

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Star Lake / 27

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 658

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$54,500	\$131,500	\$186,000	\$200,800	92.6%	7.22%
2002 Value	\$56,700	\$142,800	\$199,500	\$200,800	99.4%	6.76%
Change	+\$2,200	+\$11,300	+\$13,500		+6.8%	-0.46%
% Change	+4.0%	+8.6%	+7.3%		+7.3%	-6.37%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.46% and -6.37% 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
2001 Value	\$55,100	\$123,700	\$178,800
2002 Value	\$57,300	\$135,400	\$192,700
PercentChange	+4.0%	+9.5%	+7.8%

Number of improved Parcels in the Population: 6849

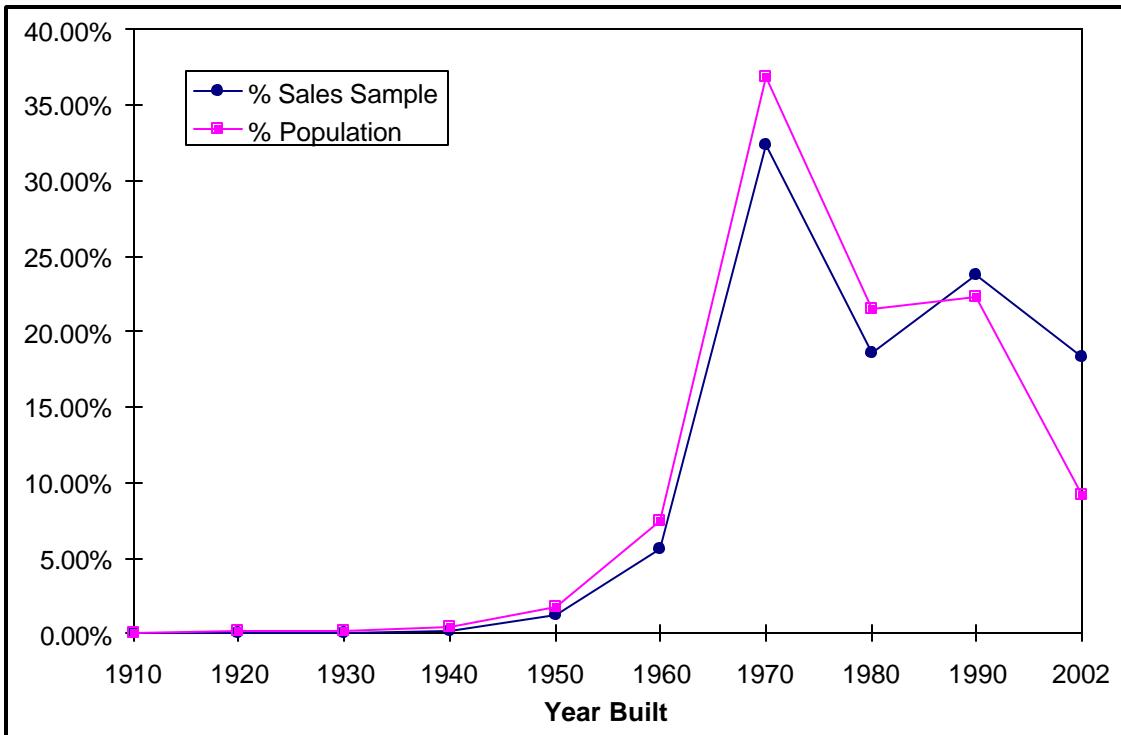
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, several newer subdivisions were assessed at a higher level and as a result received a lower upward adjustment. One newer subdivision (Star Lake Glen) was assessed at a lower level and received a greater upward adjustment. Houses built in the 1970's needed a lower upward adjustment and lower still if in good condition. Finally, parcels in SubArea 12 and houses with 1.5 stories built before 1990 received smaller upward adjustments.

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

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.15%
1950	8	1.22%
1960	37	5.62%
1970	213	32.37%
1980	122	18.54%
1990	156	23.71%
2002	121	18.39%
	658	

Population		
Year Built	Frequency	% Population
1910	3	0.04%
1920	13	0.19%
1930	9	0.13%
1940	35	0.51%
1950	118	1.72%
1960	516	7.53%
1970	2521	36.81%
1980	1474	21.52%
1990	1528	22.31%
2002	632	9.23%
	6849	

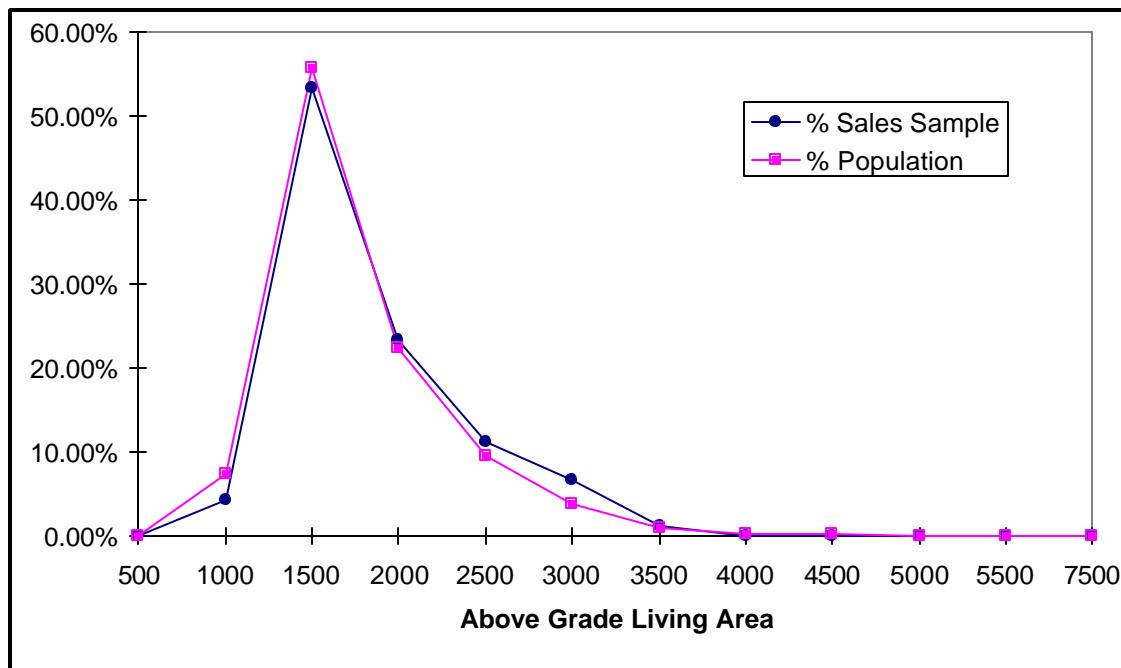


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	28	4.26%
1500	351	53.34%
2000	154	23.40%
2500	74	11.25%
3000	44	6.69%
3500	7	1.06%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	658	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	506	7.39%
1500	3814	55.69%
2000	1530	22.34%
2500	650	9.49%
3000	265	3.87%
3500	62	0.91%
4000	10	0.15%
4500	6	0.09%
5000	2	0.03%
5500	2	0.03%
7500	0	0.00%
	6849	

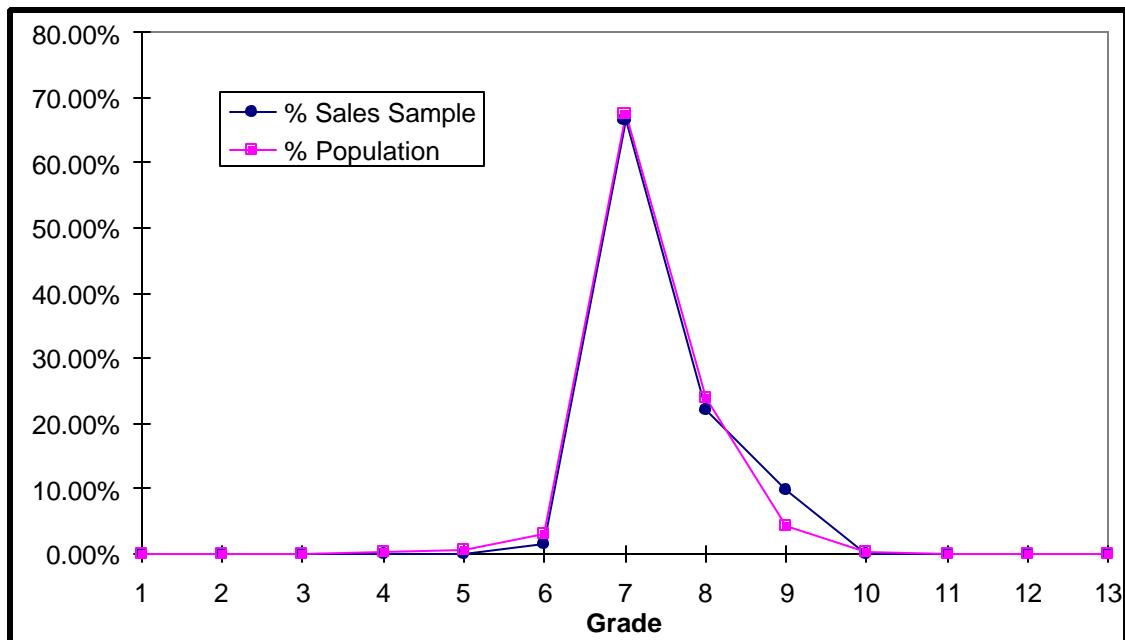


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

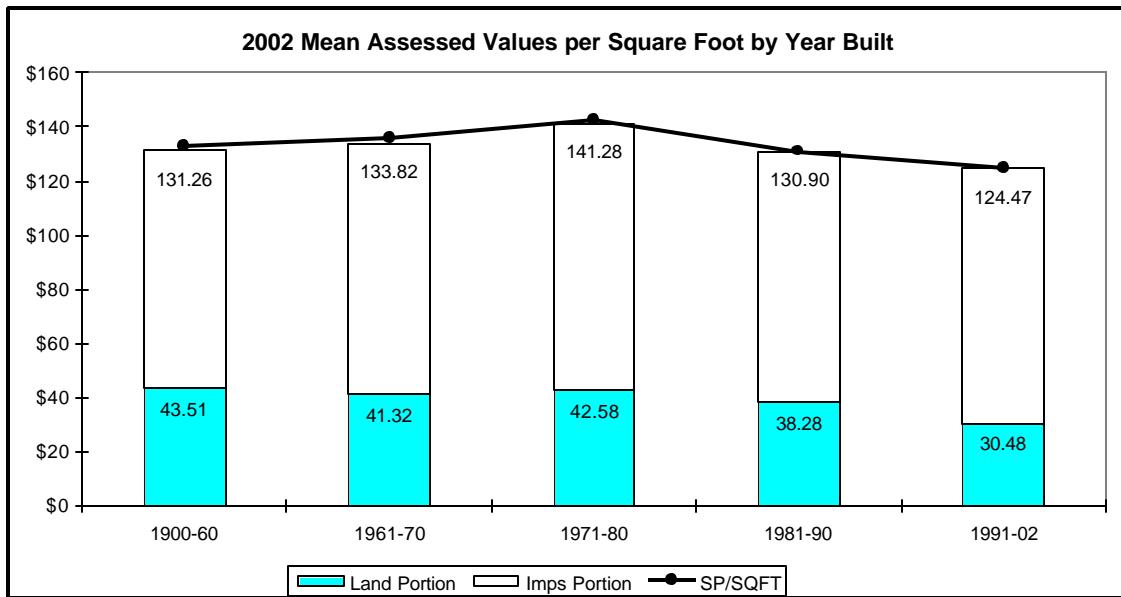
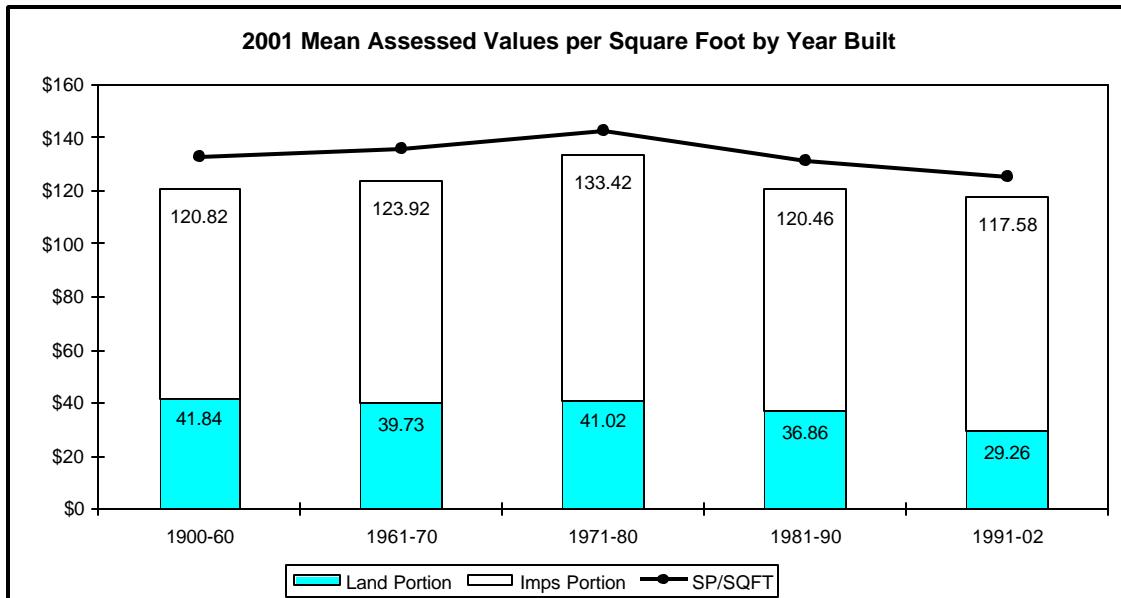
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	1.37%
7	439	66.72%
8	146	22.19%
9	64	9.73%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	658	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	8	0.12%
5	43	0.63%
6	210	3.07%
7	4626	67.54%
8	1639	23.93%
9	291	4.25%
10	27	0.39%
11	4	0.06%
12	0	0.00%
13	0	0.00%
	6849	



