NE
009	895600	0490	6/24/08	\$570,000	\$533,000	2220	9	2008	3	3200	N	N	1817 11TH AVE NE
009	363012	0440	8/22/07	\$609,000	\$538,000	2230	9	2006	3	3640	N	N	2086 NE NOBLE ST
009	362991	0140	1/29/08	\$627,500	\$566,000	2250	9	2003	3	3999	N	N	2071 29TH LN NE
009	895600	0430	1/25/08	\$646,643	\$583,000	2250	9	2008	3	3200	N	N	1765 11TH AVE NE
009	363012	0360	7/18/07	\$591,800	\$521,000	2260	9	2007	3	3889	N	N	2646 20TH AVE NE
009	363012	0260	7/17/07	\$596,800	\$526,000	2260	9	2007	3	4225	N	N	2615 22ND AVE NE
009	363012	0230	2/22/07	\$609,000	\$537,000	2260	9	2007	3	5414	N	N	2197 NE NATALIE WAY
009	363012	0350	2/23/07	\$616,000	\$543,000	2260	9	2007	3	3889	N	N	2073 NE NOBLE ST
009	363012	0300	6/7/07	\$626,800	\$551,000	2260	9	2007	3	3626	N	N	2166 NE NATALIE WAY
009	363012	0350	5/13/08	\$609,900	\$564,000	2260	9	2007	3	3889	N	N	2073 NE NOBLE ST
009	362993	0200	10/20/07	\$590,000	\$524,000	2270	9	2003	3	3640	N	N	2894 NE LOGAN ST
009	363012	0120	5/31/07	\$605,000	\$532,000	2270	9	2006	3	4731	N	N	2021 NE NATALIE WAY
009	363012	0590	2/11/08	\$605,000	\$547,000	2270	9	2006	3	3444	N	N	2039 NE NEWTON LN
009	363012	0010	3/13/08	\$624,900	\$569,000	2270	9	2006	3	5775	N	N	2178 NE NELSON LN
009	363017	0030	5/8/07	\$645,450	\$568,000	2280	9	2006	3	4740	N	N	2359 23RD LN NE
009	363017	0050	2/15/07	\$646,900	\$571,000	2280	9	2006	3	6687	N	N	2339 23RD LN NE
009	363012	0600	2/15/08	\$590,000	\$534,000	2290	9	2006	3	4389	N	N	2023 NE NEWTON LN
009	363012	0540	5/29/07	\$614,000	\$540,000	2290	9	2006	3	3977	N	N	2125 NE NEWTON LN
009	363012	0370	6/4/07	\$619,000	\$545,000	2290	9	2007	3	3507	N	N	2632 20TH AVE NE
009	363012	0280	8/28/07	\$652,732	\$576,000	2290	9	2007	3	3897	N	N	2175 NE NOBLE ST
009	362991	0830	5/21/07	\$612,000	\$538,000	2300	9	2004	3	3280	N	N	2143 32ND AVE NE

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(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	363012	0220	3/5/07	\$580,000	\$511,000	2330	9	2006	3	3740	N	N	2181 NE NATALIE WAY
009	363012	0250	12/3/07	\$615,000	\$549,000	2330	9	2007	3	4501	N	N	2593 22ND AVE NE
009	362998	0630	4/23/07	\$650,950	\$573,000	2330	9	2005	3	4606	N	N	3483 NE MEADOW WAY
009	363012	0400	3/7/07	\$569,800	\$502,000	2340	9	2007	3	4695	N	N	2022 NE NOBLE ST
009	363012	0490	4/5/07	\$582,800	\$513,000	2340	9	2007	3	3475	N	N	2172 NE NOBLE ST
009	363012	0390	4/20/07	\$599,355	\$527,000	2340	9	2007	3	4049	N	N	2602 20TH AVE NE
009	363012	0270	8/3/07	\$604,800	\$533,000	2340	9	2007	3	4258	N	N	2625 22ND AVE NE
009	363012	0340	3/26/07	\$617,000	\$543,000	2340	9	2007	3	3507	N	N	2061 NE NOBLE ST
009	363012	0290	6/14/07	\$622,800	\$548,000	2340	9	2007	3	3556	N	N	2173 NE NOBLE ST
009	363012	0310	7/19/07	\$631,800	\$557,000	2340	9	2007	3	4140	N	N	2162 NE NATALIE WAY
009	895600	0380	6/10/08	\$594,950	\$554,000	2350	9	2008	3	3200	N	N	1735 11TH AVE NE
009	895600	0450	6/13/08	\$594,950	\$555,000	2350	9	2008	3	3200	N	N	1777 11TH AVE NE
009	895600	0520	3/11/08	\$664,822	\$605,000	2350	9	2008	3	3200	N	N	1879 11TH AVE NE
009	895600	0420	2/29/08	\$600,000	\$545,000	2370	9	2008	3	3200	N	N	1759 11TH AVE N
009	362991	0570	3/22/07	\$625,000	\$550,000	2370	9	2004	3	4250	N	N	2110 30TH LN NE
009	895600	0400	12/5/07	\$663,595	\$593,000	2370	9	2008	3	3600	N	N	1747 11TH AVE NE
009	362998	0900	10/11/08	\$565,000	\$548,000	2410	9	2004	3	4063	N	N	3436 NE MADISON WAY
009	363012	0160	6/12/07	\$626,000	\$551,000	2410	9	2006	3	3740	N	N	2085 NE NATALIE WAY
009	362998	0790	8/29/08	\$585,000	\$559,000	2410	9	2005	3	4274	N	N	3448 NE MARION LN
009	362992	1340	2/15/07	\$660,000	\$582,000	2410	9	2003	3	5000	N	N	1717 24TH AVE NE
009	362986	0200	11/8/07	\$610,000	\$543,000	2450	9	2002	3	6121	N	N	1942 16TH CT NE
009	362980	0150	9/5/07	\$550,000	\$486,000	2460	9	1999	3	4071	N	N	1395 NE KATSURA ST
009	362980	0380	5/16/07	\$610,000	\$537,000	2460	9	1999	3	3349	N	N	1446 NE KATSURA ST
009	362988	0250	10/16/07	\$620,000	\$550,000	2460	9	2005	3	3784	N	N	2096 30TH AVE NE
009	362988	0250	10/30/08	\$582,500	\$568,000	2460	9	2005	3	3784	N	N	2096 30TH AVE NE
009	363020	0490	6/20/07	\$687,950	\$605,000	2460	9	2007	3	3600	N	N	1476 29TH PL NE
009	363020	0460	6/13/08	\$649,900	\$606,000	2460	9	2007	3	3600	N	N	1470 29TH PL NE
009	363020	0400	4/11/07	\$699,900	\$616,000	2460	9	2007	3	4410	N	N	1450 29TH PL NE
009	363020	0560	4/17/07	\$699,900	\$616,000	2460	9	2006	3	3600	N	N	2952 NE DAVIS LOOP
009	363020	0540	3/19/07	\$707,863	\$623,000	2460	9	2007	3	4410	N	N	1496 29TH PL NE
009	363020	0590	7/31/08	\$674,900	\$638,000	2460	9	2008	3	3600	N	N	2940 NE DAVIS LOOP

Improved Sales Used in this Annual Update Analysis
Area 75
(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	362988	0242	9/25/07	\$615,000	\$545,000	2470	9	2004	3	4272	N	N	2146 30TH AVE NE
009	362988	0252	7/30/08	\$582,500	\$551,000	2470	9	2004	3	3283	N	N	2072 30TH AVE NE
009	363020	0430	6/23/08	\$669,900	\$626,000	2470	9	2007	3	3600	N	N	1462 29TH PL NE
009	362976	0080	7/9/08	\$587,500	\$552,000	2490	9	2003	3	4050	N	N	1746 11TH AVE NE
009	362991	0310	5/7/07	\$649,000	\$571,000	2490	9	2004	3	3600	N	N	2034 32ND AVE NE
009	362976	0110	12/11/08	\$580,000	\$575,000	2490	9	2003	3	4904	N	N	1722 11TH AVE NE
009	362997	0150	2/9/07	\$620,000	\$547,000	2510	9	2005	3	5000	N	N	2426 33RD AVE NE
009	362997	0090	5/25/07	\$626,500	\$551,000	2520	9	2004	3	5000	N	N	3185 NE MULBERRY ST
009	362997	0220	3/21/07	\$639,000	\$563,000	2520	9	2004	3	5001	N	N	3167 NE MAGNOLIA ST
009	363020	0510	1/18/07	\$649,950	\$575,000	2570	9	2007	3	3600	N	N	1480 29TH PL NE
009	363020	0450	6/22/07	\$669,500	\$589,000	2570	9	2007	3	3600	N	N	1468 29TH PL NE
009	363020	0480	8/27/07	\$669,900	\$592,000	2570	9	2007	3	3600	N	N	1474 29TH PL NE
009	363020	0420	3/18/08	\$669,900	\$611,000	2570	9	2007	3	3600	N	N	1458 29TH PL NE
009	363017	0010	2/22/07	\$691,950	\$610,000	2580	9	2006	3	8221	N	N	2395 23RD LN NE
009	363020	0520	1/24/07	\$692,864	\$612,000	2580	9	2007	3	5787	N	N	1486 29TH PL NE
009	363020	0410	4/25/07	\$705,748	\$621,000	2580	9	2007	3	6599	N	N	1456 29TH PL NE
009	363020	0550	6/4/07	\$809,900	\$712,000	2580	9	2006	3	6123	N	N	2960 NE DAVIS LOOP
009	362998	0100	8/13/07	\$712,500	\$629,000	2620	9	2006	3	4400	N	N	3428 NE MEADOW WAY
009	362976	0020	6/22/07	\$677,500	\$596,000	2650	9	2003	3	3897	N	N	1782 11TH AVE NE
009	362976	0100	8/2/07	\$620,000	\$547,000	2660	9	2003	3	4050	N	N	1734 11TH AVE NE
009	362991	0150	6/10/08	\$600,000	\$559,000	2660	9	2004	3	4336	N	N	2059 29TH LN NE
009	362991	0170	1/24/07	\$715,000	\$632,000	2660	9	2004	3	4069	N	N	2037 29TH LN NE
009	363022	0090	4/27/08	\$721,560	\$664,000	2670	9	2007	3	4990	N	N	2518 22ND CT NE
009	363022	0060	11/24/07	\$750,000	\$669,000	2670	9	2007	3	4615	N	N	2548 22ND AVE NE
009	363022	0030	8/1/07	\$775,000	\$683,000	2670	9	2007	3	3756	N	N	2572 22ND CT NE
009	362993	0080	5/27/08	\$608,000	\$564,000	2700	9	2003	3	4097	N	N	2869 NE LOGAN ST
009	363022	0050	2/27/08	\$720,000	\$653,000	2700	9	2007	3	4536	N	N	2552 22ND CT NE
009	363022	0080	10/22/08	\$700,000	\$681,000	2700	9	2007	3	5304	N	N	2526 22ND CT NE
009	362992	0620	3/22/07	\$677,000	\$596,000	2710	9	2003	3	5000	N	N	1754 26TH AVE NE
009	362986	0080	10/15/07	\$750,000	\$666,000	2710	9	2001	3	7827	N	N	2037 16TH CT NE
009	362991	0190	1/28/08	\$670,000	\$604,000	2760	9	2003	3	6084	N	N	2013 30TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	362991	0040	9/20/07	\$690,000	\$611,000	2770	9	2003	3	4606	N	N	2932 NE LOGAN ST
009	362991	0080	3/20/07	\$688,000	\$606,000	2800	9	2004	3	4142	N	N	2921 NE LOGAN ST
009	363012	0620	8/7/07	\$784,137	\$692,000	2810	9	2007	3	5974	N	N	2548 22ND AVE NE
009	362986	0150	10/1/08	\$570,000	\$550,000	2820	9	2000	3	5297	N	N	2018 16TH CT NE
009	363022	0020	4/24/07	\$770,000	\$677,000	2840	9	2007	3	4534	N	N	2584 22ND CT NE
009	363016	0280	1/30/07	\$689,850	\$609,000	2850	9	2006	3	5000	N	N	1624 24TH AVE NE
009	363022	0120	8/7/08	\$713,000	\$676,000	2860	9	2007	3	3553	N	N	2134 22ND CT NE
009	363022	0160	5/20/08	\$765,000	\$708,000	2860	9	2007	3	3563	N	N	2148 22ND CT NE
009	362998	0170	4/25/08	\$690,000	\$635,000	2870	9	2005	3	4405	N	N	3484 NE MEADOW WAY
009	362998	0400	9/24/07	\$725,000	\$642,000	2870	9	2004	3	4682	N	N	3449 NE MADISON WAY
009	362998	0310	4/24/08	\$700,000	\$644,000	2870	9	2005	3	4400	N	N	2440 35TH AVE NE
009	362998	0250	2/28/07	\$737,000	\$650,000	2870	9	2005	3	4400	N	N	2516 35TH AVE NE
009	363020	0470	7/18/07	\$684,675	\$603,000	2890	9	2007	3	3600	N	N	1472 29TH PL NE
009	363018	0250	2/12/07	\$695,000	\$613,000	2890	9	2006	3	4978	N	N	1494 24TH AVE NE
009	362997	0070	10/11/07	\$695,000	\$616,000	2890	9	2004	3	5000	N	N	3141 NE MULBERRY ST
009	363020	0500	8/9/07	\$709,900	\$626,000	2890	9	2007	3	3600	N	N	1478 29TH PL NE
009	363012	1080	4/20/07	\$721,800	\$635,000	2930	9	2006	3	5713	N	N	2596 22ND AVE NE
009	362998	0620	6/16/08	\$619,950	\$578,000	2940	9	2005	3	3760	N	N	3475 NE MEADOW WAY
009	362998	0760	2/26/07	\$689,900	\$608,000	2940	9	2004	3	4082	N	N	3434 NE MARION LN
009	362998	0810	8/25/08	\$647,000	\$617,000	2940	9	2005	3	4000	N	N	3456 NE MARION LN
009	363022	0040	8/17/07	\$719,250	\$635,000	2950	9	2007	3	4211	N	N	2560 22ND CT NE
009	363012	0660	6/11/07	\$731,800	\$644,000	2950	9	2007	3	5403	N	N	2129 NE NELSON LN
009	363011	0220	3/28/07	\$725,000	\$638,000	2960	9	2005	3	4750	N	N	3194 NE MARQUETTE WAY
009	363011	0020	2/12/07	\$729,000	\$643,000	2960	9	2006	3	4750	Y	N	2934 NE MARQUETTE WAY
009	363022	0070	12/14/07	\$720,000	\$644,000	2960	9	2007	3	5121	N	N	2534 22ND CT NE
009	362998	0240	7/10/08	\$690,000	\$648,000	2960	9	2005	3	4800	N	N	2530 35TH AVE NE
009	362998	0200	2/5/08	\$720,000	\$650,000	2960	9	2005	3	5980	N	N	2586 35TH AVE NE
009	363011	0080	12/23/08	\$625,000	\$623,000	2980	9	2005	3	8244	Y	N	2629 30TH CT NE
009	362998	0210	8/6/08	\$734,900	\$696,000	3000	9	2005	3	4800	N	N	2572 35TH AVE NE
009	363012	0690	11/14/07	\$669,000	\$596,000	3010	9	2007	3	5325	N	N	2081 NE NELSON LN
009	363012	1010	7/2/07	\$735,000	\$647,000	3010	9	2006	3	6577	N	N	2708 22ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363011	0210	11/13/08	\$615,000	\$603,000	3030	9	2006	3	4750	N	N	3172 NE MARQUETTE WAY
009	363018	0430	3/22/07	\$701,398	\$618,000	3030	9	2007	3	9962	N	N	2447 NE DAPHNE ST
009	363012	0710	3/28/08	\$700,350	\$640,000	3060	9	2007	3	5240	N	N	2049 NE NELSON LN
009	363020	0440	7/22/08	\$680,000	\$641,000	3060	9	2007	3	3600	N	N	1466 29TH PL NE
009	363012	0670	9/10/08	\$670,000	\$642,000	3060	9	2007	3	5400	N	N	2113 NE NELSON LN
009	363012	1040	3/6/07	\$745,590	\$657,000	3060	9	2007	3	5000	N	N	2662 22ND AVE NE
009	362998	0480	9/5/07	\$760,000	\$672,000	3060	9	2004	3	4823	Y	N	2403 34TH AVE NE
009	363012	1060	11/30/07	\$764,000	\$682,000	3060	9	2007	3	4777	N	N	2624 22ND AVE NE
009	363012	0670	7/17/07	\$778,800	\$686,000	3060	9	2007	3	5400	N	N	2113 NE NELSON LN
009	362998	0130	3/15/07	\$750,000	\$661,000	3080	9	2006	3	4800	N	N	3454 NE MEADOW WAY
