

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: White Center / 77

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 849

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$100,300	\$217,300	\$317,600			
2009 Value	\$94,100	\$168,400	\$262,500	\$312,900	83.9%	14.32%
Change	-\$6,200	-\$48,900	-\$55,100			
% Change	-6.2%	-22.5%	-17.3%			

*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.

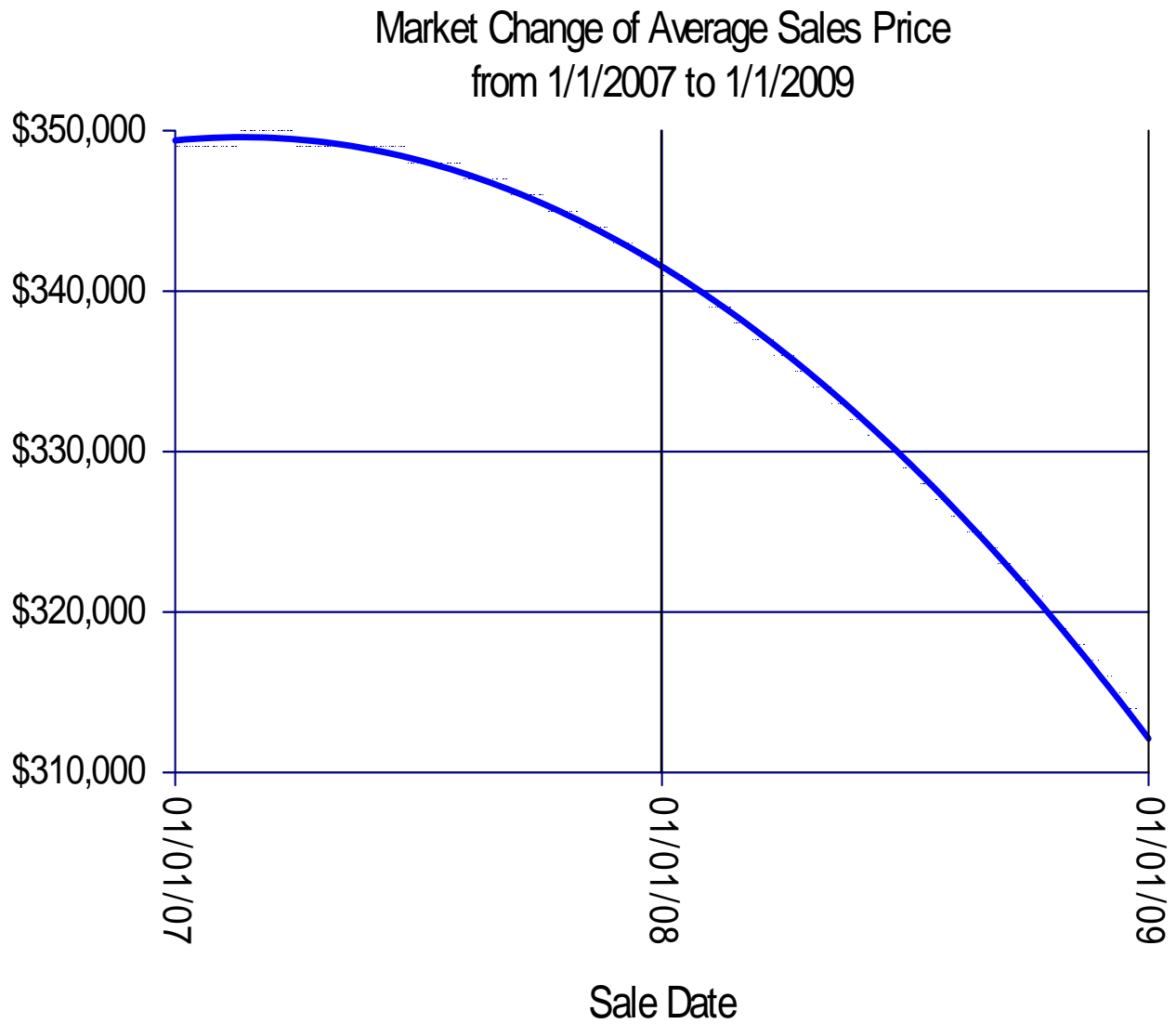
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$110,000	\$197,000	\$307,000
2009 Value	\$103,300	\$158,900	\$262,200
Percent Change	-6.1%	-19.3%	-14.6%

Number of one to three unit residences in the Population: 7044

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

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

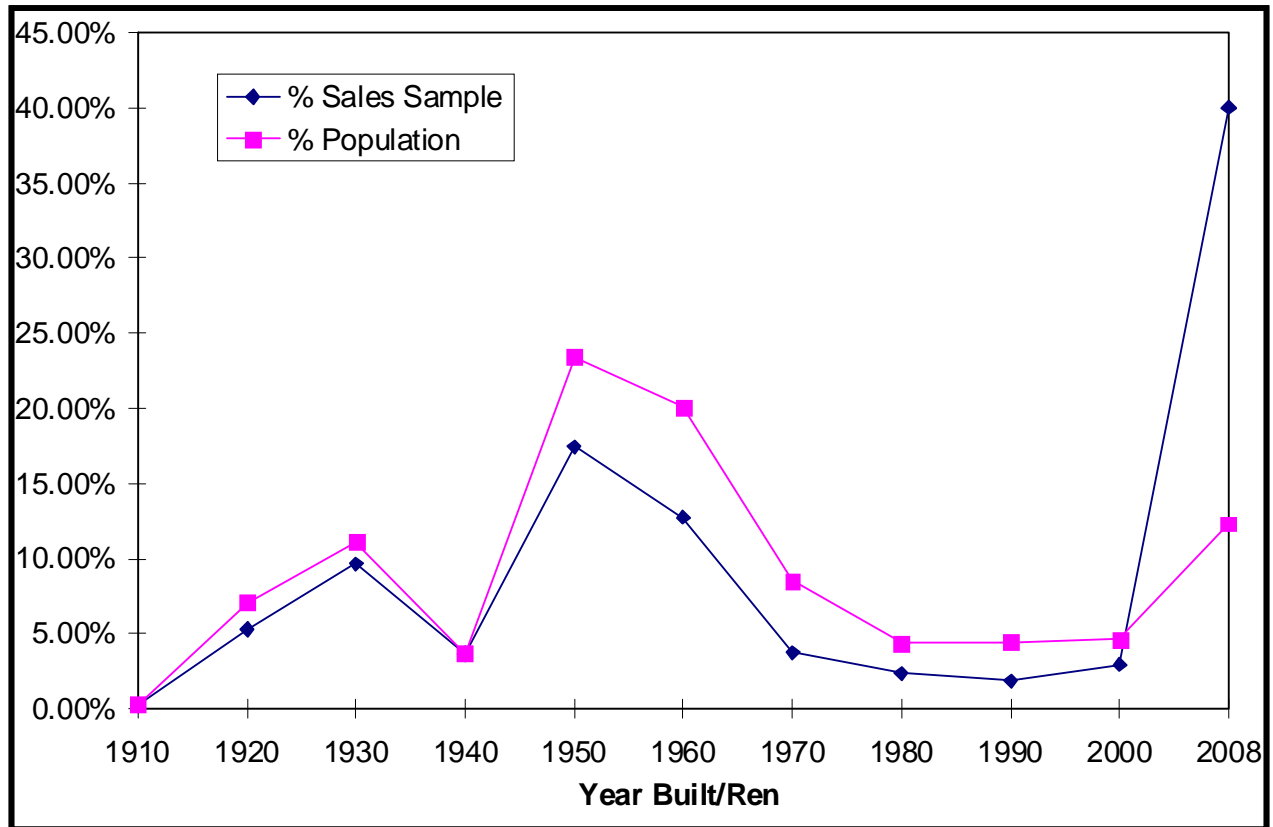
**Market Change of Average Sale Price in Area 77
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.24%
1920	45	5.30%
1930	82	9.66%
1940	31	3.65%
1950	148	17.43%
1960	108	12.72%
1970	32	3.77%
1980	20	2.36%
1990	16	1.88%
2000	25	2.94%
2008	340	40.05%
	849	

Year Built/Ren	Frequency	% Population
1910	19	0.27%
1920	501	7.11%
1930	784	11.13%
1940	260	3.69%
1950	1650	23.42%
1960	1415	20.09%
1970	602	8.55%
1980	308	4.37%
1990	312	4.43%
2000	325	4.61%
2008	868	12.32%
	7044	

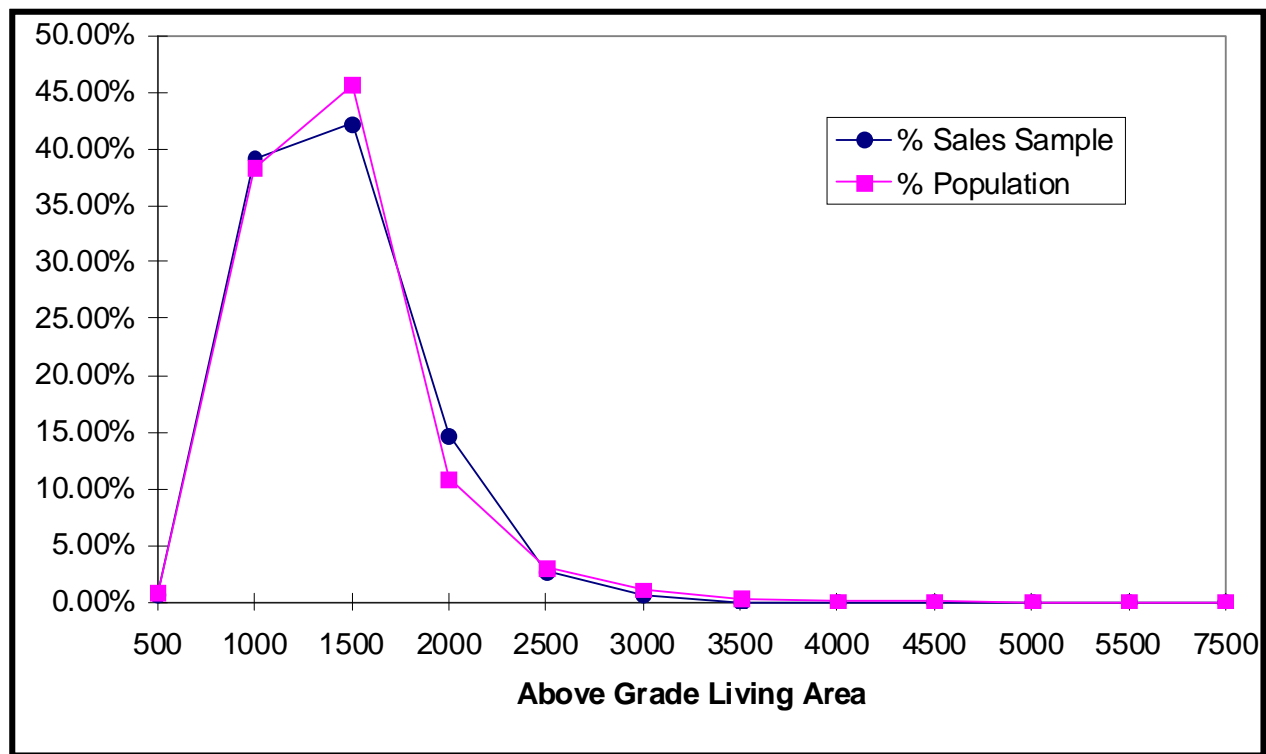


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	6	0.71%
1000	332	39.10%
1500	358	42.17%
2000	125	14.72%
2500	23	2.71%
3000	5	0.59%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	849	

Population		
AGLA	Frequency	% Population
500	54	0.77%
1000	2697	38.29%
1500	3213	45.61%
2000	767	10.89%
2500	213	3.02%
3000	75	1.06%
3500	19	0.27%
4000	3	0.04%
4500	3	0.04%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	7044	

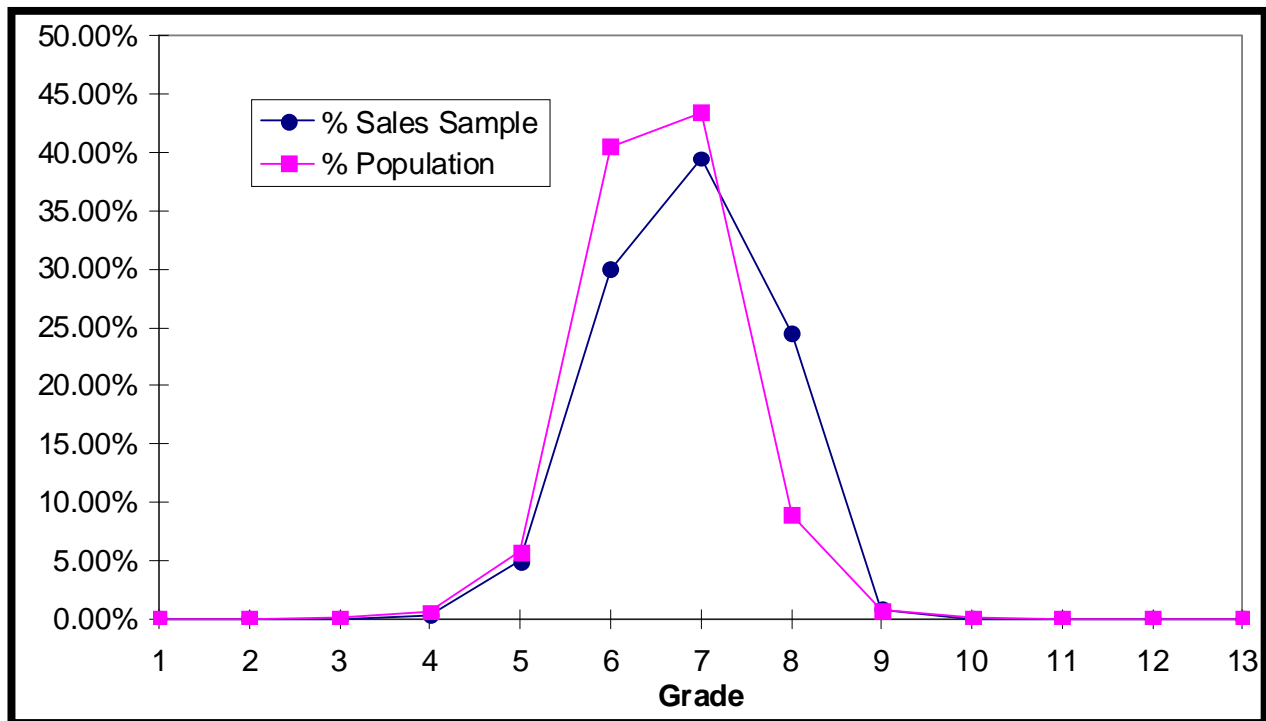


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

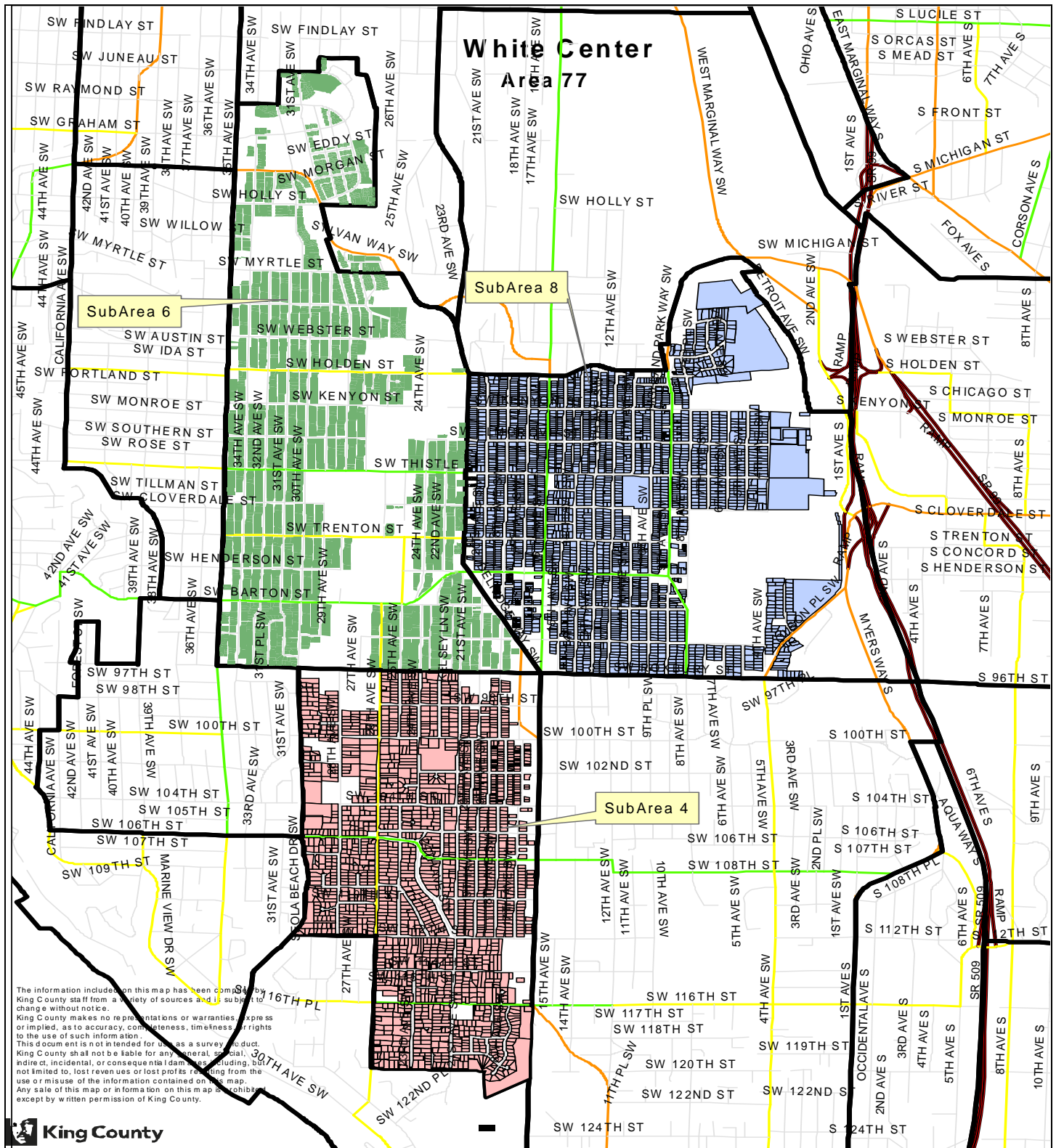
Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.35%
5	42	4.95%
6	254	29.92%
7	335	39.46%
8	208	24.50%
9	7	0.82%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	849	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	5	0.07%
4	43	0.61%
5	405	5.75%
6	2853	40.50%
7	3054	43.36%
8	630	8.94%
9	50	0.71%
10	4	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	7044	



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



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 12, 2009
King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 4 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -5.7% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.943, 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 849 usable residential sales in the area.

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

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

The derived adjustment formula is:

$$2009 \text{ Total Value} = 2008 \text{ Total Value} / (0.983804 + 0.1480196 * \text{Townhouse Plat})$$

Then total value is factored by .85.

