

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** Rainier Valley /Area 21

**Previous Physical Inspection:** 2001

### **Sales - Improved Summary:**

Number of Sales: 345

Range of Sale Dates: 1/2000 - 12/2001

#### **Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	<b>\$61,300</b>	<b>\$130,300</b>	<b>\$191,600</b>	<b>\$211,700</b>	<b>90.5%</b>	<b>12.48%</b>
<b>2002 Value</b>	<b>\$65,000</b>	<b>\$143,200</b>	<b>\$208,200</b>	<b>\$211,700</b>	<b>98.3%</b>	<b>12.04%</b>
<b>Change</b>	<b>+\$3,700</b>	<b>+\$12,900</b>	<b>+\$16,600</b>		<b>+7.8%</b>	<b>-0.44%</b>
<b>% Change</b>	<b>+6.0%</b>	<b>+9.9%</b>	<b>+8.7%</b>		<b>+8.6%</b>	<b>-3.53%</b>

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.44% and -3.53% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, 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 fully complete house was assessed for 2001 were also excluded.

#### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	<b>\$66,600</b>	<b>\$121,400</b>	<b>\$188,000</b>
<b>2002 Value</b>	<b>\$70,700</b>	<b>\$134,300</b>	<b>\$205,000</b>
<b>PercentChange</b>	<b>+6.2%</b>	<b>+10.6%</b>	<b>+9.0%</b>

Number of improved Parcels in the Population: 4112

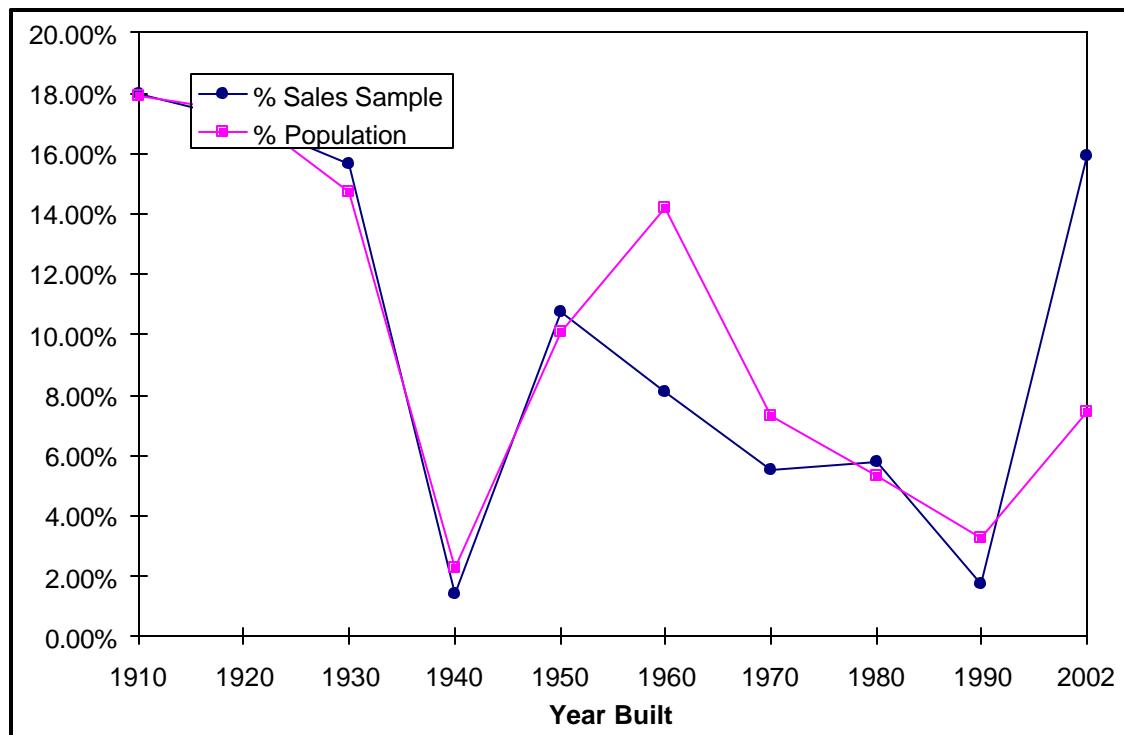
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis results showed that some characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 4, Grade 6 and Grade 7 houses received a greater upward adjustment than other parcels. Also, Sub Area 5, Average condition houses indicated a need for a greater upward adjustment than other parcels.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	62	17.97%
1920	59	17.10%
1930	54	15.65%
1940	5	1.45%
1950	37	10.72%
1960	28	8.12%
1970	19	5.51%
1980	20	5.80%
1990	6	1.74%
2002	55	15.94%
	345	

<b>Population</b>		
Year Built	Frequency	% Population
1910	735	17.87%
1920	714	17.36%
1930	606	14.74%
1940	95	2.31%
1950	415	10.09%
1960	585	14.23%
1970	300	7.30%
1980	220	5.35%
1990	135	3.28%
2002	307	7.47%
	4112	



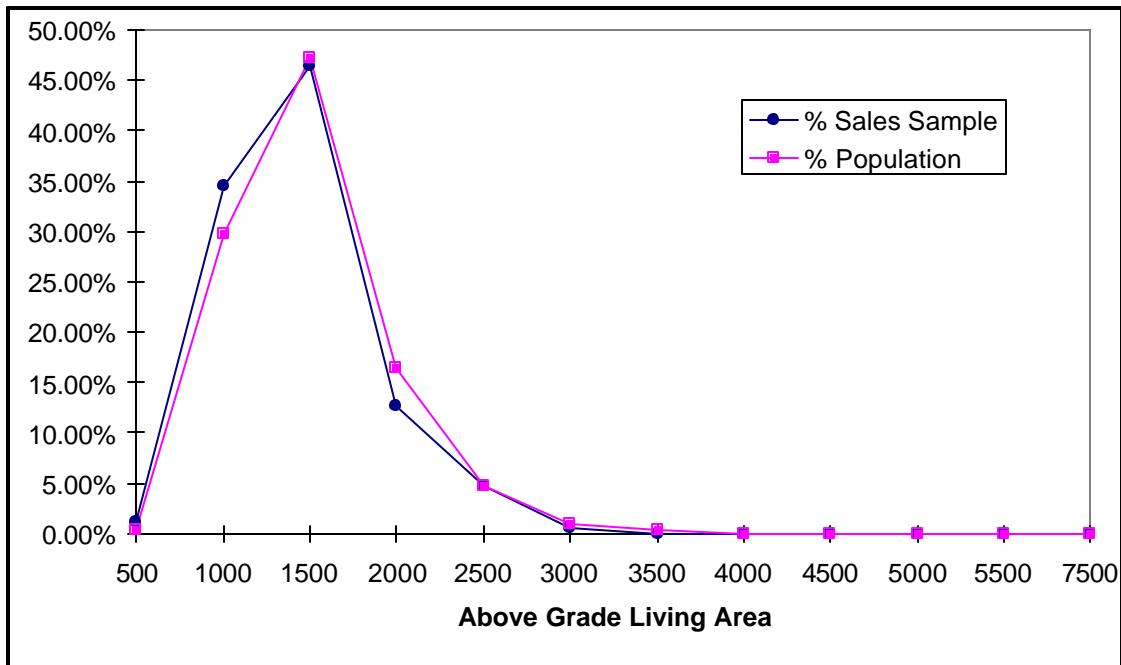
Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Houses built in the 1950's and 1960's are slightly underepresented in the sales sample. The representation and distribution is considered adequate for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	4	1.16%
1000	119	34.49%
1500	160	46.38%
2000	44	12.75%
2500	16	4.64%
3000	2	0.58%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		345

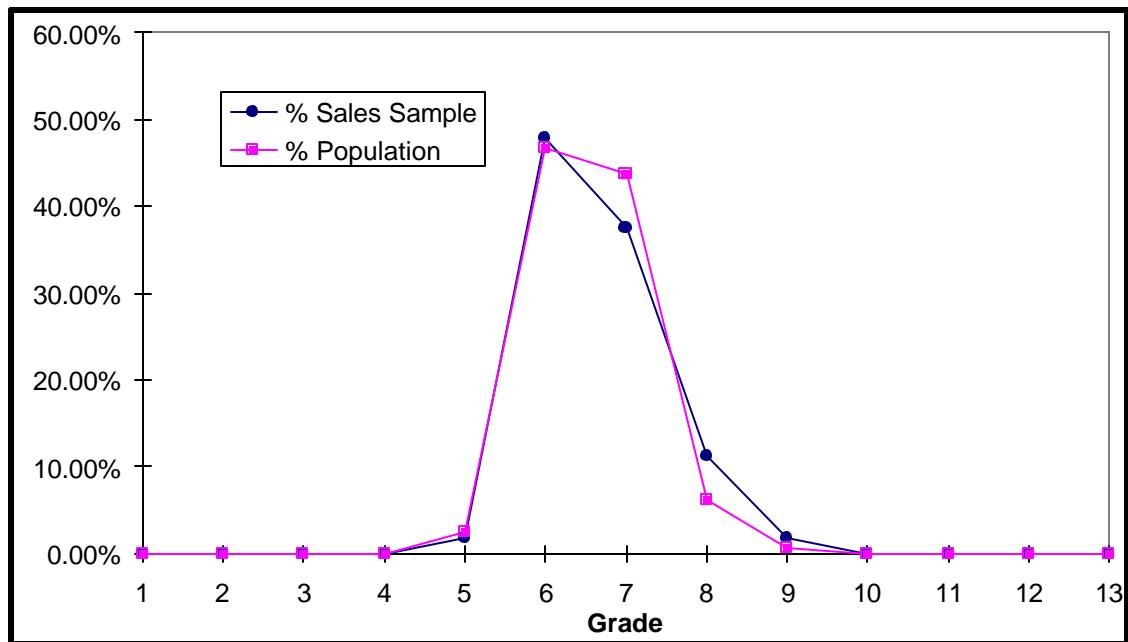
<b>Population</b>		
AGLA	Frequency	% Population
500	18	0.44%
1000	1226	29.82%
1500	1943	47.25%
2000	674	16.39%
2500	193	4.69%
3000	42	1.02%
3500	13	0.32%
4000	2	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		4112



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.