009	363018	0160	7/5/07	\$780,000	\$687,000	3120	9	2006	3	4500	Y	N	1509 24TH AVE NE
009	363018	0410	1/18/07	\$789,950	\$699,000	3160	9	2006	3	7140	N	N	2425 NE DAPHNE ST
009	363012	1020	2/23/07	\$709,800	\$626,000	3190	9	2007	3	5000	N	N	2692 22ND AVE NE
009	363012	0700	10/2/07	\$750,000	\$665,000	3190	9	2007	3	5283	N	N	2065 NE NELSON LN
009	363012	1070	3/16/07	\$755,416	\$665,000	3190	9	2006	3	5028	N	N	2614 22ND AVE NE
009	363012	0650	6/26/07	\$799,800	\$704,000	3190	9	2007	3	5943	N	N	2143 NE NELSON LN
009	363012	0800	6/12/07	\$849,800	\$748,000	3190	9	2005	3	5392	N	N	2585 20TH AVE NE
009	363016	0180	3/8/07	\$790,000	\$696,000	3210	9	2006	3	5000	Y	N	1565 24TH AVE NE
009	363016	0160	6/23/08	\$766,300	\$716,000	3220	9	2006	3	5000	Y	N	1583 24TH AVE NE
009	363012	0630	6/14/07	\$806,800	\$710,000	3230	9	2007	3	6958	N	N	2532 22ND AVE NE
009	363012	0730	8/28/07	\$814,800	\$720,000	3230	9	2007	3	5318	N	N	2017 NE NELSON LN
009	363012	0680	8/24/07	\$829,578	\$732,000	3230	9	2007	3	5367	N	N	2095 NE NELSON LN
009	363018	0440	4/19/07	\$749,950	\$660,000	3240	9	2007	3	5405	N	N	2451 NE DAPHNE ST
009	363018	0460	6/19/07	\$815,950	\$718,000	3240	9	2007	3	5500	N	N	2465 NE DAPHNE ST
009	363018	0480	7/28/07	\$814,950	\$718,000	3240	9	2007	3	5471	N	N	2483 NE DAPHNE ST
009	363022	0150	11/21/08	\$665,000	\$654,000	3250	9	2007	3	3349	N	N	2144 22ND CT NE
009	363022	0170	6/4/08	\$730,000	\$679,000	3250	9	2007	3	3549	N	N	2150 22ND CT NE
009	363022	0190	9/17/08	\$725,000	\$697,000	3250	9	2007	3	3663	N	N	2156 22ND CT NE
009	363018	0470	6/14/07	\$802,848	\$706,000	3250	9	2007	3	5500	N	N	2471 NE DAPHNE ST
009	363018	0450	5/30/07	\$769,950	\$677,000	3260	9	2007	3	5000	N	N	2459 NE DAPHNE ST
009	362992	0750	3/23/07	\$672,000	\$592,000	3270	9	2003	3	5750	N	N	1774 28TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363012	1050	3/22/07	\$718,800	\$633,000	3310	9	2007	3	4894	N	N	2646 22ND AVE NE
009	363012	0610	4/21/08	\$725,000	\$666,000	3310	9	2007	3	6293	N	N	2566 22ND AVE NE
009	363012	0720	2/27/08	\$750,000	\$681,000	3310	9	2007	3	5198	N	N	2033 NE NELSON LN
009	363012	0810	8/13/08	\$775,000	\$736,000	3310	9	2005	3	5367	N	N	2603 20TH AVE NE
009	363012	1030	2/21/07	\$733,080	\$647,000	3340	9	2007	3	5000	N	N	2678 22ND AVE NE
009	363012	1090	7/26/07	\$796,800	\$702,000	3340	9	2006	3	6370	N	N	2582 22ND AVE NE
009	363012	0640	8/15/07	\$804,800	\$710,000	3340	9	2007	3	5940	N	N	2175 NE NELSON LN
009	363012	0890	8/12/07	\$820,000	\$723,000	3370	9	2006	3	9830	N	N	2729 20TH AVE NE
009	363018	0420	1/19/07	\$806,950	\$714,000	3450	9	2006	3	7546	N	N	2433 NE DAPHNE ST
009	363018	0260	9/27/07	\$722,000	\$639,000	3480	9	2006	3	5000	N	N	1496 24TH AVE NE
009	363011	0070	12/15/08	\$650,000	\$646,000	3490	9	2006	3	6114	Y	N	2617 30TH CT NE
009	363011	0290	4/1/08	\$710,000	\$649,000	3490	9	2005	3	5000	N	N	2550 33RD AVE NE
009	363011	0140	1/5/07	\$795,000	\$704,000	3490	9	2006	3	5700	N	N	3022 NE MARQUETTE WAY
009	362992	0700	9/17/07	\$770,000	\$681,000	3620	9	2003	3	6119	N	N	1804 28TH AVE NE
009	363018	0090	7/31/07	\$890,000	\$785,000	3630	9	2006	3	5237	Y	N	1537 24TH AVE NE
009	363016	0350	4/27/07	\$852,000	\$749,000	3650	9	2007	3	5000	Y	N	1625 25TH AVE NE
009	363018	0120	5/23/07	\$860,200	\$757,000	3660	9	2006	3	5712	Y	N	1525 24TH AVE NE
009	363018	0230	8/27/07	\$900,000	\$795,000	3660	9	2006	3	9430	Y	N	1483 24TH AVE NE
009	363016	0340	3/25/08	\$800,000	\$730,000	3680	9	2007	3	5000	Y	N	1629 25TH AVE NE
009	363009	0010	7/9/07	\$610,000	\$537,000	2100	10	2007	3	2328	N	N	1799 28TH AVE NE
009	363009	0020	3/16/07	\$645,000	\$568,000	2100	10	2007	3	2147	N	N	1793 28TH AVE NE
009	363009	0060	5/1/07	\$689,000	\$606,000	2150	10	2007	3	2252	N	N	1779 28TH AVE NE
009	363009	0040	2/13/07	\$670,000	\$591,000	2160	10	2007	3	2147	N	N	1785 28TH AVE NE
009	363009	0030	5/11/07	\$670,000	\$589,000	2220	10	2007	3	2147	N	N	1787 28TH AVE NE
009	363009	0050	7/2/07	\$680,000	\$599,000	2220	10	2007	3	2147	N	N	1781 28TH AVE NE
009	362989	0120	6/28/07	\$1,142,225	\$1,005,000	2470	10	2003	3	6557	Y	N	1701 30TH AVE NE
009	363016	0370	2/6/07	\$924,732	\$816,000	2550	10	2006	3	5532	Y	N	1609 25TH AVE NE
009	363020	0650	5/17/07	\$1,000,000	\$880,000	2900	10	2006	3	7269	N	N	2401 NE DAVIS LOOP
009	363020	0710	6/11/07	\$1,115,000	\$981,000	2900	10	2007	3	6450	Y	N	2473 NE DAVIS LOOP
009	363020	0040	11/18/08	\$750,000	\$737,000	2930	10	2008	3	3400	N	N	2422 NE DAVIS LOOP
009	363020	0850	2/13/08	\$790,000	\$715,000	2970	10	2007	3	6154	N	N	1410 29TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363020	0950	6/20/07	\$838,819	\$738,000	2970	10	2007	3	7863	N	N	2933 DAYTON CT NE
009	363020	0680	7/23/07	\$1,100,000	\$969,000	2970	10	2007	3	6000	Y	N	2437 NE DAVIS LOOP
009	363020	0820	6/16/08	\$819,900	\$765,000	3060	10	2007	3	8179	N	N	1409 29TH CT NE
009	363020	0690	4/1/08	\$950,000	\$869,000	3060	10	2007	3	5006	Y	N	2449 NE DAVIS LOOP
009	363020	1030	2/21/07	\$814,900	\$719,000	3070	10	2007	3	5219	N	N	2963 NE DAVIS LOOP
009	363020	1080	2/16/07	\$824,900	\$728,000	3070	10	2006	3	5162	N	N	2985 NE DAVIS LOOP
009	363020	0980	4/10/07	\$860,880	\$758,000	3070	10	2007	3	7112	N	N	2943 DAYTON CT NE
009	363020	0910	10/8/07	\$863,521	\$766,000	3070	10	2007	3	6592	N	N	2917 NE DAVIS LOOP
009	363020	0660	10/23/07	\$921,500	\$818,000	3070	10	2007	3	5000	N	N	2413 NE DAVIS LOOP
009	363020	0720	1/31/07	\$1,273,568	\$1,125,000	3100	10	2006	3	7200	Y	N	2485 NE DAVIS LOOP
009	363020	0920	5/1/07	\$825,000	\$726,000	3130	10	2007	3	5520	N	N	2921 NE DAVIS LOOP
009	363020	1020	3/16/07	\$829,999	\$731,000	3130	10	2007	3	6824	N	N	2959 NE DAVIS LOOP
009	363020	0880	7/25/07	\$858,000	\$756,000	3130	10	2007	3	8598	N	N	2905 NE DAVIS LOOP
009	363020	0860	4/29/08	\$834,900	\$769,000	3130	10	2007	3	6065	N	N	1412 29TH CT NE
009	363020	0990	3/26/07	\$878,563	\$774,000	3130	10	2007	3	6058	N	N	2947 DAYTON CT NE
009	363020	0800	3/27/08	\$852,400	\$779,000	3130	10	2007	3	5039	N	N	2689 NE DAVIS LOOP
009	363020	0770	6/23/08	\$859,000	\$803,000	3130	10	2007	3	6379	N	N	2603 NE DAVIS LOOP
009	363020	0830	4/4/08	\$955,000	\$874,000	3130	10	2007	3	14998	N	N	1407 29TH CT NE
009	363020	0670	11/8/07	\$1,035,000	\$921,000	3130	10	2007	3	6000	N	N	2425 NE DAVIS LOOP
009	363020	0700	6/18/07	\$1,250,000	\$1,100,000	3130	10	2007	3	6399	Y	N	2461 NE DAVIS LOOP
009	363018	0540	8/29/07	\$979,950	\$866,000	3140	10	2007	3	5989	Y	N	2460 NE DAPHNE ST
009	363018	0560	2/19/08	\$982,000	\$890,000	3140	10	2007	3	5996	Y	N	2480 NE DAPHNE ST
009	363016	0550	7/10/07	\$796,000	\$701,000	3180	10	2006	3	5810	N	N	1582 25TH AVE NE
009	362989	0050	5/9/07	\$972,500	\$855,000	3370	10	2004	3	6221	Y	N	1757 30TH AVE NE
009	363016	0420	6/21/07	\$1,042,000	\$917,000	3380	10	2007	3	6343	Y	N	1547 25TH AVE NE
009	363018	0600	12/21/07	\$999,950	\$896,000	3420	10	2006	3	5500	N	N	2635 NE DAPHNE ST
009	362989	0030	3/2/07	\$915,000	\$807,000	3430	10	2003	3	6988	N	N	1773 30TH AVE NE
009	362987	0370	2/4/08	\$1,000,000	\$903,000	3430	10	2001	3	12887	Y	N	1730 NE KATSURA ST
009	363016	0360	9/2/08	\$855,000	\$817,000	3460	10	2007	3	5500	Y	N	1617 25TH AVE NE
009	362987	0440	6/17/08	\$908,000	\$847,000	3460	10	2001	3	16342	Y	N	1646 NE KATSURA ST
009	363020	1010	5/8/07	\$960,000	\$844,000	3480	10	2007	3	8847	N	N	2955 DAYTON CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	362992	0940	11/14/07	\$899,950	\$802,000	3500	10	2006	3	6900	N	N	1660 28TH AVE NE
009	363018	0590	9/25/07	\$979,950	\$868,000	3520	10	2006	3	5500	N	N	2603 NE DAPHNE ST
009	363018	0620	3/18/08	\$999,950	\$911,000	3520	10	2007	3	6175	N	N	2699 NE DAPHNE ST
009	363018	0550	11/29/07	\$1,025,000	\$915,000	3520	10	2007	3	6141	Y	N	2472 NE DAPHNE ST
009	363018	0530	6/16/08	\$988,000	\$922,000	3610	10	2008	3	6097	Y	N	2452 NE DAPHNE ST
009	363018	0570	4/2/08	\$1,029,000	\$941,000	3610	10	2008	3	5515	Y	N	2492 NE DAPHNE ST
009	363016	0510	10/10/07	\$890,000	\$789,000	3630	10	2006	3	6010	N	N	1540 25TH AVE NE
009	363020	0900	9/24/07	\$944,125	\$836,000	3670	10	2007	3	7680	N	N	2913 NE DAVIS LOOP
009	363018	0610	6/26/07	\$1,008,502	\$888,000	3670	10	2007	3	6261	N	N	2657 NE DAPHNE ST
009	363018	0650	3/19/08	\$1,024,950	\$934,000	3670	10	2008	3	4769	N	N	2799 NE DAPHNE ST
009	362994	0270	5/14/07	\$975,000	\$858,000	3730	10	2005	3	8846	N	N	1754 30TH AVE NE
009	363020	0940	9/13/07	\$881,151	\$779,000	3760	10	2007	3	5881	N	N	2929 DAYTON CT NE
009	363020	0970	7/25/07	\$935,972	\$825,000	3760	10	2007	3	8501	N	N	2941 DAYTON CT NE
009	363020	0870	10/19/07	\$975,000	\$866,000	3760	10	2007	3	11240	N	N	2901 NE DAVIS LOOP
009	363020	1000	4/26/07	\$929,900	\$818,000	3850	10	2007	3	6877	N	N	2951 DAYTON CT NE
009	363020	0780	6/11/08	\$949,900	\$885,000	3860	10	2007	3	5474	N	N	2649 NE DAVIS LOOP
009	363020	0840	2/1/08	\$1,023,577	\$924,000	3860	10	2007	3	10712	N	N	1408 29TH CT NE
009	363020	1040	1/12/07	\$874,900	\$774,000	3880	10	2006	3	5240	N	N	2967 NE DAVIS LOOP
009	363020	0960	5/24/07	\$949,553	\$835,000	3880	10	2007	3	9979	N	N	2937 DAYTON CT NE
009	363020	0890	8/20/07	\$949,900	\$838,000	3880	10	2007	3	8566	N	N	2911 NE DAVIS LOOP
009	363020	0930	6/11/07	\$915,900	\$806,000	4010	10	2007	3	6112	N	N	2925 DAYTON CT NE
009	363020	0810	5/28/08	\$909,900	\$844,000	4020	10	2008	3	6813	N	N	2697 NE DAVIS LOOP
009	363016	0660	7/3/08	\$1,125,000	\$1,055,000	2160	11	2007	3	5950	Y	N	1593 26TH CT NE
009	363016	0730	6/28/07	\$1,202,500	\$1,058,000	2370	11	2006	3	8097	N	N	2690 26TH CT NE
009	363016	0720	6/20/07	\$1,225,000	\$1,078,000	2370	11	2006	3	9327	N	N	1558 26TH CT NE
009	362992	1606	1/22/08	\$873,000	\$786,000	2890	11	2007	3	8769	N	N	1580 30TH AVE NE
009	362992	1606	6/22/07	\$959,900	\$845,000	2890	11	2007	3	8769	N	N	1580 30TH AVE NE
009	363016	0630	2/25/08	\$1,403,243	\$1,273,000	2950	11	2007	3	4500	Y	N	1621 26TH CT NE
009	363020	0350	7/14/08	\$1,270,000	\$1,195,000	3150	11	2007	3	6000	Y	N	1461 29TH PL NE
009	362992	1190	3/23/07	\$1,225,000	\$1,079,000	3200	11	2006	3	5500	Y	N	1651 28TH AVE NE
009	363016	0030	3/8/07	\$1,347,720	\$1,188,000	3340	11	2006	3	6448	Y	N	2658 NE DAPHNE ST

Improved Sales Used in this Annual Update Analysis
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(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	363020	0270	2/12/08	\$1,140,000	\$1,031,000	3380	11	2006	3	9032	N	N	1489 29TH PL NE
009	363020	0340	4/1/08	\$1,274,000	\$1,165,000	3400	11	2007	3	6000	Y	N	1465 29TH PL NE
009	363016	0020	7/5/07	\$1,399,950	\$1,232,000	3430	11	2006	3	6698	Y	N	2700 NE DAPHNE ST
009	362992	1260	2/23/07	\$1,025,000	\$904,000	3460	11	2006	3	5000	Y	N	1609 28TH AVE NE
009	363020	0390	9/23/08	\$1,175,000	\$1,131,000	3470	11	2008	3	7671	Y	N	1449 29TH PL NE
009	362992	1600	3/21/07	\$1,020,000	\$898,000	3550	11	2006	3	7628	N	N	1602 30TH AVE NE
009	363016	0680	4/4/07	\$1,342,985	\$1,182,000	3550	11	2007	3	6295	Y	N	1575 26TH CT NE