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

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

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -17.3 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * .827.
- *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 -17.3 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .827
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile home sales in this area. There are 32 mobile homes in this area and all of them are located in subarea 4. Total value of mobile homes would be :

(New Land Value + Previous Improvement Value *0.775),

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

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 -14.6%. 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 77 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

-13.60%

Townhouse	Yes
% Adjustment	-24.90%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcel would *approximately* receive a 24.90% downward adjustment. 522 parcels in the improved population would receive this adjustment. There were 255 sales.

92.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 77 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	0.896	-10.4%
2/1/2007	0.895	-10.5%
3/1/2007	0.895	-10.5%
4/1/2007	0.895	-10.5%
5/1/2007	0.896	-10.4%
6/1/2007	0.897	-10.3%
7/1/2007	0.898	-10.2%
8/1/2007	0.900	-10.0%
9/1/2007	0.902	-9.8%
10/1/2007	0.905	-9.5%
11/1/2007	0.908	-9.2%
12/1/2007	0.912	-8.8%
1/1/2008	0.916	-8.4%
2/1/2008	0.921	-7.9%
3/1/2008	0.926	-7.4%
4/1/2008	0.931	-6.9%
5/1/2008	0.937	-6.3%
6/1/2008	0.943	-5.7%
7/1/2008	0.950	-5.0%
8/1/2008	0.957	-4.3%
9/1/2008	0.965	-3.5%
10/1/2008	0.973	-2.7%
11/1/2008	0.982	-1.8%
12/1/2008	0.990	-1.0%
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	0.895	\$470,000
Sale 2	\$475,000	10/1/2008	0.973	\$462,000
Sale 3	\$515,000	7/1/2008	0.950	\$489,000

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

The time adjustment formula for Area 77 is $(.983804 + 3.249942E-04 * \text{SaleDay} + 2.448938E-07 * \text{SaleDaySq} + .1480196 * 0.3003533) / (.983804 + .1480196 * 0.3003533)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC /Team 2	Appr. Date: 01/01/2008	Date of Report: 05/12/2009	Sales Dates: 1/2007 - 12/2008
Area 77 / White Center	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	849		
Mean Assessed Value	317,600		
Mean Adj. Sales Price	312,900		
Standard Deviation AV	68,741		
Standard Deviation SP	68,200		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.028		
Median Ratio	1.018		
Weighted Mean Ratio	1.015		
UNIFORMITY			
Lowest ratio	0.448		
Highest ratio:	1.789		
Coefficient of Dispersion	12.42%		
Standard Deviation	0.163		
Coefficient of Variation	15.84%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.004		
Upper limit	1.034		
95% Confidence: Mean			
Lower limit	1.017		
Upper limit	1.039		
SAMPLE SIZE EVALUATION			
N (population size)	7044		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.163		
Recommended minimum:	42		
Actual sample size:	849		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	438		
# ratios above mean:	411		
z:	0.927		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

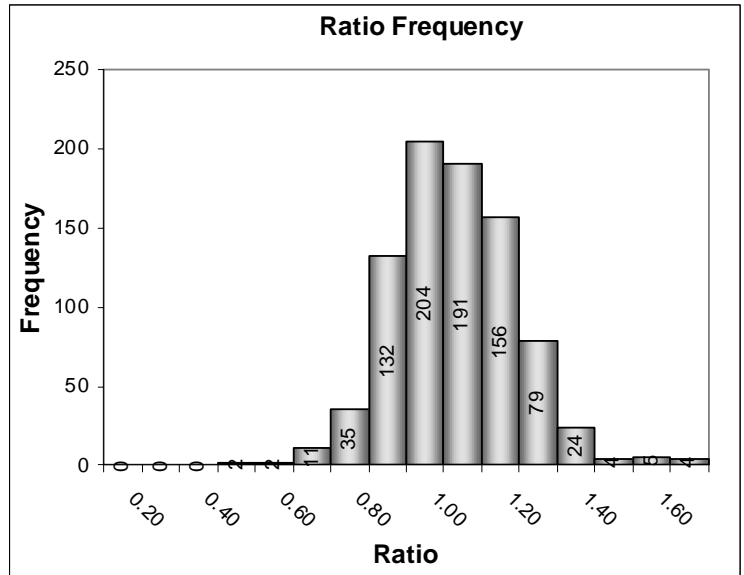
Ratio Frequency

Ratio	Frequency
0.55	1
0.65	35
0.75	132
0.85	204
0.95	191
1.05	156
1.15	79
1.25	24
1.35	1
1.45	1
1.55	1

COMMENTS:

1 to 3 Unit Residences throughout area 77.

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



COMMENTS:

1 to 3 Unit Residences throughout area 77.

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team:	WC /Team 2	Appr. Date:	01/01/2009	Date of Report:	05/12/2009	Sales Dates:	1/2007 - 12/2008
Area	77 / White Center	Appr ID:	RPAN	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS							
Sample size (n)		849					
Mean Assessed Value		262,500					
Mean Sales Price		312,900					
Standard Deviation AV		57,195					
Standard Deviation SP		68,200					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.848					
Median Ratio		0.841					
Weighted Mean Ratio		0.839					
UNIFORMITY							
Lowest ratio		0.387					
Highest ratio:		1.544					
Coefficient of Dispersion		10.60%					
Standard Deviation		0.121					
Coefficient of Variation		14.32%					
Price Related Differential (PRD)		1.011					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.833					
Upper limit		0.851					
95% Confidence: Mean							
Lower limit		0.840					
Upper limit		0.856					
SAMPLE SIZE EVALUATION							
N (population size)		7044					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.121					
Recommended minimum:		24					
Actual sample size:		849					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		447					
# ratios above mean:		402					
z:		1.544					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

COMMENTS:

1 to 3 Unit Residences throughout area 77.