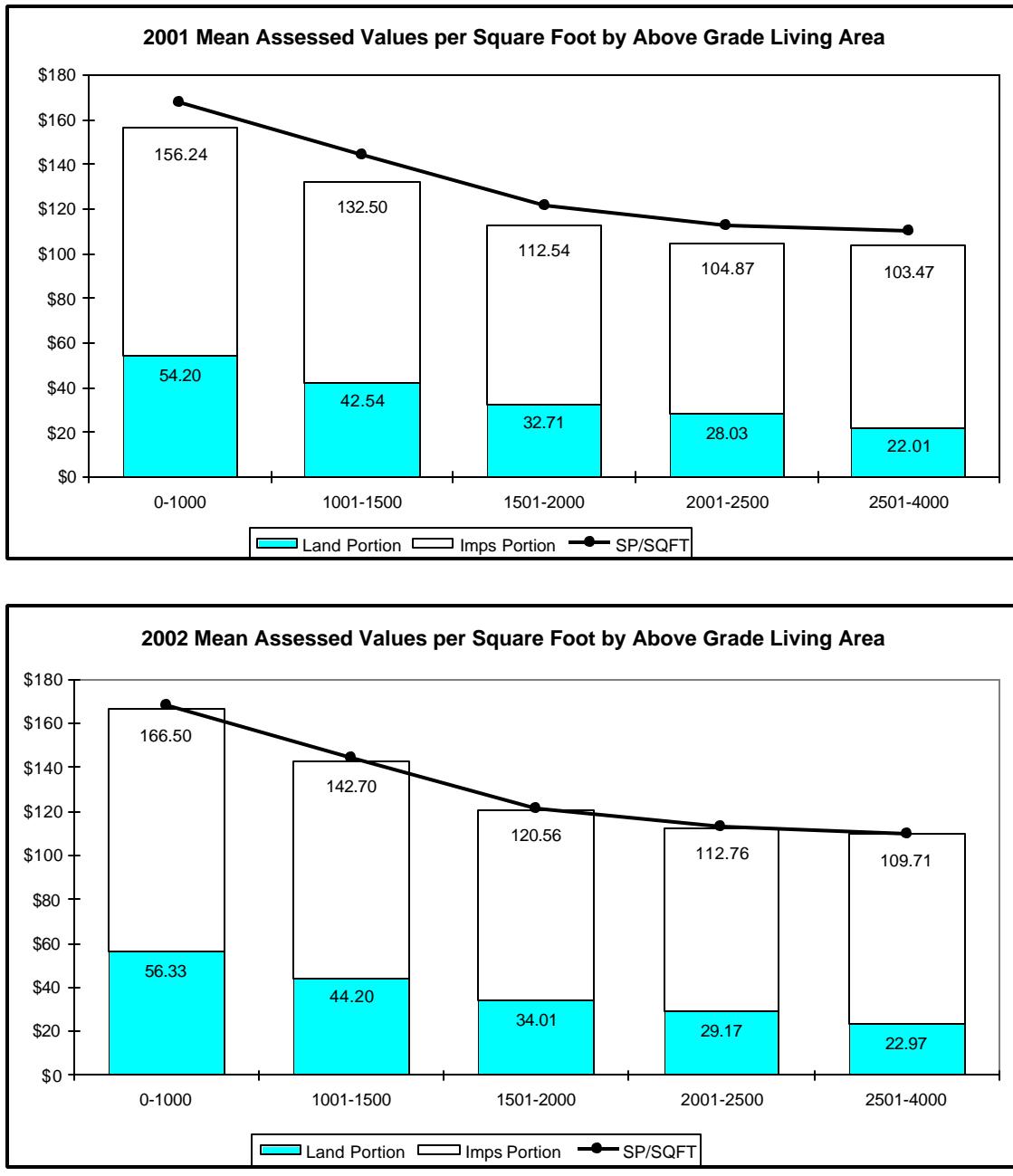
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



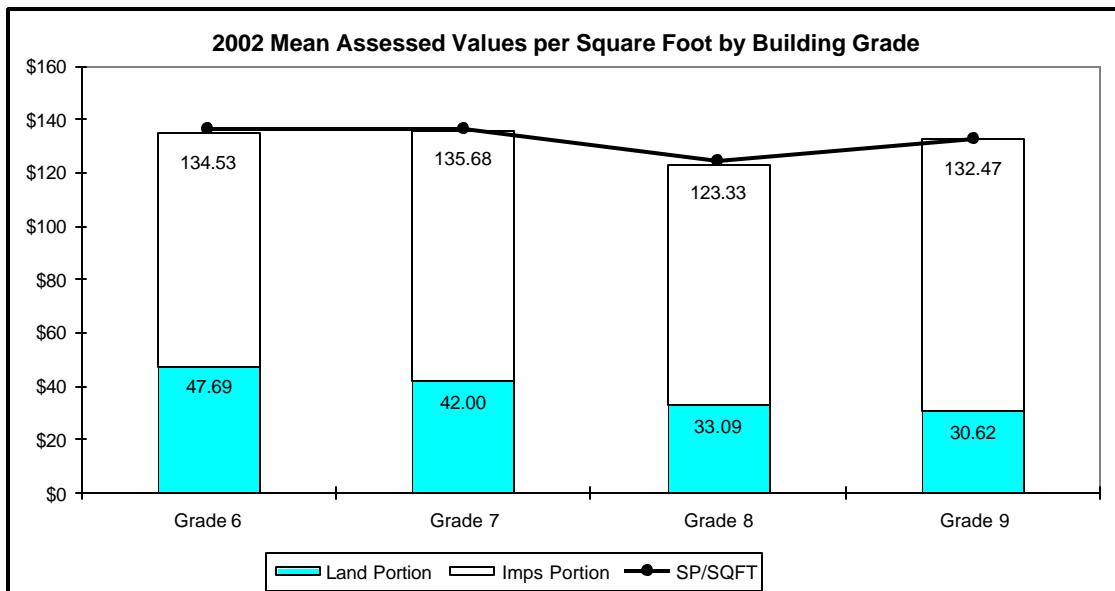
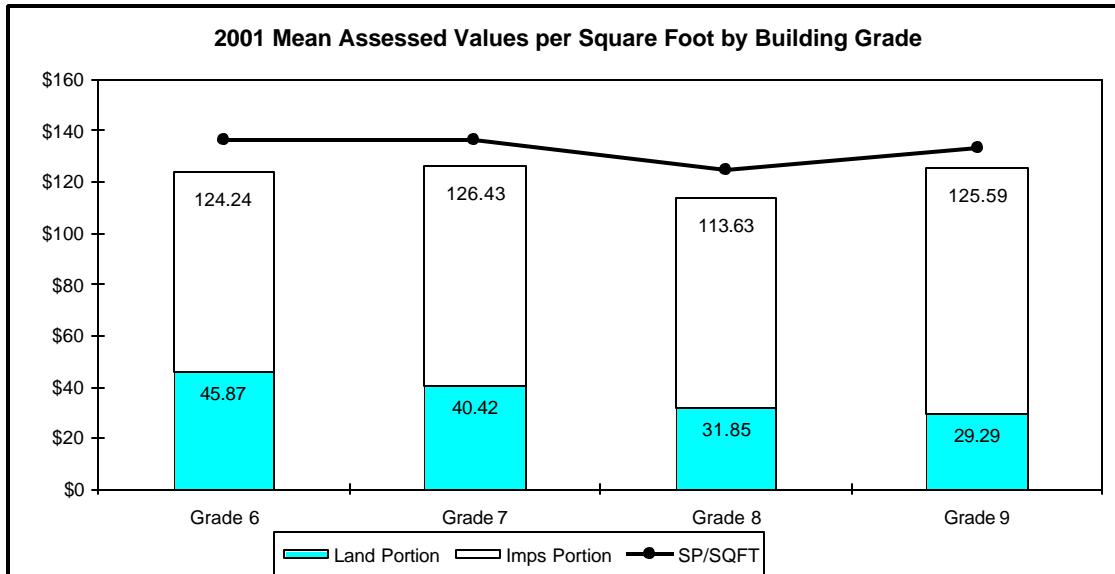
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

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

Based on the 17 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.0% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, 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 such as grade, age, condition, stories, living areas, views, waterfront, 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 658 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, several newer subdivisions were assessed at a higher level and as a result received a lower upward adjustment. One newer subdivision (Star Lake Glen) was assessed at a lower level and received a greater upward adjustment. Houses built in the 1970's needed a lower upward adjustment and lower still if in good condition. Finally, parcels in SubArea 12 and houses with 1.5 stories built before 1990 received smaller upward adjustments.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9135961 + (.01587112 if in Subarea12) + (.08173732 if in Major 025558) + (.06634011 if in Major 289555) + (.07808203 if in Major 440115) + (-.07018401 if in Major 796765) + (.05763184 if in Major 951093) + (.01716095 if YearBuilt>=1970 and <=1979) + (.03464802 if YearBuilt>=1970 and <=1979 and if in good condition) + (.04314433 if Stories=1.5 and YearBuilt<1990))

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 Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.073)
 - *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 there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1.00).
 - *Residential properties located on commercially zoned land will receive no change to either the land or the improvement portion of the value (Previous Land Value + Previous Improvement Value).

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **"2002 Total Value = 2001 Total Value x 1.073 (rounded down)"**. The resulting improvement value is calculated as follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

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 27 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)

9.46%

Sub 12	Yes
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% Adjustment	-1.87%
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Major025558	Yes
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% Adjustment	-8.99%
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Major289555	Yes
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% Adjustment	-7.41%
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Major440115	Yes
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% Adjustment	-8.62%
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Major796765	Yes
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% Adjustment	9.11%
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Major951093	Yes
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% Adjustment	-6.50%
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YearBuilt 1970-1979	Yes
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% Adjustment	-2.02%
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YearBuilt 1970-1979, Good Condition	Yes
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% Adjustment	-4.00%
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1.5 Stories, YearBuilt before 1970	Yes
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% Adjustment	-4.94%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a 1 story house built in 1974 in good condition in sub area 6 would receive an approximate upward adjustment of 3.44% (9.46% + -2.02% + -4.00%)

Several newer plats were found to have different assessment levels from most parcels and received an adjustment different from the overall adjustment. For example, properties in Major951093 (Woodbrook Div 1) were adjusted upward 2.96% (9.46% + -6.50%), while parcels in Major 796765 (Star Lake Glen) were adjusted upward 18.57% (9.46% + 9.11%).

48% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 27 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
25558	Arcadia	5	23	21.7%	NW 3-21-4	12	7	1999	42nd AV SW & S 288th St
289555	Greenwood Lane	12	33	36.4%	SW 2-21 4	11	7	2000	51st AV S & S 296th St
440115	Longspur	9	27	33.3%	NE 34-21-4	9	8	1998 thru 1999	S Star Lake Rd & 42nd AV S
796765	Star Lake Glen	11	16	68.8%	SW-34-22-4	9	8	2001	S Star Lake Rd & 42nd AV S
951093	Woodbrook Div 1	35	49	71.4%	SW 35-22-4 & SE 34-22-4	9	9	2000 thru 2001	55th AV S & S 288th St

Area 27 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 99.4%.

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.
6	9	0.909	0.984	8.3%	0.946	1.023
7	439	0.927	0.994	7.3%	0.988	1.001
8	146	0.912	0.991	8.7%	0.980	1.002
9	64	0.947	0.997	5.3%	0.983	1.011
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1960	46	0.913	0.991	8.6%	0.970	1.013
1961-1970	213	0.915	0.988	8.0%	0.978	0.999
1971-1980	122	0.938	0.994	5.9%	0.983	1.005
1981-1990	156	0.918	0.997	8.7%	0.987	1.008
1991-2002	121	0.942	0.996	5.8%	0.987	1.006
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	551	0.924	0.992	7.4%	0.987	0.998
Good	103	0.936	1.000	6.9%	0.986	1.015
Very Good	4	0.931	1.007	8.2%	0.932	1.083
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	445	0.920	0.993	7.9%	0.986	0.999
1.5	14	0.968	0.997	3.0%	0.968	1.026
2	199	0.934	0.995	6.6%	0.987	1.003
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1000 or less	28	0.929	0.990	6.5%	0.962	1.017
1001-1500	351	0.921	0.992	7.7%	0.984	0.999
1501-2000	154	0.927	0.993	7.2%	0.983	1.004
2001-2500	74	0.929	0.998	7.5%	0.982	1.014
2501-4000	51	0.941	0.998	6.0%	0.983	1.013

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View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	607	0.926	0.995	7.4%	0.989	1.000	
Y	51	0.928	0.985	6.1%	0.963	1.006	
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	655	0.926	0.993	7.3%	0.988	0.999	
Y	3	0.934	1.015	8.7%	0.740	1.291	
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
6	209	0.918	0.994	8.3%	0.984	1.004	
9	125	0.928	0.991	6.8%	0.980	1.002	
11	106	0.921	0.996	8.1%	0.983	1.008	
12	218	0.935	0.994	6.3%	0.985	1.003	
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
3000-5000	11	0.975	0.998	2.3%	0.978	1.018	
5001-8000	292	0.926	0.992	7.2%	0.985	1.000	
8001-12000	260	0.929	0.996	7.3%	0.988	1.005	
12001-16000	43	0.915	0.990	8.2%	0.967	1.014	
16001-20000	23	0.909	0.985	8.4%	0.956	1.014	
over 20000	29	0.915	0.992	8.4%	0.955	1.028	
Major025558		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	653	0.925	0.994	7.4%	0.988	0.999	
Y	5	1.011	0.996	-1.5%	0.988	1.003	
Major289555		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	646	0.925	0.994	7.4%	0.988	0.999	
Y	12	0.980	0.995	1.6%	0.978	1.012	

Area 27 Annual Update Ratio Confidence Intervals

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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 99.4%.

