

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Enumclaw Plateau / 40

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 183

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$87,400	\$168,000	\$255,400	\$274,300	93.1%	10.75%
2002 Value	\$91,300	\$180,700	\$272,000	\$274,300	99.2%	10.55%
Change	+\$3,900	+\$12,700	+\$16,600		+6.1%	-0.20%
% Change	+4.5%	+7.6%	+6.5%		+6.6%	-1.86%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.20% and -1.86% 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:

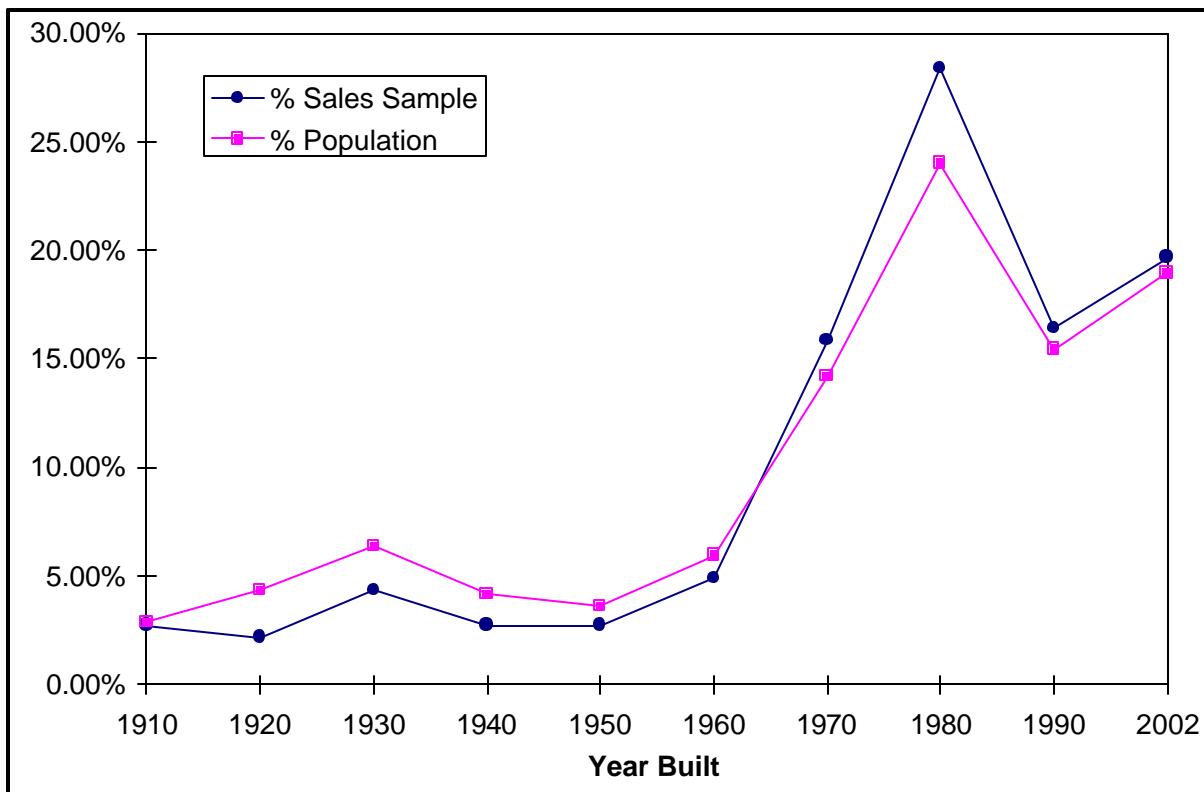
	Land	Imps	Total
2001 Value	\$98,200	\$164,400	\$262,600
2002 Value	\$102,700	\$177,100	\$279,800
Percent Change	+4.6%	+7.7%	+6.5%
Number of improved Parcels in the Population	3366		

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 one characteristic -based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Homes in very good condition had a lower average ratio than those not in very good condition. An additional upward adjustment was necessary for this condition.

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.