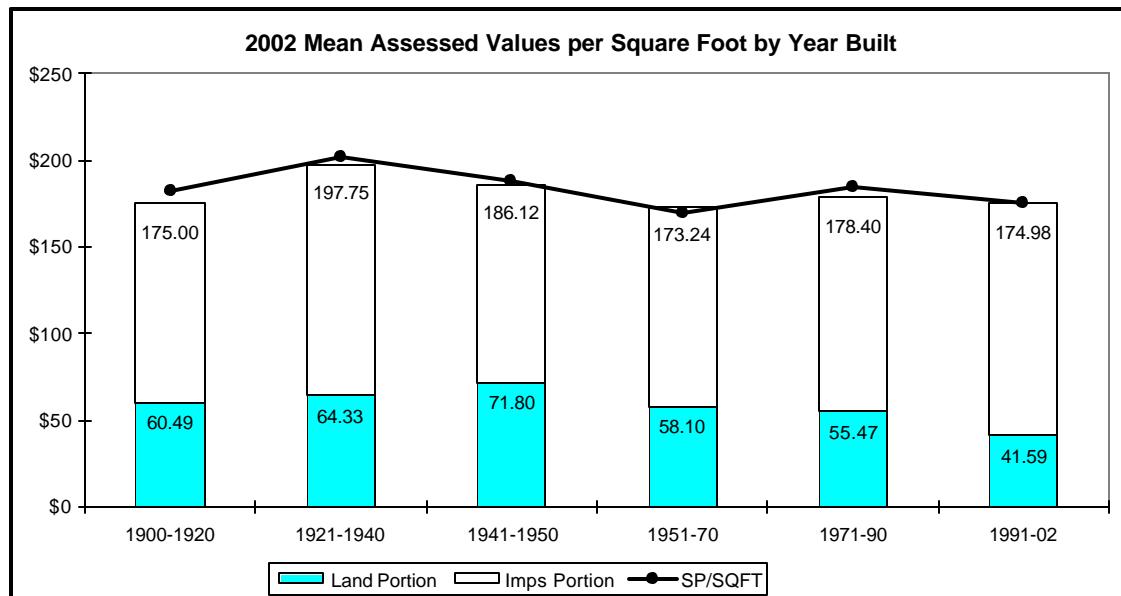
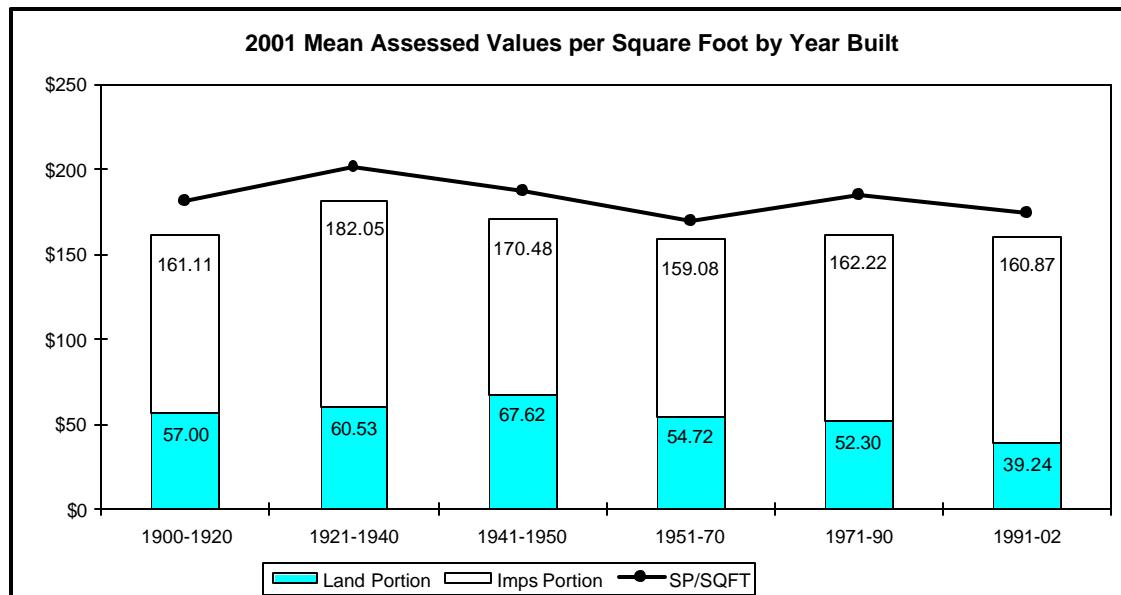
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.05%
5	6	1.74%	5	102	2.48%
6	165	47.83%	6	1924	46.79%
7	129	37.39%	7	1800	43.77%
8	39	11.30%	8	255	6.20%
9	6	1.74%	9	25	0.61%
10	0	0.00%	10	3	0.07%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
345			4112		



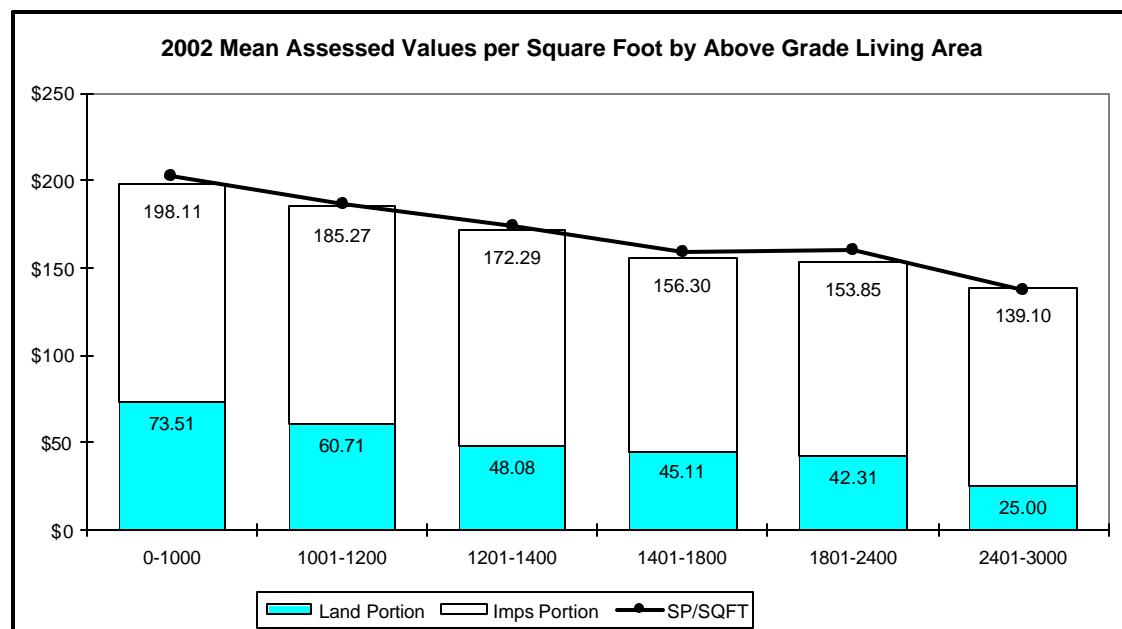
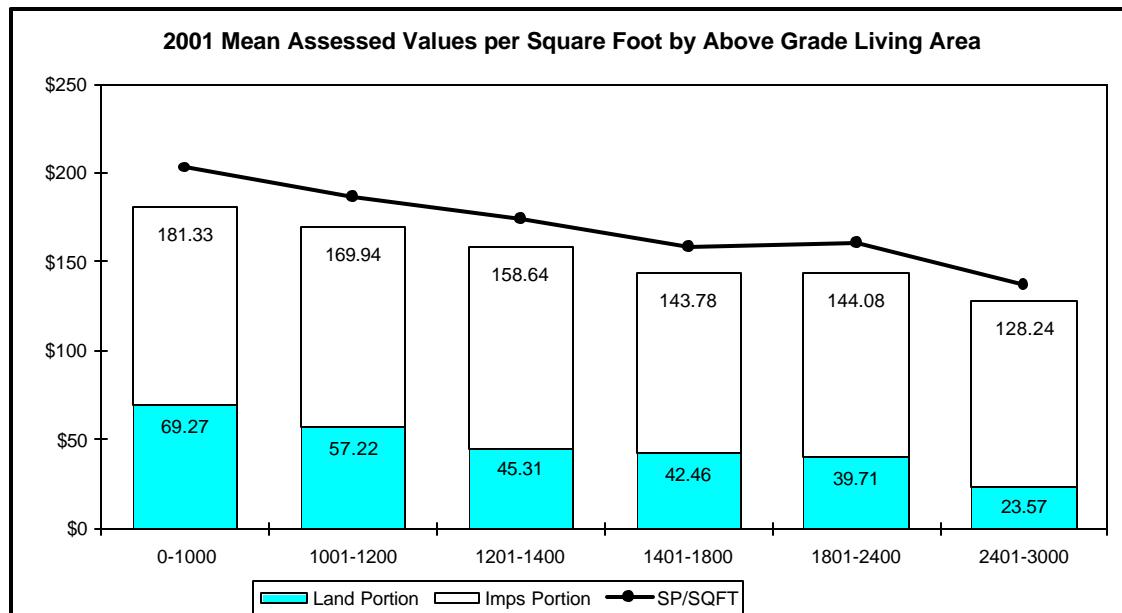
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