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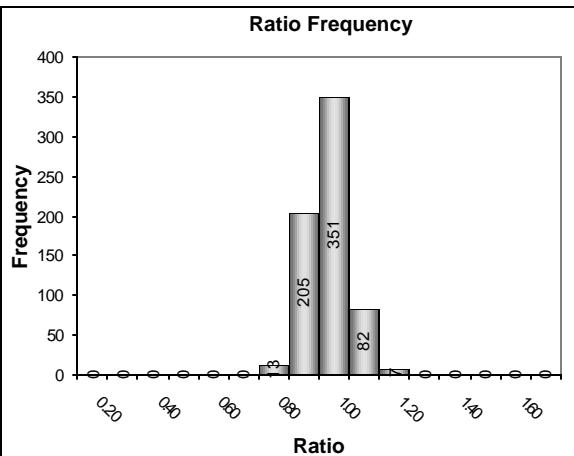
It is difficult to draw valid conclusions when the sales count is low.

Major440115		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	649		0.925	0.994	7.4%	0.988	0.999
Y	9		0.991	0.998	0.8%	0.973	1.024
Major796765		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	647		0.928	0.994	7.1%	0.988	0.999
Y	11		0.842	0.997	18.4%	0.979	1.015
Major951093		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	623		0.922	0.993	7.8%	0.988	0.999
Y	35		0.970	0.997	2.8%	0.982	1.012
YrBuilt 1970-1979, Good Condition		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	636		0.924	0.994	7.5%	0.988	0.999
Y	22		0.973	0.993	2.1%	0.967	1.020
YrBuilt 1970-1979		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	532		0.923	0.993	7.7%	0.988	0.999
Y	126		0.941	0.995	5.7%	0.984	1.005

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SW Crew Team 2	Lien Date: 01/01/2001	Date of Report: 4/10/2002	Sales Dates: 1/2000 - 12/2001
Area Area 27 Star Lake	Analyst ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 658 Mean Assessed Value 186,000 Mean Sales Price 200,800 Standard Deviation AV 48,468 Standard Deviation SP 52,156			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.929 Median Ratio 0.931 Weighted Mean Ratio 0.926			
UNIFORMITY			
Lowest ratio 0.735 Highest ratio: 1.127 Coefficient of Dispersion 5.69% Standard Deviation 0.067 Coefficient of Variation 7.22%			
RELIABILITY			
95% Confidence: Median Lower limit 0.924 Upper limit 0.938 95% Confidence: Mean Lower limit 0.924 Upper limit 0.934			
SAMPLE SIZE EVALUATION			
N (population size) 6849 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.067 Recommended minimum: 7 Actual sample size: 658 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 322 # ratios above mean: 336 Z: 0.546 Conclusion: Normal*			
*i.e. no evidence of non-normality			



COMMENTS:

Single Family Residences throughout area 27

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SW Crew Team 2	Lien Date: 01/01/2002	Date of Report: 4/10/2002	Sales Dates: 1/2000 - 12/2001
Area Area 27 Star Lake	Analyst ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	658		
<i>Mean Assessed Value</i>	199,500		
<i>Mean Sales Price</i>	200,800		
<i>Standard Deviation AV</i>	50,603		
<i>Standard Deviation SP</i>	52,156		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.997		
<i>Median Ratio</i>	0.995		
<i>Weighted Mean Ratio</i>	0.994		
UNIFORMITY			
<i>Lowest ratio</i>	0.803		
<i>Highest ratio:</i>	1.231		
<i>Coefficient of Dispersion</i>	5.19%		
<i>Standard Deviation</i>	0.067		
<i>Coefficient of Variation</i>	6.76%		
<i>Price Related Differential (PRD)</i>	1.004		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.000		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6849		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.067		
<i>Recommended minimum:</i>	7		
<i>Actual sample size:</i>	658		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	345		
<i># ratios above mean:</i>	313		
<i>z:</i>	1.247		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			

Ratio Frequency

Ratio	Frequency
0.93	43
1.00	314
1.07	252

COMMENTS:

Single Family Residences throughout area 27

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 27
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	272204	9080	4/17/00	189000	1010	0	6	1986	3	15271	N	N	25801 LAKE FENWICK RD S
6	807540	0700	6/20/01	144000	1080	0	6	1954	3	19500	N	N	23927 39TH AV S
6	222204	9108	6/7/01	132000	1130	0	6	1954	3	10018	N	N	4611 S 254TH ST
6	282204	9036	9/18/01	187000	1600	0	6	1947	3	17859	N	N	26849 MILITARY RD S
6	926590	0020	4/25/00	115000	800	720	7	1948	3	8993	N	N	3612 S 243RD ST
6	383230	0190	5/17/00	151000	910	0	7	1967	3	9960	N	N	4703 S 256TH ST
6	222204	9134	9/11/00	154000	920	0	7	1962	3	9147	N	N	3636 S 252ND ST
6	885760	0150	3/14/00	149000	940	570	7	1962	3	8094	N	N	24211 36TH AV S
6	796770	0490	12/27/00	150000	970	0	7	1981	3	6728	N	N	27114 35TH LN S
6	155530	0250	3/28/00	183950	1010	990	7	1965	3	6100	N	N	3304 S 251ST PL
6	155530	0530	12/12/01	154950	1010	0	7	1969	3	10350	N	N	3326 S 248TH ST
6	796770	0440	9/1/00	176000	1010	440	7	1981	3	6501	N	N	3625 S 271ST ST
6	125320	0250	1/30/01	173500	1020	900	7	1968	4	9180	N	N	3828 S 249TH ST
6	383250	0020	12/21/01	199950	1020	520	7	1962	3	8500	N	N	26308 36TH AV S
6	383250	0160	3/27/00	185500	1020	1020	7	1962	3	8250	N	N	3625 S 263RD ST
6	383250	0260	11/2/00	165000	1020	400	7	1963	3	14850	N	N	3311 S 262ND ST
6	383250	0270	12/8/00	172500	1020	500	7	1963	3	7700	N	N	3319 S 262ND ST
6	383250	0580	8/14/00	184000	1020	500	7	1962	4	10150	N	N	3408 S 263RD ST
6	383250	0820	7/26/01	188000	1020	700	7	1969	3	11316	N	N	3606 S 262ND ST
6	796770	0540	8/24/01	190000	1020	690	7	1981	3	7184	N	N	3420 S 271ST ST
6	155530	0150	3/21/01	150000	1030	0	7	1966	3	7000	N	N	25030 34TH AV S
6	155530	0350	4/5/00	143000	1030	0	7	1966	3	5500	N	N	3310 S 250TH PL
6	886000	0045	7/23/01	173500	1030	400	7	1955	4	9200	N	N	3631 S 241ST ST
6	886000	0070	7/26/00	155000	1030	0	7	1955	4	9120	N	N	3612 S 242ND ST
6	886000	0110	3/15/01	145000	1030	0	7	1955	3	9600	N	N	3911 S 242ND ST
6	886000	0120	5/29/01	169950	1030	380	7	1956	3	9600	Y	N	3931 S 242ND ST
6	886000	0145	4/21/00	146725	1030	0	7	1956	3	10000	N	N	3919 S 241ST ST
6	886000	0180	8/28/01	179950	1030	380	7	1956	3	8000	N	N	4103 S 239TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	383271	0720	11/19/01	197000	1040	680	7	1978	3	8736	N	N	26232 43RD PL S
6	383220	0050	11/14/00	168950	1050	500	7	1968	3	7021	N	N	4642 S 254TH ST
6	383271	0520	4/17/01	202000	1050	400	7	1978	4	8184	N	N	4502 S 262ND ST
6	144070	0050	9/26/01	178000	1060	310	7	1977	3	5904	N	N	25320 45TH AV S
6	383271	0250	11/20/01	192450	1060	680	7	1978	3	7194	N	N	4307 S 263RD ST
6	383271	0350	11/29/01	200000	1060	600	7	1979	3	7126	N	N	4509 S 263RD ST
6	538760	0030	12/11/01	150000	1060	0	7	1982	3	7620	N	N	27118 41ST PL S
6	926590	0030	5/15/01	219990	1060	1000	7	1985	3	12600	Y	N	3618 S 243RD ST
6	885760	0560	9/12/01	179000	1070	0	7	1960	3	7575	N	N	24229 35TH PL S
6	383260	0270	10/24/00	171950	1090	0	7	1978	3	7150	N	N	4041 S 262ND ST
6	144070	0130	7/9/01	200000	1100	480	7	1977	4	6180	N	N	25212 45TH AV S
6	144070	0170	10/10/00	192650	1100	350	7	1977	3	7760	N	N	25204 45TH AV S
6	222204	9065	5/3/00	191777	1100	1100	7	1961	3	12632	N	N	3751 S 243RD ST
6	155520	0340	7/19/01	194950	1110	550	7	1966	3	7560	N	N	24833 35TH AV S
6	155520	0360	9/5/01	185000	1110	390	7	1967	3	8120	N	N	24903 35TH AV S
6	383250	0480	8/21/00	195000	1110	1110	7	1962	4	7700	N	N	3542 S 263RD ST
6	383250	0610	1/23/01	194000	1110	1110	7	1962	3	9790	N	N	26315 34TH AV S
6	155520	0040	8/17/01	178500	1120	150	7	1966	3	7200	N	N	3512 S 248TH ST
6	222204	9132	6/22/00	152500	1120	0	7	1962	3	9147	N	N	3650 S 252ND ST
6	383250	0850	11/22/00	187000	1130	1010	7	1969	3	10074	N	N	3630 S 262ND ST
6	293660	0081	4/19/01	143000	1140	0	7	1953	4	15000	N	N	3024 S 265TH ST
6	155520	0620	6/20/01	169989	1150	0	7	1963	3	8400	N	N	24926 35TH PL S
6	383250	0490	9/18/00	165000	1150	980	7	1962	3	9900	N	N	3534 S 263RD ST
6	714940	0270	8/25/00	178000	1150	400	7	1977	3	7015	N	N	3512 S 261ST PL
6	885760	0090	9/25/00	113500	1150	0	7	1959	3	8307	N	N	24317 36TH AV S
6	885760	0430	6/23/00	142700	1150	0	7	1959	3	7350	N	N	24420 35TH PL S
6	885760	0970	7/6/00	151000	1150	0	7	1960	3	8094	N	N	24311 35TH AV S
6	926590	0010	8/23/00	165000	1150	0	7	1982	3	8062	N	N	3610 S 243RD ST
6	885760	0320	8/28/01	157950	1160	0	7	1960	3	7384	N	N	24226 35TH PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	125320	0265	11/21/01	183500	1170	600	7	1965	3	9180	N	N	3914 S 249TH ST
6	155530	0200	12/5/01	198700	1170	490	7	1965	4	7000	N	N	3329 S 251ST PL
6	807540	0580	6/4/01	225000	1170	920	7	1957	4	18000	Y	N	3714 S 239TH ST
6	289511	0040	5/24/01	134800	1180	0	7	1948	3	8250	Y	N	25215 REITH RD
6	289511	0040	3/2/00	125000	1180	0	7	1948	3	8250	Y	N	25215 REITH RD
6	983580	0710	2/21/01	174950	1180	460	7	1968	4	11250	N	N	25430 32ND PL S
6	194140	0140	4/26/01	195000	1200	550	7	1966	4	11839	N	N	4306 S 261ST ST
6	383270	0250	2/12/01	175000	1200	1000	7	1963	3	7150	N	N	4110 S 262ND PL
6	383271	0870	6/21/01	207000	1200	460	7	1978	3	7200	N	N	26225 46TH AV S
6	155530	0100	12/6/00	151000	1210	0	7	1966	3	6060	N	N	24928 34TH AV S
6	152204	9115	5/22/00	199999	1220	560	7	1994	3	12800	N	N	23678 41ST AV S
6	763340	0120	12/5/00	149900	1220	0	7	1960	3	8613	N	N	25628 33RD AV S
6	939250	0330	12/8/00	184450	1220	520	7	1962	3	10275	N	N	3930 S 269TH ST
6	677780	0100	3/6/00	184990	1230	1230	7	1962	4	9282	N	N	25242 45TH PL S
6	383231	0430	8/8/00	186000	1240	810	7	1981	3	7734	N	N	4532 S 257TH ST
6	383231	0540	7/23/01	210000	1240	840	7	1979	3	7881	N	N	4518 S 256TH PL
6	383271	0900	12/5/00	198500	1240	910	7	1978	3	7009	N	N	4516 S 263RD ST
6	885760	0330	7/23/01	173000	1240	0	7	1960	3	7384	N	N	24232 35TH PL S
6	194140	0230	11/6/00	200000	1250	1250	7	1966	3	8033	N	N	4307 S 261ST ST
6	714940	0050	8/28/01	191950	1250	360	7	1977	4	6992	N	N	3515 S 260TH ST
6	714940	0200	5/23/01	215000	1250	500	7	1977	3	6996	N	N	3429 S 261ST ST
6	796860	0045	7/27/00	150000	1250	0	7	1956	4	10220	N	N	3207 S 270TH ST
6	926600	0020	1/3/00	176900	1250	840	7	1960	3	8800	Y	N	24225 41ST AV S
6	272204	9203	6/21/01	162000	1270	0	7	1979	3	15246	N	N	26004 36TH PL S
6	383230	0020	10/25/00	179500	1270	0	7	1967	4	8480	N	N	25431 45TH AV S
6	983610	0160	7/25/01	208000	1280	270	7	1975	3	8946	N	N	25612 35TH PL S
6	125320	0285	2/2/00	204950	1290	1240	7	1977	4	8308	N	N	24803 42ND AV S
6	155530	0280	3/3/00	154500	1290	0	7	1966	3	7000	N	N	3320 S 251ST PL
6	383271	0220	11/28/00	223000	1290	600	7	1977	3	7350	N	N	26243 43RD AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	011000	0110	7/18/01	174000	1300	0	7	1960	3	8712	N	N	25604 34TH AV S
6	714640	0140	1/22/01	264000	1310	540	7	1961	4	16445	Y	N	4302 S 239TH PL
6	155530	0460	2/28/00	192000	1320	940	7	1979	3	8400	Y	N	3314 S 249TH PL
6	796860	0035	8/14/01	138860	1320	0	7	1961	4	10220	N	N	26846 MILITARY RD S
6	383231	0410	2/26/01	170000	1330	0	7	1981	3	7379	N	N	4520 S 257TH ST
6	432450	0580	5/18/00	170000	1330	0	7	1961	4	10287	N	N	24503 35TH AV S
6	155530	0180	9/18/00	159000	1340	0	7	1966	4	7000	N	N	3411 S 251ST PL
6	714940	0130	6/12/01	199950	1370	400	7	1977	4	7004	N	N	3424 S 261ST ST
6	714940	0490	3/23/00	176950	1370	600	7	1977	3	8051	N	N	3525 S 261ST PL
6	886000	0240	10/17/00	229000	1370	1000	7	1956	4	11400	Y	N	24104 41ST AV S
6	383270	0080	10/9/01	180000	1380	240	7	1974	3	7440	N	N	4013 S 262ND PL
6	383231	0560	5/10/01	194500	1390	430	7	1979	3	7805	N	N	25631 46TH AV S
6	315950	0070	7/31/01	145000	1400	0	7	1966	3	9460	N	N	3229 S 270TH ST
6	763340	0170	4/24/01	168950	1400	0	7	1960	3	8613	N	N	25840 33RD AV S
6	983610	0090	4/10/00	201000	1430	360	7	1976	4	8800	N	N	3423 S 257TH ST
6	272204	9247	8/3/00	189950	1440	0	7	1994	3	8729	N	N	27023 CAMBRIDGE PL
6	885760	0270	2/23/01	150500	1440	0	7	1961	3	7313	N	N	24110 35TH PL S
6	885760	0640	4/30/01	164500	1440	0	7	1962	3	7350	N	N	24013 35TH PL S
6	886000	0205	11/22/00	155000	1460	0	7	1956	4	14364	N	N	4112 S 242ND ST
6	885760	0310	8/29/00	168500	1470	0	7	1960	3	7313	N	N	24218 35TH PL S
6	155530	0390	8/17/00	134000	1480	0	7	1966	3	8690	N	N	25007 34TH AV S
6	383220	0010	12/4/01	179000	1490	0	7	1963	3	7260	N	N	4612 S 254TH ST
6	763350	0130	8/1/00	169900	1500	0	7	1961	3	10400	N	N	25604 32ND PL S
6	383230	0220	10/27/00	189000	1510	0	7	1967	4	13725	N	N	4723 S 256TH ST
6	011000	0080	8/17/00	164950	1540	0	7	1960	3	8712	N	N	25831 34TH AV S
6	155530	0270	5/1/01	167000	1540	0	7	1966	4	7500	N	N	3312 S 251ST PL
6	222204	9183	7/9/01	193000	1550	0	7	1990	3	8712	N	N	3806 S 252ND ST
6	432450	0300	4/19/01	179900	1570	0	7	1959	3	7350	N	N	24511 35TH PL S
6	533570	0120	7/25/01	172000	1580	0	7	1961	3	7800	N	N	3330 S 269TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	886000	0090	3/8/01	158460	1580	0	7	1955	3	9600	N	N	3627 S 242ND ST
6	125320	0095	11/12/01	159950	1600	0	7	1960	3	8040	N	N	24916 36TH AV S
6	383250	0720	9/11/00	180000	1600	280	7	1968	3	9100	N	N	3402 S 262ND ST
6	533570	0110	2/12/01	177000	1750	0	7	1961	4	8820	N	N	3340 S 269TH ST
6	272204	9074	5/10/01	201000	1790	840	7	1966	3	13939	N	N	3211 S 259TH PL
6	885760	0650	7/5/00	168500	1790	0	7	1962	3	7840	N	N	24005 35TH PL S
6	125320	0325	9/25/00	170000	1830	0	7	1964	3	7920	N	N	3815 S 248TH ST
6	282204	9206	7/28/00	190000	1870	0	7	1968	3	24393	N	N	3123 S 268TH PL
6	383250	0870	12/18/00	242000	1890	1720	7	1969	3	9798	N	N	3644 S 262ND ST
6	155520	0680	2/26/01	182900	2180	0	7	1962	4	8400	N	N	24818 35TH PL S
6	222204	9104	2/16/01	199950	2270	0	7	1959	3	8712	N	N	4337 S 254TH ST
6	383271	0190	7/23/01	181685	1130	250	8	1978	3	7150	N	N	26227 43RD AV S
6	807540	0590	1/3/01	197700	1130	800	8	1959	4	18000	Y	N	3720 S 239TH ST
6	131098	0410	10/26/01	242000	1170	630	8	1983	3	8892	N	N	4634 KENT CT
6	983580	0830	6/19/00	190650	1180	530	8	1967	3	7000	N	N	3407 S 253RD ST
6	983580	0860	5/18/00	182500	1180	460	8	1967	3	9504	N	N	3431 S 253RD ST
6	383270	0170	8/28/00	170000	1240	490	8	1974	3	7169	N	N	26244 41ST PL S
6	677780	0130	2/26/01	182500	1270	650	8	1962	4	8100	N	N	25263 45TH PL S
6	131050	0510	7/11/01	196500	1290	760	8	1966	3	7242	N	N	26709 40TH AV S
6	131097	0020	2/8/01	197000	1290	880	8	1978	3	7200	N	N	4411 CARNABY ST
6	383271	0090	3/14/01	215000	1290	860	8	1978	3	10437	Y	N	26316 42ND AV S
6	131096	0230	5/24/01	221900	1320	540	8	1977	3	7140	N	N	26726 CARNABY WY
6	289500	0220	5/15/01	222000	1320	410	8	1979	4	7000	N	N	4211 S 245TH CT
6	085510	0025	3/7/00	222000	1330	900	8	1990	3	12013	Y	N	23707 42ND PL S
6	983580	0950	3/21/01	188000	1330	850	8	1968	3	5500	N	N	25410 34TH PL S
6	131090	0440	8/17/01	209950	1350	670	8	1967	3	8580	N	N	3922 HAMPTON WY
6	131091	0180	7/5/01	216500	1390	390	8	1973	3	8085	N	N	26838 CARDIFF AV
6	131097	0170	11/17/00	220000	1390	1000	8	1978	3	7885	N	N	26919 AVON CT
6	131097	0120	2/12/01	210000	1400	450	8	1978	3	7381	N	N	26902 SAXON CT