009	363016	0650	12/26/07	\$1,487,500	\$1,334,000	3550	11	2007	3	6443	Y	N	1605 26TH CT NE
009	363016	0010	5/4/07	\$1,450,000	\$1,275,000	3560	11	2006	3	7987	Y	N	2734 NE DAPHNE ST
009	363020	0320	4/22/08	\$1,315,000	\$1,209,000	3590	11	2007	3	6000	Y	N	1471 29TH PL NE
009	363016	0040	9/4/07	\$1,379,950	\$1,219,000	3660	11	2007	3	6000	Y	N	2638 NE DAPHNE ST
009	363020	0280	10/30/07	\$1,269,000	\$1,128,000	3760	11	2007	3	6657	Y	N	1485 29TH PL NE
009	363018	0010	12/26/07	\$1,258,900	\$1,129,000	3810	11	2007	3	7920	Y	N	1535 24TH CT NE
009	363020	0300	2/29/08	\$1,250,000	\$1,135,000	3820	11	2007	3	6000	Y	N	1479 29TH PL NE
009	363020	0290	6/20/07	\$1,289,000	\$1,134,000	3940	11	2007	3	6000	Y	N	1481 29TH PL NE
009	363020	0330	9/12/07	\$1,339,000	\$1,184,000	3940	11	2007	3	6000	Y	N	1469 29TH PL NE
010	785210	0290	5/19/08	\$324,950	\$301,000	1250	7	2001	3	3760	N	N	34428 SE OSPREY CT
010	785210	0300	10/2/07	\$333,000	\$295,000	1310	7	2001	3	4180	N	N	34424 SE OSPREY CT
010	785218	0050	4/24/07	\$408,000	\$359,000	1430	7	2005	3	3658	N	N	7810 FISHER AVE SE
010	785218	0520	9/24/08	\$335,000	\$323,000	1450	7	2004	3	4843	N	N	36325 SE FOREST ST
010	785321	0030	2/28/07	\$379,000	\$334,000	1450	7	2004	3	3748	N	N	7609 SE ORCHARD DR
010	785321	0070	1/23/07	\$380,000	\$336,000	1450	7	2004	3	4129	N	N	7623 SE ORCHARD DR
010	785215	0140	4/20/07	\$384,800	\$339,000	1470	7	2003	3	3999	N	N	35207 SE RIDGE ST
010	785205	0120	12/11/07	\$375,000	\$335,000	1540	7	1999	3	3222	N	N	7814 DOUGLAS AVE SE
010	785206	0190	9/2/08	\$355,000	\$339,000	1548	7	2000	3	3706	N	N	7628 DOUGLAS AVE SE
010	785206	0140	12/10/07	\$385,000	\$344,000	1548	7	2000	3	3693	N	N	34717 SE RIDGE ST
010	785206	0380	7/24/07	\$412,500	\$363,000	1548	7	2000	3	5912	N	N	7815 BAKER AVE SE
010	785206	0120	4/9/07	\$415,000	\$365,000	1548	7	2000	3	3675	N	N	34725 SE RIDGE ST
010	785206	0210	8/23/07	\$419,000	\$370,000	1548	7	2000	3	4120	N	N	7636 DOUGLAS AVE SE
010	785206	0100	5/15/08	\$385,000	\$356,000	1586	7	2000	3	3658	N	N	34731 SE RIDGE ST
010	785215	0120	10/5/07	\$385,000	\$341,000	1700	7	2003	3	4000	N	N	35131 SE RIDGE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785215	0230	2/16/07	\$412,500	\$364,000	1700	7	2004	3	4077	N	N	35309 SE RIDGE ST
010	785215	0400	7/24/07	\$427,450	\$377,000	1700	7	2003	3	5020	N	N	35316 SE KINSEY ST
010	785327	1050	12/3/08	\$366,900	\$363,000	1720	7	2005	3	5562	N	N	6604 SILENT CREEK AVE SE
010	785327	0960	6/18/07	\$414,900	\$365,000	1720	7	2005	3	4618	N	N	6519 DOUGLAS AVE SE
010	785330	1140	4/6/07	\$462,865	\$407,000	1750	7	2006	3	5000	N	N	33729 SE SORENSON ST
010	785206	0080	5/21/07	\$432,500	\$380,000	1802	7	2000	3	3579	N	N	34737 SE RIDGE ST
010	785206	0060	4/30/08	\$421,000	\$388,000	1802	7	2000	3	3420	N	N	34743 SE RIDGE ST
010	785330	2190	9/16/08	\$380,000	\$365,000	1890	7	2006	3	5395	N	N	34314 SE CARMICHAEL ST
010	785330	1900	4/30/08	\$425,000	\$391,000	1890	7	2006	3	4400	N	N	34007 SE INDIAN PLUM ST
010	785206	0070	11/13/07	\$445,000	\$396,000	1922	7	2000	3	3420	N	N	34741 SE RIDGE ST
010	785332	1110	9/4/07	\$425,725	\$376,000	1950	7	2007	3	7263	N	N	9026 VENN AVE SE
010	785332	0570	5/2/08	\$417,000	\$384,000	1950	7	2007	3	4427	N	N	35326 SE SWENSON ST
010	785332	0280	4/4/08	\$423,470	\$388,000	1950	7	2007	3	4345	N	N	35012 SE SWENSON ST
010	785332	1120	8/27/07	\$442,552	\$391,000	1950	7	2007	3	6266	N	N	35327 SE VENN ST
010	785332	0540	1/9/08	\$437,185	\$393,000	1950	7	2007	3	4455	N	N	35314 SE SWENSON ST
010	785332	0310	3/17/08	\$437,360	\$399,000	1950	7	2007	3	4260	N	N	35024 SE SWENSON ST
010	785332	0590	10/9/07	\$453,765	\$402,000	1950	7	2007	3	10113	N	N	8825 SWENSON AVE SE
010	785332	0920	10/5/07	\$460,895	\$409,000	1950	7	2007	3	6118	N	N	8824 SWENSON AVE SE
010	785332	0400	3/6/08	\$450,600	\$410,000	1950	7	2007	3	5505	N	N	8823 VENN AVE SE
010	785332	0730	3/6/08	\$458,550	\$417,000	1950	7	2008	3	6750	N	N	9004 WEITING AVE SE
010	785330	0880	7/11/07	\$414,065	\$365,000	1960	7	2006	3	5204	N	N	33827 SE TIBBITS ST
010	785330	1030	8/3/07	\$416,945	\$368,000	1960	7	2006	3	4766	N	N	33903 SE SORENSON ST
010	785330	1860	2/6/07	\$419,870	\$371,000	1960	7	2006	3	4402	N	N	34023 SE INDIAN PLUM ST
010	785330	0910	9/14/07	\$420,905	\$372,000	1960	7	2007	3	5227	N	N	33815 SE TIBBITS ST
010	785330	0930	9/10/07	\$421,700	\$373,000	1960	7	2007	3	5305	N	N	33807 SE TIBBITS ST
010	785330	0960	2/9/07	\$424,905	\$375,000	1960	7	2006	3	4587	N	N	33816 SE TIBBITS ST
010	785330	1930	2/15/07	\$424,505	\$375,000	1960	7	2006	3	6997	N	N	34002 SE CARMICHAEL ST
010	785330	0450	1/3/07	\$424,915	\$376,000	1960	7	2006	3	4400	N	N	33908 SE STROUF ST
010	785330	2070	8/1/07	\$426,270	\$376,000	1960	7	2007	3	4400	N	N	34128 SE CARMICHAEL ST
010	785330	1990	7/20/07	\$428,665	\$378,000	1960	7	2007	3	4400	N	N	34026 SE CARMICHAEL ST
010	785330	1190	2/5/07	\$438,225	\$387,000	1960	7	2006	3	5762	N	N	33802 SE SORENSON ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785215	0580	3/15/07	\$440,000	\$388,000	1960	7	2003	3	4914	N	N	35120 SE KINSEY ST
010	785330	1150	3/19/07	\$441,005	\$388,000	1960	7	2006	3	5000	N	N	33725 SE SORENSON ST
010	785330	0920	7/18/07	\$441,453	\$389,000	1960	7	2006	3	5234	N	N	33811 SE TIBBITS ST
010	785327	1020	5/18/07	\$444,000	\$391,000	1960	7	2005	3	4721	N	N	34608 SE CARMICHAEL ST
010	785215	0030	7/23/07	\$450,000	\$396,000	1960	7	2003	3	4088	N	N	35031 SE RIDGE ST
010	785330	0410	7/20/07	\$449,613	\$396,000	1960	7	2006	3	4741	N	N	7025 CARMICHAEL AVE SE
010	785330	0430	5/2/07	\$454,115	\$399,000	1960	7	2006	3	5697	N	N	7103 CARMICHAEL AVE SE
010	785330	1980	9/11/07	\$457,231	\$404,000	1960	7	2007	3	4400	N	N	34022 SE CARMICHAEL ST
010	785330	0960	7/24/08	\$435,000	\$411,000	1960	7	2006	3	4587	N	N	33816 SE TIBBITS ST
010	785321	0130	3/30/07	\$430,000	\$379,000	1970	7	2004	3	3773	N	N	36701 SE GRAVENSTEIN CT
010	785215	0380	6/25/07	\$445,000	\$392,000	1970	7	2004	3	5740	N	N	35324 SE KINSEY ST
010	785321	0190	4/23/08	\$439,950	\$404,000	1970	7	2004	3	3469	N	N	36712 SE GRAVENSTEIN CT
010	785213	0670	7/8/08	\$395,000	\$371,000	2030	7	2002	3	6774	N	N	7305 SILENT CREEK AVE SE
010	785213	0510	2/15/08	\$435,000	\$394,000	2040	7	2003	3	4969	N	N	7324 SILENT CREEK AVE SE
010	785332	0290	5/9/08	\$405,000	\$374,000	2050	7	2007	3	4260	N	N	35016 SE SWENSON ST
010	785332	0520	3/14/08	\$424,000	\$386,000	2050	7	2007	3	4299	N	N	35306 SE SWENSON ST
010	785332	0330	3/21/08	\$429,365	\$392,000	2050	7	2007	3	4260	N	N	35102 SE SWENSON ST
010	785330	2060	5/14/07	\$422,400	\$372,000	2060	7	2006	3	4400	N	N	34124 SE CARMICHAEL ST
010	785330	2130	6/11/07	\$429,640	\$378,000	2060	7	2007	3	4399	N	N	34222 SE CARMICHAEL ST
010	785330	2020	8/29/07	\$429,580	\$379,000	2060	7	2007	3	4400	N	N	34104 SE CARMICHAEL ST
010	785330	0480	1/25/07	\$430,000	\$380,000	2060	7	2006	3	4400	N	N	33830 SE STROUF ST
010	785330	2080	5/14/07	\$432,290	\$380,000	2060	7	2007	3	4399	N	N	37202 SE CARMICHAEL ST
010	785330	1970	8/7/07	\$431,695	\$381,000	2060	7	2007	3	4400	N	N	34018 SE CARMICHAEL ST
010	785330	2120	9/13/07	\$433,620	\$383,000	2060	7	2007	3	4399	N	N	34218 SE CARMICHAEL ST
010	785330	2150	6/21/07	\$437,260	\$385,000	2060	7	2007	3	4375	N	N	34230 SE CARMICHAEL ST
010	785330	2160	10/1/08	\$399,950	\$386,000	2060	7	2006	3	4362	N	N	34302 SE CARMICHAEL ST
010	785330	2030	5/4/07	\$449,470	\$395,000	2060	7	2007	3	5365	N	N	34108 SE CARMICHAEL ST
010	785332	1010	1/4/08	\$422,975	\$380,000	2070	7	2007	3	4556	N	N	35315 SE SWENSON ST
010	785332	1070	8/15/07	\$439,245	\$388,000	2070	7	2007	3	6470	N	N	9010 VENN AVE SE
010	785332	0990	2/6/08	\$434,575	\$393,000	2070	7	2007	3	7253	N	N	35325 SE SWENSON ST
010	785332	1050	9/7/07	\$444,240	\$393,000	2070	7	2007	3	8112	N	N	8928 VENN AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785332	0580	1/7/08	\$440,025	\$395,000	2070	7	2007	3	5663	N	N	35330 SE SWENSON ST
010	785332	1040	2/5/08	\$444,320	\$401,000	2070	7	2007	3	5710	N	N	35303 SE SWENSON ST
010	785332	0560	1/4/08	\$447,618	\$402,000	2070	7	2007	3	4425	N	N	35322 SE SWENSON ST
010	785332	0300	4/11/08	\$442,485	\$406,000	2070	7	2007	3	4260	N	N	35020 SE SWENSON ST
010	785332	0270	3/12/08	\$449,228	\$409,000	2070	7	2007	3	4806	N	N	35008 SE SWENSON ST
010	785330	0550	1/25/07	\$408,000	\$361,000	2090	7	2006	3	4376	N	N	33827 SE MCCULLOUGH ST
010	785330	0390	4/20/07	\$429,870	\$378,000	2090	7	2006	3	5752	N	N	7017 CARMICHAEL AVE SE
010	785215	0700	11/19/08	\$372,000	\$366,000	2110	7	2003	3	4697	N	N	34906 SE KINSEY ST
010	785215	0240	6/26/08	\$419,900	\$393,000	2110	7	2003	3	4126	N	N	35313 SE RIDGE ST
010	785203	0150	3/28/08	\$410,000	\$375,000	2120	7	1999	3	3722	N	N	7619 DOUGLAS AVE SE
010	785203	0300	1/9/07	\$435,000	\$385,000	2120	7	1999	3	3837	N	N	34602 COTTONWOOD DR SE
010	785200	0470	7/24/07	\$450,000	\$397,000	2160	7	1998	3	6832	N	N	7019 AUTUMN AVE SE
010	785200	0530	2/26/07	\$461,000	\$406,000	2160	7	1998	3	9092	N	N	6927 AUTUMN AVE SE
010	785200	0530	3/25/08	\$478,000	\$436,000	2160	7	1998	3	9092	N	N	6927 AUTUMN AVE SE
010	785330	1240	2/27/07	\$438,265	\$386,000	2170	7	2006	3	5866	N	N	33822 SE SORENSON ST
010	785330	0900	9/5/07	\$453,245	\$401,000	2170	7	2007	3	5219	N	N	33819 SE TIBBITS ST
010	785330	1040	8/9/07	\$454,690	\$401,000	2170	7	2006	3	5325	N	N	33829 SE SORENSON ST
010	785330	1210	5/1/07	\$463,488	\$408,000	2170	7	2006	3	5256	N	N	33810 SE SORENSON ST
010	785330	1250	2/13/07	\$470,445	\$415,000	2170	7	2006	3	6048	N	N	38826 SE SORENSON ST
010	785330	1070	4/27/07	\$485,585	\$427,000	2170	7	2006	3	7508	N	N	6730 TIBBITS AVE SE
010	785330	0970	1/8/07	\$489,466	\$433,000	2170	7	2006	3	4587	N	N	33820 SE TIBBITS ST
010	785330	0190	9/4/07	\$499,999	\$442,000	2170	7	2006	3	9851	N	N	7025 STROUF AVE SE
010	785330	1120	7/24/07	\$504,070	\$444,000	2170	7	2006	3	5000	N	N	33805 SE SORENSON ST
010	785323	0640	9/29/08	\$409,990	\$396,000	2190	7	2004	3	4506	N	N	7821 MELROSE LN SE
010	785332	0600	10/8/07	\$447,850	\$397,000	2190	7	2007	3	7484	N	N	8823 SWENSON AVE SE
010	785332	0930	10/16/07	\$451,420	\$401,000	2190	7	2007	3	5646	N	N	8828 SWENSON AVE SE
010	785332	1150	9/21/07	\$456,100	\$404,000	2190	7	2007	3	6896	N	N	35313 SE VENN ST
010	785332	0420	4/5/08	\$449,279	\$411,000	2190	7	2008	3	5519	N	N	8815 VENN AVE SE
010	785332	0620	10/15/07	\$464,065	\$412,000	2190	7	2007	3	8614	N	N	8817 SWENSON AVE SE
010	785332	1220	8/20/07	\$467,678	\$413,000	2190	7	2007	3	5900	N	N	9011 VENN AVE SE
010	785332	0810	8/24/07	\$469,510	\$415,000	2190	7	2007	3	7740	N	N	35424 SE VENN ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785332	1210	11/1/07	\$473,601	\$421,000	2190	7	2007	3	5900	N	N	9015 VENN AVE SE
010	785332	1130	9/25/07	\$477,283	\$423,000	2190	7	2007	3	5332	N	N	35323 SE VENN ST
010	785332	0720	4/8/08	\$465,330	\$426,000	2190	7	2007	3	6750	N	N	8926 WEITING AVE SE
010	785332	0640	11/14/07	\$490,000	\$436,000	2190	7	2007	3	7907	N	N	8809 SWENSON AVE SE