Assessment level reflects the downward trend of the market.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	630340	1270	5/2/07	\$218,000	\$195,000	400	4	1918	2	8573	N	N	1822 SW 112TH ST
004	630340	1196	2/20/07	\$300,000	\$269,000	1510	4	1980	3	9144	N	N	11025 17TH AVE SW
004	721140	0605	2/21/07	\$239,950	\$215,000	740	5	1920	3	5376	N	N	10057 18TH AVE SW
004	721140	0605	8/9/07	\$287,500	\$259,000	740	5	1920	3	5376	N	N	10057 18TH AVE SW
004	721140	0415	2/6/08	\$243,000	\$224,000	800	5	1938	3	5500	N	N	10033 19TH AVE SW
004	630340	1285	12/10/07	\$239,950	\$219,000	810	5	1922	3	8382	N	N	11055 18TH AVE SW
004	630340	0355	5/25/07	\$295,000	\$264,000	820	5	1946	3	7620	N	N	10610 18TH AVE SW
004	769460	0130	1/30/07	\$324,000	\$290,000	820	5	1936	4	6081	N	N	2609 SW 106TH ST
004	769460	0161	5/1/07	\$385,000	\$345,000	870	5	1942	3	16191	N	N	10735 26TH AVE SW
004	814360	0020	9/29/08	\$250,000	\$243,000	910	5	1930	3	5440	N	N	9822 22ND AVE SW
004	721140	0625	6/14/07	\$230,000	\$206,000	920	5	1923	3	5000	N	N	10047 18TH AVE SW
004	012303	9650	6/25/07	\$475,000	\$426,000	940	5	1934	3	37500	N	N	10002 28TH AVE SW
004	122303	9062	9/5/07	\$305,000	\$275,000	1020	5	1942	3	18188	N	N	11807 21ST AVE SW
004	630340	0060	1/22/08	\$265,000	\$244,000	1060	5	1936	4	8636	N	N	10419 19TH AVE SW
004	012303	9393	12/22/08	\$260,000	\$259,000	1150	5	1939	3	13500	N	N	9855 21ST AVE SW
004	630340	0795	1/19/07	\$325,000	\$291,000	1160	5	1920	4	8382	N	N	10722 18TH AVE SW
004	726220	0250	8/9/07	\$230,000	\$207,000	1180	5	1942	2	9000	N	N	2815 SW 102ND ST
004	012303	9591	7/2/07	\$275,000	\$247,000	1180	5	1917	3	10036	N	N	10018 25TH AVE SW
004	726220	0080	4/23/07	\$589,000	\$528,000	1230	5	1939	5	16200	N	N	9824 30TH AVE SW
004	815160	0330	10/31/08	\$197,500	\$194,000	1320	5	1928	5	14099	N	N	10402 25TH AVE SW
004	815160	1061	3/30/07	\$482,000	\$432,000	1570	5	1945	2	8740	N	N	10633 21ST AVE SW
004	502940	0020	2/27/07	\$210,000	\$188,000	730	6	1950	3	7544	N	N	10739 27TH AVE SW
004	012303	9537	3/24/08	\$298,000	\$277,000	730	6	1961	3	8704	N	N	10012 26TH AVE SW
004	630340	1255	10/3/07	\$331,950	\$301,000	730	6	1942	3	6223	N	N	11052 19TH AVE SW
004	769460	0072	7/25/08	\$255,000	\$244,000	740	6	1947	4	7035	N	N	2630 SW 106TH ST
004	300480	0185	1/29/07	\$290,000	\$260,000	740	6	1940	3	7563	N	N	9623 18TH AVE SW
004	630340	0190	9/12/07	\$309,950	\$280,000	780	6	1936	3	8636	N	N	10431 17TH AVE SW
004	630340	0840	7/26/07	\$259,950	\$234,000	800	6	1953	4	8382	N	N	10765 17TH AVE SW
004	285360	0210	10/26/07	\$329,000	\$299,000	830	6	1952	4	18000	N	N	9817 26TH AVE SW
004	012303	9131	6/11/08	\$270,000	\$255,000	840	6	1934	4	6546	N	N	9634 26TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	726220	0148	9/20/07	\$317,000	\$287,000	840	6	1954	3	10223	N	N	10214 30TH AVE SW
004	769460	0275	8/18/08	\$299,999	\$288,000	860	6	1958	3	8982	N	N	2835 SW 107TH ST
004	159160	0578	4/4/07	\$252,500	\$226,000	870	6	1946	3	9560	N	N	11232 21ST AVE SW
004	012303	9340	7/6/07	\$290,000	\$261,000	910	6	1938	3	16704	N	N	10011 21ST AVE SW
004	012303	9612	2/6/07	\$317,500	\$284,000	910	6	1960	3	8160	N	N	9651 22ND AVE SW
004	721140	1925	4/11/08	\$349,500	\$326,000	910	6	1939	4	4593	N	N	10204 20TH AVE SW
004	159160	0616	7/24/08	\$289,000	\$276,000	930	6	1945	4	9920	N	N	1802 SW 114TH ST
004	630340	0280	9/24/07	\$325,000	\$294,000	930	6	1932	3	8636	N	N	10604 17TH AVE SW
004	721140	0385	5/17/07	\$334,500	\$300,000	940	6	1925	4	5000	N	N	10047 19TH AVE SW
004	815160	0721	4/22/08	\$218,000	\$204,000	960	6	1958	3	8858	N	N	11024 25TH AVE SW
004	721140	1740	5/25/07	\$260,000	\$233,000	960	6	1964	3	4500	N	N	10234 19TH AVE SW
004	721140	2165	3/4/08	\$272,500	\$252,000	960	6	1942	4	4212	N	N	10204 21ST AVE SW
004	012303	9278	10/4/07	\$259,000	\$235,000	970	6	1942	4	7424	N	N	9821 20TH AVE SW
004	726220	0115	8/7/08	\$340,000	\$326,000	990	6	1939	4	12399	N	N	10022 30TH AVE SW
004	630340	1240	5/11/07	\$360,000	\$323,000	1030	6	1925	4	8382	N	N	11030 19TH AVE SW
004	630340	1275	9/27/07	\$250,000	\$226,000	1040	6	1918	4	8573	N	N	1810 SW 112TH ST
004	630340	0540	10/29/07	\$341,500	\$310,000	1060	6	1949	3	8636	N	N	10625 19TH AVE SW
004	630340	0725	8/22/07	\$397,000	\$358,000	1060	6	1939	4	8382	N	N	1806 SW 110TH ST
004	122303	9166	2/28/08	\$392,000	\$363,000	1080	6	1940	3	6000	N	N	11845 22ND AVE SW
004	159160	0257	8/28/08	\$356,000	\$343,000	1090	6	1948	4	9920	N	N	2217 SW 114TH ST
004	764220	0010	2/16/07	\$312,000	\$279,000	1100	6	1955	3	6920	N	N	11808 20TH AVE SW
004	502940	0075	8/16/07	\$349,950	\$315,000	1110	6	1950	4	7552	N	N	10819 26TH AVE SW
004	012303	9198	12/5/07	\$365,000	\$333,000	1200	6	1982	3	7424	N	N	9832 21ST AVE SW
004	630340	0500	6/8/07	\$280,500	\$252,000	1210	6	1947	3	8888	N	N	10616 21ST AVE SW
004	721140	1885	1/17/08	\$315,000	\$289,000	1280	6	1925	4	5000	N	N	10213 18TH AVE SW
004	814360	0010	6/28/07	\$260,000	\$233,000	1290	6	1947	3	8781	N	N	9804 22ND AVE SW
004	012303	9427	5/14/08	\$395,000	\$371,000	1290	6	1944	4	14000	N	N	2508 SW 104TH ST
004	630340	1295	9/15/08	\$309,000	\$299,000	1390	6	1940	4	10526	N	N	11043 18TH AVE SW
004	285360	0130	5/5/08	\$360,000	\$338,000	1390	6	1942	4	8828	N	N	9818 28TH AVE SW
004	630340	0650	12/20/07	\$355,000	\$325,000	1510	6	1980	4	8382	N	N	10721 19TH AVE SW
004	012303	9471	6/20/07	\$310,000	\$278,000	1570	6	1953	3	10000	N	N	10213 24TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	012303	9577	1/18/07	\$285,000	\$255,000	1850	6	1949	4	9563	N	N	10040 26TH AVE SW
004	159160	0445	5/30/07	\$707,000	\$634,000	2060	6	1940	3	38400	N	N	1630 SW 116TH ST
004	721140	1725	6/14/07	\$289,950	\$260,000	810	7	1994	3	2500	N	N	10226 19TH AVE SW
004	012303	9513	6/6/07	\$460,000	\$413,000	880	7	1959	4	7658	N	N	2846 SW 111TH PL
004	815160	0550	5/15/07	\$402,000	\$360,000	900	7	1972	4	10200	N	N	11014 24TH PL SW
004	815160	0730	8/1/07	\$290,000	\$261,000	1000	7	1955	3	13515	N	N	11015 24TH PL SW
004	630340	0675	2/23/07	\$320,000	\$286,000	1010	7	1952	2	8382	N	N	10708 19TH AVE SW
004	159160	0079	6/5/08	\$390,000	\$368,000	1020	7	1960	4	7680	N	N	11220 22ND PL SW
004	815160	0123	9/18/08	\$275,000	\$267,000	1030	7	1962	4	8230	N	N	2519 SW 109TH ST
004	815160	0360	2/21/07	\$350,000	\$313,000	1040	7	1980	4	9164	N	N	2430 SW 105TH PL
004	159160	0515	2/20/07	\$369,500	\$331,000	1060	7	1976	3	9600	N	N	11417 18TH PL SW
004	351050	0010	1/22/07	\$369,950	\$331,000	1070	7	1962	3	6669	N	N	1817 SW 116TH ST
004	769460	0390	9/10/07	\$300,000	\$271,000	1080	7	1994	3	6410	N	N	2810 SW 106TH ST
004	769460	0060	3/20/07	\$307,000	\$275,000	1180	7	1956	2	6891	N	N	2616 SW 106TH ST
004	815160	1040	6/22/07	\$420,000	\$377,000	1210	7	1956	4	9500	N	N	10617 21ST AVE SW
004	159160	0069	4/16/07	\$433,000	\$388,000	1240	7	1962	4	7680	N	N	11227 22ND PL SW
004	159160	0238	11/19/07	\$316,000	\$288,000	1250	7	1967	3	7931	N	N	2305 SW 114TH ST
004	815160	0664	5/2/07	\$320,000	\$287,000	1270	7	1954	4	9555	N	N	2404 SW 112TH ST
004	783280	0061	7/6/07	\$424,215	\$381,000	1300	7	1948	3	11144	N	N	10912 28TH AVE SW
004	815160	0113	5/10/07	\$330,000	\$296,000	1310	7	1961	3	7600	N	N	2513 SW 109TH ST
004	928680	0056	9/3/08	\$355,000	\$343,000	1320	7	1954	4	8814	Y	N	2639 SW 110TH ST
004	769460	0100	9/21/07	\$403,000	\$364,000	1350	7	1973	5	7200	N	N	2711 SW 105TH ST
004	721140	1455	7/25/07	\$308,000	\$277,000	1380	7	1960	3	5000	N	N	10206 18TH AVE SW
004	815160	1111	7/16/07	\$315,000	\$283,000	1380	7	1958	3	9102	N	N	10731 21ST AVE SW
004	122303	9100	8/1/07	\$337,950	\$304,000	1400	7	1959	4	6887	N	N	11722 21ST AVE SW
004	122303	9193	2/13/07	\$335,000	\$300,000	1410	7	1959	3	7620	N	N	11825 20TH AVE SW
004	630340	0170	5/24/07	\$294,000	\$264,000	1430	7	1956	3	8636	N	N	10436 18TH AVE SW
004	721140	0589	7/15/08	\$210,000	\$200,000	1440	7	2008	3	2500	N	N	10052 19TH AVE SW
004	721140	0815	12/5/07	\$319,000	\$291,000	1440	7	2008	3	2500	N	N	10050 18TH AVE SW
004	721140	0814	11/26/07	\$325,000	\$296,000	1440	7	2008	3	2500	N	N	10046 18TH AVE SW
004	721140	1611	6/25/07	\$335,000	\$301,000	1440	7	2007	3	2500	N	N	10239 17TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	721140	0825	7/30/07	\$339,950	\$306,000	1440	7	2008	3	2500	N	N	10056 18TH AVE SW
004	159160	0077	5/23/07	\$400,000	\$359,000	1440	7	1965	4	8320	N	N	2211 SW 112TH ST
004	159160	0188	11/18/08	\$467,500	\$461,000	1450	7	1996	3	8234	N	N	2128 SW 114TH ST
004	928680	0051	8/9/07	\$330,000	\$297,000	1470	7	1954	3	8129	Y	N	2645 SW 110TH ST
004	630340	0910	8/23/07	\$375,000	\$338,000	1470	7	1971	3	8636	N	N	10738 17TH AVE SW
004	815160	0952	7/7/08	\$300,000	\$285,000	1480	7	1943	4	7650	N	N	10421 22ND AVE SW
004	122303	9231	10/29/08	\$425,000	\$417,000	1530	7	1960	3	11800	Y	N	11901 23RD AVE SW
004	159160	0352	12/3/07	\$505,450	\$461,000	1530	7	1969	4	8370	N	N	11502 21ST PL SW
004	815160	0121	9/9/08	\$327,999	\$317,000	1570	7	1955	3	7770	N	N	10910 26TH AVE SW
004	721140	2045	5/28/08	\$385,000	\$363,000	1590	7	1963	3	5389	N	N	1904 SW 104TH ST
004	769460	0191	5/24/07	\$435,000	\$390,000	1600	7	1994	3	7202	N	N	10730 28TH AVE SW
004	769460	0396	7/2/08	\$282,500	\$268,000	1640	7	1958	3	7612	N	N	2834 SW 106TH ST
004	630340	1407	10/26/07	\$454,000	\$412,000	1690	7	1991	3	8382	N	N	11037 19TH AVE SW
004	122303	9242	5/25/07	\$286,000	\$256,000	1760	7	1962	3	9277	N	N	11651 19TH AVE SW
004	351050	0230	12/28/07	\$380,000	\$348,000	1790	7	1962	3	11000	N	N	11638 18TH AVE SW
004	285360	0151	6/27/07	\$439,950	\$395,000	1820	7	1955	4	9000	N	N	9836 28TH AVE SW
004	815160	1090	1/10/07	\$460,000	\$412,000	1830	7	1944	2	18200	N	N	10710 22ND AVE SW
004	721140	0660	7/10/07	\$359,000	\$323,000	1850	7	1998	3	3000	N	N	10029 18TH AVE SW
004	159160	0585	5/8/07	\$337,000	\$302,000	1240	8	1981	3	12160	N	N	11234 21ST AVE SW
004	815160	0499	5/20/08	\$403,500	\$380,000	1270	8	2006	3	5024	N	N	10830 25TH AVE SW
004	122303	9230	9/10/07	\$599,000	\$541,000	1290	8	1961	4	8019	Y	N	2530 SW 119TH PL
004	721140	0506	1/3/07	\$333,000	\$298,000	1410	8	2006	3	2500	N	N	10010 19TH AVE SW
004	203600	0015	5/17/07	\$540,000	\$484,000	1520	8	1954	3	12400	N	N	2004 SW 120TH ST
004	159160	0174	7/9/08	\$485,000	\$462,000	2290	9	2007	3	7869	N	N	2130 SW 114TH ST
004	815160	0973	2/15/08	\$546,110	\$504,000	2510	9	2007	3	7245	N	N	2233 SW 104TH ST
004	769460	0082	3/26/08	\$545,000	\$507,000	2780	9	2007	3	7191	N	N	2634 SW 106TH ST
006	436570	0535	5/30/07	\$215,950	\$194,000	490	5	1926	3	7500	N	N	9020 24TH AVE SW
006	935290	0683	7/16/08	\$228,700	\$218,000	580	5	1941	4	5440	N	N	2008 SW ROXBURY ST
006	436570	0055	1/11/08	\$257,500	\$236,000	610	5	1925	3	7440	N	N	8831 24TH AVE SW
006	223500	0145	4/23/07	\$290,000	\$260,000	650	5	1943	4	5000	N	N	6707 34TH AVE SW
006	436470	0660	2/16/07	\$308,000	\$276,000	650	5	1944	4	7560	N	N	8627 30TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	436470	0245	7/9/08	\$330,000	\$314,000	810	5	1918	4	7560	N	N	8426 32ND AVE SW
006	935290	0570	1/30/08	\$263,000	\$242,000	620	6	1941	3	5080	N	N	9234 21ST AVE SW
006	935290	0710	5/2/08	\$262,000	\$246,000	620	6	1941	4	5040	N	N	9446 21ST AVE SW
006	935290	0700	8/1/08	\$259,900	\$249,000	620	6	1941	4	5040	N	N	9456 21ST AVE SW
006	815010	0250	3/28/07	\$295,000	\$264,000	620	6	1941	4	4760	N	N	8141 34TH AVE SW
006	815010	0270	4/14/08	\$295,000	\$275,000	620	6	1941	3	4760	N	N	8125 34TH AVE SW
006	436570	0400	4/24/07	\$450,000	\$403,000	650	6	1928	3	8704	N	N	9055 20TH AVE SW
006	812210	0690	1/24/07	\$309,500	\$277,000	660	6	1930	3	5040	N	N	7117 31ST AVE SW
006	926920	0725	3/20/08	\$255,000	\$237,000	670	6	1941	3	5000	N	N	7548 30TH AVE SW
006	926920	0690	3/19/08	\$275,000	\$255,000	670	6	1941	3	4920	N	N	7541 30TH AVE SW
006	812210	0885	4/30/07	\$387,500	\$347,000	670	6	1928	3	5140	Y	N	7153 30TH AVE SW
006	436570	0385	6/1/07	\$420,000	\$377,000	680	6	1924	3	7680	N	N	9051 20TH AVE SW
006	745250	0475	4/2/08	\$224,950	\$209,000	700	6	1951	3	5000	N	N	9317 31ST AVE SW
006	436520	0600	8/16/07	\$290,000	\$261,000	700	6	1923	3	7740	N	N	9044 30TH AVE SW
006	745250	0050	3/21/07	\$300,000	\$269,000	700	6	1949	3	5000	N	N	9347 32ND AVE SW
006	745250	0270	3/21/07	\$315,000	\$282,000	700	6	1951	4	5000	N	N	9323 31ST PL SW
006	085900	0120	5/24/07	\$320,000	\$287,000	700	6	1950	3	7740	N	N	8632 22ND AVE SW
006	812210	0640	7/27/07	\$344,000	\$310,000	700	6	1927	3	5040	N	N	7122 32ND AVE SW
006	745250	0205	4/26/07	\$309,900	\$278,000	710	6	1950	2	5100	N	N	9406 34TH AVE SW
006	745250	0210	7/29/08	\$325,000	\$311,000	710	6	1950	3	5100	N	N	9412 34TH AVE SW
006	436570	0180	8/10/07	\$345,000	\$311,000	720	6	1924	4	7440	N	N	8844 24TH AVE SW
006	926920	0781	3/24/07	\$364,000	\$326,000	720	6	2003	3	4270	N	N	7502 30TH AVE SW
006	926920	0245	2/15/07	\$388,000	\$347,000	720	6	1925	3	8733	Y	N	7505 32ND AVE SW
006	926920	0270	7/19/07	\$389,950	\$351,000	720	6	1925	3	7380	Y	N	7517 32ND AVE SW
006	745250	0170	3/19/08	\$283,950	\$264,000	730	6	1950	3	4950	N	N	9234 34TH AVE SW
006	223500	0099	7/16/07	\$334,900	\$301,000	730	6	1949	3	6250	N	N	6737 34TH AVE SW
006	812210	0410	4/16/07	\$439,000	\$393,000	730	6	1928	3	5040	Y	N	7333 32ND AVE SW
006	436520	0890	10/2/07	\$303,000	\$274,000	740	6	1923	3	7740	N	N	9037 32ND AVE SW
006	362403	9071	5/2/07	\$337,500	\$302,000	740	6	1941	3	5200	N	N	7943 31ST AVE SW
006	260830	0097	6/1/07	\$249,990	\$224,000	750	6	2004	3	1522	N	N	8129 A DELRIDGE WAY SW
006	260830	0099	12/18/08	\$256,000	\$255,000	750	6	2004	3	1209	N	N	8129 DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 77
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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
006	223500	0140	1/10/08	\$374,000	\$343,000	750	6	1932	3	5000	N	N	6711 34TH AVE SW
006	812210	0205	10/1/07	\$342,000	\$310,000	760	6	1942	3	6000	N	N	7149 34TH AVE SW
006	681810	0205	5/3/07	\$390,000	\$349,000	760	6	1949	3	6350	N	N	7726 30TH AVE SW
006	362403	9033	6/17/08	\$325,000	\$308,000	770	6	1942	2	5200	N	N	7937 31ST AVE SW
006	555030	0075	3/23/07	\$345,600	\$309,000	770	6	1944	3	6400	N	N	7927 27TH AVE SW
006	812210	0520	10/28/08	\$315,000	\$309,000	770	6	1928	3	5040	N	N	7301 31ST AVE SW
006	436370	0245	7/11/08	\$215,000	\$205,000	780	6	1919	3	7500	N	N	8114 31ST AVE SW
006	935290	1065	8/24/07	\$299,950	\$271,000	780	6	1915	3	4720	N	N	9430 18TH AVE SW
006	223500	0095	6/22/07	\$319,950	\$287,000	780	6	1949	3	6250	N	N	6741 34TH AVE SW
006	738750	0170	9/5/07	\$329,950	\$298,000	780	6	1947	4	5500	N	N	9258 24TH AVE SW
006	436520	0045	3/1/07	\$340,000	\$304,000	780	6	1923	4	7200	N	N	8826 35TH AVE SW
006	436470	0175	5/8/08	\$350,000	\$328,000	780	6	1925	4	7560	N	N	8445 32ND AVE SW
006	745250	0765	7/25/07	\$208,600	\$188,000	790	6	1951	3	5850	N	N	9226 31ST AVE SW
006	812260	0205	2/6/07	\$319,950	\$286,000	790	6	1945	4	6396	Y	N	7108 28TH AVE SW
006	926920	0831	2/21/08	\$355,000	\$328,000	790	6	1945	3	6125	N	N	7543 29TH AVE SW
006	327780	1585	7/25/07	\$435,000	\$391,000	790	6	1948	3	6000	N	N	6557 34TH AVE SW
006	436370	0260	6/28/07	\$309,000	\$277,000	800	6	1947	3	7500	N	N	8120 31ST AVE SW
006	935290	0725	11/5/07	\$244,000	\$222,000	810	6	1941	3	5040	N	N	9434 21ST AVE SW
006	935290	1045	7/17/07	\$309,000	\$278,000	810	6	1988	3	4720	N	N	9448 18TH AVE SW
006	745250	0570	8/10/07	\$316,000	\$285,000	810	6	1951	4	5000	N	N	9346 31ST PL SW
006	534720	0160	5/8/07	\$335,000	\$300,000	810	6	1941	4	2451	N	N	9412 35TH AVE SW
006	812260	0140	4/18/07	\$355,000	\$318,000	810	6	1945	3	5289	N	N	7302 28TH AVE SW
006	436470	1025	11/24/08	\$324,950	\$321,000	810	6	1923	4	8190	N	N	3402 SW TRENTON ST
006	812260	0170	5/20/08	\$355,000	\$334,000	810	6	1945	4	6250	N	N	7332 28TH AVE SW
006	555030	0270	12/17/08	\$340,000	\$338,000	810	6	1944	4	6208	N	N	2711 SW ELMGROVE ST
006	812210	1096	4/24/08	\$377,500	\$353,000	810	6	1945	4	6500	N	N	7307 29TH AVE SW
006	812260	0125	3/30/07	\$410,000	\$367,000	810	6	1945	3	6250	N	N	7347 28TH AVE SW
006	436470	0125	5/25/07	\$340,000	\$305,000	820	6	1950	4	7560	N	N	8414 34TH AVE SW
006	815010	0040	5/8/07	\$315,000	\$282,000	830	6	1940	3	6000	N	N	7932 35TH AVE SW
006	812210	0665	12/26/07	\$345,000	\$316,000	830	6	1927	3	5796	N	N	7102 32ND AVE SW
006	815010	0130	8/13/07	\$352,500	\$318,000	830	6	1940	3	6000	N	N	7915 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
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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
006	088000	0105	4/25/07	\$355,950	\$319,000	830	6	1918	3	7440	N	N	8602 24TH AVE SW
006	362403	9077	4/18/08	\$293,000	\$274,000	850	6	1941	4	5200	N	N	8119 31ST AVE SW
006	436520	0500	2/11/08	\$369,000	\$340,000	860	6	1924	3	7740	N	N	8844 30TH AVE SW
006	745300	0085	5/8/07	\$324,950	\$291,000	870	6	1951	3	5200	N	N	9359 31ST PL SW
006	812210	0530	8/28/08	\$320,000	\$308,000	870	6	1927	3	5040	N	N	7311 31ST AVE SW
006	436520	0560	7/11/08	\$317,500	\$302,000	890	6	1923	3	7740	N	N	9022 30TH AVE SW
006	362403	9073	12/20/07	\$342,000	\$313,000	890	6	1941	4	5200	N	N	7925 31ST AVE SW
006	812870	0100	5/6/08	\$300,000	\$281,000	900	6	1941	3	7500	N	N	7955 28TH AVE SW
006	327780	1599	2/26/07	\$300,000	\$269,000	920	6	2006	3	3120	N	N	6539 34TH AVE SW
006	436520	0140	9/24/07	\$325,500	\$294,000	920	6	1948	3	7680	N	N	8820 34TH AVE SW
006	436470	0945	10/14/08	\$420,000	\$410,000	920	6	1925	3	7080	N	N	8609 34TH AVE SW
006	745250	0165	9/4/07	\$300,000	\$271,000	940	6	1950	3	4950	N	N	9230 34TH AVE SW
006	935290	1100	3/2/07	\$310,000	\$277,000	940	6	1916	3	9912	N	N	9402 18TH AVE SW
006	926920	0695	5/23/07	\$335,000	\$300,000	940	6	1941	4	4920	N	N	7545 30TH AVE SW
006	812210	0935	5/20/08	\$318,500	\$300,000	940	6	1924	4	5140	N	N	7322 31ST AVE SW
006	926920	0550	3/7/08	\$330,000	\$306,000	940	6	1926	3	4920	N	N	7544 31ST AVE SW
006	745250	0165	9/25/08	\$323,000	\$314,000	940	6	1950	3	4950	N	N	9230 34TH AVE SW
006	436370	0275	6/4/07	\$355,000	\$318,000	950	6	1908	4	7860	N	N	8133 30TH AVE SW
006	812210	0110	1/9/08	\$336,500	\$309,000	960	6	1924	3	4800	Y	N	7325 34TH AVE SW
006	436370	0165	9/2/08	\$280,000	\$270,000	990	6	1918	4	7920	N	N	7926 30TH AVE SW
006	436470	0180	7/11/08	\$320,000	\$305,000	990	6	1919	4	7560	N	N	8444 34TH AVE SW
006	812210	1255	4/27/07	\$434,000	\$389,000	1000	6	1945	4	6250	N	N	7342 29TH AVE SW
006	798540	0165	2/21/07	\$400,000	\$358,000	1010	6	1948	3	5950	N	N	2605 SW HOLDEN ST
006	745250	0110	9/14/07	\$351,586	\$318,000	1030	6	1950	3	6550	N	N	9221 32ND AVE SW
006	436370	0300	8/7/07	\$315,000	\$284,000	1040	6	1943	4	7500	N	N	8144 31ST AVE SW
006	745300	0130	2/27/07	\$324,950	\$291,000	1050	6	1951	3	5800	N	N	9360 31ST PL SW
006	738750	0011	5/21/07	\$349,950	\$314,000	1060	6	1947	4	5170	N	N	9208 23RD AVE SW
006	812210	0255	9/26/07	\$355,150	\$321,000	1060	6	1924	4	5375	Y	N	7132 34TH AVE SW
006	745250	0485	6/19/07	\$310,000	\$278,000	1080	6	1951	3	5000	N	N	9307 31ST AVE SW
006	738750	0070	3/8/07	\$337,000	\$302,000	1080	6	1947	4	8910	N	N	9408 23RD AVE SW
006	738750	0245	1/2/07	\$329,000	\$295,000	1090	6	1948	3	7168	N	N	2425 SW BARTON ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	812260	0225	5/14/08	\$340,000	\$319,000	1090	6	1945	3	6396	Y	N	7128 28TH AVE SW
006	738750	0075	2/26/08	\$226,000	\$209,000	1110	6	1947	3	8910	N	N	9412 23RD AVE SW
006	926920	0786	7/5/07	\$429,500	\$386,000	1110	6	1945	3	6125	N	N	7509 29TH AVE SW
006	436470	0975	2/21/07	\$335,000	\$300,000	1120	6	1919	4	7200	N	N	8626 35TH AVE SW
006	436370	0375	8/22/07	\$382,000	\$344,000	1120	6	1937	5	7500	N	N	8131 29TH AVE SW
006	738750	0085	6/12/07	\$296,900	\$266,000	1140	6	1947	3	8910	N	N	9422 23RD AVE SW
006	745250	0200	11/16/07	\$399,900	\$364,000	1140	6	1950	3	5100	N	N	9402 34TH AVE SW
006	327780	1445	5/23/07	\$420,000	\$377,000	1140	6	1958	3	3788	N	N	6540 34TH AVE SW
006	436370	0340	8/8/08	\$330,000	\$316,000	1230	6	1929	4	7920	N	N	8108 30TH AVE SW
006	327780	1625	4/20/07	\$430,000	\$385,000	1330	6	1951	3	5984	N	N	6517 34TH AVE SW
006	812210	1115	5/13/08	\$409,950	\$385,000	1410	6	1945	4	6500	N	N	7327 29TH AVE SW
006	327780	1440	8/20/07	\$463,500	\$418,000	1430	6	1959	4	3788	N	N	6534 34TH AVE SW
006	317260	0165	8/31/07	\$312,000	\$282,000	1470	6	1956	3	7296	N	N	9444 26TH AVE SW
006	436470	0275	4/26/07	\$388,000	\$348,000	1470	6	1953	3	7560	N	N	8445 31ST AVE SW
006	798540	0235	7/11/07	\$405,000	\$364,000	1480	6	1952	3	5916	N	N	7518 28TH AVE SW
006	436470	0785	2/20/07	\$394,000	\$353,000	1500	6	1953	3	7560	N	N	8639 31ST AVE SW
006	436520	0860	8/22/07	\$379,500	\$342,000	1550	6	1954	4	7740	N	N	9020 34TH AVE SW
006	436470	0385	7/2/07	\$459,950	\$413,000	1830	6	1943	3	7560	N	N	8445 30TH AVE SW
006	534720	0159	12/4/07	\$220,000	\$201,000	450	7	2006	3	1311	N	N	9408 A 35TH AVE SW
006	534720	0153	11/21/07	\$221,950	\$202,000	510	7	2006	3	1092	N	N	9410 B 35TH AVE SW
006	534720	0155	12/7/07	\$224,950	\$205,000	510	7	2006	3	1090	N	N	9410 A 35TH AVE SW
006	812210	0295	3/3/08	\$418,500	\$388,000	620	7	1927	4	5796	Y	N	7356 34TH AVE SW
006	436570	0237	12/17/07	\$250,000	\$229,000	670	7	2005	3	782	N	N	8821 B DELRIDGE WAY SW
006	436570	0252	5/4/07	\$270,000	\$242,000	720	7	2006	3	661	N	N	8829 B DELRIDGE WAY SW
006	436570	0251	3/12/07	\$274,950	\$246,000	720	7	2006	3	978	N	N	8829 A DELRIDGE WAY SW
006	436570	0253	3/12/07	\$274,950	\$246,000	720	7	2006	3	1301	N	N	8829 C DELRIDGE WAY SW
006	436570	0253	10/24/07	\$284,900	\$259,000	720	7	2006	3	1301	N	N	8829 C DELRIDGE WAY SW
006	926920	0150	8/25/08	\$379,950	\$366,000	720	7	1923	3	4920	Y	N	7553 34TH AVE SW
006	926920	0248	9/29/08	\$380,000	\$370,000	730	7	1926	3	4920	Y	N	7509 32ND AVE SW
006	223500	0080	4/23/07	\$405,000	\$363,000	750	7	1949	4	5250	N	N	6757 34TH AVE SW
006	327860	2660	6/1/07	\$252,490	\$226,000	760	7	2007	3	1060	N	N	6050 31ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327860	2670	5/25/07	\$254,365	\$228,000	760	7	2007	3	1060	N	N	6051 30TH AVE SW
006	327860	2450	5/25/07	\$254,990	\$229,000	760	7	2007	3	1444	N	N	6008 LANHAM PL SW
006	327860	2590	5/23/07	\$264,990	\$238,000	760	7	2007	3	989	N	N	6007 31ST AVE SW
006	327780	0723	1/3/08	\$274,950	\$252,000	760	7	2007	3	1007	N	N	6321 A 34TH AVE SW
006	327780	1432	5/22/08	\$262,000	\$247,000	780	7	2008	3	709	N	N	6524 B 34TH AVE SW
006	745100	0090	7/25/07	\$375,000	\$337,000	780	7	1954	3	7500	N	N	8814 29TH AVE SW
006	436570	0250	4/23/07	\$315,000	\$282,000	790	7	1928	5	2201	N	N	8827 DELRIDGE WAY SW
006	327780	0835	8/7/07	\$302,888	\$273,000	820	7	1965	4	6250	N	N	6346 A 34TH AVE SW
006	798540	0189	3/17/08	\$384,000	\$356,000	820	7	1923	4	6528	N	N	2629 SW HOLDEN ST
006	327780	0729	1/8/08	\$283,454	\$260,000	840	7	2007	3	1174	N	N	6321 C 34TH AVE SW
006	534720	0041	6/5/07	\$280,750	\$252,000	845	7	2004	3	1183	N	N	9230 35TH AVE SW
006	327780	1434	9/3/08	\$262,950	\$254,000	850	7	2008	3	972	N	N	6524 C 34TH AVE SW
006	534720	0162	9/19/08	\$227,000	\$220,000	880	7	2007	3	1157	N	N	9414 A 35TH AVE SW
006	534720	0164	8/7/08	\$244,000	\$234,000	880	7	2007	3	1198	N	N	9414 B 35TH AVE SW
006	948570	0078	9/18/07	\$280,000	\$253,000	880	7	2007	3	1175	N	N	8450 A 25TH AVE SW
006	948570	0076	9/10/07	\$285,000	\$257,000	880	7	2007	3	1175	N	N	8450 B 25TH AVE SW
006	948570	0082	9/18/07	\$287,000	\$259,000	880	7	2007	3	1175	N	N	8454 A 25TH AVE SW
006	948570	0084	6/25/07	\$310,000	\$278,000	880	7	2007	3	1986	N	N	8454 B 25TH AVE SW
006	436370	0180	8/16/07	\$400,000	\$360,000	880	7	1952	3	7920	N	N	7930 30TH AVE SW
006	812210	0755	5/17/07	\$404,500	\$363,000	880	7	1924	3	5140	N	N	7148 31ST AVE SW
006	534720	0027	12/19/07	\$245,000	\$224,000	890	7	2007	3	1122	N	N	9214 35TH AVE SW
006	534720	0029	12/19/07	\$245,000	\$224,000	890	7	2007	3	1189	N	N	9216 35TH AVE SW
006	327860	4130	9/28/08	\$264,000	\$257,000	890	7	2008	3	2159	N	N	6342 31ST AVE SW
006	327780	0810	3/20/07	\$395,000	\$354,000	900	7	1929	4	3343	N	N	6328 34TH AVE SW
006	260830	0105	9/8/08	\$225,000	\$218,000	920	7	1955	3	2041	N	N	8119 DELRIDGE WAY SW
006	260830	0110	8/22/07	\$379,000	\$342,000	920	7	1955	3	6450	N	N	8115 DELRIDGE WAY SW
006	534720	0170	3/3/08	\$340,000	\$315,000	930	7	1944	3	2674	N	N	9422 35TH AVE SW
006	193230	0610	5/19/08	\$405,000	\$381,000	930	7	1957	3	7011	N	N	7757 31ST AVE SW
006	436470	0005	2/12/08	\$355,000	\$328,000	940	7	1948	4	7440	N	N	8400 35TH AVE SW
006	812210	1315	11/7/08	\$209,000	\$206,000	960	7	1953	3	7500	N	N	7335 27TH AVE SW
006	327780	0727	1/23/08	\$274,950	\$253,000	960	7	2007	3	847	N	N	6321 B 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	948570	0074	6/14/07	\$325,000	\$292,000	960	7	2007	3	1861	N	N	8448 25TH AVE SW
006	812210	1435	8/12/08	\$325,000	\$312,000	960	7	1953	3	7865	N	N	7360 27TH AVE SW
006	436470	0755	7/20/07	\$404,600	\$364,000	960	7	1925	3	7560	N	N	8624 32ND AVE SW
006	436570	0219	4/19/07	\$289,000	\$259,000	980	7	2007	3	1293	N	N	8809 A DELRIDGE WAY SW
006	436570	0222	2/23/07	\$297,000	\$266,000	980	7	2007	3	1361	N	N	8807 B DELRIDGE WAY SW
006	436570	0220	2/23/07	\$299,000	\$268,000	980	7	2007	3	1366	N	N	8807 B DELRIDGE WAY SW
006	436570	0221	2/23/07	\$303,000	\$271,000	980	7	2007	3	1298	N	N	8807 A DELRIDGE WAY SW
006	362403	9081	6/27/07	\$325,000	\$292,000	980	7	1941	3	5200	N	N	8131 31ST AVE SW
006	798540	0109	3/29/07	\$247,500	\$222,000	1000	7	2004	3	1141	N	N	2420 C SW HOLDEN ST
006	798540	0123	4/13/07	\$255,950	\$229,000	1000	7	2004	3	1810	N	N	2420 A SW HOLDEN ST
006	534720	0070	2/21/07	\$335,000	\$300,000	1010	7	1947	3	2496	N	N	9252 35TH AVE SW
006	812310	0100	2/12/07	\$468,500	\$419,000	1010	7	1967	3	5000	Y	N	7111 32ND AVE SW
006	088000	0198	9/12/07	\$265,000	\$239,000	1020	7	2003	3	1328	N	N	8617 B DELRIDGE WAY SW
006	798540	0099	8/6/07	\$272,000	\$245,000	1020	7	2004	3	1098	N	N	2412 A SW HOLDEN ST
006	327780	1646	4/11/07	\$274,950	\$246,000	1020	7	2004	3	1204	N	N	3411 SW MORGAN ST
006	798540	0098	4/26/07	\$275,000	\$246,000	1020	7	2004	3	967	N	N	2410 B SW HOLDEN ST
006	798540	0100	7/16/07	\$286,450	\$258,000	1020	7	2004	3	1862	N	N	2412 B SW HOLDEN ST
006	798540	0100	5/7/08	\$287,450	\$270,000	1020	7	2004	3	1862	N	N	2412 B SW HOLDEN ST
006	327780	1642	6/21/07	\$310,000	\$278,000	1020	7	2004	3	1219	N	N	3407 SW MORGAN ST
006	327860	4000	2/15/07	\$329,990	\$295,000	1020	7	2006	3	1414	N	N	6309 30TH AVE SW
006	327860	4010	2/14/07	\$365,990	\$328,000	1020	7	2006	3	1414	N	N	6308 31ST AVE SW
006	948570	0161	9/30/08	\$314,000	\$305,000	1030	7	1962	4	7611	N	N	8414 22ND AVE SW
006	534720	0025	11/1/07	\$361,450	\$328,000	1030	7	1928	3	2491	N	N	9218 35TH AVE SW
006	798540	0129	1/17/07	\$279,950	\$251,000	1060	7	2004	3	1076	N	N	2418 B SW HOLDEN ST
006	798540	0108	5/1/07	\$279,950	\$251,000	1060	7	2004	3	1579	N	N	2410 A SW HOLDEN ST
006	798540	0119	5/23/07	\$285,450	\$256,000	1060	7	2004	3	932	N	N	2420 B SW HOLDEN ST
006	088000	0080	7/2/08	\$330,000	\$314,000	1060	7	1938	3	14880	N	N	8627 24TH AVE SW
006	688250	0095	8/1/07	\$367,000	\$330,000	1060	7	1957	3	7980	N	N	9447 26TH AVE SW
006	327780	0725	4/15/08	\$355,000	\$331,000	1060	7	1929	4	2924	N	N	6323 34TH AVE SW
006	935290	0890	6/12/07	\$380,000	\$341,000	1060	7	1918	4	5120	N	N	9430 20TH AVE SW
006	812210	0060	10/20/08	\$399,950	\$391,000	1060	7	1925	3	4720	N	N	7312 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	260830	0107	8/3/07	\$240,000	\$216,000	1070	7	2006	3	1204	N	N	8117 A DELRIDGE WAY SW
006	088000	0100	7/12/07	\$350,000	\$315,000	1070	7	1959	3	7440	N	N	8601 24TH AVE SW
006	436520	0880	5/11/07	\$400,000	\$358,000	1070	7	1965	3	7740	N	N	9032 34TH AVE SW
006	362403	9140	8/9/07	\$400,000	\$360,000	1070	7	1955	4	8083	N	N	9416 25TH AVE SW
006	436470	0130	3/13/08	\$375,000	\$348,000	1080	7	1925	4	7560	N	N	8415 32ND AVE SW
006	436520	0090	12/26/07	\$325,000	\$297,000	1100	7	1951	3	7320	N	N	8849 34TH AVE SW
006	798540	0172	4/21/08	\$357,000	\$334,000	1100	7	1955	3	6848	N	N	7751 26TH AVE SW
006	362403	9064	4/18/08	\$370,000	\$346,000	1100	7	1958	3	6181	N	N	9220 32ND AVE SW
006	935290	0655	7/21/08	\$283,000	\$270,000	1110	7	1954	3	5120	N	N	9429 20TH AVE SW
006	362403	9153	6/6/07	\$385,000	\$345,000	1140	7	1959	3	6533	N	N	2204 SW ELMGROVE ST
006	812260	0160	5/16/08	\$425,000	\$399,000	1150	7	1945	4	6875	N	N	7322 28TH AVE SW
006	088000	0030	6/12/08	\$260,000	\$246,000	1160	7	1998	3	2157	N	N	2511 SW CLOVERDALE ST
006	935290	0360	11/14/08	\$288,000	\$284,000	1180	7	1916	3	4720	N	N	9245 18TH AVE SW
006	436520	0185	10/17/08	\$392,950	\$384,000	1190	7	1948	4	5880	N	N	3214 SW HENDERSON ST
006	327860	4090	6/26/08	\$295,000	\$280,000	1220	7	2007	3	1200	N	N	6326 31ST AVE SW
006	798540	0136	1/18/07	\$326,500	\$292,000	1225	7	2006	3	1763	N	N	2102 SW HOLDEN ST
006	327860	4100	6/26/08	\$335,000	\$318,000	1230	7	2007	3	1728	N	N	6328 31ST AVE SW
006	085900	0125	3/22/07	\$340,700	\$305,000	1250	7	1960	3	7740	N	N	8638 22ND AVE SW
006	436470	0795	2/8/07	\$385,000	\$345,000	1270	7	1968	3	7560	N	N	8650 32ND AVE SW
006	926920	0400	4/28/08	\$375,000	\$351,000	1270	7	1957	3	4920	N	N	7544 32ND AVE SW
006	436370	0150	4/28/08	\$394,000	\$369,000	1280	7	1979	3	7500	N	N	7915 29TH AVE SW
006	327860	4080	6/25/08	\$294,000	\$279,000	1310	7	2007	3	1728	N	N	6324 31ST AVE SW
006	085900	0014	9/24/08	\$361,000	\$351,000	1320	7	2008	3	1606	N	N	8654 B 26TH AVE SW
006	436520	0095	12/19/08	\$376,000	\$374,000	1320	7	1952	4	7320	N	N	3404 SW HENDERSON ST
006	926920	0210	9/15/08	\$375,000	\$363,000	1330	7	1943	3	6150	Y	N	7518 34TH AVE SW
006	812210	0025	7/10/07	\$420,000	\$377,000	1330	7	1925	3	4800	N	N	7340 35TH AVE SW
006	260830	0080	3/13/08	\$319,000	\$296,000	1340	7	1959	3	6450	N	N	8116 22ND AVE SW
006	339060	0084	7/17/07	\$305,000	\$274,000	1350	7	1957	3	6500	N	N	2444 SW KENYON ST
006	223500	0055	5/15/07	\$449,000	\$402,000	1360	7	1904	3	4560	Y	N	6742 35TH AVE SW
006	327780	1425	2/26/07	\$395,000	\$354,000	1370	7	1929	3	3592	N	N	6522 34TH AVE SW
006	327780	1430	5/9/07	\$405,000	\$363,000	1380	7	1929	4	3588	N	N	6526 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	317260	0120	1/23/07	\$315,000	\$282,000	1390	7	1953	4	6656	N	N	9257 25TH AVE SW
006	436520	0505	6/25/08	\$372,000	\$353,000	1390	7	1925	4	7740	N	N	8850 30TH AVE SW
006	798540	0091	2/16/07	\$297,000	\$266,000	1400	7	2004	3	1562	N	N	2416 C SW HOLDEN ST
006	798540	0090	2/23/07	\$303,000	\$271,000	1400	7	2004	3	1562	N	N	2414 E SW HOLDEN ST
006	798540	0088	3/20/07	\$304,950	\$273,000	1400	7	2004	3	1562	N	N	2414 D SW HOLDEN ST
006	798540	0089	4/13/07	\$304,950	\$273,000	1400	7	2004	3	1562	N	N	2416 B SW HOLDEN ST
006	798540	0087	2/26/07	\$305,950	\$274,000	1400	7	2004	3	3032	N	N	2416 A SW HOLDEN ST
006	798540	0096	9/24/07	\$304,950	\$276,000	1400	7	2005	3	3052	N	N	2414 H SW HOLDEN ST
006	798540	0092	5/16/07	\$309,227	\$277,000	1400	7	2004	3	1562	N	N	2414 F SW HOLDEN ST
006	798540	0094	6/19/07	\$311,000	\$279,000	1400	7	2004	3	1562	N	N	2414 G SW HOLDEN ST
006	317260	0080	2/27/07	\$325,000	\$291,000	1400	7	1958	4	6400	N	N	9217 25TH AVE SW
006	436520	0845	4/19/07	\$350,000	\$313,000	1400	7	1952	3	7740	N	N	9014 34TH AVE SW
006	436470	0590	3/24/08	\$405,999	\$377,000	1400	7	1925	4	7560	N	N	8644 30TH AVE SW
006	327860	4060	6/26/08	\$300,000	\$285,000	1430	7	2007	3	1500	N	N	6316 31ST AVE SW
006	327860	4110	8/22/08	\$315,000	\$303,000	1430	7	2008	3	1728	N	N	6336 31ST AVE SW
006	362403	9095	1/23/07	\$310,000	\$278,000	1440	7	1957	3	7130	N	N	9432 25TH AVE SW
006	436570	0160	5/10/07	\$338,000	\$303,000	1480	7	1928	4	7440	N	N	8832 24TH AVE SW
006	327780	0820	5/22/07	\$430,000	\$385,000	1480	7	1949	4	6250	N	N	6336 34TH AVE SW
006	926920	0104	4/16/07	\$416,000	\$373,000	1510	7	1988	3	4920	N	N	7517 34TH AVE SW
006	436570	0500	4/30/07	\$340,000	\$305,000	1530	7	1958	3	5780	N	N	9000 24TH AVE SW
006	327860	4120	10/15/08	\$320,000	\$313,000	1570	7	2008	3	1728	N	N	6338 31ST AVE SW
006	327860	4070	6/26/08	\$340,000	\$323,000	1570	7	2007	3	1728	N	N	6318 31ST AVE SW
006	260830	0001	1/2/07	\$375,000	\$336,000	1580	7	1990	3	5761	N	N	8100 24TH AVE SW
006	926920	0931	9/16/08	\$418,000	\$405,000	1580	7	1951	4	7440	N	N	2805 SW WEBSTER ST
006	327780	0800	7/12/07	\$465,000	\$418,000	1580	7	1929	5	3433	N	N	6320 34TH AVE SW
006	327860	3950	3/22/07	\$479,990	\$430,000	1600	7	2006	3	2945	N	N	3019 SW GRAHAM ST
006	327860	3990	3/23/07	\$479,990	\$430,000	1600	7	2006	3	2945	N	N	3001 SW GRAHAM ST
006	327860	3970	3/10/07	\$489,201	\$438,000	1600	7	2006	3	2722	N	N	3011 SW GRAHAM ST
006	327860	3980	3/20/07	\$489,990	\$439,000	1600	7	2006	3	2930	N	N	3007 SW GRAHAM ST
006	327860	3970	8/6/08	\$465,000	\$446,000	1600	7	2006	3	2722	N	N	3011 SW GRAHAM ST
006	327860	3960	1/31/07	\$499,990	\$448,000	1600	7	2006	3	3630	N	N	3015 SW GRAHAM ST