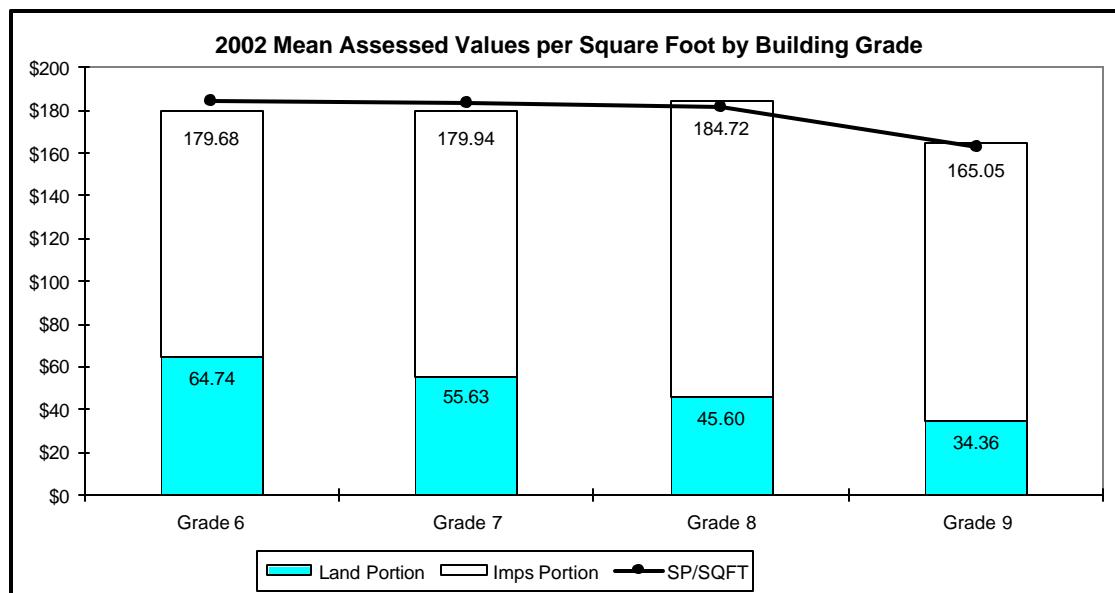
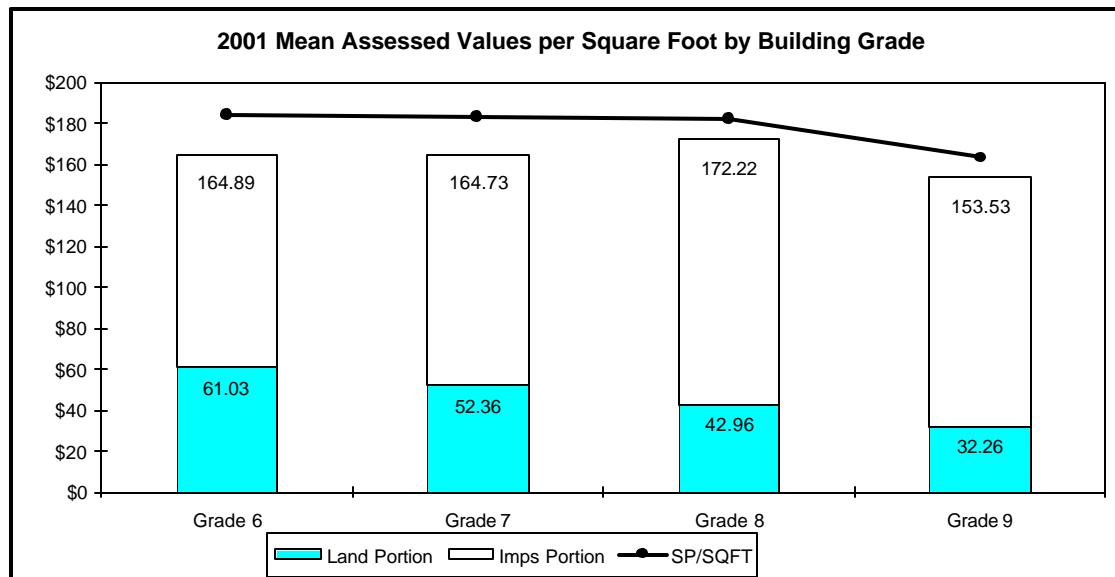
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 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. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

A scarcity of vacant land sales (5 useable land sales) in Area 21 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties is assumed to apply to previous land value. The following formula will be applied to all land:

$$\text{2002 Land Value} = \text{2001 Land Value}/0.9348746$$

Or

$$\text{2002 Land Value} = \text{2001 Land Value} * 1.07$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 345 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 4, Grade 6 and Grade 7 houses received a greater upward adjustment than other parcels. Also, Sub Area 5, average condition houses indicated a need for a greater upward adjustment than other parcels. It should be noted that Area 21 was physically inspected in 2001. Therefore, applicable characteristics needing adjustments were fewer due to our recent inspection of the area and review of data and sales in the area in the prior revalue year.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9348746 + (-0.8433694 if Sub Area=4 and improvement is a Grade 6 or Grade 7) + (0.04899748 if Sub Area=5 and condition is average))

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

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

- Other:*
- \*If multiple houses exist on a parcel, the formula derived from the primary building is used to arrive at a new total value.
  - \*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”, then the new land value is added to the previous accessory value to arrive at a new total value.  
(2002 Land Value + Previous Improvement Value \* 1.00).
  - \*Residential properties located on commercially zoned land will be valued using model developed by the residential commercial team.

### **Mobile Home Update**

There are no parcels with Mobile Homes in Area 21. Therefore an update is not applicable in this instance.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 21 Annual Update Model Adjustments

**2002 Total Value = 2001 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.

### Overall (if no other adjustments apply)

6.97%

<b>Sub Area 4 Grade 6&amp;7</b>	<b>Yes</b>
% Adjustment	10.61%
<b>Sub Area 5 Avg Condition</b>	<b>Yes</b>
% Adjustment	5.92%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments. All parcels receive the overall adjustment. In addition, some parcels receive applicable upward or downward adjustments based on characteristics in order to improve the uniformity of assessments.

For instance, a grade 6 or 7 improved property in Sub Area 4 would *approximately* receive a 17.57% upward adjustment ( $6.97\% + 10.61\%$ ). 12% of the population will receive this adjustment.

An improved property in average condition in Sub Area 5 would *approximately* receive a 12.88% upward adjustment ( $6.97\% + 5.92\%$ ). 26.6% of the population will receive this adjustment.

The overall adjustment plus the variable adjustment would be added together and applied in both cases. All other parcels receive the overall adjustment if no other adjustments apply.

61% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	6	0.874	0.952	9.0%	0.805	1.100
6	165	0.900	0.980	8.9%	0.961	1.000
7	129	0.895	0.975	9.0%	0.954	0.997
8	39	0.945	1.013	7.2%	0.994	1.032
9	6	0.934	1.005	7.6%	0.882	1.129
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	121	0.890	0.966	8.5%	0.943	0.989
1921-1940	59	0.908	0.983	8.3%	0.953	1.013
1941-1950	37	0.912	0.995	9.1%	0.950	1.039
1951-1970	47	0.936	1.020	8.9%	0.988	1.052
1971-1990	26	0.878	0.963	9.8%	0.913	1.013
1991-2002	55	0.915	0.994	8.6%	0.965	1.022
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	2	0.883	0.992	12.3%	0.682	1.302
Average	233	0.892	0.976	9.4%	0.960	0.992
Good	88	0.927	0.998	7.6%	0.974	1.022
Very Good	22	0.928	0.991	6.8%	0.944	1.038
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	220	0.902	0.983	9.0%	0.968	0.999
1.5	79	0.895	0.967	8.1%	0.938	0.997
2	45	0.928	1.008	8.6%	0.974	1.042
3	1	1.017	1.087	6.9%	N/A	N/A

## Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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Above Grade Living Area	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
0-1000	123	0.897	0.980	9.2%	0.957	1.002
1001-1200	70	0.909	0.991	9.0%	0.964	1.017
1200-1401	72	0.912	0.991	8.6%	0.964	1.018
1401-1800	52	0.906	0.985	8.7%	0.950	1.019
1801-2400	25	0.898	0.959	6.8%	0.909	1.009
2401-3000	3	0.937	1.016	8.4%	0.754	1.278
View Y/N		2001 Count	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		711	0.924	0.982	6.2%	0.976
Y		28	0.919	0.985	7.2%	0.952
Wft Y/N		2001 Count	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		328	0.905	0.983	8.7%	0.971
Y		17	0.903	0.982	8.7%	0.904
Sub		2001 Count	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1		37	0.909	0.971	6.8%	0.924
3		65	0.907	0.968	6.7%	0.937
4		52	0.872	0.993	13.9%	0.962
5		100	0.901	0.997	10.7%	0.975
7		91	0.924	0.986	6.7%	0.961
Lot Size		2001 Count	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1600-4000		68	0.904	0.979	8.2%	0.946
4001-5000		100	0.904	0.977	8.0%	0.953
5001-6000		93	0.909	0.990	8.9%	0.965
6001-7000		44	0.910	0.996	9.5%	0.960
7001-8000		20	0.912	0.997	9.3%	0.950
8001-12000		20	0.875	0.970	10.8%	0.920

## Area 21 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

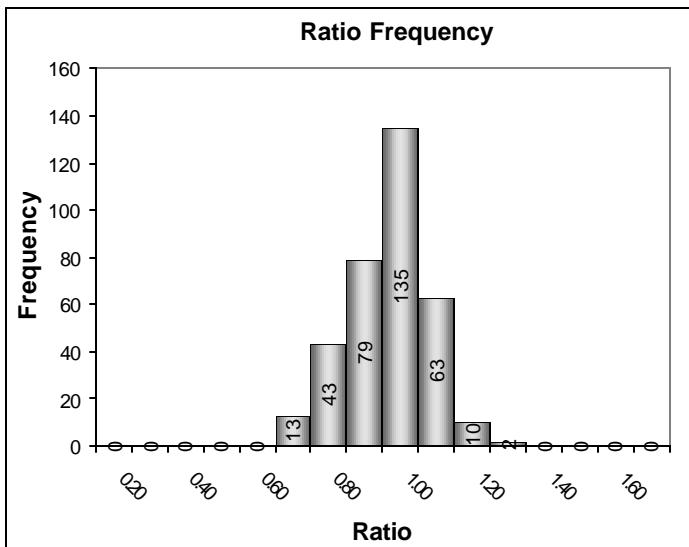
It is difficult to draw valid conclusions when the sales count is low.