010	785330	2350	10/13/08	\$474,950	\$461,000	2210	7	2006	3	5000	N	N	34010 SE SORENSON ST
010	785323	0620	6/5/08	\$440,000	\$409,000	2230	7	2004	3	6116	N	N	7813 MELROSE LN SE
010	785332	1020	12/21/07	\$445,905	\$399,000	2260	7	2007	3	4871	N	N	35311 SE SWENSON ST
010	785332	0220	3/20/08	\$442,660	\$404,000	2260	7	2007	3	6308	N	N	34922 SE SWENSON ST
010	785332	1080	9/19/07	\$461,400	\$408,000	2260	7	2007	3	5246	N	N	8014 VENN AVE SE
010	785332	1000	3/10/08	\$484,350	\$441,000	2260	7	2007	3	4419	N	N	35321 SE SWENSON ST
010	785330	2040	6/4/07	\$432,615	\$381,000	2270	7	2007	3	5365	N	N	34116 SE CARMICHAEL ST
010	785330	0420	7/27/07	\$434,235	\$383,000	2270	7	2006	3	4741	N	N	7029 CARMICHAEL AVE SE
010	785330	2010	9/6/07	\$440,375	\$389,000	2270	7	2007	3	4400	N	N	37100 SE CARMICHAEL ST
010	785330	2110	7/10/07	\$450,250	\$396,000	2270	7	2007	3	4399	N	N	34214 SE CARMICHAEL ST
010	785330	2000	5/8/07	\$452,565	\$398,000	2270	7	2007	3	4400	N	N	34030 SE CARMICHAEL ST
010	785327	1180	7/2/07	\$405,000	\$357,000	2280	7	2005	3	4413	N	N	6414 SILENT CREEK AVE SE
010	785215	0740	6/29/07	\$469,900	\$414,000	2310	7	2002	3	4462	N	N	34822 SE KINSEY ST
010	785330	2470	2/12/07	\$437,900	\$386,000	2320	7	2006	3	5178	N	N	34003 SE CARMICHAEL ST
010	785330	2180	9/9/08	\$412,000	\$395,000	2320	7	2006	3	5375	N	N	34310 SE CARMICHAEL ST
010	785330	2380	9/10/07	\$460,000	\$407,000	2320	7	2006	3	6366	N	N	6724 CARMICHAEL AVE SE
010	785203	0240	5/27/08	\$445,000	\$413,000	2320	7	1999	3	3974	N	N	34518 COTTONWOOD DR SE
010	785330	2520	1/12/07	\$480,000	\$425,000	2320	7	2006	3	10046	N	N	6715 QUIGLEY AVE SE
010	785321	0020	8/17/07	\$405,000	\$357,000	2340	7	2004	3	3748	N	N	7605 SE ORCHARD DR
010	785321	0010	4/6/07	\$440,000	\$387,000	2340	7	2004	3	3950	N	N	7601 SE ORCHARD DR
010	785218	0630	7/20/07	\$460,000	\$405,000	2340	7	2004	3	4058	N	N	36506 SE WOODY CREEK LN
010	785323	0450	6/20/08	\$475,000	\$444,000	2350	7	2004	3	4500	N	N	7813 CORTLAND AVE SE
010	785215	0300	5/14/08	\$420,000	\$388,000	2360	7	2003	3	6473	N	N	7409 FAIRWAY AVE SE
010	785203	0140	6/11/07	\$444,000	\$391,000	2360	7	2000	3	4627	N	N	7615 DOUGLAS AVE SE
010	785323	0410	5/28/08	\$450,000	\$418,000	2360	7	2004	3	4500	N	N	7829 CORTLAND AVE SE
010	785323	0490	11/27/07	\$475,000	\$424,000	2360	7	2004	3	6200	N	N	36832 SE BRAEBURN ST
010	785327	0780	2/26/08	\$418,000	\$379,000	2390	7	2005	3	4542	N	N	34413 SE DIO ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785327	0810	1/28/08	\$430,000	\$388,000	2390	7	2005	3	4922	N	N	34423 SE DIO ST
010	785203	0580	3/28/08	\$439,900	\$402,000	2390	7	2000	3	6306	N	N	34602 SE LINDEN LOOP
010	785203	0520	1/31/07	\$460,000	\$406,000	2390	7	2000	3	4165	N	N	34514 SE LINDEN LOOP
010	785203	0560	6/24/08	\$435,000	\$407,000	2390	7	2000	3	4950	N	N	34528 SE LINDEN LOOP
010	785332	0530	5/16/08	\$440,210	\$407,000	2410	7	2008	3	4160	N	N	35310 SE SWENSON ST
010	785332	0340	7/9/08	\$454,183	\$427,000	2410	7	2007	3	6868	N	N	35106 SE SWENSON ST
010	785332	1090	1/1/08	\$476,005	\$427,000	2410	7	2007	3	4293	N	N	9018 VENN AVE SE
010	785332	1030	7/21/08	\$457,905	\$432,000	2410	7	2008	3	4810	N	N	35307 SE SWENSON ST
010	785332	0320	4/17/08	\$482,240	\$443,000	2410	7	2008	3	4260	N	N	35028 SE SWENSON ST
010	785203	0130	3/15/07	\$459,990	\$405,000	2420	7	1999	3	4655	N	N	7603 DOUGLAS AVE SE
010	785200	0340	11/20/07	\$459,900	\$410,000	2420	7	1998	3	7307	N	N	7221 AUTUMN AVE SE
010	785200	0290	9/21/07	\$494,000	\$437,000	2420	7	1998	3	6135	N	N	7245 AUTUMN AVE SE
010	785200	0580	12/17/08	\$455,400	\$453,000	2420	7	1998	3	7891	N	N	6924 AUTUMN AVE SE
010	785332	0910	10/9/07	\$468,660	\$416,000	2430	7	2007	3	6585	N	N	8820 SWENSON AVE SE
010	785332	0430	2/28/08	\$467,290	\$424,000	2430	7	2007	3	5287	N	N	8811 VENN AVE SE
010	785332	0460	2/21/08	\$474,770	\$430,000	2430	7	2007	3	7248	N	N	8808 VENN AVE SE
010	785332	0660	11/16/07	\$484,885	\$432,000	2430	7	2007	3	7491	N	N	8822 WEITING AVE SE
010	785332	0440	2/14/08	\$478,405	\$433,000	2430	7	2007	3	5250	N	N	8807 VENN AVE SE
010	785332	0750	3/21/08	\$477,700	\$436,000	2430	7	2007	3	6803	N	N	9012 WEITING AVE SE
010	785332	0380	3/24/08	\$490,108	\$447,000	2430	7	2007	3	5502	N	N	8905 VENN AVE SE
010	785330	1080	1/30/07	\$451,910	\$399,000	2440	7	2006	3	8913	N	N	6804 TIBBITS AVE SE
010	785330	0870	6/12/07	\$459,805	\$405,000	2440	7	2007	3	5196	N	N	33901 SE TIBBITS ST
010	785330	1220	6/19/07	\$468,211	\$412,000	2440	7	2007	3	5088	N	N	33814 SE SORENSON ST
010	785330	1260	6/1/07	\$471,435	\$415,000	2440	7	2007	3	5144	N	N	33904 SE SORENSON ST
010	785330	0040	6/18/07	\$473,770	\$417,000	2440	7	2007	3	5249	N	N	33927 SE STROUF ST
010	785330	1280	1/8/07	\$472,210	\$418,000	2440	7	2006	3	11053	N	N	6717 CARMICHAEL AVE SE
010	785330	1020	1/19/07	\$475,163	\$420,000	2440	7	2006	3	6154	N	N	33907 SE SORENSON ST
010	785330	1300	1/9/07	\$474,253	\$420,000	2440	7	2006	3	7155	N	N	6709 CARMICHAEL AVE SE
010	785330	0010	9/25/07	\$477,260	\$423,000	2440	7	2007	3	5331	N	N	34011 SE STROUF ST
010	785330	1130	6/18/07	\$483,753	\$426,000	2440	7	2007	3	5000	N	N	33801 SE SORENSON ST
010	785330	2090	7/30/07	\$440,190	\$388,000	2460	7	2007	3	4399	N	N	34206 SE CARMICHAEL ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	2140	7/17/07	\$446,308	\$393,000	2460	7	2007	3	4399	N	N	34226 SE CARMICHAEL ST
010	785330	1960	7/19/07	\$447,863	\$395,000	2460	7	2007	3	4400	N	N	34014 SE CARMICHAEL ST
010	785330	0590	1/25/07	\$467,270	\$413,000	2460	7	2006	3	4400	N	N	33911 SE MCCULLOUGH ST
010	785330	0400	6/7/07	\$473,305	\$416,000	2460	7	2006	3	4744	N	N	7021 CARMICHAEL AVE SE
010	785330	1940	7/24/07	\$472,791	\$417,000	2460	7	2007	3	4888	N	N	34006 SE CARMICHAEL ST
010	785330	0440	1/8/07	\$472,095	\$418,000	2460	7	2006	3	4376	N	N	33912 SE STROUF ST
010	785330	0810	11/18/08	\$430,000	\$423,000	2460	7	2006	3	4400	N	N	33907 SE ODELL ST
010	785200	0420	6/19/07	\$485,000	\$427,000	2460	7	1998	3	7909	N	N	7101 AUTUMN AVE SE
010	785200	0520	4/30/07	\$494,000	\$435,000	2460	7	1998	3	6648	N	N	6929 AUTUMN AVE SE
010	785323	0050	2/15/07	\$464,950	\$410,000	2480	7	2004	3	4794	N	N	36922 SE BRAEBURN ST
010	785326	0200	7/28/08	\$438,000	\$414,000	2480	7	2005	3	4500	N	N	7030 ALLMAN AVE SE
010	785326	0080	9/29/08	\$430,000	\$415,000	2480	7	2005	3	5808	N	N	37023 SE STEWART ST
010	785213	0380	2/18/08	\$472,500	\$428,000	2480	7	2003	3	5333	N	N	34601 CRANBERRY CT SE
010	785323	0300	11/26/08	\$449,950	\$444,000	2480	7	2004	3	6757	N	N	37027 SE GALA CT
010	785330	2530	8/8/07	\$537,000	\$474,000	2480	7	2006	3	9971	N	N	6719 QUIGLEY AVE SE
010	785213	0820	10/8/07	\$445,000	\$395,000	2510	7	2002	3	4590	N	N	7121 SILENT CREEK AVE SE
010	785213	0390	11/30/07	\$485,000	\$433,000	2510	7	2002	3	4508	N	N	7220 SILENT CREEK AVE SE
010	785218	0170	7/2/07	\$449,950	\$396,000	2520	7	2003	3	4605	N	N	36314 SE FOREST ST
010	785218	0770	6/22/07	\$499,950	\$440,000	2520	7	2003	3	5657	N	N	36515 SE WOODY CREEK LN
010	785332	0240	7/30/08	\$430,120	\$407,000	2530	7	2008	3	4288	N	N	34926 SE SWENSON ST
010	785213	0430	3/28/07	\$482,500	\$425,000	2530	7	2002	3	5021	N	N	7310 COTTONWOOD DR SE
010	785332	1260	9/11/07	\$463,963	\$410,000	2550	7	2007	3	6382	N	N	8923 VENN AVE SE
010	785332	1180	5/16/08	\$452,810	\$419,000	2550	7	2008	3	6405	N	N	9027 VENN AVE SE
010	785332	0650	9/28/07	\$476,218	\$422,000	2550	7	2007	3	7357	N	N	8807 SWENSON AVE SE
010	785332	0970	12/6/07	\$483,433	\$432,000	2550	7	2007	3	9414	N	N	8916 SWENSON AVE SE
010	785332	0610	9/27/07	\$488,671	\$433,000	2550	7	2007	3	8807	N	N	8819 SWENSON AVE SE
010	785332	0900	11/26/07	\$490,703	\$438,000	2550	7	2007	3	7963	N	N	8816 SWENSON AVE SE
010	785332	1270	8/9/07	\$506,785	\$447,000	2550	7	2007	3	7657	N	N	8919 VENN AVE SE
010	785332	0370	5/16/08	\$486,660	\$450,000	2550	7	2008	3	7248	N	N	8909 VENN AVE SE
010	785332	0960	12/6/07	\$507,489	\$454,000	2550	7	2007	3	7225	N	N	8912 SWENSON AVE SE
010	785332	0980	11/15/07	\$532,028	\$474,000	2550	7	2007	3	10127	N	N	35329 SE SWENSON ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785332	0470	2/19/08	\$531,490	\$481,000	2550	7	2007	3	8698	N	N	8812 VENN AVE SE
010	785330	2170	11/12/08	\$390,000	\$382,000	2570	7	2006	3	4377	N	N	34306 SE CARMICHAEL ST
010	785330	1060	4/12/07	\$442,773	\$390,000	2570	7	2007	3	5798	N	N	33821 SE SORENSON ST
010	785330	1170	7/9/07	\$478,015	\$421,000	2570	7	2007	3	7379	N	N	33726 SE SORENSON ST
010	785330	1270	4/11/07	\$491,550	\$433,000	2570	7	2007	3	5904	N	N	33908 SE SORENSON ST
010	785330	1160	4/26/07	\$512,555	\$451,000	2570	7	2006	3	4937	N	N	33721 SE SORENSON ST
010	785327	0300	8/26/08	\$485,000	\$463,000	2590	7	2005	3	5789	N	N	6326 DOUGLAS AVE SE
010	785213	0080	3/25/08	\$475,000	\$434,000	2600	7	2002	3	4724	N	N	7217 DOUGLAS AVE SE
010	785213	0700	10/11/07	\$455,000	\$404,000	2610	7	2002	3	4849	N	N	7227 SILENT CREEK AVE SE
010	785332	0510	2/13/08	\$464,890	\$421,000	2610	7	2007	3	6044	N	N	35302 SE SWENSON ST
010	785218	0710	6/18/07	\$499,950	\$440,000	2630	7	2003	3	6308	N	N	36604 SE WOODY CREEK LN
010	785213	0560	6/25/07	\$485,500	\$427,000	2640	7	2002	3	5108	N	N	7327 SILENT CREEK AVE SE
010	785203	0490	10/22/08	\$420,000	\$409,000	2660	7	2000	3	5286	N	N	34504 SE LINDEN LOOP
010	785203	0450	4/12/07	\$489,000	\$430,000	2660	7	2000	3	5997	N	N	34531 SE LINDEN LOOP
010	785203	0450	4/23/08	\$512,000	\$471,000	2660	7	2000	3	5997	N	N	34531 SE LINDEN LOOP
010	785203	0610	2/4/08	\$417,000	\$377,000	2680	7	2000	3	4500	N	N	7610 RAVEN AVE SE
010	785203	0700	8/19/08	\$485,000	\$462,000	2680	7	2000	3	7680	N	N	7510 RAVEN AVE SE
010	785323	0100	2/6/07	\$515,000	\$455,000	2700	7	2004	3	5618	N	N	7724 MELROSE LN SE
010	785213	0300	4/9/08	\$515,000	\$472,000	2700	7	2002	3	5979	N	N	7304 CRANBERRY CT SE
010	785218	0210	12/19/07	\$461,000	\$413,000	2720	7	2004	3	4456	N	N	36406 SE FOREST ST
010	785330	1010	1/24/07	\$474,296	\$419,000	2720	7	2006	3	8004	N	N	33908 SE TIBBITS ST
010	785330	0950	1/19/07	\$478,976	\$424,000	2720	7	2006	3	4587	N	N	33812 SE TIBBITS ST
010	785218	0350	11/29/07	\$480,000	\$428,000	2720	7	2003	3	6347	N	N	36529 SE FOREST ST
010	785330	1110	5/11/07	\$490,603	\$432,000	2720	7	2007	3	5000	N	N	33809 SE SORENSON ST
010	785332	0740	9/18/07	\$493,493	\$437,000	2720	7	2007	3	6750	N	N	9008 WEITING AVE SE
010	785330	0890	7/17/07	\$498,933	\$439,000	2720	7	2007	3	5211	N	N	33823 SE TIBBITS ST
010	785332	1250	8/13/07	\$497,610	\$439,000	2720	7	2007	3	5947	N	N	8927 VENN AVE SE
010	785330	0940	1/15/07	\$499,033	\$441,000	2720	7	2006	3	5335	N	N	33808 SE TIBBITS ST
010	785332	1200	8/7/07	\$502,535	\$443,000	2720	7	2007	3	5900	N	N	9019 VENN AVE SE
010	785330	0120	4/26/07	\$505,000	\$444,000	2720	7	2006	3	5250	N	N	33823 SE STROUF ST
010	785330	1180	3/28/07	\$504,188	\$444,000	2720	7	2006	3	6224	N	N	33800 SE SORENSON ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	1330	2/6/07	\$503,548	\$445,000	2720	7	2006	3	10045	N	N	6629 CARMICHAEL AVE SE