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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
006	436520	0970	9/26/08	\$447,000	\$434,000	1610	7	1952	5	7380	N	N	9027 34TH AVE SW
006	812870	0060	12/28/07	\$360,000	\$330,000	1620	7	1938	4	7500	N	N	7907 28TH AVE SW
006	436420	0085	1/31/08	\$376,000	\$346,000	1620	7	1952	3	7680	N	N	7931 32ND AVE SW
006	926920	0886	7/25/08	\$379,950	\$363,000	1630	7	1945	4	6500	N	N	7528 29TH AVE SW
006	436370	0045	4/3/07	\$385,000	\$345,000	1640	7	1965	4	7500	N	N	7920 31ST AVE SW
006	327780	1405	9/10/07	\$450,000	\$406,000	1700	7	1959	2	6777	N	N	6502 34TH AVE SW
006	327860	2510	2/1/07	\$429,990	\$385,000	1730	7	2007	3	1918	N	N	3121 SW RAYMOND ST
006	327860	2540	2/1/07	\$432,940	\$388,000	1730	7	2007	3	1918	N	N	3113 SW RAYMOND ST
006	327860	2570	11/29/07	\$429,950	\$392,000	1730	7	2007	3	1096	N	N	6007 31ST AVE SW
006	327860	2520	5/11/07	\$444,990	\$399,000	1730	7	2007	3	1918	N	N	3117 SW RAYMOND ST
006	327860	2550	8/16/07	\$444,950	\$401,000	1730	7	2007	3	1783	N	N	3109 SW RAYMOND ST
006	437850	0015	3/29/07	\$335,450	\$300,000	1760	7	1954	3	7800	N	N	9245 29TH AVE SW
006	327860	2760	6/11/07	\$390,000	\$350,000	1770	7	2007	3	1853	N	N	3000 SW GRAHAM ST
006	327860	2680	7/2/07	\$419,950	\$377,000	1770	7	2007	3	1840	N	N	3020 SW GRAHAM ST
006	327860	2720	10/2/08	\$389,000	\$379,000	1770	7	2007	3	2017	N	N	3010 SW GRAHAM ST
006	327860	2730	8/10/07	\$429,950	\$387,000	1780	7	2007	3	2117	N	N	3008 SW GRAHAM ST
006	327860	2710	7/12/07	\$434,950	\$391,000	1780	7	2007	3	1716	N	N	3012 SW GRAHAM ST
006	327860	2690	8/13/07	\$429,950	\$387,000	1790	7	2007	3	1231	N	N	3018 SW GRAHAM ST
006	327860	2750	10/16/07	\$429,950	\$390,000	1790	7	2007	3	1116	N	N	3002 SW GRAHAM ST
006	327860	2530	10/2/08	\$360,000	\$350,000	1800	7	2007	3	1501	N	N	3115 SW RAYMOND ST
006	948570	0265	10/8/07	\$389,950	\$353,000	1800	7	1990	3	5761	N	N	8128 24TH AVE SW
006	327860	2560	1/30/07	\$398,480	\$357,000	1800	7	2007	3	1569	N	N	3107 SW RAYMOND ST
006	327860	2500	2/12/07	\$444,990	\$398,000	1800	7	2007	3	1501	N	N	3123 SW RAYMOND ST
006	327860	2470	3/16/07	\$445,000	\$398,000	1800	7	2007	3	1607	N	N	3133 SW RAYMOND ST
006	327860	2530	3/20/07	\$449,990	\$403,000	1800	7	2007	3	1501	N	N	3115 SW RAYMOND ST
006	327860	2560	1/31/08	\$439,900	\$405,000	1800	7	2007	3	1569	N	N	3107 SW RAYMOND ST
006	436470	0735	8/9/07	\$520,000	\$468,000	1820	7	1918	5	7560	N	N	8614 32ND AVE SW
006	327860	2700	6/29/07	\$449,950	\$404,000	1860	7	2007	3	1924	N	N	3016 SW GRAHAM ST
006	327860	2740	7/6/07	\$449,950	\$404,000	1860	7	2007	3	2053	N	N	3004 SW GRAHAM ST
006	436520	0995	4/12/07	\$360,000	\$322,000	1870	7	1959	3	7380	N	N	9043 34TH AVE SW
006	798540	0140	2/14/07	\$374,000	\$335,000	1900	7	2005	3	8197	N	N	2112 SW HOLDEN ST