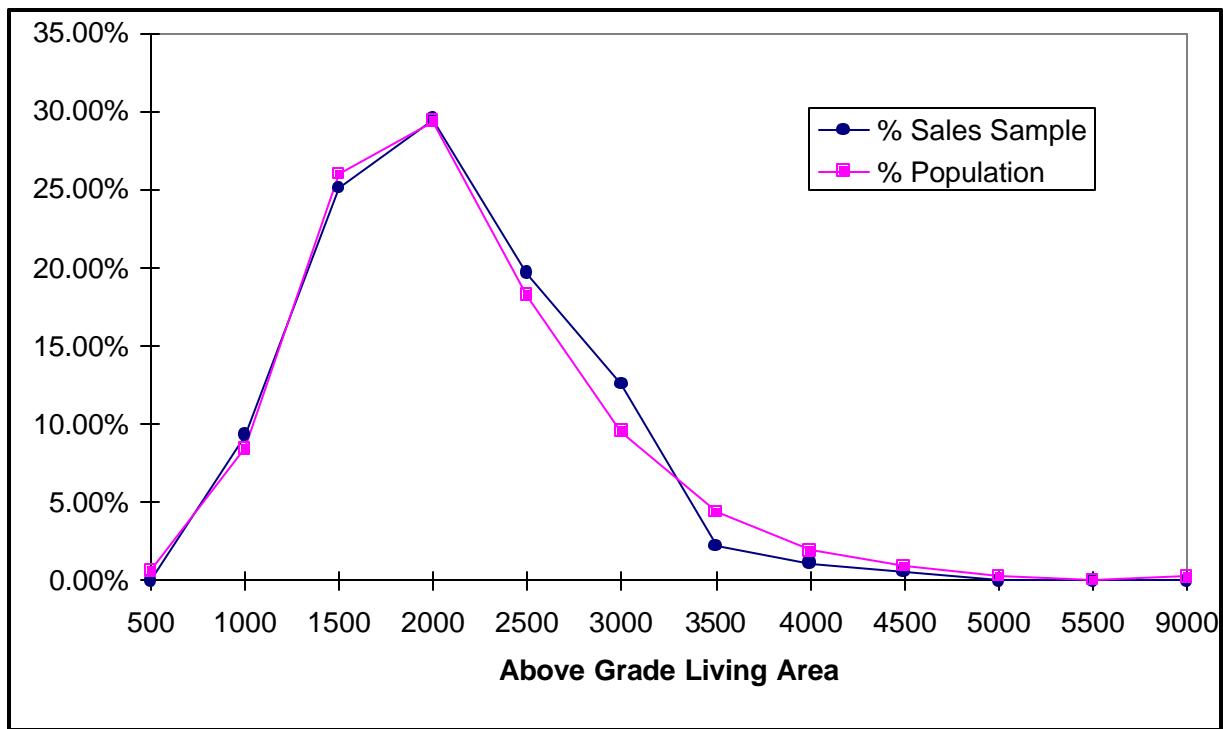
Sales Sample Representation of Population - Year Built

Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	5	2.73%	1910	97	2.88%
1920	4	2.19%	1920	146	4.34%
1930	8	4.37%	1930	215	6.39%
1940	5	2.73%	1940	141	4.19%
1950	5	2.73%	1950	121	3.59%
1960	9	4.92%	1960	201	5.97%
1970	29	15.85%	1970	479	14.23%
1980	52	28.42%	1980	808	24.00%
1990	30	16.39%	1990	520	15.45%
2002	36	19.67%	2002	638	18.95%
	183			3366	



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

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	21	0.62%
1000	17	9.29%	1000	284	8.44%
1500	46	25.14%	1500	875	26.00%
2000	54	29.51%	2000	989	29.38%
2500	36	19.67%	2500	615	18.27%
3000	23	12.57%	3000	321	9.54%
3500	4	2.19%	3500	147	4.37%
4000	2	1.09%	4000	64	1.90%
4500	1	0.55%	4500	31	0.92%
5000	0	0.00%	5000	10	0.30%
5500	0	0.00%	5500	1	0.03%
9000	0	0.00%	9000	8	0.24%
	183			3366	