010	785332	0710	5/5/08	\$482,746	\$445,000	2720	7	2008	3	6947	N	N	8922 WEITING AVE SE
010	785330	1230	3/8/07	\$508,323	\$448,000	2720	7	2006	3	5212	N	N	33818 SE SORENSON ST
010	785332	0760	8/29/07	\$510,738	\$451,000	2720	7	2007	3	9508	N	N	9016 WEITING AVE SE
010	785330	1200	8/10/07	\$516,500	\$456,000	2720	7	2006	3	5425	N	N	33806 SE SORENSON ST
010	785332	1230	8/7/07	\$524,530	\$463,000	2720	7	2007	3	5900	N	N	9007 VENN AVE SE
010	785332	0700	4/30/08	\$559,085	\$515,000	2720	7	2008	3	6558	N	N	8914 WEITING AVE SE
010	785329	0050	1/2/08	\$512,500	\$460,000	2730	7	2006	3	6283	N	N	6311 SILENT CREEK AVE SE
010	785329	0030	8/6/07	\$540,000	\$476,000	2730	7	2006	3	7649	N	N	6319 SILENT CREEK AVE SE
010	785323	0250	8/20/08	\$545,000	\$519,000	2730	7	2004	3	6651	Y	N	37118 SE GALA CT
010	785203	0820	11/2/07	\$459,900	\$409,000	2760	7	2001	3	5500	N	N	7609 FERN AVE SE
010	785203	0730	8/30/07	\$475,000	\$420,000	2760	7	2000	3	5325	N	N	7445 RAVEN AVE SE
010	785332	0690	10/8/07	\$496,708	\$440,000	2850	7	2007	3	8664	N	N	8910 WEITING AVE SE
010	785332	0630	10/5/07	\$507,888	\$450,000	2850	7	2007	3	8762	N	N	8813 SWENSON AVE SE
010	785332	0500	5/5/08	\$491,083	\$453,000	2850	7	2008	3	10971	N	N	8820 VENN AVE SE
010	785332	0880	3/27/08	\$506,215	\$462,000	2850	7	2008	3	6600	N	N	8905 WEITING AVE SE
010	785332	0450	3/27/08	\$511,170	\$467,000	2850	7	2007	3	8481	N	N	8803 VENN AVE SE
010	785332	0680	4/1/08	\$534,375	\$489,000	2850	7	2008	3	8370	N	N	8904 WEITING AVE SE
010	785332	1140	8/21/07	\$536,438	\$474,000	2870	7	2007	3	5577	N	N	35317 SE VENN ST
010	785332	1170	1/17/08	\$527,923	\$475,000	2870	7	2007	3	8658	N	N	35305 SE VENN ST
010	785218	0740	7/11/07	\$525,000	\$462,000	2880	7	2003	3	6434	N	N	36527 SE WOODY CREEK LN
010	785326	0050	7/19/07	\$485,000	\$427,000	2910	7	2005	3	4631	N	N	37101 SE STEWART ST
010	785203	0790	1/17/07	\$575,000	\$509,000	2960	7	2000	3	5027	N	N	7531 FERN AVE SE
010	785332	0490	5/20/08	\$520,000	\$481,000	3010	7	2008	3	13881	N	N	8818 VENN AVE SE
010	785332	0800	10/5/07	\$551,668	\$489,000	3010	7	2007	3	11785	N	N	35425 SE VENN ST
010	785332	0940	11/6/07	\$510,000	\$454,000	3090	7	2007	3	5387	N	N	8904 SWENSON AVE SE
010	785332	1240	8/14/07	\$526,303	\$464,000	3090	7	2007	3	5900	N	N	9003 VENN AVE SE
010	785332	1190	8/20/07	\$538,445	\$475,000	3090	7	2007	3	5954	N	N	9023 VENN AVE SE
010	785330	1290	1/12/07	\$520,352	\$460,000	3100	7	2006	3	5633	N	N	6713 CARMICHAEL AVE SE
010	785330	0850	1/22/07	\$526,258	\$465,000	3100	7	2006	3	5189	N	N	33909 SE TIBBITS ST
010	785330	0240	4/24/08	\$516,200	\$475,000	3100	7	2006	3	5000	N	N	6927 STROUF AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	0020	7/5/07	\$549,600	\$484,000	3100	7	2007	3	5298	N	N	34007 SE STROUF ST
010	785330	1100	2/1/07	\$565,376	\$499,000	3100	7	2006	3	6066	N	N	33813 SE SORENSON ST
010	785330	1320	1/3/07	\$572,393	\$507,000	3100	7	2006	3	14290	N	N	6701 CARMICHAEL AVE SE
010	785323	0170	8/12/08	\$466,000	\$442,000	3160	7	2004	3	5292	N	N	7824 MELROSE LN SE
010	785323	0080	7/18/07	\$570,000	\$502,000	3160	7	2004	3	6160	N	N	7716 MELROSE LN SE
010	785218	0910	9/5/08	\$462,500	\$443,000	3210	7	2004	3	5898	N	N	36313 SE WOODY CREEK LN
010	785218	0730	6/12/07	\$550,000	\$484,000	3210	7	2003	3	6694	N	N	36603 SE WOODY CREEK LN
010	785332	0870	6/3/08	\$589,550	\$548,000	3210	7	2008	3	6883	N	N	8909 WEITING AVE SE
010	785332	0840	2/28/08	\$534,388	\$485,000	3220	7	2008	3	7041	N	N	8927 WEITING AVE SE
010	785332	0770	10/18/07	\$550,693	\$489,000	3220	7	2007	3	11318	N	N	9020 WEITING AVE SE
010	785332	0890	12/3/07	\$562,778	\$503,000	3220	7	2007	3	8304	N	N	8825 WEITING AVE SE
010	785332	0670	10/18/07	\$590,765	\$524,000	3220	7	2007	3	8478	N	N	8826 WEITING AVE SE
010	785332	0860	2/6/08	\$543,453	\$491,000	3650	7	2008	3	9081	N	N	8913 WEITING AVE SE
010	785332	0850	4/4/08	\$544,900	\$499,000	3650	7	2008	3	9081	N	N	8923 WEITING AVE SE
010	785332	0780	10/19/07	\$584,812	\$519,000	3650	7	2007	3	11014	N	N	9024 WEITING AVE SE
010	785332	0790	11/1/07	\$621,958	\$553,000	3650	7	2007	3	16035	N	N	35429 SE VENN ST
010	785332	0480	3/26/08	\$622,124	\$568,000	3650	7	2008	3	11430	N	N	8816 VENN AVE SE
010	785332	0820	5/29/08	\$564,453	\$524,000	3830	7	2008	3	9293	N	N	9007 WEITING AVE SE
010	785334	0400	9/26/08	\$410,000	\$395,000	1620	8	2008	3	3058	N	N	34708 SE JACOBIA ST
010	785334	0370	3/22/08	\$434,990	\$397,000	1620	8	2008	3	3072	N	N	34714 SE JACOBIA ST
010	785334	0490	4/30/08	\$439,990	\$405,000	1620	8	2008	3	3196	N	N	34619 SE JEFFS ST
010	785334	0510	5/1/08	\$440,000	\$405,000	1620	8	2008	3	2891	N	N	34627 SE JEFFS ST
010	785217	0690	3/10/08	\$397,000	\$361,000	1630	8	2003	3	3304	N	N	6512 WEST CREST VIEW LOOP SE
010	785334	0520	6/27/08	\$419,000	\$392,000	1630	8	2008	3	2516	N	N	34709 SE JEFFS ST
010	785334	0530	7/25/08	\$415,990	\$393,000	1630	8	2008	3	1936	N	N	34711 SE JEFFS ST
010	785334	0390	9/5/08	\$379,000	\$363,000	1650	8	2008	3	2394	N	N	34710 SE JACOBIA ST
010	785334	0500	6/25/08	\$404,990	\$379,000	1650	8	2008	3	2408	N	N	34623 SE JEFFS ST
010	785202	0380	9/24/08	\$393,500	\$379,000	1680	8	2001	3	3650	N	N	7529 DOGWOOD LN SE
010	785204	0090	9/11/07	\$449,900	\$398,000	1780	8	1999	3	3986	N	N	7402 DOUGLAS AVE SE
010	785334	0540	10/24/08	\$419,000	\$408,000	1800	8	2008	3	2912	N	N	34713 SE JEFFS ST
010	785217	0620	2/13/08	\$435,000	\$394,000	1870	8	2003	3	4186	N	N	6612 WEST CREST VIEW LOOP SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785202	0730	1/24/08	\$445,000	\$401,000	1890	8	2000	3	4009	N	N	7414 DOGWOOD LN SE
010	785217	0700	10/24/07	\$440,000	\$391,000	1950	8	2003	3	3369	N	N	6508 WEST CREST VIEW LOOP SE
010	785217	0720	1/23/08	\$437,750	\$394,000	1950	8	2003	3	4911	N	N	35715 SE CREST VIEW LOOP SE
010	785209	0090	4/18/07	\$450,490	\$396,000	1975	8	2000	3	3761	N	N	7327 THOMPSON AVE SE
010	785331	0730	8/1/08	\$460,000	\$435,000	2010	8	2008	3	5699	N	N	34623 SE LEITZ ST
010	785331	0690	7/18/08	\$500,000	\$471,000	2010	8	2008	3	6726	N	N	34703 SE LEITZ ST
010	785331	0670	8/14/08	\$499,990	\$475,000	2010	8	2008	3	4160	N	N	8721 SWENSON DR SE
010	785322	0610	9/12/08	\$441,000	\$423,000	2050	8	2004	3	5694	N	N	36320 SE ISLEY ST
010	785209	0050	10/29/08	\$440,000	\$429,000	2073	8	2000	3	3761	N	N	7409 THOMPSON AVE SE
010	785209	0030	8/18/08	\$470,000	\$447,000	2073	8	2000	3	3761	N	N	7417 THOMPSON AVE SE
010	785214	0320	2/7/07	\$496,950	\$439,000	2160	8	2003	3	4540	N	N	6820 ELDERBERRY AVE SE
010	785209	0800	2/14/08	\$450,000	\$407,000	2180	8	2001	3	4210	N	N	34829 SE BURROWS WAY
010	785214	0250	8/29/07	\$495,000	\$437,000	2270	8	2003	3	5261	N	N	6716 ELDERBERRY AVE SE
010	785322	0600	12/15/08	\$450,000	\$447,000	2270	8	2004	3	6361	N	N	36312 SE ISLEY ST
010	785322	0690	3/20/07	\$477,000	\$420,000	2280	8	2004	3	6134	N	N	36420 SE ISLEY ST
010	785331	0700	8/14/08	\$519,990	\$494,000	2290	8	2008	3	4217	N	N	34629 SE LEITZ ST
010	785211	0030	2/25/08	\$520,000	\$472,000	2300	8	2002	3	6983	Y	N	7028 THOMPSON AVE SE
010	785331	0660	4/23/08	\$529,990	\$487,000	2300	8	2008	3	4164	N	N	8725 SWENSON DR SE
010	785211	0070	8/29/07	\$605,000	\$534,000	2300	8	2001	3	7398	Y	N	7114 THOMPSON AVE SE
010	785325	0170	8/22/07	\$535,000	\$472,000	2320	8	2005	3	6695	N	N	7002 SILENT CREEK AVE SE
010	785329	0220	5/15/07	\$693,000	\$610,000	2350	8	2006	3	7411	N	N	34323 SE BURKE ST
010	785211	0170	4/3/08	\$492,000	\$450,000	2380	8	2002	3	5310	N	N	7007 CURTIS DR SE
010	785201	1030	10/13/08	\$480,000	\$466,000	2380	8	1998	3	5512	Y	N	6913 FAIRWAY AVE SE
010	785211	0300	5/19/08	\$525,000	\$486,000	2380	8	2002	3	6697	N	N	7002 CURTIS DR SE
010	785201	0940	8/21/07	\$499,900	\$441,000	2400	8	1998	3	5817	N	N	7105 FAIRWAY AVE SE
010	785201	0490	11/4/08	\$470,000	\$460,000	2400	8	1998	3	6250	N	N	7024 FAIRWAY AVE SE
010	785201	0960	10/1/07	\$520,000	\$461,000	2400	8	1998	3	5800	N	N	7033 FAIRWAY AVE SE
010	785209	0200	4/21/08	\$489,000	\$449,000	2420	8	2000	3	4205	N	N	7207 THOMPSON AVE SE
010	785331	0740	7/23/08	\$549,950	\$519,000	2420	8	2008	3	6334	N	N	34621 SE LEITZ ST
010	785214	0010	4/16/07	\$540,000	\$475,000	2470	8	2003	3	14355	N	N	6929 ELDERBERRY AVE SE
010	785214	0390	5/14/07	\$545,000	\$479,000	2470	8	2003	3	7615	N	N	6922 ELDERBERRY AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785214	0310	3/19/07	\$555,000	\$489,000	2470	8	2003	3	5840	N	N	6818 ELDERBERRY AVE SE
010	785214	0020	3/1/07	\$558,000	\$492,000	2470	8	2003	3	10997	N	N	6925 ELDERBERRY AVE SE
010	785202	0780	6/10/08	\$540,000	\$503,000	2470	8	2000	3	5208	N	N	7402 DOGWOOD LN SE
010	785219	0060	2/9/07	\$670,000	\$591,000	2510	8	2004	3	6830	N	N	6725 SILENT CREEK AVE SE
010	785322	0780	5/10/07	\$579,990	\$510,000	2530	8	2005	3	8144	Y	N	36509 SE ISLEY ST
010	785201	0950	8/28/07	\$564,000	\$498,000	2550	8	1998	3	5835	N	N	7101 FAIRWAY AVE SE
010	785209	0700	3/21/07	\$603,000	\$531,000	2550	8	2001	3	6396	N	N	7217 CURTIS DR SE
010	785219	0360	12/4/07	\$538,000	\$481,000	2580	8	2004	3	8155	N	N	35006 SE CURTIS DR
010	785211	0320	6/22/07	\$591,000	\$520,000	2600	8	2002	3	5376	N	N	7012 CURTIS DR SE
010	785327	0370	4/11/08	\$598,000	\$548,000	2600	8	2005	3	6619	N	N	6214 DOUGLAS AVE SE
010	785327	0440	8/11/08	\$615,000	\$584,000	2600	8	2005	3	5048	N	N	34418 SE BURKE ST
010	785211	0260	10/24/07	\$575,000	\$511,000	2610	8	2001	3	7438	N	N	6928 CURTIS DR SE
010	785327	0360	5/7/08	\$585,000	\$540,000	2620	8	2005	3	6115	N	N	6218 DOUGLAS AVE SE
010	785209	0990	7/1/08	\$532,000	\$499,000	2632	8	2000	3	5684	N	N	7312 THOMPSON AVE SE
010	785322	0720	5/7/07	\$525,000	\$462,000	2680	8	2004	3	5494	N	N	36426 SE ISLEY ST
010	785211	0360	7/2/07	\$580,000	\$511,000	2690	8	2001	3	6823	N	N	7026 CURTIS DR SE
010	785211	0190	6/17/08	\$560,000	\$523,000	2690	8	2002	3	7632	N	N	7001 CURTIS DR SE
010	785219	0550	6/29/07	\$665,000	\$585,000	2710	8	2004	3	6038	N	N	7023 COOK CT SE
010	785219	0190	7/22/08	\$535,000	\$505,000	2730	8	2003	3	6676	N	N	6708 SILENT CREEK AVE SE
010	785202	0310	2/21/08	\$529,900	\$480,000	2740	8	2000	3	5665	N	N	7623 DOGWOOD LN SE
010	785219	0050	12/10/08	\$575,000	\$570,000	2740	8	2004	3	6875	N	N	6731 SILENT CREEK AVE SE
010	785327	0400	5/13/08	\$643,000	\$594,000	2750	8	2006	3	10704	N	N	6202 DOUGLAS AVE SE
010	785327	0320	5/21/07	\$638,500	\$562,000	2820	8	2005	3	5814	N	N	6318 DOUGLAS AVE SE
010	785214	0100	10/9/08	\$503,500	\$488,000	2830	8	2003	3	10954	N	N	6823 ELDERBERRY AVE SE
010	785214	0070	6/20/08	\$584,000	\$545,000	2830	8	2003	3	11477	N	N	6907 ELDERBERRY AVE SE
010	785325	0200	6/11/07	\$660,000	\$581,000	2830	8	2005	3	7873	N	N	7014 SILENT CREEK AVE SE
010	785325	0120	3/18/08	\$567,500	\$517,000	2870	8	2005	3	7113	N	N	6908 SILENT CREEK AVE SE
010	785201	0390	11/20/08	\$515,000	\$507,000	2910	8	1998	3	5829	N	N	7236 FAIRWAY AVE SE
010	785201	0510	1/24/08	\$577,000	\$520,000	2910	8	1999	3	6250	N	N	7012 FAIRWAY AVE SE
010	785201	0440	5/13/08	\$565,000	\$522,000	2910	8	1998	3	6594	N	N	7206 FAIRWAY AVE SE