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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
006	436520	0400	4/26/07	\$395,000	\$354,000	1900	7	1952	3	7740	N	N	8844 31ST AVE SW
006	327860	2440	6/25/07	\$424,950	\$382,000	1900	7	2007	3	1879	N	N	3137 SW RAYMOND ST
006	327860	2580	9/7/07	\$429,950	\$388,000	1900	7	2007	3	1318	N	N	3103 SW RAYMOND ST
006	193230	0600	8/19/08	\$350,000	\$337,000	1960	7	1992	3	3075	N	N	7747 31ST AVE SW
006	812260	0005	8/24/07	\$535,000	\$482,000	2060	7	2005	3	4209	N	N	7100 29TH AVE SW
006	436520	0250	10/29/08	\$425,000	\$417,000	2880	7	1973	3	7680	N	N	8827 31ST AVE SW
006	193230	0045	2/19/07	\$462,000	\$414,000	2970	7	1977	3	5900	N	N	7720 35TH AVE SW
006	920695	0120	1/12/07	\$400,000	\$358,000	660	8	2004	3	2198	N	N	2442 SW WEBSTER ST
006	935290	0462	11/26/07	\$249,900	\$228,000	730	8	2007	3	1105	N	N	2007 SW BARTON ST
006	935290	0466	2/14/08	\$257,000	\$237,000	730	8	2007	3	1674	N	N	2011 SW BARTON ST
006	935290	0464	7/27/07	\$269,950	\$243,000	730	8	2007	3	609	N	N	2009 SW BARTON ST
006	327860	0540	9/16/08	\$299,950	\$291,000	740	8	2008	3	1587	N	N	5904 31ST AVE SW
006	327860	0570	5/6/08	\$315,000	\$295,000	740	8	2008	3	1457	N	N	5910 31ST AVE SW
006	327860	0550	5/1/08	\$319,270	\$299,000	820	8	2008	3	1799	N	N	5902 31ST AVE SW
006	327860	0560	1/22/08	\$329,943	\$303,000	820	8	2008	3	1633	N	N	5912 31ST AVE SW
006	534720	0188	1/25/07	\$324,950	\$291,000	850	8	2006	3	1920	N	N	9436 B 35TH AVE SW
006	327860	0820	2/9/07	\$301,950	\$270,000	940	8	2007	3	2081	N	N	3017 CYCLE CT SW
006	327860	0830	4/9/07	\$309,950	\$278,000	940	8	2007	3	1561	N	N	3015 CYCLE CT SW
006	327860	0660	9/30/08	\$302,375	\$294,000	940	8	2007	3	1550	N	N	3004 CYCLE CT SW
006	327860	0690	5/8/08	\$287,500	\$270,000	950	8	2007	3	1531	N	N	3003 Cycle Ct. SW
006	327860	0740	12/27/07	\$313,950	\$287,000	950	8	2007	3	1172	N	N	3011 CYCLE CT SW
006	327860	0710	7/19/07	\$328,066	\$295,000	950	8	2007	3	1157	N	N	3001 Cycle Ct. SW
006	327780	1593	3/20/07	\$277,000	\$248,000	1030	8	2006	3	1222	N	N	6537 34TH AVE SW
006	327780	1601	3/26/07	\$277,950	\$249,000	1030	8	2006	3	1408	N	N	6537 A 34TH AVE SW
006	327780	0816	5/9/07	\$290,000	\$260,000	1030	8	2007	3	1064	N	N	6326 C 34TH AVE SW
006	327780	0812	3/21/07	\$294,950	\$264,000	1030	8	2007	3	1068	N	N	6326 A 34TH AVE SW
006	327780	0819	8/19/07	\$290,000	\$261,000	1040	8	2007	3	1359	N	N	6330 34TH AVE SW
006	534720	0173	3/7/08	\$314,500	\$291,000	1050	8	2007	3	1384	N	N	9424 B 35TH AVE SW
006	534720	0171	2/26/08	\$317,500	\$294,000	1050	8	2007	3	1570	N	N	9424 A 35TH AVE SW
006	327780	1597	5/21/07	\$275,000	\$247,000	1060	8	2006	3	842	N	N	6537 34TH AVE SW
006	327780	0814	5/8/07	\$282,000	\$253,000	1060	8	2007	3	775	N	N	6326 B 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
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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
006	327860	0670	8/22/07	\$316,764	\$286,000	1065	8	2007	3	1730	N	N	3002 CYCLE CT SW
006	327780	0813	9/4/07	\$285,000	\$257,000	1070	8	2007	3	1363	N	N	6330 A 34TH AVE SW
006	327860	0700	7/13/07	\$313,950	\$282,000	1070	8	2007	3	1630	N	N	3007 CYCLE CT SW
006	327860	0680	7/24/07	\$313,950	\$282,000	1070	8	2007	3	1456	N	N	3001 Cycle Ct. SW
006	327860	0750	11/13/07	\$319,950	\$291,000	1070	8	2007	3	1688	N	N	3013 CYCLE CT SW
006	327780	0837	6/17/08	\$250,000	\$237,000	1100	8	2007	3	850	N	N	6346 B 34TH AVE SW
006	534720	0186	2/14/07	\$282,000	\$252,000	1100	8	2006	3	1251	N	N	9434 B 35TH AVE SW
006	327780	0817	9/27/07	\$280,000	\$253,000	1100	8	2007	3	990	N	N	6330 B 34TH AVE SW
006	534720	0177	1/19/07	\$289,500	\$259,000	1100	8	2006	3	1251	N	N	9432 B 35TH AVE SW
006	327780	0839	10/18/07	\$292,500	\$265,000	1110	8	2007	3	1100	N	N	6346 C 34TH AVE SW
006	534720	0182	2/20/07	\$289,000	\$259,000	1120	8	2006	3	1251	N	N	9434 A 35TH AVE SW
006	327860	2190	4/19/07	\$399,990	\$358,000	1130	8	2006	3	1592	N	N	6003 LANHAM PL SW
006	327860	2120	6/18/07	\$387,095	\$347,000	1136	8	2006	3	1438	N	N	3215 SW RAYMOND ST
006	327780	0806	3/26/07	\$316,000	\$283,000	1140	8	2007	3	1101	N	N	6322 A 34TH AVE SW
006	327780	0808	5/21/07	\$317,500	\$285,000	1140	8	2007	3	1099	N	N	6322 C 34TH AVE SW
006	327860	0220	8/17/07	\$349,990	\$315,000	1210	8	2007	3	2323	N	N	5913 31ST AVE SW
006	088000	0200	10/6/08	\$309,950	\$302,000	1220	8	2007	3	1079	N	N	8625 B DELRIDGE WAY SW
006	327780	0807	4/18/07	\$305,950	\$274,000	1230	8	2007	3	801	N	N	6322 B 34TH AVE SW
006	088000	0208	10/2/08	\$309,950	\$302,000	1240	8	2007	3	1356	N	N	8627 A DELRIDGE WAY SW
006	088000	0206	10/6/08	\$320,000	\$312,000	1240	8	2007	3	1035	N	N	8627 B DELRIDGE WAY SW
006	327860	1930	1/26/07	\$349,990	\$313,000	1265	8	2006	3	1604	N	N	3245 SW RAYMOND ST
006	327860	1980	1/16/07	\$349,990	\$314,000	1265	8	2006	3	2729	N	N	3255 SW RAYMOND ST
006	327860	2170	6/12/08	\$338,114	\$320,000	1265	8	2006	3	1705	N	N	3205 SW RAYMOND ST
006	327860	2110	1/30/07	\$369,990	\$331,000	1265	8	2006	3	1701	N	N	3217 SW RAYMOND ST
006	327860	2080	2/27/07	\$369,990	\$331,000	1265	8	2006	3	2937	N	N	3223 SW RAYMOND ST
006	327860	2150	5/23/07	\$384,990	\$345,000	1265	8	2006	3	1695	N	N	3209 SW RAYMOND ST
006	920695	0010	1/16/08	\$390,000	\$358,000	1270	8	2004	3	3444	N	N	2470 SW WEBSTER ST
006	920695	0020	5/5/07	\$445,000	\$399,000	1270	8	2004	3	2924	N	N	2472 SW WEBSTER ST
006	920695	0080	9/21/07	\$445,000	\$402,000	1270	8	2004	3	3660	N	N	2486 SW WEBSTER ST
006	327860	2010	3/15/07	\$429,990	\$385,000	1282	8	2006	3	1875	N	N	3229 SW RAYMOND ST
006	327860	1990	4/20/07	\$389,990	\$349,000	1290	8	2006	3	2519	N	N	3225 SW RAYMOND ST

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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
006	327860	2040	4/12/07	\$419,990	\$376,000	1290	8	2006	3	2048	N	N	3235 SW RAYMOND ST
006	327860	1970	1/23/07	\$389,990	\$349,000	1311	8	2006	3	2043	N	N	3253 SW RAYMOND ST
006	327860	1940	1/1/07	\$389,990	\$350,000	1311	8	2006	3	2031	N	N	3247 SW RAYMOND ST
006	327860	1960	2/1/07	\$399,990	\$358,000	1311	8	2006	3	2039	N	N	3251 SW RAYMOND ST
006	327860	2100	2/23/07	\$409,990	\$367,000	1311	8	2006	3	3466	N	N	3219 SW RAYMOND ST
006	327860	2090	4/12/07	\$414,990	\$372,000	1311	8	2006	3	2912	N	N	3221 SW RAYMOND ST
006	327860	2090	9/27/07	\$444,000	\$402,000	1311	8	2006	3	2912	N	N	3221 SW RAYMOND ST
006	327860	2060	1/4/07	\$465,900	\$418,000	1340	8	2006	3	2006	N	N	3239 SW RAYMOND ST
006	327860	0760	9/19/07	\$379,950	\$343,000	1360	8	2007	3	1489	N	N	5934 31ST AVE SW
006	327860	0780	3/28/07	\$415,000	\$372,000	1360	8	2007	3	1998	N	N	5932 31ST AVE SW
006	327860	0800	4/16/07	\$427,825	\$383,000	1360	8	2007	3	2426	N	N	5940 31ST AVE SW
006	327860	0510	9/10/08	\$419,000	\$405,000	1360	8	2008	3	2114	N	N	3019 SW JUNEAU ST
006	327860	0770	3/26/07	\$406,950	\$364,000	1380	8	2007	3	1592	N	N	5936 31ST AVE SW
006	327860	0790	3/5/07	\$415,000	\$371,000	1380	8	2007	3	1457	N	N	5930 31ST AVE SW
006	327860	0610	9/28/07	\$425,000	\$385,000	1380	8	2007	3	2283	N	N	5914 31ST AVE SW
006	327860	0500	5/20/08	\$465,506	\$438,000	1380	8	2008	3	2039	N	N	5900 31ST AVE SW
006	327860	2130	6/4/07	\$441,416	\$396,000	1381	8	2006	3	1630	N	N	3213 SW RAYMOND ST
006	327860	2000	3/16/07	\$429,990	\$385,000	1390	8	2006	3	1785	N	N	3227 SW RAYMOND ST
006	327860	2030	5/31/07	\$459,990	\$413,000	1390	8	2006	3	2471	N	N	3233 SW RAYMOND ST
006	327860	0240	8/15/07	\$381,343	\$344,000	1400	8	2007	3	2958	N	N	5915 31ST AVE SW
006	383760	0005	9/24/08	\$390,000	\$379,000	1400	8	1991	3	5136	Y	N	7703 SW HOLDEN ST
006	816550	1580	10/8/07	\$329,950	\$299,000	1420	8	2007	3	1245	N	N	2705 SW SYLVAN HEIGHTS DR
006	816550	1520	10/8/07	\$344,950	\$312,000	1420	8	2007	3	1827	N	N	7057 27TH AVE SW
006	816550	0050	11/28/07	\$349,950	\$319,000	1420	8	2008	3	1410	N	N	2710 SW SYLVAN HEIGHTS DR
006	816550	0060	11/29/07	\$349,950	\$319,000	1420	8	2008	3	1410	N	N	2708 SW SYLVAN HEIGHTS DR
006	816550	0070	11/28/07	\$354,950	\$324,000	1420	8	2007	3	2068	N	N	2706 SW SYLVAN HEIGHTS DR
006	816550	0170	12/31/07	\$354,950	\$325,000	1420	8	2008	3	1977	N	N	2664 SW SYLVAN HEIGHTS DR
006	816550	0140	1/14/08	\$354,950	\$326,000	1420	8	2008	3	2007	N	N	2670 SW SYLVAN HEIGHTS DR
006	816550	0150	1/22/08	\$357,950	\$329,000	1420	8	2008	3	1361	N	N	2668 SW SYLVAN HEIGHTS DR
006	816550	0040	11/29/07	\$362,450	\$330,000	1420	8	2007	3	2068	N	N	2712 SW SYLVAN HEIGHTS DR
006	816550	1560	12/10/07	\$368,000	\$336,000	1420	8	2007	3	2229	N	N	2701 SW SYLVAN HEIGHTS DR

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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
006	327860	0810	9/15/08	\$399,950	\$387,000	1420	8	2007	3	1875	N	N	5942 31ST AVE SW
006	327860	0600	12/31/07	\$446,547	\$409,000	1420	8	2007	3	1822	N	N	5916 31ST AVE SW
006	327780	0826	1/23/08	\$315,800	\$290,000	1440	8	2007	3	1399	N	N	6340 B 34TH AVE SW
006	327780	0825	1/17/08	\$317,000	\$291,000	1440	8	2007	3	1775	N	N	6340 A 34TH AVE SW
006	327860	0640	7/31/07	\$425,000	\$383,000	1440	8	2007	3	2046	N	N	5924 31ST AVE SW
006	327780	0825	1/14/07	\$475,000	\$426,000	1440	8	2007	3	1775	N	N	6340 A 34TH AVE SW
006	816550	1770	9/6/07	\$322,950	\$292,000	1460	8	2007	3	1744	N	N	2757 SW SYLVAN HEIGHTS DR
006	816550	0220	10/29/08	\$321,950	\$316,000	1460	8	2008	3	1396	N	N	2654 SW SYLVAN HEIGHTS DR
006	816550	1640	7/13/07	\$354,950	\$319,000	1460	8	2007	3	1607	N	N	2731 SW SYLVAN HEIGHTS DR
006	816550	0020	11/15/07	\$362,950	\$330,000	1460	8	2008	3	1740	N	N	2716 SW SYLVAN HEIGHTS DR
006	816550	0090	12/4/07	\$362,950	\$331,000	1460	8	2007	3	1504	N	N	2702 SW SYLVAN HEIGHTS DR
006	816550	0120	3/18/08	\$362,950	\$337,000	1460	8	2008	3	1487	N	N	2674 SW SYLVAN HEIGHTS DR
006	534720	0035	5/2/07	\$489,000	\$438,000	1470	8	1928	4	2707	N	N	9226 35TH AVE SW
006	327860	2020	2/9/07	\$389,990	\$349,000	1477	8	2006	3	2156	N	N	3231 SW RAYMOND ST
006	816550	1600	9/6/07	\$364,950	\$330,000	1510	8	2007	3	1826	N	N	2709 SW SYLVAN HEIGHTS DR
006	816550	0130	12/10/07	\$379,950	\$347,000	1510	8	2008	3	2022	N	N	2672 SW SYLVAN HEIGHTS DR
006	327860	0900	7/6/07	\$550,000	\$494,000	1530	8	2007	3	2778	N	N	5960 31ST AVE SW
006	327780	0828	1/23/08	\$309,000	\$284,000	1540	8	2007	3	1540	N	N	6338 A 35TH AVE SW
006	327780	0827	12/21/07	\$315,000	\$288,000	1540	8	2007	3	1536	N	N	6338 B 35TH AVE SW
006	327860	0260	1/1/08	\$365,000	\$334,000	1540	8	2007	3	1510	N	N	5919 31ST AVE SW
006	327860	0270	12/28/07	\$399,990	\$366,000	1540	8	2007	3	2385	N	N	5921 31ST AVE SW
006	327860	0190	9/20/07	\$416,231	\$376,000	1540	8	2007	3	1935	N	N	5903 31ST AVE SW
006	327860	0200	9/19/07	\$419,990	\$380,000	1540	8	2007	3	2385	N	N	5905 31ST AVE SW
006	816550	1730	7/31/07	\$339,950	\$306,000	1550	8	2007	3	2112	N	N	2749 SW SYLVAN HEIGHTS DR
006	816550	1780	9/6/07	\$339,000	\$306,000	1550	8	2007	3	2398	N	N	2759 SW SYLVAN HEIGHTS DR
006	816550	1630	7/11/07	\$369,950	\$333,000	1550	8	2007	3	2382	N	N	2729 SW SYLVAN HEIGHTS DR
006	816550	1700	7/30/07	\$369,950	\$333,000	1550	8	2007	3	2285	N	N	2743 SW SYLVAN HEIGHTS DR
006	816550	0030	11/29/07	\$379,950	\$346,000	1550	8	2008	3	2459	N	N	2714 SW SYLVAN HEIGHTS DR
006	816550	0230	12/5/07	\$384,950	\$351,000	1550	8	2007	3	1909	N	N	2652 SW SYLVAN HEIGHTS DR
006	816550	0100	12/4/07	\$389,950	\$356,000	1550	8	2008	3	2068	N	N	2700 SW SYLVAN HEIGHTS DR
006	816550	0080	12/5/07	\$389,950	\$356,000	1550	8	2008	3	2068	N	N	2704 SW SYLVAN HEIGHTS DR