Sub Area 4 Grade 6 & 7	Count	2001	2002	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		0.970	0.997
N	306	0.912	0.983	7.8%	0.970	0.997
Y	39	0.840	0.985	17.2%	0.944	1.025
Sub Area 5 Avg Condition	Count	2001	2002	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		0.969	0.997
N	275	0.911	0.983	7.9%	0.969	0.997
Y	70	0.875	0.985	12.6%	0.957	1.013

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> West Central / Team II	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 7/25/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> Area 21 - Rainier Valley	<b>Appr ID:</b> CCHR	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 345			
<i>Mean Assessed Value</i>	191,600		
<i>Mean Sales Price</i>	211,700		
<i>Standard Deviation AV</i>	62,821		
<i>Standard Deviation SP</i>	72,900		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.915		
<i>Median Ratio</i>	0.927		
<i>Weighted Mean Ratio</i>	0.905		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.612		
<i>Highest ratio:</i>	1.215		
<i>Coefficient of Dispersion</i>	9.70%		
<i>Standard Deviation</i>	0.114		
<i>Coefficient of Variation</i>	12.48%		
<i>Price Related Differential (PRD)</i>	1.011		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.914		
<i>Upper limit</i>	0.941		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.903		
<i>Upper limit</i>	0.927		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4112		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.114		
<b>Recommended minimum:</b>	21		
<i>Actual sample size:</i>	345		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	156		
# ratios above mean:	189		
Z:	1.777		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



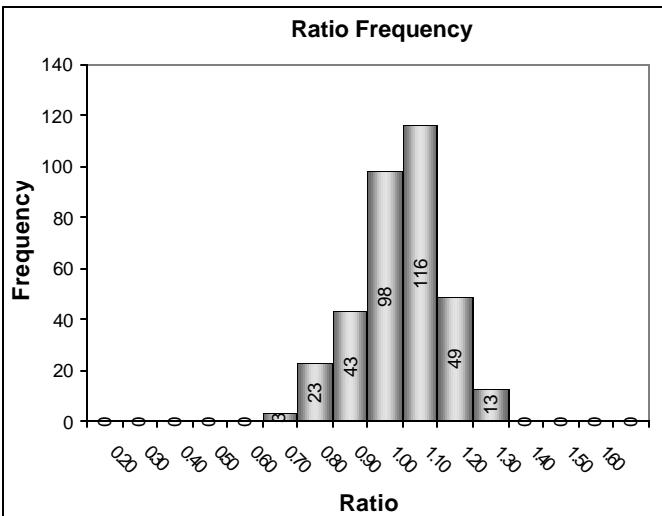
### COMMENTS:

Single Family Residences throughout Area 21

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> West Central / Team II	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/25/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> Area 21 - Rainier Valley	<b>Appr ID:</b> CCHR	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 345 <b>Mean Assessed Value</b> 208,200 <b>Mean Sales Price</b> 211,700 <b>Standard Deviation AV</b> 65,731 <b>Standard Deviation SP</b> 72,900			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.997 <b>Median Ratio</b> 1.005 <b>Weighted Mean Ratio</b> 0.983			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.652 <b>Highest ratio:</b> 1.297 <b>Coefficient of Dispersion</b> 9.35% <b>Standard Deviation</b> 0.120 <b>Coefficient of Variation</b> 12.04%			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.992 Upper limit 1.022 <b>95% Confidence: Mean</b> Lower limit 0.985 Upper limit 1.010			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 4112 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.120 <b>Recommended minimum:</b> 23 <b>Actual sample size:</b> 345 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 161 # ratios above mean: 184 Z: 1.238 <b>Conclusion:</b> Normal*			
*i.e. no evidence of non-normality			



### COMMENTS:

Single Family Residences throughout Area 21

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

## **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.

**Sales Available for Annual Update Analysis**  
**Area 21**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	027200	0025	12/18/00	80000	840	0	5	1910	3	4000	N	0	1708 25TH AV S
1	539360	1605	02/03/01	195000	850	0	6	1947	3	6000	Y	0	2306 28TH AV S
1	239460	0175	06/13/01	176000	860	0	6	1917	3	4000	N	0	1724 24TH AV S
1	169590	0120	11/22/00	236000	860	0	6	1925	4	3600	N	0	1906 30TH AV S
1	027200	0210	09/04/01	223000	890	890	6	1911	3	4000	N	0	1509 26TH AV S
1	570000	0175	07/17/00	279500	910	450	6	1922	5	4200	N	0	2534 30TH AV S
1	570000	0175	01/28/00	185000	910	450	6	1922	5	4200	N	0	2534 30TH AV S
1	029900	0015	06/25/01	205000	950	120	6	1946	4	6076	N	0	1535 23RD AV S
1	066900	0015	08/24/00	237500	1050	0	6	1921	4	3700	N	0	1928 30TH AV S
1	690970	0375	12/18/00	267000	1090	0	6	1901	5	6000	Y	0	1532 30TH AV S
1	691020	0080	07/26/00	262450	1120	0	6	1914	4	3420	Y	0	2900 S MASSACHUSETTS ST
1	182230	0030	07/05/00	180000	1150	890	6	1904	3	3500	N	0	1701 22ND AV S
1	570000	0005	01/26/01	349950	1290	900	6	1927	5	3880	N	0	2316 30TH AV S
1	239460	0165	12/07/01	215000	1300	0	6	1918	4	4000	N	0	1730 24TH AV S
1	239460	0165	04/18/01	124900	1300	0	6	1918	4	4000	N	0	1730 24TH AV S
1	570000	0245	01/03/00	230000	1460	260	6	1925	3	4240	N	0	2718 30TH AV S
1	570000	0225	10/22/01	360000	1470	0	6	1923	4	4770	N	0	2702 30TH AV S
1	912200	1290	03/03/00	363000	1480	0	6	1927	5	4500	N	0	2336 29TH AV S
1	539410	0035	10/09/01	399950	1640	360	6	1925	5	4700	N	0	2211 30TH AV S
1	539410	0035	02/14/00	340000	1640	360	6	1925	5	4700	N	0	2211 30TH AV S
1	539360	1725	04/19/00	195000	870	500	7	1950	3	2500	N	0	2313 30TH AV S
1	795400	0125	12/06/00	185000	940	500	7	1957	3	5978	N	0	2707 30TH AV S
1	690970	0438	09/18/01	230500	1060	0	7	1979	3	1760	Y	0	1523A 30TH AV S
1	690970	0437	03/29/01	219000	1060	0	7	1979	3	1600	Y	0	1523 30TH AV S
1	690970	0436	06/28/00	166000	1060	0	7	1979	3	1600	Y	0	1521A 30TH AV S
1	690970	0437	08/18/00	172500	1060	0	7	1979	3	1600	Y	0	1523 30TH AV S
1	027200	0945	03/27/00	245000	1100	570	7	1964	3	4000	Y	0	1701 29TH AV S
1	691020	0095	05/14/01	319000	1170	860	7	1961	3	8360	Y	0	2911 S MASSACHUSETTS ST

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1	027200	0800	08/18/00	229000	1180	1180	7	1964	3	5000	Y	0	1718 28TH AV S
1	539410	0020	11/16/00	271600	1200	400	7	1926	4	4750	N	0	2202 29TH AV S
1	673870	0040	04/27/01	290000	1300	100	7	1912	3	5000	N	0	2009 31ST AV S
1	149830	4025	07/19/00	290000	1330	0	7	1926	4	3737	N	0	1921 30TH AV S
1	016100	0060	06/13/01	425000	1380	0	7	1913	3	4000	Y	0	1702 30TH AV S
1	811110	0020	03/21/01	339000	1600	0	7	1913	4	6000	N	0	1815 30TH AV S
1	811110	0020	01/14/00	270000	1600	0	7	1913	4	6000	N	0	1815 30TH AV S
1	016100	0025	09/26/00	271500	1880	0	7	1905	3	5328	Y	0	1717 30TH AV S
1	570000	0215	06/13/00	387500	1890	500	7	1926	5	5000	N	0	2509 31ST AV S
1	570000	0300	08/27/01	515000	2080	600	7	1920	3	5000	N	0	2717 31ST AV S
1	673870	0070	06/01/01	540000	2210	0	7	1912	5	4000	N	0	2105 31ST AV S
1	027200	0135	10/08/01	310000	2340	0	7	1908	4	4000	N	0	1500 25TH AV S
1	811110	0090	03/14/00	339950	2310	0	8	1999	4	5940	N	0	2808 S HOLGATE ST
1	149830	3895	07/13/00	340000	1780	650	9	1930	4	3240	N	0	2111 30TH AV S
1	149830	3920	11/14/00	420000	1900	0	9	1930	4	4050	N	0	2121 30TH AV S
1	673870	0075	02/16/01	650000	2100	780	9	1912	3	4000	N	0	2101 31ST AV S
1	673870	0075	08/10/00	330000	2100	780	9	1912	3	4000	N	0	2101 31ST AV S
3	983420	0680	11/21/01	159975	430	0	5	1918	3	4080	N	0	3324 35TH AV S
3	983420	0680	09/19/00	75100	430	0	5	1918	3	4080	N	0	3324 35TH AV S
3	812110	0135	08/17/01	210000	620	0	6	1925	3	3858	N	0	3822 37TH AV S
3	795030	0766	05/09/01	169950	620	0	6	1911	3	3146	N	0	3715 S ANDOVER ST
3	795030	0820	11/29/01	205000	640	0	6	1910	4	3060	N	0	4035 38TH AV S
3	795030	2150	09/27/01	166000	660	0	6	1906	3	3570	N	0	4107 39TH AV S
3	795030	2150	07/30/01	150000	660	0	6	1906	3	3570	N	0	4107 39TH AV S
3	795030	2150	06/21/01	103000	660	0	6	1906	3	3570	N	0	4107 39TH AV S
3	983420	0895	05/10/01	170000	670	370	6	1918	3	2937	N	0	3425 34TH AV S
3	795030	0775	07/24/00	187375	790	0	6	1911	3	4590	N	0	4009 38TH AV S
3	795030	2005	06/29/00	150000	790	0	6	1910	4	3060	N	0	4157 38TH AV S
3	983420	1005	03/27/00	165000	830	0	6	1949	3	4080	N	0	3411 36TH AV S