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6	272204	9161	3/2/01	189360	1400	770	8	1979	3	7385	N	N	27105 46TH AV S
6	666901	0020	6/20/01	193000	1400	410	8	1978	3	7125	N	N	3712 S 256TH CT
6	677780	0170	5/11/00	174000	1400	300	8	1962	4	7840	N	N	25233 45TH PL S
6	131097	0060	3/8/00	212000	1410	500	8	1978	4	8840	N	N	26919 SAXON CT
6	289500	0340	5/29/01	225000	1410	410	8	1981	4	11550	N	N	4204 S 247TH ST
6	131097	0090	12/5/01	231950	1450	990	8	1978	3	8300	N	N	26922 SAXON CT
6	983580	0130	9/25/00	165950	1460	0	8	1967	4	7980	N	N	25202 35TH PL S
6	983580	0540	11/5/01	187000	1460	0	8	1968	3	7070	N	N	3407 S 255TH ST
6	222204	9025	3/9/00	164900	1470	0	8	1967	3	12922	N	N	25019 38TH AV S
6	666902	0020	6/28/01	210000	1500	560	8	1978	3	8400	N	N	25220 37TH PL S
6	131096	0540	5/21/01	210000	1530	840	8	1977	3	7416	N	N	26827 CARNABY WY
6	005950	0110	8/20/01	239000	1540	400	8	1988	3	7546	N	N	27100 37TH AV S
6	983580	0960	5/23/00	184000	1540	350	8	1967	4	6480	N	N	25406 34TH PL S
6	983580	0010	9/19/00	164950	1560	0	8	1967	4	9525	N	N	25530 35TH PL S
6	983580	0760	4/1/01	175000	1560	0	8	1968	3	7630	N	N	25330 32ND PL S
6	983580	0780	7/16/01	193000	1560	0	8	1967	3	8550	N	N	3309 S 253RD ST
6	005950	0230	7/18/01	197000	1570	0	8	1988	3	7951	N	N	27031 40TH AV S
6	131097	0450	5/4/00	195000	1580	930	8	1978	3	7490	N	N	26631 CARNABY WY
6	666901	0120	5/12/00	217500	1610	900	8	1978	3	7992	N	N	25626 36TH PL S
6	131096	0070	4/27/01	209950	1690	0	8	1977	3	7210	N	N	26825 ARDEN CT
6	383270	0140	4/24/01	208000	1690	580	8	1975	3	8800	N	N	26261 41ST PL S
6	131070	0320	8/24/00	180000	1700	340	8	1966	3	12460	N	N	26709 PRINCETON AV
6	131099	0220	4/30/01	245000	1700	0	8	1984	3	7920	N	N	3806 S 254TH ST
6	131090	0300	11/28/00	219500	1730	1190	8	1969	3	11584	N	N	4125 SOMERSET LN
6	289470	0200	1/24/00	199950	1730	0	8	1965	4	7875	N	N	4238 S 250TH ST
6	131097	0030	8/28/00	185000	1740	0	8	1978	3	8308	N	N	26901 SAXON CT
6	000200	0014	9/6/01	275000	1780	1390	8	1960	4	15405	Y	N	23810 43RD AV S
6	131097	0360	5/15/01	210000	1780	0	8	1978	3	7400	N	N	26703 STANFORD CT
6	085510	0005	10/19/01	230000	1820	0	8	1992	3	12000	Y	N	23615 42ND PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	272204	9084	4/4/00	235000	1840	930	8	1979	3	16553	N	N	27114 46TH AV S
6	131060	0260	9/20/01	242000	1880	0	8	1965	4	7072	N	N	26536 HIGHLAND AV
6	005950	0280	8/23/00	213000	1900	0	8	1989	3	7368	N	N	3901 S 271ST PL
6	131098	0130	8/1/00	205000	1900	0	8	1980	3	7200	N	N	4610 HAMPTON CT
6	131098	0110	6/18/01	218000	1920	0	8	1982	3	7840	N	N	4622 HAMPTON CT
6	005950	0350	11/20/00	247500	1950	0	8	1988	3	7304	N	N	3953 S 271ST PL
6	005950	0180	9/12/01	265000	2010	0	8	1988	3	7220	N	N	3731 S 270TH ST
6	131097	0010	9/25/00	211777	2040	0	8	1978	3	7350	N	N	4405 CARNABY ST
6	948578	0030	6/19/01	242000	2040	0	8	1992	3	7184	N	N	27021 CARDIFF AV
6	131050	0500	9/11/00	179500	2050	0	8	1966	3	7980	N	N	26715 40TH AV S
6	807540	0730	8/29/01	219950	2060	0	8	1957	3	18500	N	N	3811 S 239TH ST
6	131096	0060	1/24/01	198000	2080	0	8	1977	3	7208	N	N	26828 CARNABY WY
6	131097	0040	4/19/01	229500	2100	0	8	1978	3	8400	N	N	26909 SAXON CT
6	131097	0320	8/21/01	224950	2100	0	8	1978	3	8000	N	N	4426 CARNABY ST
6	131097	0320	11/28/00	222950	2100	0	8	1978	3	8000	N	N	4426 CARNABY ST
6	796770	0230	3/12/01	209000	2120	0	8	1985	3	9068	N	N	3511 S 270TH ST
6	948578	0080	5/2/01	243000	2130	0	8	1992	3	9530	N	N	27024 CARDIFF AV
6	131097	0230	5/3/01	225950	2150	0	8	1978	3	8000	N	N	26902 AVON CT
6	666902	0590	12/7/00	192000	2190	0	8	1978	3	7280	N	N	3716 S 254TH PL
6	131090	0370	3/1/00	255700	2210	200	8	1968	3	7800	N	N	4028 SOMERSET LN
6	131090	0580	3/5/01	239950	2210	0	8	1967	3	9240	N	N	3822 HAMPTON WY
6	666901	0210	2/7/00	195500	2210	0	8	1977	3	9100	N	N	25707 36TH PL S
6	666902	0160	2/21/01	209900	2230	0	8	1979	3	7500	N	N	25203 36TH PL S
6	272204	9218	1/30/01	210000	2250	0	8	1985	3	12000	N	N	4624 S 257TH ST
6	131097	0260	10/6/00	204500	2305	0	8	1978	3	8400	N	N	26804 AVON CT
6	948578	0050	7/26/01	265000	2330	0	8	1993	3	7201	N	N	27032 CARDIFF AV
6	005950	0320	11/2/00	232570	2360	0	8	1988	3	7370	N	N	3925 S 271ST ST
6	289510	0040	8/31/00	287500	2490	0	8	1999	3	16240	Y	N	25317 42ND PL S
6	272204	9210	5/22/01	226000	2510	0	8	1979	3	8440	N	N	27109 46TH AV S