Improved Sales Used in this Annual Update Analysis
Area 77
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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
006	816550	0180	12/31/07	\$389,950	\$357,000	1550	8	2007	3	1965	N	N	2662 SW SYLVAN HEIGHTS DR
006	816550	0200	1/24/08	\$389,950	\$359,000	1550	8	2008	3	1943	N	N	2658 SW SYLVAN HEIGHTS DR
006	816550	0210	3/3/08	\$389,950	\$361,000	1550	8	2008	3	1931	N	N	2656 SW SYLVAN HEIGHTS DR
006	816550	1490	4/1/08	\$389,950	\$363,000	1550	8	2008	3	1829	N	N	7065 27TH AVE SW
006	816550	1510	10/29/08	\$369,950	\$363,000	1550	8	2008	3	1827	N	N	7061 27TH AVE SW
006	816550	0110	2/12/08	\$394,950	\$364,000	1550	8	2008	3	2079	N	N	2676 SW SYLVAN HEIGHTS DR
006	816550	0010	2/4/08	\$399,950	\$368,000	1550	8	2008	3	2197	N	N	2718 SW SYLVAN HEIGHTS DR
006	816550	0470	7/2/08	\$389,950	\$371,000	1550	8	2008	3	1826	N	N	2616 SW MYRTLE ST
006	816550	0390	5/20/08	\$399,950	\$376,000	1550	8	2008	3	2230	N	N	2636 SW MYRTLE ST
006	816550	0530	7/23/08	\$399,950	\$382,000	1550	8	2008	3	2338	N	N	2600 SW MYRTLE ST
006	327860	0870	5/18/07	\$499,950	\$448,000	1570	8	2007	3	2114	N	N	5954 31ST AVE SW
006	327860	0870	3/26/08	\$493,500	\$459,000	1570	8	2007	3	2114	N	N	5954 31ST AVE SW
006	327860	0180	2/14/08	\$380,000	\$351,000	1580	8	2007	3	2925	N	N	5901 31ST AVE SW
006	327860	0250	8/3/07	\$409,990	\$369,000	1580	8	2007	3	2475	N	N	5917 31ST AVE SW
006	327860	0180	7/30/08	\$395,000	\$378,000	1580	8	2007	3	2925	N	N	5901 31ST AVE SW
006	327860	0520	4/7/08	\$555,000	\$517,000	1590	8	2008	3	2742	N	N	3015 SW JUNEAU ST
006	327860	0890	5/10/07	\$495,000	\$444,000	1600	8	2007	3	2194	N	N	5958 31ST AVE SW
006	327860	0860	4/3/07	\$499,950	\$448,000	1630	8	2007	3	2059	N	N	5952 31ST AVE SW
006	327860	0880	10/4/07	\$474,950	\$430,000	1640	8	2007	3	2160	N	N	5956 31ST AVE SW
006	327860	0840	4/3/07	\$555,000	\$497,000	1640	8	2007	3	2953	N	N	3012 CYCLE CT SW
006	327860	0720	3/28/07	\$565,000	\$506,000	1640	8	2007	3	2187	N	N	3008 CYCLE CT SW
006	327860	0620	11/9/07	\$589,950	\$536,000	1640	8	2007	3	2619	N	N	5920 31ST AVE SW
006	327860	0730	3/28/07	\$552,000	\$494,000	1670	8	2007	3	2119	N	N	3010 CYCLE CT SW
006	327860	0530	4/24/08	\$585,000	\$547,000	1690	8	2008	3	2667	N	N	5906 31ST AVE SW
006	327860	0590	2/19/08	\$600,000	\$554,000	1700	8	2007	3	2477	N	N	5918 31ST AVE SW
006	327860	0650	11/13/07	\$590,000	\$537,000	1750	8	2007	3	2912	N	N	3006 Cycle Ct. SW
006	327860	2790	1/19/07	\$445,000	\$399,000	1800	8	2006	3	3294	N	N	6007 29TH AVE SW
006	812210	1060	3/26/08	\$417,000	\$388,000	2020	8	2006	3	7800	Y	N	7336 30TH AVE SW
006	812210	0475	5/21/07	\$615,000	\$551,000	2025	8	2007	3	5040	N	N	7332 32ND AVE SW
006	436470	0310	2/14/07	\$468,000	\$419,000	2110	8	1988	3	7200	N	N	3019 SW THISTLE ST
006	327860	2780	8/24/07	\$445,990	\$402,000	2130	8	2006	3	4761	N	N	6003 29TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
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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
006	327860	0310	6/15/07	\$529,990	\$476,000	2150	8	2007	3	4020	N	N	5937 31ST AVE SW
006	327860	0280	1/8/08	\$519,000	\$476,000	2150	8	2007	3	3795	N	N	5925 31ST AVE SW
006	327860	0320	11/1/07	\$529,990	\$481,000	2150	8	2007	3	4084	N	N	5941 31ST AVE SW
006	327860	0290	8/2/07	\$534,990	\$482,000	2150	8	2007	3	4020	N	N	5929 31ST AVE SW
006	327860	0210	2/27/08	\$499,990	\$463,000	2190	8	2007	3	3929	N	N	5909 31ST AVE SW
006	327860	0300	11/6/07	\$520,000	\$473,000	2190	8	2007	3	4380	N	N	5933 31ST AVE SW
008	797260	0605	1/22/07	\$195,000	\$175,000	450	4	1942	3	2048	N	N	7902 11TH AVE SW
008	537020	0075	5/6/08	\$265,000	\$249,000	430	5	1928	3	4760	N	N	9053 10TH AVE SW
008	797260	2783	1/16/07	\$250,000	\$224,000	530	5	1942	3	5513	N	N	8602 16TH AVE SW
008	211270	0375	1/16/08	\$288,500	\$265,000	580	5	1920	5	4000	N	N	7745 13TH AVE SW
008	211470	0650	2/22/07	\$203,500	\$182,000	590	5	1920	3	4800	N	N	7763 10TH AVE SW
008	211470	0815	7/31/07	\$230,000	\$207,000	620	5	1918	3	7140	N	N	7767 11TH AVE SW
008	775050	0475	6/18/07	\$100,000	\$90,000	630	5	1920	3	2800	N	N	9031 HENDERSON PL SW
008	797260	0930	1/3/07	\$262,000	\$235,000	640	5	1925	4	7140	N	N	8136 11TH AVE SW
008	430220	0710	9/20/07	\$225,500	\$204,000	650	5	1920	3	5160	N	N	8428 17TH AVE SW
008	789980	0405	5/11/07	\$185,000	\$166,000	720	5	1955	3	4720	N	N	8847 18TH AVE SW
008	797260	2150	2/8/08	\$304,800	\$281,000	730	5	1918	4	7320	N	N	8433 9TH AVE SW
008	126320	0040	2/28/07	\$262,000	\$235,000	800	5	1916	4	4760	N	N	8826 11TH AVE SW
008	645330	0010	6/3/08	\$330,000	\$311,000	820	5	1918	3	9384	N	N	208 SW ROXBURY ST
008	211470	0760	4/25/07	\$310,000	\$278,000	830	5	1941	4	5933	N	N	1111 SW HOLDEN ST
008	211270	0035	5/1/07	\$249,950	\$224,000	920	5	1921	3	4000	N	N	7725 15TH AVE SW
008	797260	1180	3/2/07	\$349,950	\$313,000	930	5	1933	5	6350	N	N	8109 8TH AVE SW
008	211470	0770	4/25/07	\$300,000	\$269,000	940	5	1915	4	4747	N	N	7709 11TH AVE SW
008	126320	0160	3/31/08	\$200,000	\$186,000	1260	5	1912	3	5820	N	N	1001 SW TRENTON ST
008	329870	0115	1/29/07	\$220,000	\$197,000	600	6	1954	3	7548	N	N	8845 14TH AVE SW
008	329870	0115	4/17/08	\$315,000	\$294,000	600	6	1954	3	7548	N	N	8845 14TH AVE SW
008	329870	0245	7/12/07	\$300,000	\$270,000	630	6	1921	3	6466	N	N	8848 13TH AVE SW
008	329870	0310	8/6/07	\$290,000	\$261,000	660	6	1949	4	6466	N	N	9015 12TH AVE SW
008	797260	4650	10/30/08	\$176,950	\$174,000	670	6	1942	3	7620	N	N	9450 6TH AVE SW
008	797260	0656	8/6/07	\$265,000	\$239,000	670	6	1942	3	5120	N	N	7955 10TH AVE SW
008	211370	1200	11/17/08	\$250,000	\$247,000	670	6	1943	3	4640	N	N	8102 13TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	211370	0815	5/1/07	\$349,950	\$313,000	690	6	1942	3	4600	N	N	8146 15TH AVE SW
008	329870	0016	9/24/07	\$291,000	\$263,000	710	6	1941	3	6549	N	N	8823 15TH AVE SW
008	797260	3320	6/4/07	\$309,950	\$278,000	710	6	1943	3	4480	N	N	8614 10TH AVE SW
008	797260	3920	7/3/08	\$177,000	\$168,000	720	6	1943	3	6300	N	N	9216 12TH AVE SW
008	211370	0090	8/30/07	\$225,000	\$203,000	720	6	1947	2	4000	N	N	7944 13TH AVE SW
008	329870	0307	7/6/07	\$273,000	\$245,000	720	6	1942	3	4240	N	N	9003 12TH AVE SW
008	797260	0745	6/20/07	\$290,000	\$260,000	720	6	1943	3	5080	N	N	7950 12TH AVE SW
008	329870	0010	7/1/08	\$280,000	\$266,000	720	6	1943	3	4070	N	N	1509 SW TRENTON ST
008	211370	0515	10/13/08	\$300,000	\$293,000	720	6	1943	2	4000	N	N	7945 15TH AVE SW
008	211370	0515	8/14/07	\$329,900	\$297,000	720	6	1943	2	4000	N	N	7945 15TH AVE SW
008	789980	0840	6/25/07	\$360,000	\$323,000	720	6	1941	3	4720	N	N	9044 18TH AVE SW
008	430220	0445	6/16/08	\$374,950	\$355,000	720	6	1947	4	4736	N	N	1723 SW CLOVERDALE ST
008	797260	3311	7/16/07	\$248,000	\$223,000	730	6	1943	3	4480	N	N	8606 10TH AVE SW
008	329870	0100	5/22/07	\$280,000	\$251,000	740	6	1942	3	4662	N	N	8814 15TH AVE SW
008	797260	2005	5/15/07	\$336,000	\$301,000	740	6	1943	4	4880	N	N	8434 9TH AVE SW
008	211270	0355	6/21/07	\$375,000	\$337,000	740	6	1918	3	4000	N	N	7725 13TH AVE SW
008	537020	0165	10/15/08	\$235,000	\$230,000	750	6	1942	3	5080	N	N	9005 11TH AVE SW
008	329870	0937	10/22/07	\$268,000	\$243,000	750	6	1943	3	5217	N	N	9408 14TH AVE SW
008	329870	1045	12/15/08	\$245,000	\$244,000	750	6	1943	3	4662	N	N	9425 14TH AVE SW
008	329870	1020	1/8/07	\$286,000	\$256,000	750	6	1943	3	4125	N	N	1413 SW CAMBRIDGE ST
008	329870	0962	11/20/08	\$260,000	\$257,000	750	6	1942	3	4773	N	N	9429 13TH AVE SW
008	329870	0840	3/10/08	\$280,000	\$260,000	750	6	1942	3	4515	N	N	9242 13TH AVE SW
008	430220	0405	10/16/07	\$379,950	\$345,000	750	6	1947	3	6144	N	N	8636 18TH AVE SW
008	211320	0590	9/15/08	\$243,500	\$236,000	770	6	1951	3	6300	N	N	7706 DELRIDGE WAY SW
008	329870	0316	6/2/08	\$269,200	\$254,000	770	6	1942	3	4346	N	N	9020 13TH AVE SW
008	329870	0381	4/28/08	\$283,100	\$265,000	770	6	1942	3	4329	N	N	9047 13TH AVE SW
008	430220	1005	7/11/07	\$239,000	\$215,000	780	6	1927	2	5760	N	N	8438 20TH AVE SW
008	329870	0746	11/6/08	\$275,000	\$270,000	780	6	1943	3	4125	N	N	1318 SW CAMBRIDGE ST
008	643840	0125	6/1/07	\$310,000	\$278,000	780	6	1949	2	6000	N	N	7334 7TH AVE SW
008	797260	0940	6/6/07	\$325,000	\$292,000	780	6	1922	3	9520	N	N	8148 11TH AVE SW
008	775050	0395	5/14/08	\$230,000	\$216,000	790	6	1919	3	6800	N	N	9022 9TH AVE SW