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3	128230	0005	03/09/00	225000	840	620	6	1922	4	3073	N	0	3218 S BYRON ST
3	812110	0050	10/19/01	239000	890	120	6	1948	3	3960	N	0	3829 38TH AV S
3	795030	0575	04/26/00	198000	910	0	6	1908	4	3123	N	0	3813 S ANDOVER ST
3	795030	0630	09/11/01	210000	920	0	6	1906	4	3060	N	0	4035 39TH AV S
3	983420	1870	07/12/01	181000	950	0	6	1950	3	6120	N	0	3830 COURTLAND PL S
3	795030	2245	01/11/01	214000	960	0	6	1915	4	3060	N	0	4161 39TH AV S
3	983420	1785	03/10/00	159000	960	860	6	1965	3	4080	N	0	3833 37TH AV S
3	795030	2245	04/04/00	125895	960	0	6	1915	4	3060	N	0	4161 39TH AV S
3	983420	0785	10/06/00	210000	980	0	6	1909	4	4080	N	0	3320 34TH AV S
3	983420	0335	08/23/00	279000	1010	0	6	1920	5	4080	N	0	3229 36TH AV S
3	812110	0215	06/11/01	211500	1010	400	6	1947	3	6180	N	0	3851 39TH AV S
3	983420	0750	06/06/01	185000	1020	0	6	1948	3	4335	N	0	3329 35TH AV S
3	983420	0595	02/16/00	177950	1020	600	6	1906	4	5014	N	0	3322 36TH AV S
3	983420	0310	07/26/00	225000	1080	0	6	1919	4	4080	N	0	3209 36TH AV S
3	983420	0200	09/26/00	189950	1090	0	6	1919	3	4080	N	0	3223 35TH AV S
3	795030	0555	08/09/00	253000	1090	250	6	1912	4	5050	N	0	4008 39TH AV S
3	570000	2280	12/15/00	283500	1110	1000	6	1916	3	3523	N	0	3520 S HANFORD ST
3	983420	0360	08/28/01	308000	1150	0	6	1917	3	4080	N	0	3244 35TH AV S
3	983420	0710	01/04/01	162000	1160	0	6	1918	3	4080	N	0	3300 35TH AV S
3	812110	0146	05/30/00	162000	1240	0	6	1983	3	2878	N	0	3834 37TH AV S
3	812110	0147	11/27/00	154500	1240	0	6	1983	3	2875	N	0	3838 37TH AV S
3	795030	0685	12/21/01	230000	1280	0	6	1919	4	6120	N	0	4044 38TH AV S
3	983420	0515	04/04/01	183000	1400	0	6	1920	3	4080	N	0	3218 36TH AV S
3	795030	0390	02/12/01	355000	1430	180	6	1909	3	4500	N	0	4007 CASCADIA AV S
3	983420	0250	07/11/00	309000	1450	0	6	1908	3	4080	N	0	3228 34TH AV S
3	983420	0250	03/17/00	170000	1450	0	6	1908	3	4080	N	0	3228 34TH AV S
3	795030	0870	04/27/01	184500	1460	0	6	1910	3	6120	N	0	4048 37TH AV S
3	812110	0330	06/08/01	349000	1470	240	6	1928	4	4635	N	0	3820 38TH AV S
3	983470	0135	03/29/01	184000	1540	140	6	1909	3	5313	N	0	3321 37TH AV S

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3	983420	0545	04/05/01	386000	1590	160	6	1930	3	4080	Y	0	3301 37TH PL S
3	570000	1500	12/28/00	410000	1610	400	6	1924	5	5000	N	0	2836 33RD AV S
3	983420	0280	11/14/00	182500	1780	300	6	1909	4	4573	N	0	3409 S HANFORD ST
3	795030	0415	05/25/00	295000	900	550	7	1908	4	3000	N	0	4019 CASCADIA AV S
3	128230	0065	02/26/01	230000	910	910	7	1981	3	5858	N	0	3203 MCCLINTOCK AV S
3	983420	0185	11/16/00	260000	930	0	7	1925	4	4080	N	0	3211 35TH AV S
3	795030	2225	03/26/01	209000	940	470	7	1995	3	3060	N	0	4153 39TH AV S
3	983420	1155	07/20/00	380000	1030	560	7	1978	5	6120	N	0	3625 37TH AV S
3	795030	0480	10/24/01	227500	1060	600	7	1954	3	4545	N	0	3904 S DAKOTA ST
3	795030	2175	06/05/01	210000	1080	300	7	1958	4	5100	N	0	4121 39TH AV S
3	795030	0830	01/06/00	157000	1080	0	7	1952	3	6120	N	0	4043 38TH AV S
3	570000	1215	11/02/01	339500	1210	0	7	1925	4	5000	N	0	2819 33RD AV S
3	570000	3120	11/08/01	440000	1230	110	7	1921	4	5284	N	0	3600 38TH AV S
3	570000	0460	11/13/00	245000	1310	360	7	1923	3	4996	N	0	3105 S MCCLELLAN ST
3	983420	0210	12/07/00	349950	1420	600	7	1924	5	4080	N	0	3231 35TH AV S
3	570000	1495	07/14/00	425000	1460	500	7	1912	5	5000	N	0	2830 33RD AV S
3	570000	2065	07/19/00	355000	1510	0	7	1904	4	4322	N	0	3118 34TH AV S
3	983420	0975	04/21/00	175000	1520	0	7	1948	4	4080	N	0	3414 34TH AV S
3	570000	2270	07/05/01	303000	1540	0	7	1914	4	5548	N	0	3150 35TH AV S
3	812110	0515	05/30/00	230000	1710	0	7	1927	3	4635	N	0	3806 39TH AV S
3	570000	1530	04/12/00	414000	1860	300	7	1912	5	5000	N	0	2823 34TH AV S
3	570000	1465	09/25/00	328000	1870	0	7	1928	4	4995	N	0	2802 33RD AV S
3	795030	2485	07/03/00	193500	1870	0	7	1979	3	3000	N	0	4167 CASCADIA AV S
3	570000	1235	07/05/01	370000	1920	0	7	1915	4	5000	N	0	2803 33RD AV S
3	983420	1820	05/30/00	230000	2140	0	7	1907	3	5202	N	0	3652 S ANDOVER ST
3	570000	2460	04/05/00	245000	2200	0	7	1924	3	4954	N	0	2966 36TH AV S
3	983420	0025	04/27/00	289950	2220	0	7	1905	4	4960	N	0	3217 33RD AV S
3	672570	0005	04/03/01	330000	2270	0	7	1988	4	4548	N	0	2817 30TH AV S
3	795030	0540	03/25/00	230000	1040	570	8	1953	3	6060	N	0	4016 39TH AV S

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3	570000	3000	11/23/01	400000	1720	660	8	1910	3	3104	N	0	3406 37TH AV S
3	570000	3000	04/13/00	380000	1720	660	8	1910	3	3104	N	0	3406 37TH AV S
3	570000	3000	11/19/01	335000	1720	660	8	1910	3	3104	N	0	3406 37TH AV S
3	570000	3315	07/21/00	475000	1930	440	8	1914	4	5000	N	0	3318 HUNTER BL S
3	570000	2880	04/06/01	769500	1930	0	8	1914	4	4000	N	0	3233 HUNTER BL S
3	570000	1470	09/06/00	395000	2020	0	8	1925	4	5000	N	0	2808 33RD AV S
3	795030	2320	05/17/01	293000	2130	0	8	2001	3	4590	N	0	4124 38TH AV S
3	983420	0554	04/06/00	385000	2420	670	8	1992	4	4080	Y	0	3309 37TH PL S
3	570000	3420	12/19/01	835000	3370	500	8	1910	4	7791	N	0	3242 HUNTER BL S
3	812110	1395	08/13/01	427000	2280	0	9	1998	3	5833	N	0	3714 37TH AV S
4	560900	0085	12/07/01	197000	710	250	5	1926	3	4697	N	0	3864 LETITIA AV S
4	688890	0140	08/10/01	75000	900	200	5	1910	3	5673	N	0	5215 RENTON AV S
4	170340	0825	01/28/00	115000	1180	0	5	1904	3	4950	N	0	3541 S FERDINAND ST
4	170340	0840	02/29/00	149950	660	660	6	1940	4	3300	N	0	3549 S FERDINAND ST
4	160460	0400	01/05/01	139000	680	0	6	1908	4	4500	N	0	4552 34TH AV S
4	160460	0830	11/27/01	220000	720	720	6	1947	4	5000	Y	0	4420 34TH AV S
4	170340	0795	06/11/01	235000	730	0	6	1925	4	3300	N	0	3521 S FERDINAND ST
4	160460	1095	02/12/01	165000	760	0	6	1945	4	6000	Y	0	4437 34TH AV S
4	160460	1105	05/11/01	188500	770	690	6	1976	3	6000	Y	0	4441 34TH AV S
4	160460	0227	03/07/00	108000	780	0	6	1915	3	3000	Y	0	4514 33RD AV S
4	160460	2005	07/21/01	172000	800	0	6	1910	4	3041	N	0	4015 34TH AV S
4	160460	0996	03/14/00	138000	800	0	6	1947	4	4000	N	0	4412 33RD AV S
4	160460	2005	11/13/00	175000	800	0	6	1910	4	3041	N	0	4015 34TH AV S
4	160710	0145	01/12/01	150000	880	880	6	1903	3	9652	N	0	4120 RENTON AV S
4	170340	1110	08/30/00	153000	880	0	6	1904	5	5500	N	0	3246 S HUDSON ST
4	170340	1110	06/20/00	106000	880	0	6	1904	5	5500	N	0	3246 S HUDSON ST
4	170340	1050	08/29/01	138000	900	0	6	1902	3	3000	N	0	3235 S FERDINAND ST
4	160460	0605	02/22/01	147100	920	0	6	1908	3	2980	N	0	4551 35TH AV S
4	118300	0055	04/10/01	153500	950	0	6	1916	3	4284	N	0	3540 S BRANDON ST