010	785201	1010	9/24/07	\$595,000	\$527,000	2910	8	1998	3	6381	N	N	7005 FAIRWAY AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785327	0570	2/14/07	\$750,000	\$662,000	2920	8	2005	3	6643	Y	N	34506 SE COCHRANE ST
010	785219	0430	10/18/07	\$650,000	\$577,000	2970	8	2005	3	5936	N	N	35015 SE CURTIS DR
010	785219	0230	8/1/07	\$650,000	\$573,000	2990	8	2004	3	6701	N	N	6726 SILENT CREEK AVE SE
010	785328	0310	2/23/07	\$955,000	\$842,000	2560	9	2006	3	10814	N	N	6931 PINEHURST AVE SE
010	785331	0800	12/12/07	\$580,000	\$519,000	2630	9	2007	3	5676	N	N	34609 SE LEITZ ST
010	785331	0830	2/14/07	\$589,990	\$521,000	2630	9	2006	3	5857	N	N	34610 SE LEITZ ST
010	785331	0820	4/10/07	\$598,990	\$527,000	2630	9	2006	3	5851	N	N	34608 SE LEITZ ST
010	785202	0200	3/30/07	\$670,000	\$590,000	2630	9	2000	3	5192	Y	N	7610 HEATHER AVE SE
010	785202	0200	3/5/08	\$707,000	\$643,000	2630	9	2000	3	5192	Y	N	7610 HEATHER AVE SE
010	785217	0360	8/25/08	\$510,000	\$486,000	2660	9	2003	3	8094	N	N	6424 EAST CREST VIEW LOOP SE
010	785324	0500	4/2/07	\$585,000	\$515,000	2660	9	2005	3	7226	N	N	35901 SE SANDALEE CT
010	785209	0530	7/14/08	\$557,500	\$524,000	2670	9	2001	3	5483	Y	N	34723 SE CURTIS DR
010	785209	0500	7/12/07	\$622,500	\$548,000	2670	9	2001	3	5500	Y	N	34805 SE CURTIS DR
010	785204	0020	4/23/07	\$660,000	\$581,000	2710	9	1999	3	6399	Y	N	34719 CURTIS DR SE
010	785209	0470	4/12/07	\$662,000	\$583,000	2720	9	2001	3	5500	Y	N	34819 SE CURTIS DR
010	785201	0610	9/26/07	\$639,000	\$566,000	2730	9	1998	3	6691	N	N	7119 CHANTICLEER AVE SE
010	785322	0270	11/19/08	\$580,000	\$570,000	2760	9	2004	3	7774	Y	N	7625 GREENRIDGE CT SE
010	785201	0550	1/29/07	\$580,000	\$512,000	2790	9	1998	3	7608	N	N	7037 LAUREL AVE SE
010	785211	0460	4/27/07	\$685,000	\$603,000	2815	9	2000	3	7914	N	N	35004 RHODODENDRON DR SE
010	785211	0760	1/29/07	\$690,000	\$610,000	2815	9	2000	3	7930	N	N	34912 RHODODENDRON DR SE
010	785202	0100	4/26/07	\$710,000	\$625,000	2820	9	1999	3	7247	Y	N	7424 HEATHER AVE SE
010	785330	1680	2/16/07	\$649,990	\$573,000	2840	9	2006	3	7001	N	N	34007 SE SALAL ST
010	785211	0560	9/19/07	\$669,999	\$593,000	2840	9	2001	3	7791	N	N	35007 RHODODENDRON DR SE
010	785211	0590	4/24/07	\$700,000	\$616,000	2840	9	2001	3	7858	N	N	34927 RHODODENDRON DR SE
010	785322	1300	1/3/08	\$673,000	\$604,000	2930	9	2004	3	6085	Y	N	7417 PINNACLE PL SE
010	785322	0200	5/19/07	\$690,000	\$607,000	2930	9	2004	3	7848	N	N	7725 GREENRIDGE CT SE
010	785331	0810	3/1/07	\$602,000	\$531,000	2950	9	2006	3	9779	N	N	34606 SE LEITZ ST
010	785331	0940	6/7/07	\$640,000	\$563,000	2950	9	2007	3	6173	N	N	34706 SE LEITZ ST
010	785328	0710	1/8/07	\$850,000	\$752,000	2960	9	2006	3	6587	Y	N	6819 PINEHURST AVE SE
010	785328	0360	8/28/07	\$875,000	\$773,000	2960	9	2006	3	6299	N	N	6925 OAKMONT AVE SE
010	785211	0490	2/26/07	\$704,000	\$621,000	2990	9	2001	3	7605	N	N	35010 RHODODENDRON DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785209	0430	4/26/07	\$700,000	\$616,000	3000	9	2001	3	5930	Y	N	34909 SE CURTIS DR
010	785209	0520	8/25/08	\$585,000	\$558,000	3020	9	2001	3	5501	Y	N	34727 SE CURTIS DR
010	785209	0360	5/18/07	\$820,000	\$721,000	3040	9	2001	3	6871	Y	N	7318 CURTIS DR SE
010	785211	0530	5/9/08	\$676,000	\$624,000	3060	9	2002	3	9683	N	N	35018 RHODODENDRON DR SE
010	785331	0270	1/23/08	\$649,990	\$586,000	3090	9	2007	3	7861	N	N	34808 SE LEITZ ST
010	785322	1360	6/11/07	\$760,000	\$669,000	3100	9	2004	3	6000	Y	N	7522 SNOWBERRY AVE SE
010	785324	0560	9/17/08	\$560,000	\$538,000	3110	9	2005	3	6479	N	N	35912 SE KALEETAN LOOP
010	785330	1640	4/25/08	\$619,990	\$570,000	3110	9	2006	3	6673	N	N	34114 SE SALAL ST
010	785330	1700	1/12/07	\$649,990	\$575,000	3110	9	2006	3	6621	N	N	33925 SE SALAL ST
010	785330	1530	11/26/07	\$658,000	\$587,000	3110	9	2007	3	9866	N	N	33928 SE SALAL ST
010	785331	0310	7/6/07	\$675,000	\$594,000	3110	9	2007	3	5916	N	N	34826 SE LEITZ ST
010	785330	1500	1/9/08	\$698,000	\$627,000	3110	9	2007	3	9506	N	N	33910 SE SALAL ST
010	785328	0140	1/5/07	\$782,000	\$692,000	3110	9	2006	3	7984	N	N	36020 SE TURNBERRY ST
010	785328	0510	6/1/07	\$789,990	\$695,000	3130	9	2006	3	7623	Y	N	6810 PINEHURST AVE SE
010	785324	0220	6/21/07	\$775,000	\$682,000	3150	9	2006	3	6406	Y	N	6506 DENNY PEAK DR SE
010	785322	1340	9/3/08	\$670,000	\$641,000	3160	9	2004	3	6000	Y	N	7512 SNOWBERRY AVE SE
010	785322	0140	1/23/08	\$712,000	\$642,000	3160	9	2004	3	11719	Y	N	7722 GREENRIDGE CT SE
010	785322	1310	8/21/08	\$700,000	\$667,000	3160	9	2004	3	11241	Y	N	7413 PINNACLE PL SE
010	785331	0610	6/12/08	\$669,990	\$624,000	3170	9	2008	3	7369	N	N	8905 MCINTOSH CT SE
010	785324	0190	1/9/07	\$756,500	\$670,000	3180	9	2005	3	6508	Y	N	6522 DENNY PEAK DR SE
010	785331	0920	4/10/08	\$625,000	\$573,000	3190	9	2006	3	5648	N	N	34628 SE LEITZ ST
010	785331	0070	3/27/07	\$688,990	\$607,000	3190	9	2006	3	6112	N	N	8524 LEITZ AVE SE
010	785331	0240	5/20/08	\$663,000	\$614,000	3190	9	2006	3	7431	N	N	34725 SE LEITZ ST
010	785331	1040	7/3/08	\$670,000	\$628,000	3190	9	2008	3	7910	N	N	34710 SE BYBEE ST
010	785328	0320	2/20/07	\$796,000	\$702,000	3190	9	2006	3	6462	N	N	6929 PINEHURST AVE SE
010	785331	0530	12/12/08	\$620,000	\$615,000	3200	9	2008	3	5298	N	N	34903 SE MOFFAT ST
010	785331	0580	7/28/08	\$659,990	\$624,000	3200	9	2008	3	5834	N	N	8826 MCINTOSH CT SE
010	785322	1380	6/20/08	\$640,000	\$598,000	3210	9	2004	3	6000	Y	N	7604 SNOWBERRY AVE SE
010	785328	0350	3/13/07	\$891,922	\$786,000	3210	9	2006	3	6324	N	N	6927 OAKMONT AVE SE
010	785331	0150	12/20/07	\$630,000	\$564,000	3240	9	2007	3	5324	N	N	34901 SE LEITZ ST
010	785331	0860	8/20/07	\$670,000	\$591,000	3240	9	2007	3	7309	N	N	34616 SE LEITZ ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785331	0840	9/17/07	\$669,990	\$593,000	3240	9	2007	3	6293	N	N	34612 SE LEITZ ST
010	785331	0280	5/31/07	\$679,990	\$598,000	3240	9	2007	3	6136	N	N	34814 SE LEITZ ST
010	785331	0900	8/2/07	\$689,990	\$608,000	3240	9	2007	3	5092	N	N	34624 SE LEITZ ST
010	785331	0060	9/5/07	\$689,990	\$610,000	3240	9	2007	3	6402	N	N	8520 BYBEE CT SE
010	785330	1450	3/25/08	\$669,990	\$612,000	3240	9	2007	3	6020	N	N	33905 SE SALAL ST
010	785331	0550	2/8/08	\$680,000	\$615,000	3240	9	2007	3	6433	N	N	34823 SE MOFFAT ST
010	785330	1630	4/29/08	\$669,990	\$617,000	3240	9	2006	3	8473	N	N	34110 SE SALAL ST
010	785331	0760	6/20/07	\$709,990	\$625,000	3240	9	2007	3	7095	N	N	34617 SE LEITZ ST
010	785331	1000	11/30/07	\$699,990	\$625,000	3240	9	2007	3	9101	N	N	34615 SE BYBEE ST
010	785331	0160	12/6/07	\$699,990	\$626,000	3240	9	2007	3	5333	N	N	34827 SE LEITZ ST
010	785331	0330	9/25/07	\$709,990	\$629,000	3240	9	2007	3	8010	N	N	34811 SE BYBEE ST
010	785331	0050	6/20/07	\$719,990	\$634,000	3240	9	2007	3	4980	N	N	8516 BYBEE CT SE
010	785331	0090	7/6/07	\$719,990	\$634,000	3240	9	2007	3	5300	N	N	8602 LEITZ AVE SE
010	785331	0200	3/27/07	\$720,000	\$634,000	3240	9	2007	3	6454	N	N	34811 SE LEITZ ST
010	785331	0100	7/10/07	\$724,990	\$638,000	3240	9	2007	3	6182	N	N	8606 LEITZ AVE SE
010	785331	0010	6/4/07	\$731,990	\$644,000	3240	9	2007	3	7003	N	N	8521 BYBEE CT SE
010	785331	1060	1/3/08	\$669,990	\$601,000	3250	9	2007	3	10125	N	N	34728 SE BYBEE ST
010	785322	1220	4/13/07	\$695,000	\$612,000	3250	9	2004	3	5274	N	N	7607 HUCKLEBERRY WAY SE
010	785331	0180	6/14/07	\$714,990	\$629,000	3250	9	2007	3	6091	N	N	34819 SE LEITZ ST
010	785331	0630	8/15/08	\$668,490	\$635,000	3250	9	2007	3	9004	N	N	8821 MCINTOSH CT SE
010	785322	0040	3/26/07	\$754,000	\$664,000	3250	9	2004	3	7668	Y	N	36111 SE ISLEY ST
010	785217	0120	5/16/08	\$590,000	\$546,000	3260	9	2003	3	5260	N	N	6621 WEST CREST VIEW LOOP SE
010	785330	1340	6/13/08	\$627,990	\$585,000	3260	9	2007	3	7636	N	N	6617 SWORD FERN AVE SE
010	785331	0600	5/12/08	\$679,990	\$628,000	3260	9	2008	3	7117	N	N	8902 MCINTOSH CT SE
010	785331	0540	9/8/08	\$665,000	\$637,000	3260	9	2008	3	5475	N	N	34827 SE MOFFAT ST
010	785330	1540	11/6/07	\$749,990	\$667,000	3260	9	2007	3	16446	N	N	34002 SE SALAL ST
010	785331	0590	6/13/08	\$650,000	\$606,000	3310	9	2008	3	6166	N	N	8830 MCINTOSH CT SE
010	785331	0570	7/8/08	\$655,000	\$615,000	3310	9	2008	3	7027	N	N	8822 MCINTOSH CT SE
010	785331	0910	1/25/07	\$659,990	\$583,000	3330	9	2006	3	7256	N	N	34626 SE LEITZ ST
010	785331	0790	3/26/07	\$684,990	\$603,000	3330	9	2006	3	8226	N	N	34611 SE LEITZ ST
010	785331	0120	5/25/07	\$698,488	\$614,000	3330	9	2006	3	6036	N	N	8614 LEITZ AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785331	0290	4/7/07	\$699,990	\$616,000	3330	9	2006	3	7131	N	N	34818 SE LEITZ ST
010	785322	0190	6/25/08	\$689,000	\$645,000	3330	9	2004	3	7921	N	N	7729 GREENRIDGE CT SE
010	785330	1490	9/4/07	\$759,990	\$672,000	3330	9	2007	3	10635	N	N	33906 SE SALAL ST
010	785330	1580	4/11/07	\$714,990	\$629,000	3335	9	2006	3	8747	N	N	34018 SE SALAL ST
010	785327	0030	12/26/08	\$615,000	\$614,000	3350	9	2005	3	6254	N	N	34613 SE CARMICHAEL LOOP
010	785324	0510	7/14/07	\$710,000	\$625,000	3450	9	2005	3	8496	N	N	35905 SE SANDALEE CT
010	785330	1690	11/19/08	\$630,000	\$619,000	3550	9	2007	3	5733	N	N	33929 SE SALAL ST
010	785330	1570	6/18/08	\$680,000	\$635,000	3550	9	2006	3	10968	N	N	34014 SE SALAL ST
010	785330	1360	6/4/08	\$684,990	\$637,000	3550	9	2007	3	7480	N	N	6609 SWORD FERN AVE SE
010	785330	1400	4/28/08	\$699,990	\$644,000	3550	9	2007	3	8048	N	N	6519 SWORD FERN AVE SE
010	785330	1570	4/11/07	\$768,100	\$676,000	3550	9	2006	3	10968	N	N	34014 SE SALAL ST
010	785330	1610	8/20/07	\$789,990	\$697,000	3550	9	2007	3	8750	N	N	34102 SE SALAL ST
010	785330	1460	10/12/07	\$799,990	\$710,000	3550	9	2007	3	10435	N	N	33829 SE SALAL ST
010	785331	0620	12/13/07	\$769,990	\$689,000	3600	9	2007	3	11440	N	N	8903 MCINTOSH CT SE
010	785328	0040	1/2/07	\$785,000	\$695,000	3880	9	2006	3	9883	Y	N	36203 SE TURNBERRY ST
010	785331	1010	2/12/08	\$764,990	\$692,000	3910	9	2007	3	7255	N	N	34619 SE BYBEE ST
010	785330	1710	1/24/07	\$707,000	\$625,000	3920	9	2006	3	8468	N	N	6502 SWORD FERN AVE SE
010	785330	1350	3/29/07	\$735,000	\$647,000	3920	9	2006	3	7547	N	N	6613 SWORD FERN AVE SE
010	785330	1440	11/19/07	\$750,090	\$669,000	3920	9	2007	3	8333	N	N	33909 SE SALAL ST
010	785330	1620	6/14/07	\$790,000	\$695,000	3920	9	2006	3	11928	N	N	34106 SE SALAL ST
010	785330	1660	6/21/07	\$805,300	\$709,000	3920	9	2007	3	8572	N	N	34017 SE SALAL ST
010	785330	1520	1/25/08	\$699,990	\$631,000	3940	9	2007	3	9780	N	N	33924 SE SALAL ST
010	785330	1420	3/19/08	\$710,000	\$647,000	3940	9	2007	3	8622	N	N	6507 SWORD FERN AVE SE
010	785330	1380	3/28/08	\$729,990	\$667,000	3940	9	2007	3	8395	N	N	6827 SWORD FERN AVE SE
010	785330	1590	2/16/07	\$779,990	\$688,000	3940	9	2006	3	8449	N	N	34022 SE SALAL ST
010	785330	1550	7/20/07	\$813,823	\$717,000	3940	9	2007	3	13009	N	N	34006 SE SALAL ST
010	785330	1470	9/5/07	\$830,000	\$734,000	3940	9	2007	3	19420	N	N	33827 SE SALAL ST