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6	272204	9217	6/11/01	260000	2550	0	8	1996	3	16000	N	N	4620 S 257TH ST
6	289470	0460	5/11/00	300000	2550	0	8	1966	4	15760	Y	N	25104 43RD AV S
6	131070	0380	7/24/01	241500	2620	0	8	1966	3	8670	N	N	3541 CANTERBURY LN
6	289470	0600	5/1/01	300000	1780	1140	9	1968	3	15600	Y	N	24714 43RD AV S
6	289470	0440	2/27/01	299000	1850	0	9	1966	3	15760	Y	N	25120 43RD AV S
6	948578	0120	7/5/01	240000	2160	0	9	1992	3	7350	N	N	27004 CARDIFF AV
6	222204	9196	11/24/00	297500	2180	0	9	1989	4	22724	Y	N	25216 38TH AV S
9	342204	9273	3/21/01	139000	1040	0	6	1990	3	14420	N	N	27419 42ND AV S
9	026940	0070	5/21/01	162450	1020	0	7	1966	4	12540	N	N	28123 45TH AV S
9	387390	0310	4/27/01	197000	1020	1020	7	1961	3	13036	N	N	3700 S 287TH ST
9	796780	0070	3/28/00	135500	1030	0	7	1984	3	6404	N	N	3501 S 281ST ST
9	387401	0560	8/27/01	152450	1040	0	7	1981	3	7808	N	N	28539 36TH AV S
9	546210	0060	9/20/00	185996	1060	600	7	1965	3	9471	N	N	4918 S 284TH PL
9	546210	0080	12/20/00	187950	1060	580	7	1964	3	9672	N	N	5006 S 284TH PL
9	796720	0030	8/9/00	162500	1060	0	7	1981	3	10650	N	N	27229 42ND PL S
9	332204	9189	9/20/00	149300	1080	0	7	1931	5	16658	N	N	3023 S 274TH ST
9	387400	0220	4/23/01	165000	1150	220	7	1962	3	9600	N	N	28615 41ST AV S
9	387390	0160	7/11/01	149350	1170	0	7	1962	3	9874	N	N	4020 S 288TH ST
9	546210	0250	1/24/01	137500	1190	0	7	1966	3	11000	N	N	28440 49TH AV S
9	397760	0320	5/16/01	164700	1200	0	7	1968	4	7107	N	N	28624 47TH PL S
9	397760	0160	2/2/00	144950	1210	0	7	1968	3	7125	N	N	28601 47TH PL S
9	387401	0810	6/4/01	195500	1220	410	7	1988	3	10378	N	N	28519 40TH AV S
9	342204	9153	3/16/01	232000	1240	790	7	2001	3	5850	Y	N	3226 S STAR LAKE RD
9	387401	0650	9/18/01	197000	1260	1250	7	1988	3	8016	N	N	3600 S 285TH PL
9	154760	0091	5/24/01	171950	1320	0	7	1962	3	17000	N	N	4838 S 288TH ST
9	546210	0140	7/3/00	157950	1320	0	7	1963	3	10360	N	N	28464 49TH PL S
9	387401	0660	12/14/00	217000	1330	1300	7	1988	3	7200	N	N	3604 S 285TH PL
9	387401	0020	7/5/01	185000	1360	0	7	1987	3	9625	N	N	28412 41ST AV S
9	397760	0110	3/31/00	145000	1370	0	7	1968	3	7200	N	N	4619 S 285TH PL

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9	387687	0010	7/10/00	160000	1380	0	7	1970	3	10650	N	N	4614 S 282ND ST
9	796778	0100	11/20/01	183000	1500	0	7	1993	3	6469	N	N	4014 S 277TH PL
9	796800	0010	8/14/00	210000	1500	0	7	1967	3	20455	N	N	3033 S STAR LAKE RD
9	387401	0530	5/19/00	177000	1520	0	7	1988	3	9555	N	N	28546 36TH AV S
9	796720	0430	10/1/01	203000	1520	0	7	1978	3	12744	N	N	4305 S 275TH CT
9	546210	0180	6/9/00	167950	1540	0	7	1966	3	9620	N	N	28457 50TH AV S
9	387401	0770	4/22/01	185000	1580	0	7	1987	3	9623	N	N	28518 40TH AV S
9	387401	0240	3/27/00	174500	1590	0	7	1987	3	9608	N	N	28434 37TH AV S
9	332204	9143	4/12/01	197000	1660	0	7	1962	3	10890	N	N	3011 S 274TH ST
9	387401	0210	6/7/01	199900	1690	0	7	1989	3	9635	N	N	3709 S 284TH PL
9	026940	0080	8/27/01	182000	1730	0	7	1964	3	16512	N	N	28120 45TH AV S
9	397760	0010	6/4/01	200000	1750	0	7	1968	3	7030	N	N	4720 S 285TH PL
9	397760	0510	1/26/01	184000	1820	0	7	1963	3	21056	N	N	4612 S 288TH ST
9	342204	9072	5/17/00	172000	1840	0	7	1949	3	10454	N	N	3521 S 272ND ST
9	796720	0330	9/5/00	227000	2280	0	7	1978	3	15694	N	N	27507 43RD AV S
9	743620	0070	11/1/01	184950	1270	520	8	1971	3	9459	N	N	28615 51ST PL S
9	352204	9071	3/22/00	182000	1350	1020	8	1963	3	10970	N	N	5130 S 288TH ST
9	743620	0040	5/8/01	199000	1390	1390	8	1967	3	9652	N	N	28631 51ST PL S
9	418011	0070	7/25/00	221700	1510	380	8	1994	3	6000	N	N	27246 32ND PL S
9	342204	9222	12/21/00	255000	1670	0	8	1983	4	22860	N	N	27832 32ND PL S
9	342204	9096	6/22/00	425000	1680	1200	8	1978	3	18760	Y	Y	3841 S 272ND ST
9	259565	0610	7/26/01	229000	1710	0	8	1993	3	11657	N	N	5003 S 279TH ST
9	259565	0050	6/7/01	223000	1720	0	8	1993	3	11337	N	N	27807 48TH AV S
9	259565	0410	4/26/00	235000	1730	0	8	1993	3	11336	N	N	27815 49TH AV S
9	387401	0640	11/26/01	227000	1860	0	8	1988	3	9896	N	N	28505 36TH AV S
9	259565	0390	6/28/01	264950	1880	0	8	1993	3	11249	N	N	27827 49TH AV S
9	342204	9268	4/18/01	305000	1890	620	8	1988	3	21448	N	N	4701 S 272ND ST
9	342204	9279	5/17/00	268000	1890	930	8	1992	3	28119	N	N	28014 37TH AV S
9	887400	0060	6/8/01	215000	1900	0	8	1998	3	4810	N	N	27229 33RD AV S

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9	418010	0100	7/27/01	243000	1930	0	8	1993	3	7418	N	N	3143 S 273RD ST
9	154750	0150	10/24/00	212500	1950	0	8	1990	3	9651	N	N	4705 S 284TH PL
9	796765	0080	4/5/01	255000	2000	0	8	2001	3	7752	N	N	28054 39TH AV S
9	796765	0150	5/23/01	242772	2068	0	8	2001	3	7961	N	N	28021 39TH AV S
9	259565	0360	4/10/00	252000	2070	0	8	1993	3	11336	N	N	27816 49TH AV S
9	154750	0080	11/8/01	250000	2160	0	8	1991	3	7692	N	N	4700 S 284TH PL
9	796765	0130	3/22/01	249400	2250	0	8	2001	3	6944	N	N	28033 39TH AV S
9	796765	0090	6/12/01	252490	2260	0	8	2001	3	7672	N	N	28058 39TH AV S
9	440115	0210	6/7/00	241800	2290	0	8	1999	3	5792	N	N	4451 S 275TH PL
9	418010	0120	4/23/01	295000	2370	0	8	1993	3	5980	Y	N	27319 32ND PL S
9	440115	0160	3/2/00	245000	2370	0	8	1999	3	6976	N	N	4448 S 275TH PL
9	440115	0240	7/17/00	255900	2430	0	8	1999	3	7024	N	N	4433 S 275TH PL
9	440115	0260	3/27/00	266542	2430	0	8	1999	3	6840	N	N	4421 S 275TH PL
9	440115	0190	3/8/00	266000	2460	0	8	1999	3	7929	N	N	4460 S 275TH PL
9	440115	0230	6/23/00	265100	2460	0	8	1999	3	9588	N	N	4439 S 274TH PL
9	440115	0270	6/14/00	269900	2460	0	8	1998	3	7143	N	N	4415 S 275TH PL
9	440115	0220	6/26/01	265000	2506	0	8	1999	3	7617	N	N	4445 S 275TH PL
9	440115	0220	3/2/00	254700	2506	0	8	1999	3	7617	N	N	4445 S 275TH PL
9	796765	0120	2/22/01	280647	2610	0	8	2001	3	8065	N	N	28039 39TH AV S
9	796765	0070	11/9/01	281525	2660	0	8	2001	3	5929	N	N	28050 39TH AV S
9	796790	0260	10/25/01	275000	2690	0	8	1990	3	13865	N	N	3727 S 279TH PL
9	796765	0050	8/15/01	279000	2700	0	8	2001	3	6342	N	N	28038 39TH AV S
9	796790	0250	7/26/00	263000	2720	0	8	1990	3	14295	N	N	3733 S 279TH PL
9	796790	0030	11/27/00	260000	2780	0	8	1989	3	9495	N	N	27923 36TH AV S
9	796765	0060	8/8/01	293990	2800	0	8	2001	3	6424	N	N	28044 39TH AV S
9	796765	0010	4/18/01	285000	2900	0	8	2001	3	6918	N	N	28002 39TH AV S
9	796790	0120	8/1/01	264950	2900	0	8	1989	3	9121	N	N	27930 36TH AV S
9	796765	0170	5/29/01	297000	2940	0	8	2001	3	22173	N	N	28005 39TH AV S
9	796765	0040	8/17/01	290000	2980	0	8	2001	3	6328	N	N	28032 39TH AV S

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9	951093	0210	8/15/00	304650	1550	970	9	2000	3	8699	Y	N	5308 S 283RD PL
9	951093	0230	9/6/00	299900	1550	970	9	2000	3	8333	N	N	5313 S 283RD PL
9	342204	9011	10/26/00	264000	1620	1450	9	1984	3	21962	N	N	4127 S 280TH ST
9	951093	0220	6/15/01	324700	1690	1100	9	2001	3	8712	Y	N	5307 S 283RD CT
9	298950	0040	8/20/01	255000	1850	0	9	2001	3	6740	N	N	27619 44TH PL S
9	298950	0010	12/27/01	269800	1940	0	9	2001	3	7081	N	N	27601 44TH PL S
9	298950	0080	10/16/01	279400	1990	0	9	2001	3	7275	N	N	27645 44TH PL S
9	951093	0550	12/21/00	307600	2000	0	9	2000	3	8040	Y	N	5101 S 283RD PL
9	572900	0070	8/8/01	475000	2050	1300	9	1964	3	22880	Y	Y	27265 33RD PL S
9	342204	9077	8/11/00	423000	2060	2060	9	1959	4	41970	Y	Y	3723 S 272ND ST
9	298950	0030	8/1/01	287900	2090	0	9	2001	3	6527	N	N	27615 44TH PL S
9	951093	0270	2/27/01	291000	2120	0	9	2001	3	6967	Y	N	28350 52ND AV S
9	951093	0280	5/5/00	323112	2170	0	9	2000	3	7000	Y	N	28342 52ND AV S
9	951093	0310	2/21/01	296732	2170	0	9	2001	3	6925	N	N	5118 S 283RD PL
9	298950	0020	8/6/01	281900	2180	0	9	2001	3	6153	N	N	27607 44TH PL S
9	951093	0240	5/25/01	330966	2300	0	9	2001	3	6700	N	N	5319 S 283RD CT
9	951093	0260	4/20/00	293500	2300	0	9	2000	3	8263	Y	N	5531 S 283RD PL
9	951093	0570	6/19/01	309931	2300	0	9	2001	3	7376	N	N	5117 S 283RD PL
9	951093	0050	9/27/01	349060	2650	0	9	2001	3	8645	Y	N	28320 54TH AV S
9	951093	0160	7/27/00	321000	2650	0	9	2000	3	7758	Y	N	28317 54TH AV S
9	951093	0200	4/25/00	328479	2650	0	9	2000	3	8898	N	N	5314 S 283RD PL
9	951093	0290	9/27/00	348452	2650	0	9	2000	3	7000	Y	N	28334 52ND AV S
9	951093	0320	4/20/01	325700	2650	0	9	2000	3	7060	N	N	5110 S 283RD PL
9	951093	0350	4/25/01	327450	2650	0	9	2001	3	9301	N	N	5016 S 283RD PL
9	951093	0390	4/25/01	347145	2650	0	9	2001	3	9079	N	N	4904 S 283RD PL
9	951093	0560	11/8/00	325500	2650	0	9	2000	3	7615	Y	N	5109 S 283RD PL
9	951093	0140	12/27/00	332655	2730	0	9	2001	3	7951	Y	N	28223 54TH AV S
9	951093	0300	3/27/00	334700	2730	0	9	2000	3	7000	Y	N	28326 52ND AV S
9	951093	0410	10/10/01	355900	2730	0	9	2001	3	9701	N	N	4816 S 283RD PL