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4	564960	0220	02/15/01	185000	960	0	6	1927	3	4600	N	0	3701 S DAWSON ST
4	564960	0225	03/09/01	170000	960	0	6	1927	3	4600	N	0	3705 S DAWSON ST
4	170340	0690	05/03/00	190000	960	0	6	1900	4	5616	N	0	3234 S FERDINAND ST
4	162404	9066	11/15/00	265000	960	0	6	1923	4	5853	N	0	3915 31ST AV S
4	170340	0615	12/14/01	245000	1020	0	6	1904	3	4950	N	0	3247 S EDMUNDS ST
4	160460	0025	12/01/00	152669	1040	720	6	1905	3	3000	N	0	4561 33RD AV S
4	170340	0630	11/20/00	232500	1050	0	6	1930	4	3300	N	0	3251 S EDMUNDS ST
4	266050	0326	05/09/01	157500	1050	0	6	1927	3	5500	N	0	5025 RENTON AV S
4	564960	0264	04/19/00	150000	1060	0	6	1908	3	6165	N	0	3728 S BRANDON ST
4	564960	0264	03/12/01	209000	1060	0	6	1908	3	6165	N	0	3728 S BRANDON ST
4	170990	0140	02/21/01	174950	1080	0	6	1908	3	5360	N	0	4552 35TH AV S
4	160460	1845	03/29/00	139000	1120	0	6	1905	2	4500	Y	0	4117 34TH AV S
4	160460	1275	03/21/00	139500	1240	100	6	1983	3	3000	Y	0	4218 34TH AV S
4	170990	0174	03/23/01	220000	1290	0	6	1903	3	5520	N	0	4524 35TH AV S
4	266050	0506	09/06/01	180000	1470	0	6	1909	3	4116	N	0	5231 37TH AV S
4	688890	0045	03/10/00	215000	1510	0	6	1930	4	7320	N	0	3535 S DAWSON ST
4	160710	0180	01/31/01	200000	1640	0	6	1915	3	6606	N	0	3011 S DAKOTA ST
4	160710	0180	06/10/00	170000	1640	0	6	1915	3	6606	N	0	3011 S DAKOTA ST
4	170340	0655	08/16/00	200000	1660	0	6	1909	3	6540	N	0	3252 S FERDINAND ST
4	170340	1075	04/27/01	204500	1660	0	6	1910	4	6600	N	0	3251 S FERDINAND ST
4	688890	0200	04/12/01	152720	1760	0	6	1915	4	4880	N	0	3543 S BENNETT ST
4	162404	9165	10/25/00	166000	590	590	7	1950	3	7630	N	0	3001 S BRADFORD ST
4	162404	9255	06/29/01	168000	820	820	7	1971	3	5040	N	0	4031 A 30TH AV S
4	162404	9255	07/03/01	206700	820	820	7	1971	3	5040	N	0	4031 A 30TH AV S
4	170990	0130	01/29/01	162000	860	0	7	1925	4	3400	N	0	3502 S ALASKA ST
4	162404	9252	05/22/01	170000	920	0	7	1971	3	5015	N	0	4047 30TH AV S
4	564960	0435	01/05/01	195500	940	800	7	1952	3	9165	N	0	3912 S BRANDON ST
4	266050	0351	05/09/01	244950	1120	810	7	1995	3	6050	N	0	5050 35TH AV S
4	118300	0005	09/19/01	285550	1180	320	7	1940	3	9861	N	0	5323 37TH AV S

**Sales Available for Annual Update Analysis**  
**Area 21**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	160710	0079	12/14/01	246000	1230	700	7	1996	3	5200	N	0	4022 31ST AV S
4	170990	0105	11/06/01	220000	1250	200	7	1941	3	9750	N	0	3514 S ALASKA ST
4	564960	0430	12/17/01	225000	1270	1110	7	1965	3	8883	N	0	3918 S BRANDON ST
4	160460	0680	11/21/00	208000	1290	970	7	2000	3	3000	N	0	4420 LETITIA AV S
4	266050	0386	03/28/00	226000	1320	1030	7	1993	3	5712	N	0	5041 A RENTON AV S
4	564960	0255	03/06/01	214000	1420	0	7	1999	3	3000	N	0	5238 37TH AV S
4	393790	0075	04/07/00	233950	1200	720	8	2000	3	5028	N	0	3008 S BRADFORD ST
4	919795	0050	08/21/01	256000	1220	0	8	1999	3	5046	N	0	2910 S CHARLESTOWN ST
4	919795	0170	01/27/00	209800	1220	620	8	2000	3	5083	N	0	2908 S CHARLESTOWN ST
4	162404	9272	05/02/00	267000	1230	830	8	1999	3	7284	N	0	3003 S COURT ST
4	162404	9274	01/20/00	224700	1230	660	8	1999	3	5539	N	0	3001 B S COURT ST
4	162404	9273	01/27/00	218000	1230	660	8	1999	3	5778	N	0	3001 C SOUTH COURT ST
4	688890	0006	05/25/01	221000	1230	840	8	1930	4	5330	N	0	5202 35TH AV S
4	393790	0005	01/24/00	239800	1250	940	8	2000	3	5040	N	0	3001 S CHARLESTOWN ST
4	393790	0015	05/30/01	252000	1250	940	8	2000	3	5040	N	0	3009 S CHARLESTOWN ST
4	393790	0015	01/20/00	248524	1250	940	8	2000	3	5040	N	0	3009 S CHARLESTOWN ST
4	160460	0670	03/28/00	242000	1350	870	8	1999	3	4500	N	0	4426 LETITIA AV S
4	160710	0053	11/06/01	199950	1530	0	8	2000	3	3429	N	0	3023 S ANDOVER ST
4	160710	0051	08/01/01	199950	1531	0	8	2000	3	3154	N	0	3025 S ANDOVER ST
4	160460	2030	11/09/01	289000	2260	0	9	1967	3	5900	Y	0	4028 34TH AV S
5	333100	0115	11/21/01	125000	430	0	5	1906	3	6180	N	0	3907 S BRANDON ST
5	333250	0525	10/23/01	115000	500	0	5	1929	3	4725	N	0	4205 S KENNY ST
5	333250	0905	03/06/00	88000	570	0	5	1949	3	3090	N	0	4231 S SPENCER ST
5	234130	0285	04/07/00	100000	590	0	5	1949	4	5000	N	0	3622 S ORCAS ST
5	573350	0040	02/21/01	107000	810	0	5	1919	4	5368	N	0	4618 S WARSAW ST
5	333300	1025	07/27/00	137500	860	0	5	1910	4	5150	N	0	4012 S HOLLY ST
5	333100	1390	08/18/00	100000	480	480	6	1914	2	5244	N	0	5711 RENTON AV S
5	333100	2065	08/20/01	165000	620	0	6	1918	3	5400	N	0	5817 RENTON AV S
5	333050	0550	10/26/01	160000	700	0	6	1904	4	6180	N	0	5512 42ND AV S

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**(Single Family Residences)**

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5	333100	0925	03/09/00	181000	730	0	6	1918	4	4883	N	0	3930 S ORCAS ST
5	811310	0605	03/28/01	129500	730	0	6	1905	3	4043	N	0	4242 S GRAHAM ST
5	100500	0125	11/26/01	175000	770	0	6	1918	3	5782	N	0	4416 S OTHELLO ST
5	381240	0147	06/13/01	140000	780	0	6	1927	3	4699	N	0	4300 S MORGAN ST
5	381240	0835	05/17/01	171000	820	0	6	1947	3	8509	N	0	4233 S WILLOW ST
5	333100	0370	03/28/00	140000	840	0	6	1950	3	4120	N	0	3836 S LUCILE ST
5	234180	0055	02/23/01	127500	840	280	6	1918	4	4900	N	0	3535 S BRANDON ST
5	110500	0351	08/24/00	132000	850	0	6	1932	3	4875	N	0	4611 S MORGAN ST
5	333100	0835	09/19/01	123645	860	0	6	1942	3	4635	N	0	3946 S FINDLAY ST
5	333100	1705	04/22/00	164950	860	0	6	1922	4	6180	N	0	3931 S ORCAS ST
5	333250	0760	02/04/00	136000	860	0	6	1911	4	3150	N	0	4210 S SPENCER ST
5	333100	2125	01/19/01	141700	880	0	6	1971	3	5200	N	0	3750 S JUNEAU ST
5	381240	0548	10/20/00	134995	880	0	6	1919	3	7050	N	0	4501 S HOLLY ST
5	234180	0195	06/27/00	148500	890	0	6	1947	4	5000	N	0	3635 S LUCILE ST
5	660700	0055	08/24/00	159000	890	0	6	1913	4	4600	N	0	6606 43RD AV S
5	333100	0680	11/14/00	134500	910	250	6	1904	3	2575	N	0	3826 S FINDLAY ST
5	333100	0275	03/27/00	115000	910	0	6	1905	3	7500	N	0	5410 RENTON AV S
5	333100	1425	07/11/00	187000	920	540	6	1909	4	4000	N	0	5714 JUNEAU TER S
5	110500	0450	02/22/01	170000	950	700	6	1946	3	9594	N	0	6808 46TH AV S
5	100500	0140	03/26/01	185000	960	0	6	1919	3	5074	N	0	4412 S OTHELLO ST
5	333100	2275	05/03/00	130000	960	0	6	1963	3	5150	N	0	3917 S FINDLAY ST
5	333100	0090	06/26/01	197000	970	520	6	1905	4	6180	N	0	3958 S LUCILE ST
5	333250	1040	03/27/01	152500	970	0	6	1909	4	5165	N	0	4240 S BATEMAN ST
5	333100	0106	06/19/01	188500	980	700	6	1905	3	5150	N	0	3915 S BRANDON ST
5	234130	0455	11/27/00	135000	980	0	6	1918	3	5000	N	0	3632 S FINDLAY ST
5	811310	0770	05/08/01	179500	1040	780	6	1924	3	4095	N	0	4225 S BATEMAN ST
5	333250	0235	02/24/00	149500	1040	0	6	1924	3	4400	N	0	4253 S JUNEAU ST
5	110800	0065	12/19/00	160000	1050	0	6	1907	5	3680	N	0	4649 S ORCHARD ST
5	110800	0345	05/26/00	154000	1070	150	6	1950	4	4000	N	0	4805 S GARDEN ST