010	785330	1510	12/6/07	\$729,990	\$652,000	4000	9	2007	3	9701	N	N	33918 SE SALAL ST
010	785330	1390	1/18/08	\$749,990	\$675,000	4000	9	2007	3	9309	N	N	6521 SWORD FERN AVE SE
010	785331	0110	7/26/07	\$789,990	\$696,000	4000	9	2007	3	5858	N	N	8610 LEITZ AVE SE
010	785330	1650	2/13/07	\$789,990	\$697,000	4000	9	2006	3	11247	N	N	34021 SE SALAL ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785331	1030	2/21/08	\$774,990	\$702,000	4000	9	2008	3	8658	N	N	34624 SE BYBEE ST
010	785330	1600	4/3/07	\$799,990	\$704,000	4000	9	2007	3	9113	N	N	34026 SE SALAL ST
010	785330	1560	8/8/07	\$819,990	\$723,000	4000	9	2007	3	15253	N	N	34010 SE SALAL ST
010	785330	1430	10/30/07	\$834,990	\$742,000	4000	9	2007	3	11663	N	N	6501 SWORD FERN AVE SE
010	785330	1480	9/4/07	\$865,000	\$764,000	4000	9	2007	3	29031	N	N	33830 SE SALAL ST
010	785331	0140	12/21/07	\$704,990	\$632,000	4010	9	2007	3	5730	N	N	8622 LEITZ AVE SE
010	785331	0020	12/5/07	\$750,000	\$670,000	4010	9	2007	3	6541	N	N	8519 BYBEE CT SE
010	785331	0190	5/9/07	\$784,990	\$690,000	4010	9	2007	3	5832	N	N	34815 SE LEITZ ST
010	785331	0930	8/17/07	\$804,990	\$710,000	4010	9	2007	3	6442	N	N	34630 SE LEITZ ST
010	785331	1050	4/1/08	\$700,000	\$640,000	4110	9	2008	3	7045	N	N	34714 SE BYBEE ST
010	785331	0520	7/25/08	\$750,000	\$708,000	4110	9	2008	3	5300	N	N	34905 SE MOFFAT ST
010	785324	0140	1/9/07	\$832,500	\$737,000	4110	9	2004	3	8328	Y	N	6616 DENNY PEAK DR SE
010	785331	0080	11/16/07	\$700,000	\$624,000	4150	9	2007	3	5471	N	N	8526 LEITZ AVE SE
010	785330	1410	5/28/08	\$684,990	\$636,000	4150	9	2007	3	892	N	N	6511 SWORD FERN AVE SE
010	785331	1020	10/16/07	\$819,990	\$728,000	4210	9	2007	3	6837	N	N	34621 SE BYBEE ST
010	785207	0020	4/12/07	\$929,000	\$817,000	3120	10	2003	3	13928	Y	N	35207 PALMETER LN
010	785322	0370	8/31/07	\$935,700	\$827,000	3180	10	2005	3	11969	N	N	7509 SNOWBERRY AVE SE
010	785199	0390	4/18/08	\$720,000	\$661,000	3370	10	1999	3	11669	N	N	6514 CASCADE AVE SE
010	785212	0234	8/12/08	\$729,950	\$693,000	3450	10	2003	3	12693	N	N	6610 AZALEA WAY SE
010	785212	0010	12/1/08	\$745,000	\$736,000	3510	10	2002	3	11782	N	N	6611 AZALEA WAY SE
010	785199	0310	8/12/08	\$757,500	\$719,000	3530	10	2001	3	11725	Y	N	6633 FAIRWAY AVE SE
010	785199	0280	4/17/08	\$830,000	\$762,000	3660	10	2001	3	20659	Y	N	6750 CASCADE AVE SE
010	785199	0360	3/1/07	\$800,000	\$705,000	3780	10	1999	3	10725	N	N	6527 FAIRWAY AVE SE
010	785212	0212	6/14/07	\$1,115,000	\$981,000	3870	10	2003	3	10857	N	N	6722 AZALEA WAY SE
010	785198	0340	6/8/07	\$870,000	\$765,000	3900	10	1999	3	13346	Y	N	7013 EAGLE LAKE DR
010	785199	0190	1/8/07	\$970,000	\$859,000	4000	10	2002	3	10270	Y	N	6524 FAIRWAY AVE SE
010	785212	0060	8/5/08	\$783,000	\$742,000	4270	10	2001	3	10478	N	N	6627 AZALEA WAY SE
010	785198	0110	5/17/07	\$1,375,000	\$1,209,000	3540	11	2003	3	15822	Y	N	6766 CASCADE AVE SE
010	785216	0160	7/1/08	\$1,176,000	\$1,102,000	4550	11	2006	3	13531	Y	N	7315 INVERNESS DR SE
010	785198	0250	5/16/07	\$1,325,000	\$1,165,000	4600	11	2001	3	12655	Y	N	7040 CASCADE AVE SE
010	785216	0260	3/12/07	\$1,421,412	\$1,252,000	4850	11	2006	3	13102	Y	N	36218 SE SAINT ANDREWS LN

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032307	9046	2/12/08	\$290,000	PREVIMP<=25K
008	032307	9065	7/2/07	\$225,000	NO MARKET EXPOSURE
008	032307	9073	7/15/08	\$565,000	DIAGNOSTIC OUTLIER
008	102307	9059	11/11/08	\$14,112	DOR RATIO;QUIT CLAIM DEED
008	162407	9088	7/15/08	\$304,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	162407	9101	10/22/07	\$878,940	QUESTIONABLE PER APPRAISAL
008	162407	9104	3/9/08	\$694,950	DIAGNOSTIC OUTLIER
008	172407	9053	10/29/08	\$490,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
008	182407	9073	6/11/08	\$1,230,000	DIAGNOSTIC OUTLIER
008	182407	9082	6/3/08	\$176,437	RELATED PARTY, FRIEND, OR NEIGHBOR
008	202407	9054	6/4/08	\$855,000	DIAGNOSTIC OUTLIER
008	202407	9054	3/7/08	\$855,000	RELOCATION - SALE TO SERVICE
008	212407	9073	3/18/08	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	222406	9014	8/1/07	\$537,261	QUIT CLAIM DEED
008	222406	9127	1/3/08	\$565,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222407	9046	7/10/08	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	232406	9164	3/14/07	\$2,165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	272407	9073	6/11/08	\$699,950	DIAGNOSTIC OUTLIER
008	292407	9023	6/10/08	\$439,950	MOBILE HOME
008	302407	9039	9/26/07	\$310,000	DIAGNOSTIC OUTLIER
008	302407	9070	11/10/08	\$467,000	OBSOL
008	302407	9105	4/2/07	\$669,950	DIAGNOSTIC OUTLIER
008	322407	9067	8/21/08	\$618,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	332407	9075	4/25/07	\$608,300	DIAGNOSTIC OUTLIER
008	398030	0155	7/6/07	\$940,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	398030	0175	3/13/07	\$39,946	RELATED PARTY, FRIEND, OR NEIGHBOR
008	689330	0230	11/7/07	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	689330	0600	10/18/07	\$335,000	NO MARKET EXPOSURE
008	212407	9079	2/13/07	\$250,000	IMPROVED SALE CODED AS VACANT
008	252406	9087	2/20/07	\$577,000	NEW IMP NO CHARTERTISTICS
009	362980	0230	3/18/08	\$550,000	RELOCATION - SALE TO SERVICE
009	362983	0280	10/3/07	\$600,000	FORCED SALE; RELOCATION - SALE BY SERVICE
009	362983	0280	10/9/07	\$600,000	FORCED SALE; RELOCATION - SALE TO SERVICE
009	362983	0320	9/4/08	\$595,000	DIAGNOSTIC OUTLIER
009	362987	0070	9/18/08	\$540,000	DIAGNOSTIC OUTLIER
009	362988	0250	9/20/07	\$662,500	RELOCATION - SALE TO SERVICE
009	362988	0252	12/5/07	\$582,500	RELOCATION - SALE TO SERVICE
009	362989	0120	6/18/07	\$1,142,225	RELOCATION - SALE TO SERVICE
009	362992	0030	7/27/07	\$173,239	RELATED PARTY, FRIEND, OR NEIGHBOR
009	362992	0190	8/5/08	\$510,000	DIAGNOSTIC OUTLIER
009	362992	0270	4/29/08	\$457,000	DIAGNOSTIC OUTLIER
009	362992	1606	11/27/07	\$917,500	FORCED SALE
009	362993	0080	2/1/08	\$658,500	RELOCATION - SALE TO SERVICE;
009	362993	0210	10/24/08	\$510,000	DIAGNOSTIC OUTLIER
009	362993	0210	9/12/08	\$510,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	362994	0010	8/27/07	\$1,595,000	DIAGNOSTIC OUTLIER
009	362994	0160	2/20/08	\$2,720,000	DIAGNOSTIC OUTLIER
009	362994	0180	6/4/08	\$2,550,000	DIAGNOSTIC OUTLIER
009	362995	0030	12/11/07	\$360,000	FORCED SALE
009	362996	0320	5/25/07	\$502,500	MULTI-PARCEL SALE
009	362996	0590	11/5/07	\$402,000	MULTI-PARCEL SALE
009	362996	0790	7/26/07	\$384,888	MULTI-PARCEL SALE
009	362996	0800	4/19/07	\$364,880	MULTI-PARCEL SALE
009	362997	0320	12/8/08	\$562,000	RELOCATION - SALE TO SERVICE
009	362997	1090	3/13/08	\$565,000	DIAGNOSTIC OUTLIER
009	362997	1290	9/2/08	\$578,000	DIAGNOSTIC OUTLIER
009	362999	0100	2/21/07	\$473,000	DIAGNOSTIC OUTLIER
009	362999	0270	3/20/08	\$469,000	DIAGNOSTIC OUTLIER
009	363000	0040	8/7/08	\$348,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363002	0080	5/11/07	\$399,950	DIAGNOSTIC OUTLIER
009	363002	0220	8/1/07	\$410,000	DIAGNOSTIC OUTLIER
009	363002	0220	8/1/07	\$410,000	RELOCATION - SALE TO SERVICE
009	363002	0270	1/30/07	\$433,500	DIAGNOSTIC OUTLIER
009	363002	0300	8/14/08	\$192,150	QUIT CLAIM DEED
009	363002	0460	1/25/07	\$392,000	DIAGNOSTIC OUTLIER
009	363003	0250	4/9/07	\$635,000	DIAGNOSTIC OUTLIER
009	363004	0090	6/29/07	\$640,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	363005	0120	11/6/07	\$392,300	DIAGNOSTIC OUTLIER
009	363005	0120	6/25/07	\$168,000	DOR RATIO;NON-REPRESENTATIVE SALE
009	363005	0190	10/15/07	\$408,000	RELOCATION - SALE TO SERVICE
009	363006	0280	6/26/07	\$390,000	DIAGNOSTIC OUTLIER
009	363007	0080	2/1/07	\$45,000	DOR RATIO;QUIT CLAIM DEED
009	363008	0030	10/17/07	\$390,000	DIAGNOSTIC OUTLIER
009	363008	0040	10/8/07	\$391,000	DIAGNOSTIC OUTLIER
009	363008	0050	11/19/07	\$391,950	DIAGNOSTIC OUTLIER
009	363008	0110	4/22/08	\$401,900	DIAGNOSTIC OUTLIER
009	363008	0190	1/24/08	\$425,000	DIAGNOSTIC OUTLIER
009	363008	0200	6/26/07	\$412,000	DIAGNOSTIC OUTLIER
009	363008	0260	6/23/08	\$390,000	DIAGNOSTIC OUTLIER
009	363008	0350	6/12/08	\$400,000	DIAGNOSTIC OUTLIER
009	363008	0370	2/15/08	\$424,000	DIAGNOSTIC OUTLIER
009	363008	0450	8/14/08	\$400,000	DIAGNOSTIC OUTLIER
009	363008	0490	8/22/07	\$425,000	DIAGNOSTIC OUTLIER
009	363011	0150	9/30/08	\$603,217	RELATED PARTY, FRIEND, OR NEIGHBOR
009	363011	0290	1/8/08	\$710,000	RELOCATION - SALE TO SERVICE
009	363011	0410	10/31/07	\$587,000	DIAGNOSTIC OUTLIER
009	363011	0460	7/9/07	\$599,500	DIAGNOSTIC OUTLIER
009	363011	0480	12/18/07	\$583,000	DIAGNOSTIC OUTLIER
009	363011	0540	9/17/07	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	363011	0590	3/17/07	\$595,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	363011	0620	7/30/08	\$525,000	DIAGNOSTIC OUTLIER
009	363011	0740	9/26/08	\$540,000	DIAGNOSTIC OUTLIER
009	363012	0470	3/16/07	\$590,865	DIAGNOSTIC OUTLIER
009	363012	1010	5/21/07	\$735,000	RELOCATION - SALE TO SERVICE
009	363015	0060	10/20/08	\$420,000	DIAGNOSTIC OUTLIER
009	363015	0170	3/22/07	\$523,450	DIAGNOSTIC OUTLIER
009	363015	0220	1/29/07	\$480,900	DIAGNOSTIC OUTLIER
009	363015	0220	12/7/08	\$379,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363015	0250	8/21/07	\$525,000	DIAGNOSTIC OUTLIER
009	363015	0270	11/28/07	\$478,000	DIAGNOSTIC OUTLIER
009	363016	0280	1/25/07	\$689,850	RELOCATION - SALE TO SERVICE
009	363016	0380	1/24/07	\$815,000	DIAGNOSTIC OUTLIER
009	363016	0560	9/16/08	\$640,000	DIAGNOSTIC OUTLIER
009	363018	0030	9/29/08	\$639,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363018	0040	10/22/08	\$670,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
009	363018	0130	2/7/07	\$795,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	363018	0260	4/13/07	\$750,000	RELOCATION - SALE TO SERVICE
009	363018	0500	4/3/08	\$925,000	DIAGNOSTIC OUTLIER
009	363018	0510	12/12/08	\$760,000	DIAGNOSTIC OUTLIER
009	363018	0520	9/29/08	\$925,000	DIAGNOSTIC OUTLIER
009	363018	0680	4/21/08	\$1,055,000	DIAGNOSTIC OUTLIER
009	363020	0360	6/24/08	\$1,370,000	DOR RATIO;PREVIMP<=25K
009	363020	0500	11/14/08	\$680,000	RELOCATION - SALE TO SERVICE
009	363020	0610	11/13/08	\$669,000	DIAGNOSTIC OUTLIER
009	363020	0620	10/7/08	\$675,000	DIAGNOSTIC OUTLIER
009	363020	0730	10/29/08	\$959,900	PREVIMP<=25K
009	363021	0230	9/23/08	\$1,325,000	DIAGNOSTIC OUTLIER
009	363021	0300	11/5/07	\$1,421,530	DIAGNOSTIC OUTLIER
009	363022	0010	5/30/07	\$875,000	LEASE OR LEASE-HOLD; TENANT; AND OTHER WARNINGS
009	363022	0130	5/2/08	\$690,000	DIAGNOSTIC OUTLIER
009	363022	0200	12/2/08	\$700,000	PREVIMP<=25K
009	363024	0080	7/7/08	\$494,950	DIAGNOSTIC OUTLIER
009	926885	0130	12/18/08	\$288,790	ARCH HOUSING
009	926885	0140	11/26/08	\$288,790	ARCH HOUSING
009	926885	0150	10/1/08	\$288,790	ARCH HOUSING
009	926885	0160	10/22/08	\$288,790	ARCH HOUSING
009	926885	0170	12/15/08	\$264,570	ARCH HOUSING
009	926885	0200	9/18/08	\$264,570	ARCH HOUSING
009	926885	0210	9/17/08	\$288,790	ARCH HOUSING