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9	951093	0500	9/12/00	322750	2730	0	9	2000	3	10524	Y	N	4919 S 283RD PL
9	951093	0530	9/8/00	325000	2730	0	9	2000	3	10216	Y	N	5023 S 283RD PL
9	951093	0120	6/27/01	344909	2732	0	9	2001	3	7928	Y	N	28207 54TH AV S
9	951093	0180	2/22/00	309000	2760	0	9	2000	3	9105	Y	N	5326 S 283RD PL
9	951093	0380	9/6/01	345000	2760	0	9	2001	3	8046	N	N	4912 S 283RD PL
9	951093	0250	3/17/00	310900	2780	0	9	2000	3	8574	Y	N	5325 S 283RD PL
9	951093	0360	4/17/01	355837	2780	0	9	2001	3	8688	N	N	5008 S 283RD PL
9	951093	0520	7/30/01	354700	2780	0	9	2000	3	10300	N	N	5015 S 283RD PL
9	342204	9269	4/19/01	440000	2810	1600	9	1986	3	16508	Y	N	4906 S 274TH PL
9	951093	0450	11/21/01	361900	2870	0	9	2001	3	9167	N	N	4809 S 283RD PL
9	735100	0050	1/30/01	305000	3190	0	9	1979	4	16150	N	N	27830 37TH AV S
9	951093	0190	3/13/00	343600	3220	0	9	2000	3	7893	Y	N	5320 S 283RD PL
9	951093	0370	5/2/01	367500	3220	0	9	2001	3	8049	N	N	4902 S 283RD PL
9	951093	0440	11/13/01	384000	3220	0	9	2001	3	8414	N	N	4801 S 283RD PL
9	951093	0510	11/6/00	349750	3220	0	9	2000	3	10806	N	N	5007 S 283RD PL
9	951093	0540	7/19/01	385900	3220	0	9	2000	3	8785	N	N	5031 S 283RD PL
11	221480	0560	11/27/00	162950	910	800	7	1979	3	7684	N	N	6108 S 292ND PL
11	564790	0470	3/20/01	169950	1000	480	7	1983	3	8034	N	N	1902 23RD ST NW
11	664220	0650	10/22/01	156000	1040	0	7	1959	3	9778	N	N	5805 S 296TH ST
11	221480	0030	12/14/00	187495	1060	720	7	1979	3	8576	N	N	29522 61ST AV S
11	221480	0080	8/3/00	171000	1060	500	7	1979	3	9504	N	N	6114 S 295TH CT
11	332951	0740	9/26/00	183550	1080	310	7	1984	3	7150	N	N	29814 52ND PL S
11	286560	0030	1/11/00	193350	1120	700	7	1979	3	7250	N	N	5115 S 302ND PL
11	926930	0040	3/28/00	139000	1150	520	7	1976	3	65775	N	N	29035 59TH PL S
11	332952	0180	10/20/00	164950	1170	0	7	1984	3	7485	N	N	29807 55TH PL S
11	332953	0350	12/12/00	164950	1170	0	7	1986	3	7153	N	N	5719 S 300TH PL
11	332951	0680	4/19/00	180700	1180	850	7	1984	3	7913	N	N	5218 S 300TH PL
11	332951	0410	7/21/00	159990	1190	0	7	1984	3	6825	N	N	30103 53RD AV S
11	332954	0140	4/11/01	169950	1190	0	7	1986	3	10027	N	N	29723 56TH CT S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	332951	0130	1/21/00	147000	1200	0	7	1984	3	9280	N	N	5212 S 299TH CT
11	332950	0350	8/28/00	177000	1240	0	7	1983	3	8323	N	N	29720 53RD PL S
11	030300	0090	7/10/00	148500	1250	0	7	1968	3	16600	N	N	5234 S 305TH ST
11	332950	0390	11/22/01	181950	1250	0	7	1983	3	8353	N	N	29723 55TH AV S
11	332950	0380	3/22/01	208000	1260	0	7	1983	3	9021	N	N	5324 S 297TH PL
11	221480	0140	7/25/00	180000	1280	860	7	1979	3	7800	Y	N	6113 S 294TH ST
11	332951	0810	6/4/01	209900	1280	410	7	1984	3	7606	N	N	29773 53RD AV S
11	564790	0050	7/23/01	183000	1280	630	7	1980	3	8768	N	N	2221 W ST NW
11	564790	0400	10/10/00	191000	1280	470	7	1981	3	9682	N	N	1909 21ST ST NW
11	564790	0780	7/11/00	198800	1280	620	7	1984	3	9471	N	N	2402 U ST NW
11	564790	0890	10/3/01	185950	1280	630	7	1983	3	19961	N	N	2122 24TH ST NW
11	332950	0340	11/22/00	171000	1290	0	7	1983	3	11002	N	N	29716 53RD PL S
11	332950	0700	2/2/01	163000	1290	0	7	1983	3	8043	N	N	5207 S 297TH PL
11	332951	0290	3/31/00	167888	1290	0	7	1984	3	9111	N	N	30027 51ST CT S
11	022104	9138	7/11/01	228000	1300	700	7	1976	3	26500	Y	N	29230 59TH AV S
11	221480	0730	12/14/00	189950	1310	930	7	1979	3	6944	N	N	29428 60TH PL S
11	332950	0540	12/12/00	168900	1330	0	7	1983	3	9197	N	N	29601 55TH AV S
11	030300	0105	7/10/00	168000	1340	0	7	1968	3	16600	N	N	5410 S 305TH ST
11	022104	9191	11/28/01	201000	1360	480	7	1979	3	22482	N	N	29104 55TH AV S
11	221480	0250	11/22/00	218000	1360	0	7	1980	3	12827	N	N	29201 63RD PL S
11	030300	0300	1/7/00	204500	1380	0	7	1963	5	20250	N	N	30551 58TH AV S
11	332950	0400	10/29/01	211500	1390	700	7	1983	3	8502	N	N	29715 55TH AV S
11	332950	0610	6/26/00	211950	1390	550	7	1983	3	7750	N	N	5329 S 297TH PL
11	332950	0620	6/13/00	188000	1390	500	7	1983	3	7750	N	N	5323 S 297TH PL
11	332950	0710	12/4/01	219950	1390	670	7	1983	3	8957	N	N	5201 S 297TH PL
11	332953	0190	8/14/00	215000	1390	670	7	1985	3	10198	N	N	5611 S 301ST ST
11	332950	0480	9/17/01	184950	1410	0	7	1983	3	8420	N	N	5427 S 296TH CT
11	332951	0110	8/10/01	182000	1410	0	7	1984	3	6874	N	N	5223 S 298TH CT
11	332951	0400	2/9/00	162500	1410	0	7	1984	4	7377	N	N	30023 53RD AV S

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11	332952	0150	7/23/01	184950	1410	0	7	1985	3	7806	N	N	29825 55TH PL S
11	332952	0190	6/16/00	168900	1410	0	7	1984	3	7476	N	N	29806 55TH PL S
11	332953	0050	7/24/01	217000	1410	910	7	1986	3	9991	Y	N	5551 S 300TH PL
11	332953	0070	8/13/01	217000	1410	960	7	1986	3	7686	N	N	5563 S 300TH PL
11	332953	0070	2/15/00	200000	1410	960	7	1986	3	7686	N	N	5563 S 300TH PL
11	332953	0150	3/29/01	172000	1410	0	7	1986	3	8591	N	N	5622 S 301ST ST
11	332953	0530	2/23/00	167450	1410	0	7	1987	3	7315	N	N	5740 S 300TH PL
11	332953	0600	1/25/00	160000	1410	0	7	1986	3	8181	N	N	29941 57TH PL S
11	332953	0670	5/23/01	185000	1410	0	7	1985	3	12449	N	N	29923 56TH PL S
11	332954	0060	7/25/01	180500	1410	0	7	1986	3	6857	N	N	5600 S 297TH ST
11	332950	0150	4/28/00	199450	1430	900	7	1982	3	7328	N	N	29722 52ND AV S
11	221480	0460	5/24/00	171950	1440	410	7	1980	3	8060	N	N	29236 62ND PL S
11	332954	0050	12/1/00	197500	1440	620	7	1986	3	9253	N	N	5604 S 297TH ST
11	022104	9123	7/25/00	179000	1480	480	7	1963	3	17000	N	N	29250 51ST AV S
11	289555	0090	12/18/01	194500	1550	0	7	2000	3	4487	N	N	5157 S 303RD PL
11	289555	0230	11/19/01	189000	1550	0	7	2000	3	4465	N	N	5154 S 303RD PL
11	289555	0320	12/14/01	190000	1550	0	7	2000	3	4418	N	N	5112 S 303RD PL
11	332953	0390	4/22/00	184000	1570	0	7	1987	3	8023	N	N	5745 S 300TH PL
11	286560	0280	9/20/00	197000	1610	910	7	1979	3	7210	N	N	5114 S 302ND PL
11	286560	0040	2/5/01	194950	1660	900	7	1979	3	9453	N	N	5117 S 302ND PL
11	289555	0010	12/12/01	197500	1700	0	7	2000	3	6479	N	N	5125 S 303RD PL
11	289555	0020	12/5/01	197500	1700	0	7	2000	3	4984	N	N	5129 S 303RD PL
11	289555	0080	12/3/01	194500	1700	0	7	2000	3	4487	N	N	5153 S 303RD PL
11	289555	0120	11/15/01	194500	1700	0	7	2000	3	4488	N	N	5169 S 303RD PL
11	289555	0140	11/29/01	189500	1700	0	7	2000	3	5339	N	N	5177 S 303RD PL
11	289555	0170	11/9/01	193500	1700	0	7	2000	3	4267	N	N	5178 S 303RD PL
11	289555	0220	12/7/01	189500	1700	0	7	2000	3	4230	N	N	5158 S 303RD PL
11	289555	0250	11/2/01	189500	1700	0	7	2000	3	4478	N	N	5146 S 303RD PL
11	289555	0300	12/10/01	193500	1700	0	7	2000	3	4746	N	N	5130 S 303RD PL

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11	030300	0145	4/13/00	218500	1720	1000	7	1967	3	18000	N	N	5622 S 305TH ST
11	564790	0700	2/20/01	199950	1730	0	7	1984	3	8432	N	N	2401 T ST NW
11	564790	0370	10/30/00	201200	1890	0	7	1986	3	52128	Y	N	1810 21ST ST NW
11	030300	0160	12/18/01	215000	2080	0	7	1967	3	18200	N	N	5652 S 305TH ST
11	332951	0560	3/15/00	176500	2100	0	7	1984	3	12153	N	N	5323 S 301ST CT
11	332952	0270	10/20/00	206000	2100	0	7	1984	3	8818	N	N	5519 S 299TH CT
11	022104	9194	6/26/01	205000	1240	600	8	1979	3	12129	Y	N	29244 59TH AV S
11	332850	0490	4/20/01	235500	1490	440	8	1987	3	9658	N	N	28825 52ND PL S
11	664220	0300	8/15/00	215000	1530	390	8	1987	3	9606	N	N	29813 57TH PL S
11	332850	0010	12/5/01	239950	1550	480	8	1990	3	10722	N	N	5105 S 289TH PL
11	332850	0330	11/29/00	240000	1630	500	8	1987	3	8050	N	N	28908 52ND PL S
11	332850	0450	2/16/01	200000	1730	0	8	1987	3	10569	N	N	5114 S 288TH PL
11	664876	0080	3/19/01	227500	1870	0	8	1993	3	7878	N	N	29252 54TH PL S
11	664876	0190	7/14/00	227000	1870	0	8	1993	3	10255	N	N	5406 S 292ND PL
11	664876	0140	7/3/01	249950	1890	0	8	1993	3	8923	N	N	29220 54TH PL S
11	664876	0160	6/28/01	250000	1940	0	8	1993	3	12217	Y	N	5424 S 292ND PL
11	332850	0180	6/19/01	243900	2150	0	8	1987	3	9024	N	N	5131 S 291ST ST
11	332850	0070	3/21/00	209950	2200	0	8	1988	3	10181	N	N	28917 52ND PL S
11	022104	9231	6/1/01	240000	2410	0	8	1996	3	10857	Y	N	5921 S 295TH PL
11	332850	0030	10/12/00	230000	3010	0	8	1987	3	8937	N	N	5113 S 289TH PL
11	664925	0350	7/26/00	262000	1850	590	9	1990	3	7092	N	N	6039 S 298TH PL
11	111545	0170	8/6/01	307500	1900	1370	9	1992	3	8821	N	N	6331 S 298TH PL
11	111545	0230	12/10/01	250000	2020	0	9	1990	3	9816	N	N	6361 S 298TH PL
11	564790	0650	7/6/01	392000	2090	1630	9	1986	3	25474	Y	N	2432 T ST NW
11	664925	0140	6/22/01	264990	2150	0	9	1988	3	7818	N	N	6113 S 296TH PL
11	030300	0212	4/20/00	240000	2260	0	9	1988	3	13005	N	N	30729 58TH CT S
11	664925	0120	7/6/00	242000	2300	0	9	1988	3	8383	N	N	6123 S 296TH PL
11	664925	0520	9/20/01	255000	2300	0	9	1988	3	8968	N	N	6044 S 298TH PL
11	111545	0220	9/26/01	265000	2420	0	9	1990	3	9310	N	N	6355 S 298TH PL