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5	333100	1575	03/12/01	140000	1080	0	6	1909	3	5150	N	0	3820 S MEAD ST
5	381240	0568	09/14/01	195000	1130	0	6	1909	3	8580	N	0	6722 44TH AV S
5	333250	0491	09/24/01	194500	1130	0	6	1921	4	4200	N	0	4227 S KENNY ST
5	333100	1240	09/27/00	162000	1140	0	6	1964	4	5500	N	0	5610 37TH AV S
5	333100	1820	07/25/00	205000	1160	0	6	1907	5	5150	N	0	3937 S MEAD ST
5	381240	0860	08/31/00	139500	1180	0	6	1949	3	5000	N	0	7004 44TH AV S
5	110800	0270	01/29/01	179950	1260	0	6	1911	4	4000	N	0	4806 S GARDEN ST
5	381240	0385	07/06/00	148000	1280	0	6	1905	3	8636	N	0	4316 S WARSAW ST
5	333100	0965	04/20/00	196000	1290	640	6	1900	5	3090	N	0	3952 S ORCAS ST
5	110500	0875	04/14/00	130000	1290	0	6	1916	3	8190	N	0	4819 S FRONTENAC ST
5	333050	1995	05/22/01	265000	1310	0	6	1901	4	4800	N	0	4208 S JUNEAU ST
5	333250	0330	02/20/01	160000	1330	0	6	1909	4	6600	N	0	4204 S KENNY ST
5	110800	0265	11/14/00	206000	1410	0	6	1911	4	4000	N	0	4808 S GARDEN ST
5	333300	2741	06/27/01	180000	1410	0	6	1928	3	7900	N	0	4012 S WILLOW ST
5	333100	1947	11/01/01	268900	1420	240	6	1928	3	6160	N	0	3912 S JUNEAU ST
5	333100	1590	01/28/00	186950	1560	620	6	1909	4	4429	N	0	3913 S ORCAS ST
5	381240	0522	08/14/01	168000	1590	0	6	1920	3	5350	N	0	6719 46TH AV S
5	381240	0135	07/28/00	160000	1600	0	6	1927	3	5166	N	0	4206 S MORGAN ST
5	333300	0575	04/26/00	172000	1680	0	6	1916	4	5000	N	0	3916 S MORGAN ST
5	333300	0275	12/21/01	166000	1760	0	6	1908	3	5000	N	0	3929 S EDDY ST
5	333050	0415	07/20/00	215000	1780	0	6	1907	4	3090	N	0	4234 S LUCILE ST
5	333300	2740	05/22/00	185000	790	0	7	1925	3	6715	N	0	6754 40TH AV S
5	381240	0177	01/27/00	163500	880	0	7	1954	3	6350	N	0	4249 S EDDY ST
5	786800	0050	10/03/00	149500	900	0	7	1960	3	3900	N	0	6112 44TH AV S
5	234180	0215	08/02/01	136250	900	0	7	1942	3	5000	N	0	3625 S LUCILE ST
5	110500	0470	04/13/01	190000	910	640	7	1955	3	8775	N	0	4620 S WILLOW ST
5	381240	0816	10/20/00	146000	950	0	7	1951	3	6741	N	0	6917 44TH AV S
5	811310	0740	04/23/01	206000	980	450	7	1951	3	6300	N	0	4223 S BATEMAN ST
5	110800	0505	12/01/00	210000	980	980	7	1916	4	10000	N	0	4631 S GARDEN ST

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5	333100	1510	12/27/01	173000	1020	0	7	1952	3	4900	N	0	3805 S ORCAS ST
5	381240	0178	05/26/00	175250	1020	820	7	1972	3	5080	N	0	4314 S MORGAN ST
5	110500	0445	09/19/01	200000	1030	920	7	1975	3	5332	N	0	4602 S WILLOW ST
5	333250	0315	06/14/00	209000	1060	810	7	1958	3	4950	N	0	4207 S JUNEAU ST
5	333100	1095	10/23/00	235000	1100	500	7	1926	4	7500	N	0	5608 RENTON AV S
5	110800	0035	06/21/01	258000	1110	840	7	1977	3	5520	N	0	4629 S ORCHARD ST
5	110800	0050	12/28/00	238000	1110	800	7	1979	3	5552	N	0	4639 S ORCHARD ST
5	333300	0010	09/05/01	225000	1130	1130	7	1916	3	5980	N	0	3951 S GRAHAM ST
5	381240	0806	08/30/01	190000	1150	0	7	1942	3	6350	N	0	4413 S WILLOW ST
5	110500	0711	04/25/01	190000	1160	200	7	1963	3	7375	N	0	4634 S FRONTENAC ST
5	333250	0876	09/06/00	210000	1180	500	7	1949	4	7725	N	0	4245 S SPENCER ST
5	234130	0265	01/11/00	182500	1200	620	7	1964	3	5000	N	0	3612 S ORCAS ST
5	272404	9100	08/16/01	200000	1210	500	7	1963	3	10974	N	0	6912 42ND AV S
5	333100	1055	11/21/00	250000	1240	0	7	1913	5	2575	N	0	3823 S FINDLAY ST
5	333100	1205	03/21/00	181000	1250	300	7	1969	3	6354	N	0	5601 RENTON AV S
5	381240	0375	07/26/01	230000	1260	470	7	1956	3	6804	N	0	6515 44TH AV S
5	037990	0060	01/12/01	220950	1270	1070	7	1989	3	5023	N	0	7002 42ND AV S
5	110500	0804	02/06/01	180000	1280	0	7	1993	3	6141	N	0	4651 S FRONTENAC ST
5	333100	0485	07/12/01	230000	1310	900	7	1992	3	4240	N	0	5519 RENTON AV S
5	333100	2335	01/18/01	209950	1340	520	7	1999	3	2575	N	0	3917 S ORCAS ST
5	381240	0855	09/27/01	219950	1350	800	7	1958	3	7526	N	0	7025 44TH AV S
5	381240	0610	12/05/01	182646	1350	0	7	1967	3	6223	N	0	4218 S BRIGHTON ST
5	811310	0660	02/07/00	165000	1370	530	7	1952	3	5250	N	0	4207 S BATEMAN ST
5	110500	0800	06/05/00	160000	1430	0	7	1993	3	6433	N	0	4647 S FRONTENAC ST
5	110500	0355	09/13/01	209950	1470	0	7	1971	3	5125	N	0	4607 S MORGAN ST
5	333100	0165	03/27/00	191000	1480	1030	7	1964	3	6077	N	0	3918 S LUCILE ST
5	333050	1205	04/10/00	208125	1540	0	7	1912	5	3090	N	0	4216 S ORCAS ST
5	381240	0245	11/24/01	207900	1550	500	7	1947	3	7123	N	0	4432 S MORGAN ST
5	381240	0523	06/02/00	170000	1560	520	7	1919	3	4140	N	0	4515 S HOLLY ST

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5	333050	1190	09/26/01	192999	1600	0	7	1906	3	6180	N	0	4208 S ORCAS ST
5	333050	1160	04/05/01	285000	1650	0	7	1920	3	6180	N	0	4209 S FINDLAY ST
5	333250	0620	06/27/01	240000	1680	0	7	1903	4	5880	N	0	4248 S RAYMOND ST
5	381240	0755	03/28/00	202000	1720	0	7	1944	3	4350	N	0	6815 46TH AV S
5	333100	0685	06/26/01	212000	1791	0	7	2001	3	2575	N	0	3830 S FINDLAY ST
5	381240	0682	09/04/01	248500	1117	756	8	2001	3	5010	N	0	4260 S WILLOW ST
5	333100	1565	12/18/00	249500	1370	900	8	1996	3	5150	N	0	3816 S MEAD ST
5	272404	9154	05/25/01	255500	1388	672	8	2001	3	5880	N	0	6610 46TH AV S
5	381240	0376	10/17/01	299000	1460	0	8	1900	4	13716	N	0	4327 S MORGAN ST
5	333100	0340	08/07/01	435000	1720	0	8	1908	4	8755	N	0	3826 S LUCILE ST
5	381240	0749	05/14/01	335000	2520	0	9	2000	3	5243	N	0	6807 46TH AV S
7	390410	0225	08/15/00	148000	600	0	6	1919	4	6075	N	0	7809 46TH AV S
7	144350	0150	06/05/00	127500	630	400	6	1932	3	5511	N	0	4806 S KENYON ST
7	040200	0075	11/13/00	162900	680	600	6	1950	4	5830	N	0	7931 44TH PL S
7	040200	0040	05/25/01	184000	700	0	6	1950	3	5900	N	0	4402 S ROSE ST
7	040200	0215	03/17/00	139950	700	0	6	1951	4	5650	N	0	7932 45TH AV S
7	400600	0093	10/30/00	129950	780	0	6	1949	3	6420	N	0	8417 RENTON AV S
7	354090	0035	07/30/01	130000	780	0	6	1912	3	4815	N	0	7631 46TH AV S
7	400600	0089	11/22/00	165000	780	0	6	1949	5	6230	N	0	8411 RENTON AV S
7	144350	0390	10/05/01	160000	800	0	6	1920	3	6232	N	0	4824 S CHICAGO ST
7	040200	0285	06/20/01	173000	800	190	6	1950	3	5200	N	0	4413 S ROSE ST
7	040200	0060	03/29/00	160000	800	0	6	1951	4	5300	N	0	7947 44TH PL S
7	333600	1061	10/16/00	151000	800	0	6	1914	5	4000	N	0	8630 WABASH AV S
7	144350	0390	05/17/01	116100	800	0	6	1920	3	6232	N	0	4824 S CHICAGO ST
7	144350	0090	09/26/00	135000	810	0	6	1918	4	5379	N	0	4831 S CHICAGO ST
7	144350	0100	03/15/01	137000	820	0	6	1919	3	5379	N	0	4823 S CHICAGO ST
7	390410	0147	07/28/00	106000	820	0	6	1950	3	6953	N	0	4326 S CHICAGO ST
7	390410	0180	05/01/00	148000	830	0	6	1927	4	2925	N	0	4412 S KENYON ST
7	144350	1005	11/07/00	145000	840	0	6	1916	3	8150	N	0	4627 S CHICAGO ST