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Area 77
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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
008	329870	0306	1/30/08	\$275,000	\$253,000	790	6	1942	3	4346	N	N	9009 12TH AVE SW
008	211370	0020	9/7/07	\$309,900	\$280,000	790	6	1922	3	3800	N	N	7915 12TH AVE SW
008	329870	0347	12/19/07	\$266,000	\$243,000	800	6	1943	3	3975	N	N	1206 SW BARTON ST
008	797260	2701	5/23/07	\$285,000	\$255,000	800	6	1924	3	7300	N	N	8504 16TH AVE SW
008	329870	0940	9/10/07	\$308,000	\$278,000	800	6	1951	3	4510	N	N	1309 SW CAMBRIDGE ST
008	329870	0942	7/26/07	\$320,000	\$288,000	800	6	1950	3	4440	N	N	9409 13TH AVE SW
008	430270	0495	9/13/07	\$249,000	\$225,000	820	6	1921	3	5120	N	N	8137 16TH AVE SW
008	430220	0480	5/21/07	\$282,000	\$253,000	820	6	1941	3	5120	N	N	8621 16TH AVE SW
008	430270	0325	7/3/08	\$275,000	\$261,000	820	6	1930	3	5160	N	N	8117 17TH AVE SW
008	211520	0020	6/3/08	\$319,995	\$302,000	820	6	1940	4	8428	Y	N	734 SW AUSTIN ST
008	329870	1057	1/9/07	\$236,000	\$211,000	830	6	1929	4	2145	N	N	9444 15TH AVE SW
008	797260	3050	7/3/08	\$295,000	\$280,000	830	6	1942	4	5950	N	N	8652 13TH AVE SW
008	211370	0570	5/22/08	\$310,000	\$292,000	830	6	1942	3	4000	N	N	7928 16TH AVE SW
008	329870	0881	10/10/07	\$350,000	\$317,000	830	6	1920	4	6344	N	N	9425 12TH AVE SW
008	329870	0216	7/17/07	\$365,000	\$328,000	830	6	1941	3	6420	N	N	8803 12TH AVE SW
008	797260	3321	4/24/07	\$318,760	\$285,000	840	6	1943	3	4480	N	N	8618 10TH AVE SW
008	797260	3946	4/28/08	\$259,950	\$243,000	850	6	1943	3	6435	N	N	9248 12TH AVE SW
008	211320	0210	12/4/07	\$325,000	\$297,000	850	6	1919	3	10320	N	N	7745 17TH AVE SW
008	211370	0170	4/9/07	\$305,000	\$273,000	860	6	1941	3	4000	N	N	7911 13TH AVE SW
008	797260	0693	5/22/08	\$352,000	\$331,000	860	6	1921	3	7239	N	N	7909 10TH AVE SW
008	211320	0595	6/13/07	\$274,950	\$247,000	880	6	1951	3	6300	N	N	7702 DELRIDGE WAY SW
008	329870	0865	5/23/08	\$278,000	\$262,000	880	6	1971	3	4264	N	N	9415 12TH AVE SW
008	211370	0805	7/21/08	\$261,000	\$249,000	890	6	1943	2	4600	N	N	8136 15TH AVE SW
008	430220	0930	6/27/07	\$347,118	\$312,000	890	6	1918	4	5160	N	N	8433 18TH AVE SW
008	329870	0360	10/10/07	\$352,000	\$319,000	900	6	1922	4	6882	N	N	9019 13TH AVE SW
008	537020	0275	10/28/08	\$355,000	\$348,000	900	6	1955	4	5280	N	N	9024 12TH AVE SW
008	430270	0210	3/27/07	\$404,000	\$362,000	900	6	1988	4	5160	N	N	8145 18TH AVE SW
008	797260	1130	4/18/07	\$340,000	\$304,000	910	6	1922	3	7320	N	N	8132 9TH AVE SW
008	430270	0540	7/26/08	\$260,000	\$248,000	920	6	1951	3	5160	N	N	8148 17TH AVE SW
008	775050	0270	9/25/07	\$270,000	\$244,000	940	6	1950	3	4760	N	N	9040 10TH AVE SW
008	430220	0625	9/29/08	\$274,950	\$267,000	940	6	1949	3	5120	N	N	8417 16TH AVE SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	312404	9042	9/21/07	\$352,000	\$318,000	960	6	1995	3	13140	N	N	9001 3RD AVE SW
008	513200	0130	6/4/08	\$385,000	\$363,000	960	6	1929	4	5120	N	N	8836 12TH AVE SW
008	430220	0495	4/6/07	\$302,950	\$271,000	970	6	1919	3	5120	N	N	8703 16TH AVE SW
008	797260	0855	10/9/07	\$368,000	\$333,000	970	6	1930	4	7620	N	N	8157 11TH AVE SW
008	775050	0435	4/30/07	\$273,000	\$245,000	1000	6	1919	3	4760	N	N	9052 9TH AVE SW
008	797260	1040	5/23/07	\$322,000	\$289,000	1000	6	1918	4	7200	N	N	8144 10TH AVE SW
008	329870	0676	6/5/07	\$404,500	\$363,000	1000	6	1917	5	6660	N	N	9231 14TH AVE SW
008	211270	0490	5/23/07	\$370,000	\$332,000	1010	6	1927	3	8000	Y	N	7718 14TH AVE SW
008	211270	0490	5/15/08	\$364,500	\$343,000	1010	6	1927	3	8000	Y	N	7718 14TH AVE SW
008	329870	0485	11/29/07	\$306,000	\$279,000	1050	6	1943	3	4662	N	N	9037 15TH AVE SW
008	430220	0910	3/14/08	\$340,000	\$315,000	1050	6	1926	4	5146	N	N	8409 18TH AVE SW
008	789980	0880	10/17/07	\$289,900	\$263,000	1080	6	1919	4	4061	N	N	9043 17TH AVE SW
008	430320	0218	11/20/07	\$320,000	\$291,000	1080	6	1948	4	4800	N	N	1808 SW ELMGROVE ST
008	797260	1030	6/21/07	\$420,500	\$377,000	1080	6	1948	3	7200	N	N	8134 10TH AVE SW
008	329870	0210	7/10/07	\$318,000	\$286,000	1090	6	1918	3	7490	N	N	8808 13TH AVE SW
008	789980	0060	10/28/08	\$230,000	\$226,000	1100	6	1919	3	7680	N	N	8844 17TH AVE SW
008	797260	2837	7/20/07	\$285,000	\$256,000	1100	6	1977	3	5000	N	N	8620 16TH AVE SW
008	797260	4011	4/20/07	\$357,500	\$320,000	1140	6	1915	3	9261	N	N	9402 12TH AVE SW
008	797260	2510	4/7/08	\$374,900	\$349,000	1140	6	1925	3	7620	N	N	8419 12TH AVE SW
008	797260	4615	11/12/07	\$255,000	\$232,000	1150	6	1970	3	7620	N	N	9408 6TH AVE SW
008	329870	0383	8/6/08	\$330,000	\$316,000	1150	6	1953	3	6882	N	N	9038 14TH AVE SW
008	312404	9029	5/9/07	\$345,000	\$309,000	1160	6	1938	4	9230	Y	N	9032 3RD AVE SW
008	211370	0220	9/2/08	\$320,750	\$310,000	1170	6	1950	3	6300	N	N	1310 SW ELMGROVE ST
008	430320	0545	10/28/08	\$287,500	\$282,000	1250	6	1936	4	6181	N	N	7956 17TH AVE SW
008	211320	0385	10/8/08	\$345,000	\$336,000	1310	6	1947	3	5547	N	N	7756 20TH AVE SW
008	643840	0156	2/6/07	\$355,000	\$318,000	1320	6	1942	3	5019	N	N	7300 7TH AVE SW
008	329870	1032	7/23/08	\$319,000	\$305,000	1340	6	1932	3	6993	N	N	9421 14TH AVE SW
008	797260	0830	12/21/07	\$359,950	\$329,000	1360	6	1950	4	10160	N	N	8136 12TH AVE SW
008	513200	0035	3/19/07	\$332,000	\$297,000	1450	6	1961	3	5080	N	N	8817 11TH AVE SW
008	797260	3190	9/2/08	\$330,000	\$319,000	1470	6	1943	3	6096	N	N	8623 11TH AVE SW
008	430220	0705	11/13/07	\$295,000	\$268,000	1630	6	1969	3	5160	N	N	8434 17TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	329870	0945	7/24/08	\$329,000	\$314,000	1760	6	1921	3	6771	N	N	9413 13TH AVE SW
008	935290	0020	4/26/07	\$347,000	\$311,000	2740	6	1920	4	4932	N	N	9215 16TH AVE SW
008	775050	0168	12/27/07	\$242,000	\$222,000	410	7	2006	3	1142	N	N	8845 A 9TH AVE SW
008	430220	1185	6/27/07	\$259,950	\$233,000	700	7	1928	3	2380	N	N	8420 DELRIDGE WAY SW
008	789980	0868	4/12/08	\$249,950	\$233,000	730	7	2007	3	928	N	N	9047 A 17TH AVE SW
008	789980	0874	2/25/08	\$254,000	\$235,000	730	7	2007	3	1277	N	N	9047 C 17TH AVE SW
008	430220	0120	5/29/07	\$499,000	\$447,000	740	7	1927	4	2446	N	N	8620 DELRIDGE WAY SW
008	329870	0670	2/20/07	\$262,000	\$235,000	750	7	2007	3	2750	N	N	9226 15TH AVE SW
008	935290	0201	10/26/07	\$247,000	\$224,000	790	7	2007	3	1371	N	N	9223 C 17TH AVE SW
008	797260	0566	2/22/08	\$270,000	\$250,000	800	7	2007	3	1362	N	N	7943 A 9TH AVE SW
008	789980	0870	10/27/08	\$292,000	\$286,000	820	7	1933	5	2353	N	N	9049 17TH AVE SW
008	643840	0134	12/1/08	\$287,000	\$284,000	840	7	1954	3	6000	N	N	7324 7TH AVE SW
008	797260	0560	5/29/07	\$385,000	\$345,000	840	7	1918	5	1741	N	N	7951 9TH AVE SW
008	211370	0910	8/27/08	\$295,000	\$284,000	860	7	1963	3	4300	N	N	8101 13TH AVE SW
008	211470	0766	11/7/07	\$259,000	\$235,000	870	7	2002	3	1187	N	N	7705 11TH AVE SW
008	329870	0026	2/22/08	\$235,000	\$217,000	880	7	1971	3	4440	N	N	8828 16TH AVE SW
008	797260	4640	5/11/07	\$225,000	\$202,000	900	7	1952	3	7620	N	N	9438 6TH AVE SW
008	513200	0010	9/26/08	\$335,000	\$325,000	910	7	1938	3	4000	N	N	1101 SW TRENTON ST
008	312404	9170	6/29/07	\$335,000	\$301,000	940	7	1954	3	9490	N	N	9037 3RD AVE SW
008	312404	9170	7/20/07	\$335,000	\$301,000	940	7	1954	3	9490	N	N	9037 3RD AVE SW
008	797260	3630	6/27/07	\$298,000	\$268,000	950	7	1954	3	7620	N	N	9226 9TH AVE SW
008	312404	9188	5/6/08	\$271,000	\$254,000	960	7	1960	3	8854	Y	N	9018 3RD AVE SW
008	797260	4490	11/14/07	\$278,500	\$253,000	970	7	1979	3	7650	N	N	9421 7TH AVE SW
008	211470	0197	7/14/08	\$280,000	\$267,000	980	7	2005	3	1334	N	N	7632 HIGHLAND PARK WAY SW
008	329870	0321	7/3/08	\$355,000	\$337,000	990	7	1918	3	6466	N	N	9026 13TH AVE SW
008	789980	0820	7/6/07	\$434,600	\$390,000	990	7	1924	4	7670	N	N	9032 18TH AVE SW
008	211320	0412	4/5/07	\$457,000	\$409,000	990	7	1982	3	5166	N	N	7734 20TH AVE SW
008	211470	0201	2/14/08	\$277,500	\$256,000	1000	7	2005	3	1017	N	N	7628 HIGHLAND PARK WAY SW
008	537020	0245	5/21/07	\$330,000	\$296,000	1000	7	1955	3	6700	N	N	9050 12TH AVE SW
008	211470	0199	10/11/07	\$340,000	\$308,000	1000	7	2005	3	1082	N	N	7630 HIGHLAND PARK WAY SW
008	211370	0850	2/5/07	\$320,000	\$287,000	1010	7	1979	3	6360	Y	N	8115 14TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	430320	0200	10/14/08	\$350,000	\$342,000	1010	7	1966	3	5160	N	N	7941 18TH AVE SW
008	935290	0165	3/6/08	\$270,000	\$250,000	1020	7	2006	3	3397	N	N	9202 17TH AVE SW
008	797260	2806	3/19/07	\$360,000	\$322,000	1020	7	1958	3	8494	N	N	1401 SW CLOVERDALE ST
008	789980	0962	8/17/07	\$252,000	\$227,000	1030	7	1998	3	1143	N	N	9026 17TH AVE SW
008	789980	0475	8/14/07	\$279,500	\$252,000	1030	7	2005	3	1352	N	N	8808 A DELRIDGE WAY SW
008	797260	0440	8/27/07	\$279,000	\$252,000	1040	7	1949	3	3644	N	N	7944 9TH AVE SW
008	935290	0226	8/21/08	\$269,950	\$260,000	1040	7	2007	3	1285	N	N	9239 A 17TH AVE SW
008	329870	0481	9/23/08	\$287,500	\$279,000	1040	7	1928	3	7015	N	N	9025 15TH AVE SW
008	211370	1130	10/11/07	\$370,000	\$335,000	1040	7	1965	4	4478	N	N	1204 SW THISTLE ST
008	797260	1732	3/5/08	\$335,000	\$310,000	1050	7	1976	3	7620	Y	N	8445 5TH AVE SW
008	797260	1731	3/8/07	\$353,000	\$316,000	1050	7	1976	3	7620	Y	N	8449 5TH AVE SW
008	797260	3130	5/9/07	\$374,700	\$336,000	1050	7	1951	3	7620	N	N	8626 12TH AVE SW
008	329870	0955	5/7/07	\$417,200	\$374,000	1050	7	1957	4	6771	N	N	9426 14TH AVE SW
008	329872	0170	12/4/08	\$305,000	\$302,000	1060	7	1982	4	13028	N	N	600 SW AUSTIN PL
008	211270	0460	11/6/08	\$316,000	\$311,000	1060	7	1961	3	4000	Y	N	7744 14TH AVE SW
008	430220	0353	10/15/07	\$345,000	\$313,000	1060	7	1994	3	5146	N	N	8645 17TH AVE SW
008	797260	2545	10/15/07	\$417,500	\$379,000	1060	7	1976	4	7620	Y	N	8420 14TH AVE SW
008	789980	0732	9/4/08	\$245,000	\$237,000	1080	7	2007	3	1177	N	N	9033 A 18TH AVE SW
008	789980	0719	8/21/08	\$262,000	\$252,000	1080	7	2007	3	1172	N	N	9037 A 18TH AVE SW
008	935290	0171	8/13/08	\$273,000	\$262,000	1080	7	2004	3	1792	N	N	1615 SW BARTON ST
008	789980	0726	7/17/08	\$286,000	\$273,000	1080	7	2007	3	1186	N	N	9035 B 18TH AVE SW
008	789980	0721	3/19/08	\$299,950	\$279,000	1080	7	2007	3	1175	N	N	9037 A 18TH AVE SW
008	789980	0723	5/27/08	\$301,950	\$284,000	1080	7	2007	3	1191	N	N	9039 B 18TH AVE SW
008	789980	0725	12/20/07	\$312,000	\$285,000	1080	7	2007	3	1195	N	N	9039 A 18TH AVE SW
008	789980	0728	3/26/08	\$306,000	\$285,000	1080	7	2007	3	1182	N	N	9033 B 18TH AVE SW
008	789980	0730	8/15/08	\$298,500	\$287,000	1080	7	2007	3	1189	N	N	9035 A 18TH AVE SW
008	211320	0410	7/13/07	\$320,000	\$288,000	1110	7	1955	3	5160	N	N	7738 20TH AVE SW
008	797260	4235	5/29/08	\$337,500	\$318,000	1120	7	1963	3	7620	N	N	9430 10TH AVE SW
008	797260	1800	11/19/08	\$335,000	\$331,000	1120	7	1954	3	7620	Y	N	8426 7TH AVE SW
008	797260	0443	2/21/08	\$248,000	\$229,000	1130	7	2007	3	1381	N	N	7946 C 9TH AVE SW
008	797260	0441	3/19/08	\$254,950	\$237,000	1130	7	2007	3	1369	N	N	7946 A 9TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	935290	0147	10/11/07	\$299,950	\$272,000	1130	7	2007	3	1245	N	N	9214 B 17TH AVE SW
008	935290	0143	10/9/07	\$302,950	\$274,000	1130	7	2007	3	1248	N	N	9214 A 17TH AVE SW
008	935290	0140	2/19/08	\$299,950	\$277,000	1130	7	2007	3	1098	N	N	9218 B 17TH AVE SW
008	312404	9200	5/15/07	\$270,000	\$242,000	1140	7	1967	3	9112	N	N	9205 3RD AVE SW
008	211320	0140	10/2/07	\$415,000	\$376,000	1150	7	1954	3	7740	N	N	7712 17TH AVE SW
008	935290	0169	1/26/07	\$262,000	\$235,000	1160	7	2004	3	1196	N	N	1617 SW BARTON ST
008	935290	0228	10/22/08	\$271,950	\$266,000	1160	7	2007	3	961	N	N	9239 B 17TH AVE SW
008	935290	0224	11/13/08	\$270,000	\$266,000	1160	7	2007	3	1286	N	N	9237 C 17TH AVE SW
008	935290	0230	4/11/08	\$299,950	\$280,000	1160	7	2007	3	1279	N	N	9239 C 17TH AVE SW
008	430320	0125	8/14/07	\$349,000	\$314,000	1170	7	2001	3	5160	N	N	7920 DELRIDGE WAY SW
008	211270	0020	7/18/07	\$385,000	\$346,000	1180	7	1987	4	4000	N	N	7715 15TH AVE SW
008	329870	0436	9/26/07	\$370,000	\$335,000	1190	7	1964	3	6771	N	N	9045 14TH AVE SW
008	211370	0625	8/28/08	\$410,000	\$395,000	1190	7	1958	3	4200	N	N	8115 15TH AVE SW
008	797260	0425	11/20/08	\$390,000	\$385,000	1200	7	1954	3	6737	N	N	7924 9TH AVE SW
008	430220	0145	2/21/07	\$305,800	\$274,000	1210	7	1940	4	4327	N	N	8600 DELRIDGE WAY SW
008	797260	2485	10/28/08	\$360,000	\$353,000	1210	7	1967	3	5080	N	N	8451 12TH AVE SW
008	211370	1085	7/24/07	\$398,000	\$358,000	1210	7	1994	3	4021	N	N	8123 12TH AVE SW
008	775050	0370	6/18/07	\$259,990	\$233,000	1230	7	1995	3	2432	N	N	811 SW HENDERSON ST
008	211470	0057	1/23/07	\$393,000	\$352,000	1230	7	1993	3	4001	Y	N	7751 8TH AVE SW
008	797260	0395	4/4/07	\$344,000	\$308,000	1240	7	1942	3	7620	Y	N	7909 7TH AVE SW
008	211270	0600	5/4/07	\$465,000	\$417,000	1240	7	1977	3	5880	N	N	7763 12TH AVE SW
008	797260	2645	12/10/08	\$291,000	\$289,000	1250	7	1943	3	11880	N	N	1503 SW THISTLE ST
008	797260	1925	8/15/08	\$347,500	\$334,000	1250	7	1956	3	7620	N	N	8456 8TH AVE SW
008	329870	0170	10/8/07	\$325,000	\$294,000	1270	7	1962	3	6771	N	N	8838 14TH AVE SW
008	797260	3070	10/17/07	\$335,000	\$304,000	1270	7	1915	4	7200	N	N	8645 12TH AVE SW
008	430270	0315	9/11/08	\$309,000	\$299,000	1290	7	1922	3	5095	N	N	8109 17TH AVE SW
008	797260	0360	2/28/07	\$367,750	\$329,000	1290	7	1960	3	7620	Y	N	7951 7TH AVE SW
008	329870	0699	1/25/07	\$255,000	\$228,000	1300	7	1996	3	1778	N	N	9254 15TH AVE SW
008	513200	0160	3/7/07	\$345,000	\$309,000	1300	7	1954	3	5037	N	N	8814 12TH AVE SW
008	211470	0137	11/18/08	\$295,000	\$291,000	1310	7	2005	3	1896	N	N	7712 B HIGHLAND PARK WAY SW
008	211370	0460	12/5/07	\$262,500	\$240,000	1330	7	1953	3	6000	N	N	1505 SW KENYON ST