009	926885	0220	10/22/08	\$288,790	ARCH HOUSING
009	926885	0230	10/24/08	\$288,790	ARCH HOUSING
009	926885	0240	11/10/08	\$288,790	ARCH HOUSING
009	926885	0250	10/27/08	\$264,570	ARCH HOUSING
009	926885	0370	11/18/08	\$288,790	ARCH HOUSING
009	926885	0420	8/28/08	\$264,570	ARCH HOUSING

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	926885	0430	9/16/08	\$288,790	ARCH HOUSING
009	926885	0440	8/27/08	\$288,790	ARCH HOUSING
009	926885	0450	8/19/08	\$288,790	ARCH HOUSING
009	926885	0460	8/20/08	\$288,740	ARCH HOUSING
009	926885	0470	10/1/08	\$264,570	ARCH HOUSING
009	926885	0500	6/30/08	\$264,570	ARCH HOUSING
009	926885	0510	7/24/08	\$288,790	ARCH HOUSING
009	926885	0520	8/25/08	\$288,790	ARCH HOUSING
009	926885	0530	7/24/08	\$288,790	ARCH HOUSING
009	926885	0550	6/26/08	\$264,570	ARCH HOUSING
009	926885	1720	11/24/08	\$552,800	DIAGNOSTIC OUTLIER
009	926885	0180	9/29/08	\$288,790	ARCH PROPERTY
009	926885	0190	8/29/08	\$288,790	ARCH PROPERTY
009	926885	0260	9/8/08	\$288,790	ARCH PROPERTY
009	926885	0410	8/12/08	\$288,790	ARCH PROPERTY
009	926885	0480	8/23/08	\$288,790	ARCH PROPERTY
009	926885	0490	8/26/08	\$288,790	ARCH PROPERTY
009	926885	0540	6/23/08	\$288,790	ARCH PROPERTY
009	926885	0560	7/1/08	\$288,790	ARCH PROPERTY
010	785199	0100	3/15/07	\$950,000	NO MARKET EXPOSURE
010	785199	0150	8/4/08	\$667,325	DIAGNOSTIC OUTLIER
010	785199	0150	8/4/08	\$667,325	RELOCATION - SALE TO SERVICE
010	785199	0190	1/8/07	\$970,000	RELOCATION - SALE TO SERVICE
010	785199	0310	1/16/08	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	785199	0390	2/25/08	\$720,000	RELOCATION - SALE TO SERVICE
010	785199	0460	6/20/08	\$680,000	DIAGNOSTIC OUTLIER
010	785200	0470	7/24/07	\$450,000	RELOCATION - SALE TO SERVICE
010	785201	0090	2/7/07	\$850,000	NO MARKET EXPOSURE
010	785201	0550	1/29/07	\$580,000	RELOCATION - SALE TO SERVICE
010	785201	0590	4/21/08	\$597,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785202	0310	2/13/08	\$529,900	RELOCATION - SALE TO SERVICE
010	785206	0180	2/5/07	\$385,000	DIAGNOSTIC OUTLIER
010	785207	0240	10/23/07	\$1,420,000	DIAGNOSTIC OUTLIER
010	785209	0050	3/24/08	\$390,000	DIAGNOSTIC OUTLIER
010	785209	0530	7/14/08	\$557,500	RELOCATION - SALE TO SERVICE
010	785209	0540	11/28/07	\$480,000	DIAGNOSTIC OUTLIER
010	785209	0590	6/25/08	\$498,000	DIAGNOSTIC OUTLIER
010	785211	0360	6/18/07	\$580,000	RELOCATION - SALE TO SERVICE
010	785211	0700	8/13/08	\$565,000	DIAGNOSTIC OUTLIER
010	785212	0010	12/1/08	\$745,000	RELOCATION - SALE TO SERVICE
010	785212	0090	10/13/08	\$610,000	DIAGNOSTIC OUTLIER
010	785212	0130	3/13/08	\$900,001	DIAGNOSTIC OUTLIER
010	785212	0140	12/8/08	\$650,000	DIAGNOSTIC OUTLIER
010	785217	0020	5/28/08	\$540,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785217	0300	8/25/08	\$557,500	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785217	0330	10/14/07	\$580,000	DIAGNOSTIC OUTLIER
010	785217	0330	3/20/08	\$567,000	DIAGNOSTIC OUTLIER
010	785217	0360	8/24/08	\$499,650	RELOCATION - SALE TO SERVICE
010	785217	0470	11/18/08	\$579,927	EXEMPT FROM EXCISE TAX
010	785217	0540	7/9/08	\$499,900	DIAGNOSTIC OUTLIER
010	785217	0540	5/20/08	\$523,750	RELOCATION - SALE TO SERVICE
010	785217	0600	7/26/07	\$433,900	NO MARKET EXPOSURE
010	785218	0020	11/10/08	\$360,000	DIAGNOSTIC OUTLIER
010	785218	0540	10/26/07	\$399,500	NO MARKET EXPOSURE
010	785218	0550	3/13/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	785219	0190	7/22/08	\$535,000	RELOCATION - SALE TO SERVICE
010	785321	0240	9/14/07	\$479,733	NON-REPRESENTATIVE SALE
010	785322	0140	1/7/08	\$712,000	RELOCATION - SALE TO SERVICE
010	785322	0200	5/19/07	\$690,000	RELOCATION - SALE TO SERVICE
010	785322	0470	7/11/08	\$552,500	BANKRUPTCY
010	785322	0480	2/22/08	\$615,000	DIAGNOSTIC OUTLIER
010	785322	1150	5/23/07	\$731,500	DIAGNOSTIC OUTLIER
010	785322	1150	5/23/07	\$731,500	RELOCATION - SALE TO SERVICE
010	785323	0170	8/1/08	\$466,000	RELOCATION - SALE TO SERVICE
010	785323	0300	11/25/08	\$449,950	RELOCATION - SALE TO SERVICE
010	785324	0070	4/11/08	\$875,000	DIAGNOSTIC OUTLIER
010	785324	0370	11/24/08	\$576,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	785324	0560	5/9/08	\$585,000	RELOCATION - SALE TO SERVICE
010	785327	0960	6/18/07	\$414,900	RELOCATION - SALE TO SERVICE
010	785327	1180	12/7/07	\$405,000	RELOCATION - SALE TO SERVICE
010	785328	0170	6/10/08	\$866,000	DIAGNOSTIC OUTLIER
010	785328	0440	12/10/08	\$700,000	DIAGNOSTIC OUTLIER
010	785328	0540	10/29/07	\$729,000	DIAGNOSTIC OUTLIER
010	785330	0570	7/10/07	\$519,000	NON-REPRESENTATIVE SALE
010	785330	0990	2/1/07	\$446,635	ACTIVE PERMIT BEFORE SALE>25K
010	785330	1690	12/17/07	\$619,490	NON-REPRESENTATIVE SALE
010	785330	1950	8/9/07	\$431,270	ACTIVE PERMIT BEFORE SALE>25K
010	785331	0130	9/20/07	\$832,230	DIAGNOSTIC OUTLIER
010	785331	0550	1/10/08	\$440,240	QUESTIONABLE PER APPRAISAL
010	785331	0560	11/5/08	\$775,990	DIAGNOSTIC OUTLIER
010	785331	0640	8/22/08	\$564,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785331	0650	9/17/08	\$495,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785331	0710	8/18/08	\$549,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785331	0720	8/27/08	\$519,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785331	0990	5/27/08	\$625,000	DIAGNOSTIC OUTLIER
010	785332	0950	3/11/08	\$482,865	DIAGNOSTIC OUTLIER
010	785334	0380	8/12/08	\$379,990	DIAGNOSTIC OUTLIER
010	785334	0560	12/22/08	\$399,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0580	8/6/08	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0670	9/5/08	\$455,665	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed from this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785334	0680	8/12/08	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0690	8/12/08	\$470,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0710	7/14/08	\$475,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0720	8/1/08	\$469,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0730	8/12/08	\$510,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785334	0980	9/5/08	\$380,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785335	0090	11/1/08	\$738,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785330	0030	9/5/07	\$422,385	IMPROVED SALE CODED AS VACANT
010	785330	0690	7/16/07	\$408,670	IMPROVED SALE CODED AS VACANT
010	785330	1370	5/28/08	\$719,990	NEW IMP NO CHARTERTISTICS
010	785330	2050	8/30/07	\$409,380	IMPROVED SALE CODED AS VACANT
010	785330	2100	7/2/07	\$404,535	IMPROVED SALE CODED AS VACANT
010	785331	0460	11/19/08	\$650,000	NEW IMP NO CHARTERTISTICS
010	785331	0490	11/17/08	\$669,600	NEW IMP NO CHARTERTISTICS
010	785331	0970	11/17/08	\$514,990	NEW IMP NO CHARTERTISTICS
010	785331	0980	11/25/08	\$532,662	NEW IMP NO CHARTERTISTICS
010	785332	0230	9/17/08	\$445,755	NEW IMP NO CHARTERTISTICS
010	785332	0250	7/21/08	\$461,412	NEW IMP NO CHARTERTISTICS
010	785332	0390	5/19/08	\$435,330	IMPROVED SALE CODED AS VACANT
010	785332	1160	9/14/07	\$418,046	IMPROVED SALE CODED AS VACANT
010	785334	0550	12/22/08	\$386,490	PERCENT COMPLETE
010	785334	0970	9/2/08	\$374,990	PERCENT COMPLETE
010	785334	0990	11/3/08	\$389,990	NEW IMP NO CHARTERTISTICS
010	785334	1000	12/17/08	\$349,900	NEW IMP NO CHARTERTISTICS
010	785336	0540	10/10/08	\$438,010	NEW IMP NO CHARTERTISTICS
010	785336	0550	10/29/08	\$439,570	NEW IMP NO CHARTERTISTICS
010	785336	0570	10/1/08	\$464,125	NEW IMP NO CHARTERTISTICS
010	785336	0630	10/8/08	\$438,160	NEW IMP NO CHARTERTISTICS
010	785336	0650	7/24/08	\$449,608	NEW IMP NO CHARTERTISTICS
010	785336	0680	10/1/08	\$482,914	NEW IMP NO CHARTERTISTICS
010	785336	0810	7/22/08	\$438,912	NEW IMP NO CHARTERTISTICS
010	785336	0870	9/18/08	\$427,825	NEW IMP NO CHARTERTISTICS
010	785336	0900	8/15/08	\$443,534	NEW IMP NO CHARTERTISTICS
010	785336	0920	8/1/08	\$537,520	NEW IMP NO CHARTERTISTICS
010	785336	0940	8/15/08	\$441,543	NEW IMP NO CHARTERTISTICS
010	785336	1010	11/12/08	\$518,485	NEW IMP NO CHARTERTISTICS
010	785336	1140	11/6/08	\$481,495	NEW IMP NO CHARTERTISTICS

***Vacant Sales Used in this Annual Update Analysis
Area 75***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	032307	9097	8/7/2007	\$320,000	178596	N	N
8	122406	9093	8/21/2007	\$565,000	222156	N	N
8	132406	9055	3/19/2007	\$425,000	218671	N	N
8	162407	9056	1/9/2008	\$100,000	46173	N	N
8	182407	9013	7/19/2007	\$370,000	188179	N	N
8	182407	9021	3/9/2007	\$436,500	228254	N	N
8	182407	9070	2/12/2007	\$375,000	433857	Y	N
8	222406	9051	9/5/2008	\$319,500	45738	N	N
8	252406	9014	1/20/2007	\$462,000	102802	N	N
8	252406	9077	11/30/2007	\$775,000	121968	N	N
8	252406	9094	6/20/2008	\$595,000	85726	N	N
8	252406	9096	11/1/2007	\$635,000	114127	N	N
8	252406	9097	6/14/2007	\$638,000	130017	N	N
8	252406	9097	3/12/2008	\$625,000	130017	N	N
8	252406	9103	6/20/2008	\$620,000	110000	N	N
8	262407	9026	12/19/2008	\$299,999	216057	N	N
8	272407	9075	7/9/2007	\$175,000	267458	Y	N
8	292407	9059	8/31/2007	\$370,000	873813	N	N
8	292407	9063	8/5/2008	\$300,000	69260	N	N
8	302407	9024	7/26/2007	\$86,000	50965	N	N
8	302407	9071	12/17/2007	\$220,000	94960	N	N
9	363021	0120	8/15/2007	\$645,000	15518	N	N
9	363021	0130	7/9/2007	\$521,000	12570	N	N
9	363021	0180	3/9/2007	\$431,000	15424	Y	N
9	363021	0220	10/16/2007	\$378,363	9600	Y	N
9	363021	0310	7/5/2007	\$464,000	11229	Y	N
9	363021	0440	6/24/2008	\$488,750	14123	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 75***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	032307	9058	10/2/2007	\$69,000	QUIT CLAIM DEED
8	042307	9033	10/27/2008	\$10,000	GOVERNMENT AGENCY
8	042307	9034	11/25/2008	\$10,000	GOVERNMENT AGENCY
8	102307	9025	4/16/2007	\$300,000	NO MARKET EXPOSURE
8	202407	9025	9/14/2007	\$385,000	BUILDER OR DEVELOPER SALES
8	212407	9078	3/31/2007	\$400,000	NON-REPRESENTATIVE SALE
8	252406	9093	12/19/2007	\$815,000	NON-REPRESENTATIVE SALE
8	252406	9093	10/10/2007	\$567,000	BUILDER OR DEVELOPER SALES
8	322407	9034	8/31/2007	\$70,000	GOVERNMENT AGENCY
8	689330	0510	1/25/2007	\$10,000	QUIT CLAIM DEED
8	808880	0140	11/26/2008	\$34,500	QUESTIONABLE PER APPRAISAL
8	808880	0150	11/26/2008	\$34,500	NO MARKET EXPOSURE
9	362993	0343	12/18/2008	\$390,000	LOW INCOME HOUSING
9	363021	0040	12/15/2008	\$539,750	BUILDER DEVELOPER SALE
9	363021	0490	11/7/2007	\$1,425,000	SEGREGATION AND/OR MERGER
9	363023	0042	4/30/2007	\$2,201,739	BUILDER DEVELOPER SALE
9	363036	0040	6/20/2008	\$5,000,000	BUILDER OR DEVELOPER SALES
9	363036	0050	4/7/2008	\$1,950,300	BUILDER DEVELOPER SALE
9	363040	0010	12/17/2008	\$5,655,000	BUILDER OR DEVELOPER SALES
10	352407	9024	3/29/2007	\$479,160	GOVERNMENT AGENCY
10	785216	0020	8/16/2007	\$447,000	CORPORATE AFFILIATES

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.



King County

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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