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7	341960	0135	10/31/01	184000	840	400	6	1906	4	4257	N	0	8414 46TH AV S
7	341960	0065	05/24/01	129000	860	0	6	1937	3	6500	N	0	8435 46TH AV S
7	212370	0158	06/16/00	135000	860	300	6	1930	3	7001	N	0	8452 47TH AV S
7	341960	0065	02/22/01	121086	860	0	6	1937	3	6500	N	0	8435 46TH AV S
7	160160	0300	10/19/00	129000	870	0	6	1922	3	9855	N	0	4616 S THISTLE ST
7	333600	1310	08/24/01	184000	930	0	6	1975	3	4500	N	0	8745 HAMLET AV S
7	713530	0085	08/16/01	135000	930	0	6	1908	3	4500	N	0	8127 48TH AV S
7	265800	0295	06/28/00	132500	970	0	6	1906	3	6000	N	0	7929 50TH AV S
7	160160	0030	06/13/01	199900	990	0	6	1919	3	6000	N	0	4609 S KENYON ST
7	333600	1035	05/10/01	200000	1000	190	6	1944	3	3000	N	0	8612 WABASH AV S
7	262404	9214	08/23/01	173000	1000	290	6	1921	3	9500	N	0	7422 RAINIER AV S
7	144350	0845	03/12/01	189950	1010	400	6	1908	3	6050	N	0	7715 48TH AV S
7	390410	0140	01/06/00	139888	1020	0	6	1930	3	5566	N	0	4337 S HOLDEN ST
7	040200	0270	01/31/01	124000	1020	0	6	1950	3	5199	N	0	4453 S ROSE ST
7	160160	0080	02/21/01	170000	1050	0	6	1925	4	9300	N	0	7920 46TH AV S
7	144350	0305	03/02/01	100000	1060	0	6	1913	3	7144	N	0	4813 S HOLDEN ST
7	265800	0230	05/23/01	165000	1150	0	6	1915	3	4680	N	0	8112 50TH AV S
7	144350	0095	08/24/01	143000	1240	0	6	1909	3	5379	N	0	4827 S CHICAGO ST
7	562110	0085	02/02/00	139500	1260	0	6	1915	3	5000	N	0	8127 49TH AV S
7	212370	0135	09/17/00	179950	1270	0	6	1925	4	7150	N	0	4614 S CLOVERDALE ST
7	258930	0225	06/05/01	207440	1290	0	6	1925	3	7452	N	0	7416 46TH AV S
7	144350	0725	03/28/00	168130	1350	0	6	1914	3	7553	N	0	4625 S AUSTIN ST
7	212370	0120	06/14/00	155000	1370	0	6	1914	3	4360	N	0	8427 48TH AV S
7	342010	0160	03/08/00	156000	1560	0	6	1906	4	11880	N	0	8610 44TH AV S
7	258930	0205	10/18/00	195000	1610	350	6	1915	4	5238	N	0	4629 S FONTANELLE ST
7	333600	1050	12/26/01	170000	1860	0	6	1908	3	8000	N	0	8626 WABASH AV S
7	390410	0011	06/12/01	195000	820	190	7	1951	3	6750	N	0	7609 46TH AV S
7	713530	0046	10/20/00	172000	850	600	7	1950	3	4750	N	0	4812 S ROSE ST
7	400600	0122	11/25/00	154500	860	0	7	1950	3	7650	N	0	8631 RENTON AV S

**Sales Available for Annual Update Analysis**  
**Area 21**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	100500	0027	07/23/01	157000	880	0	7	1971	3	5450	N	0	7326 45TH AV S
7	100500	0031	07/27/01	135150	880	0	7	1971	3	5450	N	0	7330 45TH AV S
7	680410	0125	05/25/01	160000	920	0	7	1955	3	5670	N	0	4511 S TRENTON ST
7	713530	0195	06/01/01	120000	950	0	7	1952	3	5000	N	0	8306 48TH AV S
7	390410	0108	08/22/00	159950	960	0	7	1953	3	7000	N	0	7701 46TH AV S
7	665900	0005	11/14/00	176000	960	670	7	1955	4	4644	N	0	8620 RENTON AV S
7	713530	0080	01/22/01	186000	1030	700	7	1967	3	5000	N	0	8133 48TH AV S
7	342404	9067	03/27/00	160500	1050	0	7	1903	3	5115	N	0	4706 S THISTLE ST
7	144350	0975	04/24/00	180000	1050	1050	7	1963	3	4233	N	0	4659 S CHICAGO ST
7	400600	0020	06/21/01	169000	1080	0	7	1955	3	5080	N	0	4411 S KENYON ST
7	713530	0025	04/03/01	139000	1110	0	7	1950	3	4750	N	0	8134 48TH AV S
7	390410	0023	09/28/00	201000	1140	780	7	1963	3	6000	N	0	7507 45TH AV S
7	390410	0019	11/13/00	185000	1140	700	7	1963	3	5100	N	0	7516 45TH AV S
7	342404	9002	09/13/01	210000	1200	0	7	1977	3	7650	N	0	4625 S KENYON ST
7	333600	0545	06/22/00	175000	1200	0	7	1921	3	7500	N	0	8338 WOLCOTT AV S
7	770140	0071	11/13/00	172500	1220	920	7	1957	3	6050	N	0	7912 WOLCOTT AV S
7	390410	0015	02/27/01	189950	1240	800	7	1963	3	5100	N	0	7522 45TH AV S
7	941240	0089	06/07/01	245590	1250	900	7	1958	3	6204	N	0	7748 52ND AV S
7	390410	0216	11/21/00	205000	1250	0	7	1966	4	4500	N	0	7807 46TH AV S
7	352404	9159	05/11/01	299000	1260	700	7	1978	4	7695	N	0	7935 SEWARD PARK AV S
7	144350	0400	02/28/00	142500	1300	0	7	1906	3	5007	N	0	4832 S CHICAGO ST
7	390410	0028	02/26/01	205000	1320	1060	7	1967	3	5600	N	0	7528 44TH AV S
7	431110	0130	07/12/01	230000	1330	800	7	1993	3	4674	N	0	4412 S THISTLE PL
7	431110	0030	12/01/00	215000	1330	810	7	1992	3	6409	N	0	4458 S THISTLE PL
7	110800	0680	01/28/00	215000	1340	1340	7	1957	3	5200	N	0	4619 S OTHELLO ST
7	390410	0034	10/15/01	200950	1350	770	7	1965	3	5600	N	0	7527 44TH AV S
7	354090	0055	10/23/01	144900	1390	0	7	1920	3	5035	N	0	4502 S HOLDEN ST
7	341960	0005	01/25/00	214950	1430	890	7	1999	3	6402	N	0	8413 46TH AV S
7	110800	0745	12/03/01	227000	1450	0	7	1912	3	4800	N	0	4817 S OTHELLO ST

**Sales Available for Annual Update Analysis**  
**Area 21**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	144350	0300	02/23/01	116052	1540	0	7	1912	3	10710	N	0	7710 48TH AV S
7	770140	0040	09/22/00	178500	1590	1500	7	1955	3	6840	N	0	7919 DUNCAN AV S
7	400600	0097	04/24/00	238000	1110	800	8	2000	3	6840	N	0	8432 RENTON AV S
7	390410	0133	09/28/00	249880	1220	920	8	2000	3	5000	N	0	4357 S HOLDEN ST
7	390410	0131	10/05/00	248000	1220	920	8	2000	3	5034	N	0	4359 S HOLDEN ST
7	390410	0127	09/13/00	248000	1220	920	8	2000	3	5001	N	0	4351 S HOLDEN ST
7	390410	0129	09/07/00	248000	1220	920	8	2000	3	5000	N	0	4355 S HOLDEN ST
7	390410	0135	08/25/00	242440	1220	920	8	2000	3	5000	N	0	4353 S HOLDEN ST
7	390410	0144	11/21/00	232000	1247	580	8	2000	3	5000	N	0	4399 S HOLDEN ST
7	390410	0150	10/30/00	231630	1250	580	8	2000	3	5000	N	0	4333 S HOLDEN ST
7	390410	0142	11/02/00	229950	1260	580	8	2000	3	5000	N	0	4339 S HOLDEN ST
7	144350	0870	07/12/00	230000	1350	940	8	2000	3	5120	N	0	4641 S HOLDEN ST
7	144350	0874	02/05/01	230000	1418	960	8	2000	3	5376	N	0	4639 S HOLDEN ST
7	941290	0040	05/25/00	309950	1680	0	8	1929	5	3600	N	0	7303 SEWARD PARK AV S
7	144350	0107	12/18/00	237000	1830	0	8	2000	3	8068	N	0	4821 S CHICAGO ST
7	390410	0121	10/31/00	246000	2090	0	8	2000	3	5492	N	0	4345 S HOLDEN ST
7	390410	0123	09/11/00	246880	2090	0	8	2000	3	5008	N	0	4347 S HOLDEN ST
7	352404	9004	05/04/01	285000	2360	0	8	1958	3	10850	N	0	7901 SEWARD PARK AV S
7	941240	0145	07/20/01	425000	2370	0	8	1939	4	14525	N	0	7505 SEWARD PARK AV S
7	333600	1245	11/14/01	344000	2876	0	9	2000	3	5002	N	0	5159 CLOVERDALE PL S

## Vacant Sales Available to Develop the Valuation Model

### Area 21

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4160710	0184		7/2001	50000	6550	N	N
4919795	0130		12/2000	73956	5010	N	N
5333100	1080		5/2001	2500	2300	N	N
5333300	0025		9/2000	65000	5000	N	N
7144350	0652		11/2001	60000	6638	N	N
7333600	0210		10/2000	45000	3000	N	N