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	3685	11/14/07	\$294,350	\$268,000	1330	7	1954	3	7320	N	N	9227 8TH AVE SW
008	329870	0966	10/9/07	\$350,000	\$317,000	1330	7	1960	4	8325	N	N	9447 13TH AVE SW
008	211470	0255	6/11/08	\$420,000	\$397,000	1330	7	1920	4	12100	Y	N	7523 8TH AVE SW
008	789980	0955	3/23/07	\$260,000	\$233,000	1340	7	2004	3	2566	N	N	9016 B 17TH AVE SW
008	430220	0720	10/2/07	\$312,000	\$282,000	1350	7	1959	3	5160	N	N	8424 17TH AVE SW
008	430270	0490	7/17/07	\$307,500	\$276,000	1380	7	1927	3	5120	N	N	8129 16TH AVE SW
008	211370	0975	5/24/07	\$350,000	\$314,000	1400	7	1950	3	8000	N	N	8155 13TH AVE SW
008	797260	0335	8/13/08	\$362,000	\$348,000	1410	7	1987	3	7650	Y	N	7944 8TH AVE SW
008	797260	2943	4/9/08	\$415,000	\$387,000	1410	7	2007	3	5073	N	N	8704 14TH AVE SW
008	797260	2795	3/5/07	\$380,000	\$340,000	1450	7	1958	4	7809	N	N	1421 SW CLOVERDALE ST
008	329870	0095	4/27/08	\$460,000	\$431,000	1490	7	2002	3	5772	Y	N	8815 14TH AVE SW
008	430220	0890	9/23/08	\$376,500	\$365,000	1530	7	1991	3	5129	N	N	8412 18TH AVE SW
008	797260	1225	2/15/07	\$393,000	\$352,000	1550	7	1997	3	7620	N	N	8144 8TH AVE SW
008	797260	4215	3/9/07	\$320,000	\$286,000	1700	7	1965	4	7620	N	N	9408 10TH AVE SW
008	797260	0520	8/31/07	\$447,500	\$404,000	1720	7	1975	3	7620	N	N	7918 10TH AVE SW
008	430220	0135	5/9/07	\$500,000	\$448,000	1730	7	1945	4	7815	N	N	8610 DELRIDGE WAY SW
008	797260	2155	11/10/08	\$470,000	\$463,000	1740	7	2006	3	7320	N	N	8425 9TH AVE SW
008	797260	4411	10/1/07	\$243,000	\$220,000	1810	7	1957	3	7076	N	N	9402 8TH AVE SW
008	797260	0697	7/16/08	\$399,000	\$380,000	2000	7	2008	3	5070	N	N	1017 SW KENYON ST
008	797260	0420	7/5/07	\$415,000	\$373,000	2020	7	1954	3	2351	N	N	7920 9TH AVE SW
008	797260	1960	3/27/07	\$278,000	\$249,000	2169	7	1994	3	7350	N	N	8419 7TH AVE SW
008	211370	0060	3/16/07	\$449,900	\$403,000	2350	7	1999	3	3904	N	N	7945 12TH AVE SW
008	430220	1187	8/13/07	\$259,950	\$234,000	720	8	2007	3	606	N	N	8418 B DELRIDGE WAY SW
008	789980	0798	3/12/08	\$252,500	\$234,000	720	8	2007	3	855	N	N	9012 B 18TH AVE SW
008	789980	0792	11/16/07	\$266,750	\$243,000	720	8	2007	3	723	N	N	9010 B 18TH AVE SW
008	430220	1186	5/22/07	\$269,950	\$242,000	730	8	2007	3	973	N	N	8418 A DELRIDGE WAY SW
008	430220	1188	5/22/07	\$286,000	\$256,000	730	8	2007	3	1233	N	N	8418 C DELRIDGE WAY SW
008	789980	0796	3/18/08	\$252,500	\$234,000	790	8	2007	3	1178	N	N	9012 C 18TH AVE SW
008	789980	0799	12/5/07	\$269,950	\$246,000	790	8	2007	3	1172	N	N	9012 C 18TH AVE SW
008	789980	0790	9/7/07	\$274,000	\$247,000	790	8	2007	3	996	N	N	9010 C 18TH AVE SW
008	789980	0794	9/7/07	\$274,950	\$248,000	790	8	2007	3	991	N	N	9010 C 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	430270	0094	11/9/07	\$280,000	\$255,000	850	8	2007	3	1525	N	N	8146 B DELRIDGE WAY SW
008	430270	0092	11/16/07	\$281,450	\$256,000	850	8	2007	3	1525	N	N	8146 A DELRIDGE WAY SW
008	329870	0672	2/21/07	\$271,000	\$243,000	900	8	2007	3	956	N	N	9228 B 15TH AVE SW
008	329870	0668	10/22/08	\$250,000	\$245,000	900	8	2007	3	1219	N	N	9228 A 15TH AVE SW
008	797260	0559	7/3/07	\$349,000	\$314,000	900	8	2007	3	1314	N	N	910 SW ELMGROVE ST
008	935290	0216	7/3/07	\$285,000	\$256,000	940	8	2007	3	983	N	N	9231 B 17TH AVE SW
008	789980	0786	4/2/07	\$274,950	\$246,000	980	8	2006	3	912	N	N	1717 SW HENDERSON ST
008	789980	0780	3/26/07	\$284,950	\$255,000	980	8	2006	3	913	N	N	9002 18TH AVE SW
008	789980	0780	4/13/07	\$285,000	\$255,000	980	8	2006	3	913	N	N	9002 18TH AVE SW
008	935290	0210	10/16/07	\$270,000	\$245,000	990	8	2007	3	1003	N	N	9233 B 17TH AVE SW
008	935290	0214	10/16/07	\$270,000	\$245,000	1020	8	2007	3	1308	N	N	9231 A 17TH AVE SW
008	935290	0218	5/10/07	\$297,000	\$266,000	1020	8	2007	3	1643	N	N	9231 C 17TH AVE SW
008	789980	0778	2/27/07	\$289,950	\$260,000	1060	8	2006	3	1252	N	N	1723 SW HENDERSON ST
008	789980	0782	3/8/07	\$296,000	\$265,000	1060	8	2006	3	1273	N	N	9004 18TH AVE SW
008	789980	0784	4/2/07	\$300,950	\$269,000	1060	8	2006	3	1166	N	N	1715 SW HENDERSON ST
008	935290	0212	4/16/07	\$299,000	\$268,000	1070	8	2007	3	1376	N	N	9233 C 17TH AVE SW
008	935290	0208	5/9/07	\$300,000	\$269,000	1070	8	2007	3	1383	N	N	9233 A 17TH AVE SW
008	430270	0080	3/25/08	\$254,950	\$237,000	1100	8	2007	3	1066	N	N	2022 SW THISTLE ST
008	329870	1052	12/19/07	\$275,000	\$251,000	1100	8	2007	3	1379	N	N	9434 15TH AVE SW
008	430270	0086	5/21/07	\$295,950	\$265,000	1100	8	2007	3	1848	N	N	2024 SW THISTLE ST
008	430270	0084	6/29/07	\$298,649	\$268,000	1100	8	2007	3	2266	N	N	8154 DELRIDGE WAY SW
008	789980	0737	1/2/07	\$300,500	\$269,000	1120	8	2006	3	1202	N	N	9027 B 18TH AVE SW
008	789980	0745	9/17/07	\$303,000	\$274,000	1120	8	2006	3	1165	N	N	9017 B 18TH AVE SW
008	797260	0561	7/2/07	\$345,000	\$310,000	1140	8	2007	3	2193	N	N	900 SW ELMGROVE ST
008	797260	0557	7/3/07	\$349,000	\$314,000	1140	8	2007	3	1334	N	N	912 SW ELMGROVE ST
008	329870	0674	2/21/07	\$300,000	\$269,000	1160	8	2007	3	1825	N	N	9228 C 15TH AVE SW
008	797260	0100	1/9/07	\$363,500	\$326,000	1220	8	1982	3	13855	Y	N	401 SW KENYON ST
008	797260	1320	4/5/07	\$300,000	\$269,000	1230	8	1984	4	7650	Y	N	8151 6TH AVE SW
008	329870	1042	8/27/07	\$315,000	\$284,000	1240	8	2007	3	1518	N	N	9430 A 15TH AVE SW
008	302404	9180	7/19/07	\$459,000	\$413,000	1250	8	1999	3	7371	N	N	7335 7TH PL SW
008	797260	1384	12/10/08	\$350,000	\$348,000	1340	8	1986	3	6504	Y	N	8112 6TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	1085	4/27/07	\$394,000	\$353,000	1500	8	1927	3	4600	N	N	8121 9TH AVE SW
008	430320	0015	7/22/08	\$450,000	\$430,000	1690	8	1989	3	9519	N	N	7911 20TH AVE SW
008	797260	1490	3/30/07	\$472,000	\$423,000	1860	8	1995	3	9000	Y	N	8138 5TH AVE SW
008	211320	0100	2/20/07	\$430,000	\$385,000	1934	8	2007	3	5001	N	N	7744 17TH AVE SW
008	537020	0215	8/7/07	\$455,000	\$410,000	2050	8	2007	3	5080	N	N	9051 11TH AVE SW
008	797260	1070	10/30/07	\$480,000	\$436,000	2280	8	2006	3	4600	N	N	8137 9TH AVE SW
008	211270	0218	1/11/08	\$370,000	\$340,000	2380	8	1991	3	4000	Y	N	7759 14TH AVE SW
008	211270	0215	5/30/07	\$467,000	\$419,000	2380	8	1991	3	4000	Y	N	7755 14TH AVE SW
008	797260	2950	4/10/07	\$494,000	\$442,000	2400	8	2007	3	5098	N	N	8716 14TH AVE SW
008	789980	0862	10/2/08	\$299,950	\$292,000	720	9	2008	3	649	N	N	9057 17TH AVE SW
008	789980	0858	12/23/08	\$288,475	\$288,000	880	9	2008	3	1186	N	N	9053 17TH AVE SW
008	430320	0547	3/12/08	\$472,000	\$438,000	2040	9	2008	3	4104	N	N	1616 SW ELMGROVE ST
008	797260	0155	3/20/08	\$533,000	\$495,000	2180	9	1991	3	7650	Y	N	7939 5TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	012303	9077	10/15/07	\$222,000	UNFINISHED AREA CODED
004	012303	9238	3/27/08	\$127,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	012303	9300	10/16/07	\$257,500	IMP COUNT >1
004	012303	9323	12/31/08	\$595,000	QUIT CLAIM DEED
004	012303	9438	3/28/08	\$303,950	QUIT CLAIM DEED
004	012303	9463	6/12/07	\$334,995	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	012303	9491	10/17/07	\$175,000	QUIT CLAIM DEED
004	012303	9545	1/18/07	\$147,500	DOR RATIO
004	012303	9578	6/5/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	122303	9108	3/26/07	\$530,000	UNFINISHED AREA CODED
004	122303	9188	8/10/07	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	159160	0045	2/28/08	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	159160	0430	11/25/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	159160	0530	9/20/07	\$313,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	300480	0326	5/19/08	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	310740	0035	2/21/08	\$188,000	CORPORATE AFFILIATES; STATEMENT TO DOR
004	351050	0030	4/24/07	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	630340	0080	2/9/07	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	630340	0410	3/17/08	\$223,500	EXEMPT FROM EXCISE TAX
004	630340	0445	3/9/07	\$209,000	GOVERNMENT AGENCY
004	630340	0840	1/5/07	\$125,900	DOR RATIO
004	630340	0965	1/14/08	\$143,051	DOR RATIO
004	630340	1120	3/25/07	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	630340	1165	10/11/08	\$15,000	DOR RATIO
004	721140	0450	7/16/08	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	721140	0735	7/17/07	\$63,100	QUIT CLAIM DEED
004	721140	1015	5/30/07	\$300,000	IMP COUNT >1
004	721140	2135	9/12/07	\$388,000	QUIT CLAIM DEED
004	769460	0180	4/27/07	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	769460	0311	5/24/07	\$113,500	QUIT CLAIM DEED
004	769460	0393	12/9/08	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	783280	0085	7/24/07	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	814360	0030	5/30/07	\$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	814360	0045	1/3/07	\$190,000	PERCENT COMPLETE CODED
004	815160	0010	2/28/07	\$397,700	QUIT CLAIM DEED
004	815160	0210	4/10/07	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	815160	0300	12/10/07	\$26,667	QUIT CLAIM DEED
004	815160	0305	12/10/07	\$50,000	QUIT CLAIM DEED
004	815160	0950	5/22/07	\$190,945	QUIT CLAIM DEED
004	815160	0982	7/31/07	\$308,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	815160	1051	3/7/08	\$161,234	QUIT CLAIM DEED
004	815160	1051	3/7/08	\$230,000	QUIT CLAIM DEED
004	815160	1090	12/24/08	\$227,224	BANKRUPTCY - RECEIVER OR TRUSTEE
004	873100	0060	4/1/08	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	085900	0075	10/21/08	\$100,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	085900	0109	12/26/08	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	193230	0415	4/28/08	\$210,000	OBSOLESCENCE CODED
006	193230	0415	5/21/07	\$270,700	OBSOLESCENCE CODED
006	223500	0005	12/18/07	\$225,000	DOR RATIO
006	260830	0102	5/6/07	\$250,000	OBSOLESCENCE CODED
006	327780	0845	11/20/07	\$250,000	EXEMPT FROM EXCISE TAX
006	327780	1430	9/11/08	\$340,000	ACTIVE PERMIT BEFORE SALE>25K
006	327860	0870	3/5/08	\$493,500	RELOCATION - SALE TO SERVICE
006	327860	1910	9/26/07	\$399,000	DOR RATIO
006	327860	1920	6/14/07	\$399,990	DOR RATIO
006	362403	9089	9/24/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	362403	9107	4/16/07	\$147,851	QUIT CLAIM DEED
006	362403	9133	1/23/08	\$353,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436370	0200	4/17/07	\$317,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436370	0230	10/28/08	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436370	0385	5/21/07	\$32,980	QUIT CLAIM DEED
006	436420	0275	5/8/07	\$149,787	QUIT CLAIM DEED
006	436470	0005	2/12/08	\$355,000	RELOCATION - SALE TO SERVICE
006	436470	0066	2/7/07	\$455,000	IMP COUNT >1
006	436470	0110	3/17/08	\$189,625	QUIT CLAIM DEED
006	436470	0395	7/3/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436470	0515	2/20/08	\$210,000	PERCENT COMPLETE CODED
006	436470	0595	2/29/08	\$76,000	QUIT CLAIM DEED
006	436470	0640	11/16/07	\$230,803	QUIT CLAIM DEED
006	436470	0750	4/25/07	\$512,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436470	0755	2/28/07	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436470	0918	7/17/07	\$90,283	RELATED PARTY, FRIEND, OR NEIGHBOR
006	436520	0206	2/6/08	\$252,000	QUIT CLAIM DEED
006	436520	0240	10/15/08	\$328,000	QUIT CLAIM DEED
006	436520	0800	9/28/07	\$177,132	QUIT CLAIM DEED
006	436520	1010	12/3/08	\$277,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	436570	0253	8/25/08	\$130,720	QUIT CLAIM DEED
006	534720	0041	5/1/07	\$280,750	RELOCATION - SALE TO SERVICE
006	534720	0157	12/23/08	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	534720	0190	10/29/07	\$310,000	SEGREGATION AND/OR MERGER
006	534720	0192	12/22/08	\$225,000	PERCENT COMPLETE CODED
006	681810	0155	8/18/08	\$142,237	QUIT CLAIM DEED
006	745250	0200	5/17/07	\$270,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	745250	0665	8/11/07	\$313,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	745250	0775	12/27/07	\$234,000	QUIT CLAIM DEED
006	745250	0795	8/12/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	812210	0300	9/27/07	\$261,905	CORPORATE AFFILIATES; STATEMENT TO DOR
006	812210	0300	6/21/07	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	812210	0485	7/21/08	\$52,118	QUIT CLAIM DEED
006	812210	0495	11/4/08	\$127,291	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	812210	0930	5/31/07	\$273,000	OBSOLESCENCE CODED
006	815010	0040	4/7/07	\$315,000	RELOCATION - SALE TO SERVICE
006	816550	0240	4/1/08	\$374,950	PREVIMP<=25K
006	816550	0250	11/5/08	\$309,995	PREVIMP<=25K
006	816550	0260	12/23/08	\$299,950	PREVIMP<=25K
006	816550	0270	4/1/08	\$364,950	PREVIMP<=25K
006	816550	0290	10/15/08	\$305,000	PREVIMP<=25K
006	816550	0300	4/1/08	\$349,950	PREVIMP<=25K
006	816550	0320	11/20/08	\$339,950	PREVIMP<=25K
006	816550	0360	12/10/08	\$306,450	PREVIMP<=25K
006	816550	0370	10/30/08	\$309,950	PREVIMP<=25K
006	816550	0510	8/27/08	\$389,950	PERCENT COMPLETE CODED
006	816550	1530	1/31/08	\$357,950	PERCENT COMPLETE CODED
006	816550	1540	10/8/07	\$345,000	PERCENT COMPLETE CODED
006	816550	1550	10/29/07	\$344,950	PERCENT COMPLETE CODED
006	816550	1570	10/18/07	\$334,950	PERCENT COMPLETE CODED
006	816550	1590	10/8/07	\$349,950	PERCENT COMPLETE CODED
006	816550	1610	9/25/07	\$339,950	PERCENT COMPLETE CODED
006	816550	1620	9/7/07	\$359,950	PERCENT COMPLETE CODED
006	816550	1670	7/13/07	\$315,900	PERCENT COMPLETE CODED
006	816550	1680	9/6/07	\$309,638	PERCENT COMPLETE CODED
006	816550	1690	8/27/07	\$303,952	PERCENT COMPLETE CODED
006	816550	1710	8/27/07	\$372,590	PERCENT COMPLETE CODED
006	816550	1720	7/30/07	\$374,950	PERCENT COMPLETE CODED
006	816550	1740	7/30/07	\$322,950	PERCENT COMPLETE CODED
006	816550	1750	7/30/07	\$339,950	PERCENT COMPLETE CODED
006	816550	1760	9/6/07	\$339,950	PERCENT COMPLETE CODED
006	816550	1760	10/31/07	\$377,500	PERCENT COMPLETE CODED
006	926920	0155	4/25/07	\$163,350	QUIT CLAIM DEED
006	926920	0510	6/2/08	\$34,625	QUIT CLAIM DEED
006	926920	0685	6/1/07	\$253,750	RELATED PARTY, FRIEND, OR NEIGHBOR
006	935290	0425	12/26/07	\$146,100	QUIT CLAIM DEED
006	935290	0605	2/14/08	\$250,000	DOR RATIO
006	948570	0189	7/9/07	\$113,852	QUIT CLAIM DEED
008	211270	0045	5/9/07	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	211270	0460	6/6/08	\$155,500	DOR RATIO
008	211270	0620	11/19/07	\$220,000	UNFINISHED AREA CODED
008	211270	0620	9/25/08	\$339,950	UNFINISHED AREA CODED
008	211320	0135	9/17/07	\$125,000	PREVIMP<=25K
008	211320	0255	9/12/08	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	211370	0365	5/5/08	\$303,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	211370	0465	12/26/07	\$143,279	QUIT CLAIM DEED
008	211370	0580	8/14/08	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	211370	1045	2/28/08	\$157,000	PERCENT COMPLETE CODED
008	211370	1120	4/10/07	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	211470	0015	1/22/07	\$180,000	DOR RATIO
008	211470	0020	1/22/07	\$170,000	DOR RATIO
008	211470	0845	1/23/07	\$46,971	QUIT CLAIM DEED
008	211470	0845	10/10/07	\$335,000	UNFINISHED AREA CODED
008	211520	0020	5/30/07	\$255,682	EXEMPT FROM EXCISE TAX
008	312404	9190	1/25/08	\$379,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	329870	0175	11/14/08	\$108,359	DOR RATIO
008	329870	0596	4/5/07	\$353,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	329870	0895	4/8/08	\$133,948	RELATED PARTY, FRIEND, OR NEIGHBOR
008	329872	0140	6/25/08	\$343,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	430220	0050	5/31/07	\$75,828	RELATED PARTY, FRIEND, OR NEIGHBOR
008	430220	0205	7/10/08	\$65,750	QUIT CLAIM DEED
008	430220	0726	12/11/07	\$263,500	GOVERNMENT AGENCY
008	430220	0865	7/25/08	\$69,604	QUIT CLAIM DEED
008	430220	0890	8/21/08	\$394,000	RELOCATION - SALE TO SERVICE
008	430220	0927	3/2/07	\$283,000	GOVERNMENT AGENCY
008	430220	1200	5/29/07	\$550,000	PERCENT COMPLETE CODED
008	430270	0090	12/4/07	\$284,000	IMP COUNT >1
008	430270	0251	10/30/07	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	430270	0494	11/2/07	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	430270	0559	3/5/08	\$222,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	430320	0547	1/11/07	\$186,000	DOR RATIO
008	789980	0360	8/22/08	\$117,791	QUIT CLAIM DEED
008	789980	0477	5/23/07	\$129,777	QUIT CLAIM DEED
008	789980	0830	3/17/08	\$106,100	QUIT CLAIM DEED
008	789980	0855	10/2/08	\$338,500	IMP COUNT >1
008	789980	0886	5/20/08	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	789980	1000	1/19/07	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	797260	0430	1/21/08	\$385,000	ACTIVE PERMIT BEFORE SALE>25K
008	797260	0435	12/11/08	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	797260	0485	8/27/07	\$279,740	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	797260	0525	12/5/08	\$113,450	DOR RATIO
008	797260	1165	10/27/08	\$107,028	QUIT CLAIM DEED
008	797260	1254	5/11/07	\$111,154	QUIT CLAIM DEED
008	797260	2880	4/3/08	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	797260	3195	5/1/08	\$20,000	QUIT CLAIM DEED
008	797260	3435	11/9/07	\$83,476	QUIT CLAIM DEED
008	797260	3445	9/13/07	\$310,000	IMP COUNT >1
008	797260	3735	9/21/07	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	797260	3765	8/7/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	797260	4175	10/31/07	\$333,010	GOVERNMENT AGENCY
008	797260	4175	7/25/07	\$410,574	EXEMPT FROM EXCISE TAX
008	935290	0138	1/14/08	\$300,000	PERCENT COMPLETE CODED
008	935290	0144	10/1/08	\$269,000	PERCENT COMPLETE CODED

***Vacant Sales Used in this Annual Update Analysis
Area 77***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
004	630340	0440	05/18/2007	172000	8636	N	N
004	721140	0589	01/02/2008	80000	2500	N	N
004	721140	1611	01/09/2007	100000	2500	N	N
008	329870	0732	09/05/2007	90000	5000	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 77***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	012303	9396	04/16/2007	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	300480	0234	08/07/2007	195000	DIAGNOSTIC OUTLIER
008	935290	0200	09/25/2007	330000	DIAGNOSTIC OUTLIER

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

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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