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11	664925	0300	5/25/00	263500	2450	0	9	1990	3	8995	N	N	29915 61ST AV S
11	664877	0140	10/19/01	267000	2490	0	9	1990	3	8514	N	N	29509 55TH AV S
11	664925	0430	7/20/01	276000	2490	0	9	1990	3	8851	N	N	6008 S 298TH PL
11	664877	0020	2/3/00	265000	2670	0	9	1991	3	10522	N	N	29307 55TH AV S
11	664925	0080	9/25/00	250000	2730	0	9	1989	3	8784	N	N	6106 S 296TH PL
11	664877	0270	9/13/00	280000	2810	0	9	1990	3	7707	N	N	29314 55TH AV S
12	401320	0030	8/14/00	138000	820	0	6	1942	4	41382	N	N	30640 MILITARY RD S
12	401380	0131	6/22/00	132500	1090	0	6	1948	5	12250	N	N	30430 38TH AV S
12	401440	0325	1/8/01	157700	1180	0	6	1955	3	21600	N	N	4854 S 318TH ST
12	401380	0175	10/1/01	142950	1210	0	6	1947	4	20482	N	N	30820 38TH AV S
12	131030	0110	5/24/01	153450	810	780	7	1976	3	7316	N	N	3343 S 290TH ST
12	131100	0020	12/13/00	165000	860	460	7	1962	4	11100	N	N	28801 38TH AV S
12	293500	0150	4/25/00	129900	860	0	7	1970	3	6300	N	N	4224 S 297TH PL
12	789550	0010	3/24/00	152650	860	470	7	1969	3	7600	N	N	29805 42ND AV S
12	789560	0010	12/19/00	139500	860	0	7	1970	3	7490	N	N	4333 S 300TH ST
12	769650	0240	12/8/00	162500	900	470	7	1971	3	7280	N	N	29821 47TH PL S
12	789550	0240	10/29/01	177000	900	470	7	1972	3	7474	N	N	29811 43RD AV S
12	789550	0370	1/7/00	142500	900	470	7	1970	3	7632	N	N	4310 S 300TH ST
12	131291	0270	1/19/01	174999	950	570	7	1983	3	7524	N	N	4025 S 302ND PL
12	246050	0050	7/2/01	177950	960	550	7	1968	3	7980	N	N	29708 45TH AV S
12	131110	0090	3/23/01	149500	970	0	7	1962	4	9900	N	N	29321 35TH AV S
12	246050	0090	4/13/00	137500	970	0	7	1970	3	7800	N	N	29600 45TH AV S
12	769660	0140	6/26/01	151500	970	0	7	1970	3	7420	N	N	4415 S 300TH ST
12	769660	0290	4/2/01	161600	970	0	7	1971	3	7384	N	N	30003 47TH PL S
12	769661	0130	12/26/00	165000	970	580	7	1975	3	7500	N	N	29918 48TH PL S
12	769661	0200	6/29/01	170000	970	580	7	1975	3	7650	N	N	29933 48TH PL S
12	769660	0190	12/12/00	172000	990	610	7	1974	4	7110	N	N	30000 45TH PL S
12	030300	0555	11/16/00	148000	1000	0	7	1965	4	14850	N	N	30626 52ND AV S
12	769662	0050	8/17/00	171000	1000	580	7	1976	3	7200	N	N	30037 46TH AV S

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12	769662	0180	9/8/00	166000	1000	580	7	1976	3	7475	N	N	30017 45TH AV S
12	131110	0260	10/30/00	148999	1010	0	7	1963	4	7150	N	N	29317 38TH PL S
12	337600	0050	8/17/00	144500	1010	0	7	1967	3	7665	N	N	28910 45TH PL S
12	337600	0080	11/16/00	146000	1010	0	7	1967	3	7830	N	N	28919 45TH PL S
12	555690	0240	4/18/01	157000	1010	0	7	1969	4	6175	N	N	3525 S 292ND ST
12	934650	0020	6/6/00	138000	1010	0	7	1967	3	9600	N	N	31454 44TH AV S
12	387670	0160	3/1/00	123500	1020	0	7	1968	3	9000	N	N	3229 S 296TH PL
12	555690	0070	7/13/01	145000	1020	0	7	1975	3	5800	N	N	29105 35TH PL S
12	769661	0320	12/12/01	186450	1020	600	7	1975	3	7488	N	N	4813 S 300TH PL
12	131111	0220	7/17/00	150900	1030	540	7	1996	3	6532	N	N	30238 32ND AV S
12	131100	0130	8/9/01	169300	1040	0	7	1962	3	7560	N	N	29027 38TH AV S
12	293500	0290	12/6/01	158000	1040	610	7	1976	3	7200	N	N	4327 S 296TH PL
12	131100	0720	7/25/01	174000	1050	760	7	1962	4	7360	N	N	29031 39TH AV S
12	131140	0230	3/3/01	182000	1050	1040	7	1964	4	7350	N	N	29004 45TH AV S
12	131150	0180	2/14/01	160000	1050	520	7	1966	4	8820	N	N	29501 39TH AV S
12	131160	0210	10/30/01	168000	1050	520	7	1966	4	8280	N	N	29311 44TH PL S
12	131160	0470	12/17/01	158000	1050	0	7	1965	3	7350	N	N	29230 45TH PL S
12	131160	0550	8/24/01	174950	1050	500	7	1966	4	7260	N	N	29108 45TH PL S
12	131200	0090	9/21/01	171000	1050	520	7	1964	3	7380	N	N	28835 41ST AV S
12	753120	0200	9/18/00	140500	1050	0	7	1968	3	7225	N	N	29436 34TH AV S
12	030200	0240	9/10/01	130000	1060	0	7	1961	3	20760	N	N	5249 S 312TH ST
12	131120	0240	11/29/00	164000	1060	460	7	1973	3	7800	N	N	4308 S 291ST ST
12	131140	0150	2/9/01	176000	1060	1010	7	1964	4	7392	N	N	4239 S 290TH ST
12	769662	0030	9/18/00	161000	1060	180	7	1976	3	7200	N	N	30036 46TH AV S
12	769662	0300	4/21/00	158500	1060	280	7	1976	3	8925	N	N	4601 S 300TH PL
12	131100	0530	7/19/00	157000	1070	500	7	1962	4	7210	N	N	28840 39TH AV S
12	131110	0010	3/12/01	167600	1070	450	7	1962	3	8250	N	N	29230 34TH AV S
12	131110	0290	7/10/00	190000	1080	1040	7	1962	4	7150	N	N	29314 38TH PL S
12	131120	0420	11/9/01	185754	1080	480	7	1963	3	7210	N	N	29134 43RD AV S

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12	401440	0237	6/25/01	162000	1080	0	7	1967	4	10500	N	N	4417 S 314TH ST
12	815963	0370	9/21/00	175000	1080	770	7	1977	4	12000	N	N	4601 S 292ND ST
12	800110	0110	8/28/01	184950	1090	530	7	1996	3	5753	N	N	3314 S 300TH PL
12	815963	0070	8/15/01	197000	1090	890	7	1977	4	9450	N	N	29120 47TH AV S
12	131110	0650	7/3/01	169950	1100	600	7	1963	3	8512	N	N	3628 S 294TH PL
12	131160	0500	2/24/00	151900	1100	240	7	1968	3	8750	N	N	29214 45TH PL S
12	769662	0150	7/31/01	175000	1100	480	7	1976	3	7500	N	N	30024 45TH AV S
12	949180	0090	5/3/01	164000	1100	0	7	1990	3	6820	N	N	3313 S 298TH ST
12	949180	0220	7/6/00	159000	1100	0	7	1990	3	8660	N	N	3218 S 299TH ST
12	032104	9205	5/4/00	198000	1110	530	7	1985	3	24625	N	N	29711 49TH PL S
12	131100	0070	5/18/00	160000	1110	0	7	1962	3	7350	N	N	28843 38TH AV S
12	131181	0100	6/25/01	185100	1110	600	7	1968	4	8500	N	N	29662 36TH PL S
12	131270	0050	7/12/01	197000	1110	960	7	1966	4	7200	N	N	29111 34TH AV S
12	815962	0160	9/22/00	171815	1110	460	7	1977	3	9292	N	N	4903 S 294TH ST
12	030200	0210	7/26/01	159500	1120	70	7	1962	3	29400	N	N	5101 S 312TH ST
12	387650	0100	6/1/00	145230	1120	480	7	1966	3	7920	N	N	29407 33RD AV S
12	555680	0070	11/29/01	149950	1120	0	7	1967	3	9000	N	N	28839 40TH AV S
12	815963	0050	2/8/00	180000	1120	330	7	1977	4	12000	N	N	29109 47TH AV S
12	131120	0750	7/27/00	168500	1130	500	7	1963	3	6825	N	N	4305 S 293RD ST
12	800110	0250	10/6/00	205000	1130	740	7	1996	3	6983	N	N	29930 34TH AV S
12	934650	0160	4/24/00	148500	1130	0	7	1967	4	9450	N	N	4443 S 314TH ST
12	131111	0140	7/18/01	212000	1150	800	7	1996	3	5624	N	N	3241 S 302ND PL
12	131280	0140	9/20/01	185000	1150	1120	7	1966	3	7800	N	N	3229 S 291ST ST
12	815962	0200	10/8/01	185500	1150	290	7	1977	3	8505	N	N	4908 S 294TH ST
12	131110	0550	7/10/01	163950	1160	0	7	1962	4	7920	N	N	3518 S 293RD PL
12	131111	0040	5/12/00	189950	1160	760	7	1996	3	6600	N	N	3224 S 302ND PL
12	753120	0170	9/20/00	144000	1160	0	7	1968	3	8050	N	N	29426 36TH AV S
12	131191	0050	11/28/00	174400	1170	460	7	1967	3	7200	N	N	29638 41ST PL S
12	131160	0420	2/23/01	179950	1180	550	7	1965	4	8400	N	N	29318 45TH PL S

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12	131110	0240	9/5/01	166500	1190	0	7	1963	3	8800	N	N	3714 S 293RD PL
12	555680	0250	9/11/01	165000	1190	0	7	1967	3	8075	N	N	29002 40TH AV S
12	246050	0150	4/25/01	160000	1200	0	7	1968	4	7290	N	N	29601 45TH AV S
12	934650	0010	12/21/01	152000	1200	0	7	1966	3	9600	N	N	31464 44TH AV S
12	934650	0250	2/20/01	135500	1200	0	7	1967	3	9555	N	N	31408 44TH AV S
12	800121	0170	6/19/00	182000	1210	850	7	1978	3	7350	N	N	4614 S 289TH PL
12	030200	0260	7/23/01	191500	1220	470	7	1962	3	15570	N	N	5422 S 314TH ST
12	401380	0206	8/13/01	155000	1220	0	7	1960	3	11730	N	N	31048 38TH AV S
12	789550	0150	1/14/00	158000	1230	460	7	1970	4	6420	N	N	29856 42ND AV S
12	261670	0430	3/31/00	168000	1240	0	7	1989	3	7500	N	N	4505 S 301ST DR
12	608460	0770	10/31/00	205000	1240	550	7	1985	3	7720	N	N	30847 49TH CT S
12	800121	0010	11/20/00	198500	1240	900	7	1978	3	7956	N	N	4616 S 288TH PL
12	131120	0080	7/2/01	159000	1250	0	7	1963	4	7350	N	N	3956 S 293RD ST
12	131150	0360	3/27/01	157750	1250	0	7	1966	4	7350	N	N	4003 S 294TH ST
12	131180	0030	5/4/01	157000	1250	0	7	1967	3	7200	N	N	29630 47TH AV S
12	131180	0380	4/3/00	167500	1250	0	7	1967	3	12600	N	N	4519 S 297TH PL
12	131190	0250	3/23/01	170000	1250	0	7	1968	3	7000	N	N	29701 40TH PL S
12	131210	0170	8/15/01	157500	1250	0	7	1966	4	8250	N	N	3454 S 290TH ST
12	131290	0070	11/13/00	152500	1250	0	7	1967	4	7210	N	N	3210 S 292ND ST
12	131290	0120	10/10/00	159500	1250	0	7	1967	3	10685	N	N	29209 32ND PL S
12	815962	0280	7/13/00	164950	1250	0	7	1976	4	9844	N	N	4941 S 293RD ST
12	934650	0170	7/27/01	164950	1250	0	7	1967	3	9450	N	N	4447 S 314TH ST
12	131160	0240	6/15/00	159000	1260	0	7	1966	3	7560	N	N	4224 S 294TH ST
12	387671	0120	7/23/01	178000	1260	540	7	1978	3	7200	N	N	29726 32ND PL S
12	131191	0020	4/26/00	152000	1270	0	7	1967	4	7200	N	N	29660 41ST PL S
12	873235	0170	9/26/00	187000	1270	470	7	1979	3	8400	N	N	3621 S 299TH PL
12	131210	0070	4/24/01	153000	1290	0	7	1967	4	6300	N	N	3420 S 290TH ST
12	401200	0020	5/4/00	153000	1290	0	7	1969	3	10000	N	N	3811 S 306TH PL
12	131111	0170	9/25/00	162900	1300	0	7	1996	3	6600	N	N	3223 S 302ND PL

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(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	387650	0090	4/18/01	163000	1300	0	7	1967	3	7920	N	N	29401 33RD AV S
12	769663	0150	4/16/01	162400	1300	0	7	1976	3	7500	N	N	30023 42ND PL S
12	261670	0280	2/24/00	165000	1320	0	7	1985	3	9038	N	N	4410 S 301ST DR
12	261670	0340	6/23/00	165000	1320	0	7	1985	3	8450	N	N	30057 44TH PL S
12	769650	0380	10/22/01	160000	1320	0	7	1968	4	7410	N	N	29804 45TH PL S
12	815963	0160	1/30/01	162500	1320	0	7	1976	4	7125	N	N	4621 S 290TH PL
12	131160	0490	3/16/01	194000	1330	800	7	1966	4	8400	N	N	29218 45TH PL S
12	131160	0520	6/26/01	182480	1330	750	7	1965	4	8000	N	N	29206 45TH PL S
12	131180	0020	1/25/00	164000	1330	650	7	1967	3	7200	N	N	29634 47TH AV S
12	131180	0390	8/24/00	159000	1330	0	7	1967	3	7600	N	N	4525 S 297TH PL
12	131180	0510	1/11/00	179000	1330	750	7	1967	3	7200	N	N	29506 45TH PL S
12	131210	0130	6/20/00	178800	1330	560	7	1967	3	6800	N	N	3428 S 290TH ST
12	261670	0140	4/13/01	171900	1330	0	7	1987	3	7497	N	N	4724 S 301ST DR
12	261670	0230	5/19/00	169000	1330	0	7	1987	3	7500	N	N	4518 S 301ST DR
12	261670	0440	7/20/01	177500	1330	0	7	1987	3	7500	N	N	4513 S 301ST DR
12	261670	0440	11/1/00	167500	1330	0	7	1987	3	7500	N	N	4513 S 301ST DR
12	789550	0510	4/19/00	145500	1330	0	7	1970	4	7540	N	N	4324 S 299TH ST
12	949180	0230	6/19/00	160000	1330	0	7	1990	3	9518	N	N	3214 S 299TH ST
12	261670	0160	2/8/00	160150	1340	0	7	1985	3	9913	N	N	4708 S 301ST DR
12	401250	0140	12/26/01	210000	1350	0	7	1955	4	9450	N	N	3859 S 305TH PL
12	789560	0070	7/5/01	158000	1350	0	7	1970	3	8228	N	N	29933 43RD AV S
12	131150	0310	10/3/01	146000	1360	0	7	1966	4	7900	N	N	29504 39TH AV S
12	555680	0350	4/27/00	160000	1380	0	7	1978	3	10500	N	N	28802 40TH AV S
12	789550	0500	3/12/01	174950	1380	470	7	1971	3	7458	N	N	4332 S 299TH ST
12	131120	0410	7/21/00	177200	1390	900	7	1963	3	7210	N	N	29126 43RD AV S
12	131180	0130	2/10/00	149990	1390	0	7	1967	3	5600	N	N	4721 S 295TH PL
12	949180	0120	9/27/01	175000	1390	0	7	1990	3	9942	N	N	29819 34TH AV S
12	661850	0120	9/5/00	180000	1400	0	7	1991	3	9274	N	N	29704 48TH AV S
12	030200	0060	6/9/00	139950	1410	0	7	1967	3	14850	N	N	30832 54TH AV S

Sales Available for Annual Update Analysis
Area 27
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	030200	0645	5/5/00	182000	1420	0	7	1963	3	45303	N	N	30804 55TH AV S
12	800145	0030	7/19/00	173000	1420	340	7	1971	4	12044	N	N	4420 S 313TH ST
12	131120	0380	9/21/01	170000	1430	300	7	1963	3	7210	N	N	29102 43RD AV S
12	131130	0120	6/8/00	142500	1430	0	7	1963	3	7280	N	N	29026 37TH AV S
12	608460	0270	5/4/01	193000	1432	0	7	1986	3	7556	N	N	4720 S 308TH ST
12	608460	0390	1/19/01	184500	1432	0	7	1985	3	7920	N	N	30843 47TH AV S
12	608460	0670	8/15/01	170600	1440	0	7	1987	3	6734	N	N	30817 50TH AV S
12	030200	0405	8/29/01	169950	1450	0	7	1962	4	14025	N	N	31461 54TH AV S
12	131140	0280	3/29/00	150000	1450	0	7	1963	3	7245	N	N	4262 S 290TH ST
12	131180	0220	7/5/01	162000	1450	0	7	1967	3	7560	N	N	4700 S 295TH PL
12	131100	0690	7/5/00	168000	1460	0	7	1962	4	7125	N	N	29032 38TH AV S
12	131190	0220	10/26/01	165000	1480	0	7	1968	3	7000	N	N	29625 40TH PL S
12	401440	0115	1/18/00	198000	1490	600	7	1974	3	85273	N	N	31006 44TH AV S
12	815961	0040	6/23/00	160000	1490	0	7	1975	3	10591	N	N	29006 50TH PL S
12	131111	0180	7/16/01	172000	1500	0	7	1996	3	6599	N	N	3217 S 302ND PL
12	131190	0070	7/16/01	230000	1500	840	7	1968	3	7200	N	N	4004 S 297TH PL
12	856324	0190	9/14/01	172500	1500	0	7	1978	3	7500	N	N	29720 39TH PL S
12	032104	9089	2/22/00	164500	1510	0	7	1959	4	17145	N	N	28846 34TH AV S
12	949180	0040	5/18/00	168000	1540	0	7	1990	3	10332	N	N	3221 S 298TH ST
12	131110	0060	6/21/01	169950	1550	0	7	1962	4	8000	N	N	29345 35TH AV S
12	131291	0330	11/26/01	180000	1560	0	7	1984	3	14352	N	N	4107 S 302ND PL
12	608460	0940	6/27/01	205000	1570	0	7	1985	3	7200	N	N	30836 47TH AV S
12	949180	0250	11/27/00	183000	1570	0	7	1990	3	7757	N	N	3206 S 299TH ST
12	769663	0380	8/23/00	179950	1580	0	7	1976	3	8520	N	N	30126 42ND PL S
12	769663	0450	11/23/01	185000	1580	0	7	1976	4	7272	N	N	4311 S 300TH PL
12	789550	0250	8/28/01	157500	1580	0	7	1971	3	7400	N	N	29825 43RD AV S
12	025558	0160	1/19/00	180000	1590	0	7	1999	3	8309	N	N	29123 41ST CT S
12	131110	0340	4/6/01	174700	1590	0	7	1965	4	8470	N	N	29362 38TH PL S
12	261670	0170	8/28/00	174990	1600	0	7	1985	3	8532	N	N	4700 S 301ST DR

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Area 27
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	401440	0160	11/20/00	202000	1600	0	7	1980	3	17859	N	N	31505 44TH AV S
12	565150	0020	9/10/01	195500	1600	0	7	1989	3	7222	N	N	5013 S 299TH PL
12	608460	0610	4/10/01	202000	1610	0	7	1985	3	12004	N	N	30814 50TH AV S
12	248250	0070	12/28/01	184000	1620	0	7	1968	3	15582	N	N	30615 34TH PL S
12	769662	0060	10/9/00	172000	1620	0	7	1976	3	7920	N	N	30041 46TH AV S
12	131292	0060	7/23/01	184950	1630	0	7	1991	3	10969	N	N	30236 38TH PL S
12	661850	0140	4/10/01	214900	1630	0	7	1991	3	8406	N	N	29716 48TH AV S
12	131210	0110	2/23/01	155000	1640	0	7	1966	4	9000	N	N	28856 34TH AV S
12	274400	0050	9/26/00	204000	1640	0	7	1988	3	7666	N	N	28837 43RD PL S
12	608460	1020	7/27/00	183500	1650	0	7	1987	3	7748	N	N	4801 S 308TH ST
12	608460	1100	2/24/00	169900	1650	0	7	1985	3	8216	N	N	4913 S 308TH ST
12	025558	0080	1/12/00	181950	1660	0	7	1999	3	7801	N	N	4113 S 292ND PL
12	025558	0130	1/25/00	181950	1660	0	7	1999	3	8067	N	N	4114 S 292ND PL
12	025558	0180	1/14/00	181950	1660	0	7	1999	3	6306	N	N	29120 41ST CT S
12	025558	0230	1/24/00	180000	1660	0	7	1999	3	6379	N	N	29113 42ND AV S
12	261670	0270	2/20/01	175500	1660	0	7	1987	3	8613	N	N	4414 S 301ST DR
12	030300	0500	12/18/01	140000	1670	0	7	1962	3	13280	N	N	5237 S 305TH ST
12	030200	0595	7/23/01	184900	1680	0	7	1962	3	22860	N	N	31034 55TH AV S
12	131100	0210	11/5/01	165000	1680	0	7	1962	3	10925	N	N	3818 S 292ND PL
12	769661	0030	7/23/01	178500	1680	0	7	1975	3	6699	N	N	5006 S 300TH PL
12	608460	0660	4/24/01	213500	1720	0	7	1987	3	6847	N	N	30311 50TH AV S
12	131150	0380	8/22/01	171000	1750	0	7	1966	5	7350	N	N	4015 S 294TH ST
12	131160	0600	1/20/00	166400	1750	0	7	1965	3	7277	N	N	29002 45TH PL S
12	949180	0210	10/22/01	209000	1760	0	7	1990	3	9057	N	N	3222 S 299TH ST
12	387670	0180	5/22/00	170000	1770	0	7	1968	3	8460	N	N	29651 34TH AV S
12	545070	0040	2/4/00	186000	1770	0	7	1998	3	5868	N	N	29829 48TH AV S
12	131191	0130	5/25/01	176000	1840	0	7	1968	3	6868	N	N	4112 S 296TH ST
12	246060	0200	12/27/00	167000	1850	0	7	1974	3	8850	N	N	29804 45TH AV S
12	769663	0370	3/28/00	166000	1850	0	7	1976	4	7560	N	N	30202 42ND PL S

Sales Available for Annual Update Analysis
Area 27
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	387650	0210	5/18/00	153000	1910	0	7	1966	4	7920	N	N	29317 32ND PL S
12	800110	0200	3/16/01	208000	1920	0	7	1996	3	6813	N	N	3337 S S 300TH PL
12	608460	0930	4/9/01	209950	1940	0	7	1985	3	7485	N	N	30844 47TH AV S
12	274400	0010	6/15/01	209000	1950	0	7	1990	3	8251	N	N	28813 43RD PL S
12	545070	0010	6/21/01	221900	2020	0	7	2001	3	7585	N	N	29809 48TH AV S
12	131191	0120	3/30/00	184500	2050	0	7	1968	3	8400	N	N	4120 S 296TH ST
12	789550	0620	7/23/01	164999	2090	0	7	1971	4	7840	N	N	29804 43RD PL S
12	815962	0360	12/12/01	225000	2400	0	7	1975	4	8010	N	N	4921 S 292ND ST
12	551560	0151	11/28/01	170000	2540	0	7	1955	3	10000	N	N	3416 S 312TH ST
12	949180	0130	7/25/01	235000	2570	0	7	1990	3	11357	N	N	29823 34TH AV S
12	949180	0150	2/20/01	200000	2740	0	7	1990	3	7128	N	N	29835 34TH AV S
12	800145	0320	10/5/00	230000	1360	1270	8	1990	3	16674	N	N	31434 48TH AV S
12	030200	0180	2/23/00	225000	1670	0	8	1969	4	37761	N	N	5250 S 312TH ST
12	800145	0010	2/2/00	187000	1720	0	8	1991	3	8245	N	N	4402 S 313TH ST
12	800160	0160	3/22/00	199950	1720	0	8	1988	3	8582	N	N	31424 49TH AV S
12	401440	0060	10/10/00	255000	1850	1510	8	1961	3	40646	N	N	31016 42ND AV S
12	800145	0240	1/5/01	213000	1860	0	8	1990	3	15870	N	N	31423 48TH AV S
12	800140	0060	12/17/01	215000	2080	0	8	1989	3	11821	N	N	4910 S 310TH PL
12	800140	0110	7/6/00	210000	2100	0	8	1988	3	10454	N	N	4814 S 311TH CT
12	800140	0300	12/12/00	215000	2130	0	8	1988	3	9013	N	N	4908 S 313TH PL
12	800145	0100	1/8/01	250000	2410	0	8	1989	3	21693	N	N	4720 S 313TH ST

Vacant Sales Available to Develop the Valuation Model
Area 27

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	222204	9064	1/31/01	35000	19178	N	N
6	222204	9090	12/15/00	117500	22252	N	N
6	222204	9092	12/15/00	45000	8595	N	N
6	272204	9085	4/18/01	57500	24496	N	N
6	282204	9041	6/16/00	49000	21780	N	N
6	282204	9083	8/21/00	59950	66211	N	N
9	026940	0060	9/14/00	17000	9675	N	N
9	342204	9056	7/13/00	120000	81021	N	N
9	342204	9157	1/24/01	49950	10500	N	N
9	342204	9173	7/16/01	25000	10454	N	N
9	342204	9262	2/14/01	77000	35283	N	N
9	342204	9288	9/14/01	325000	6922	N	N
9	572900	0060	8/2/01	75000	9750	N	N
9	572900	0090	5/30/01	165500	18735	Y	Y
9	796760	0231	2/22/00	53000	9226	N	N
12	401440	0101	1/4/01	90000	47311	N	N
12	401440	0200	1/29/01	90000	100188	N	N