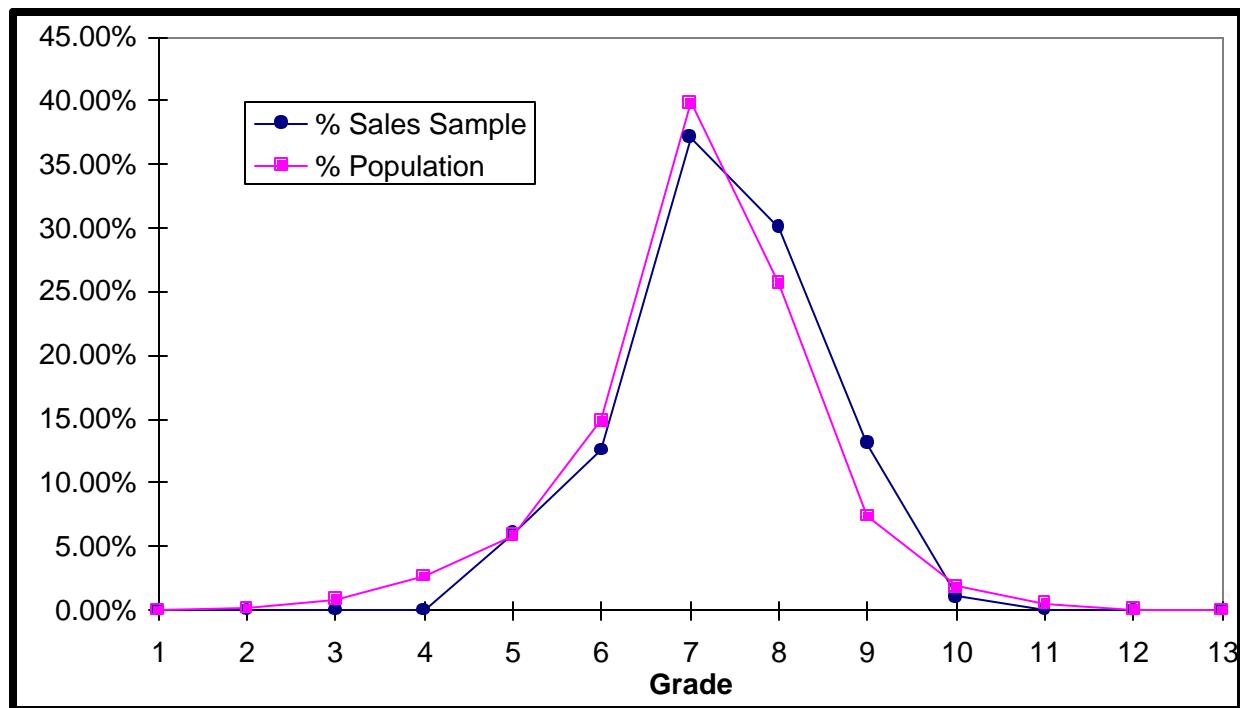


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

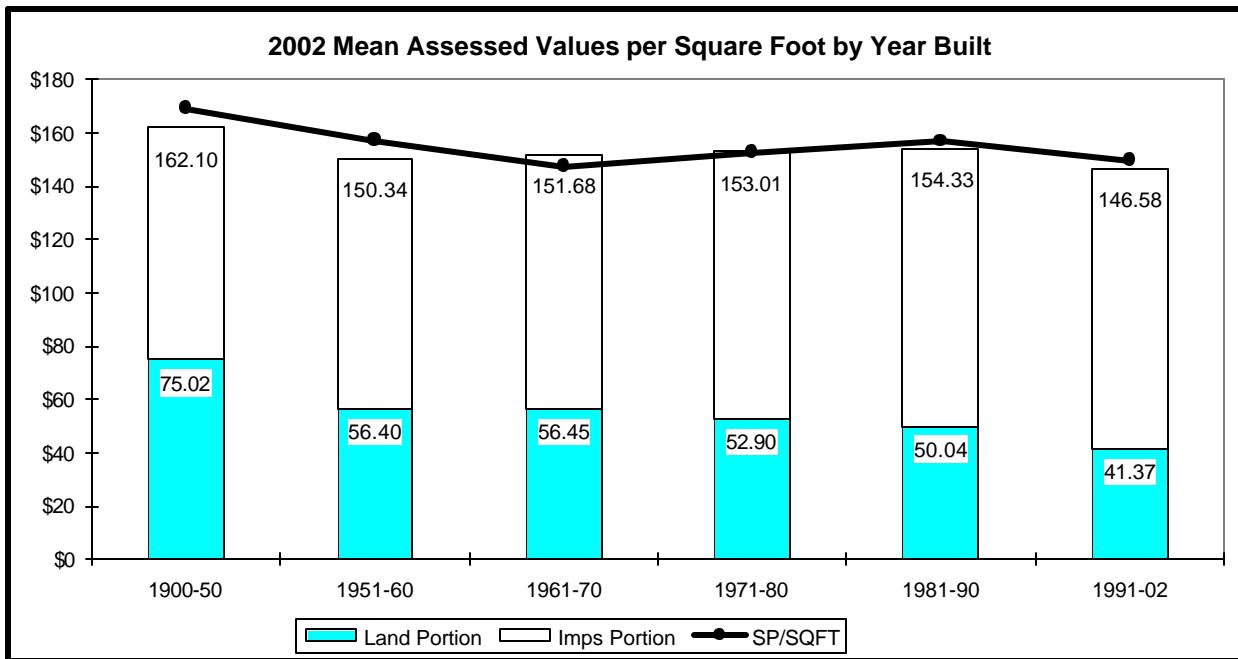
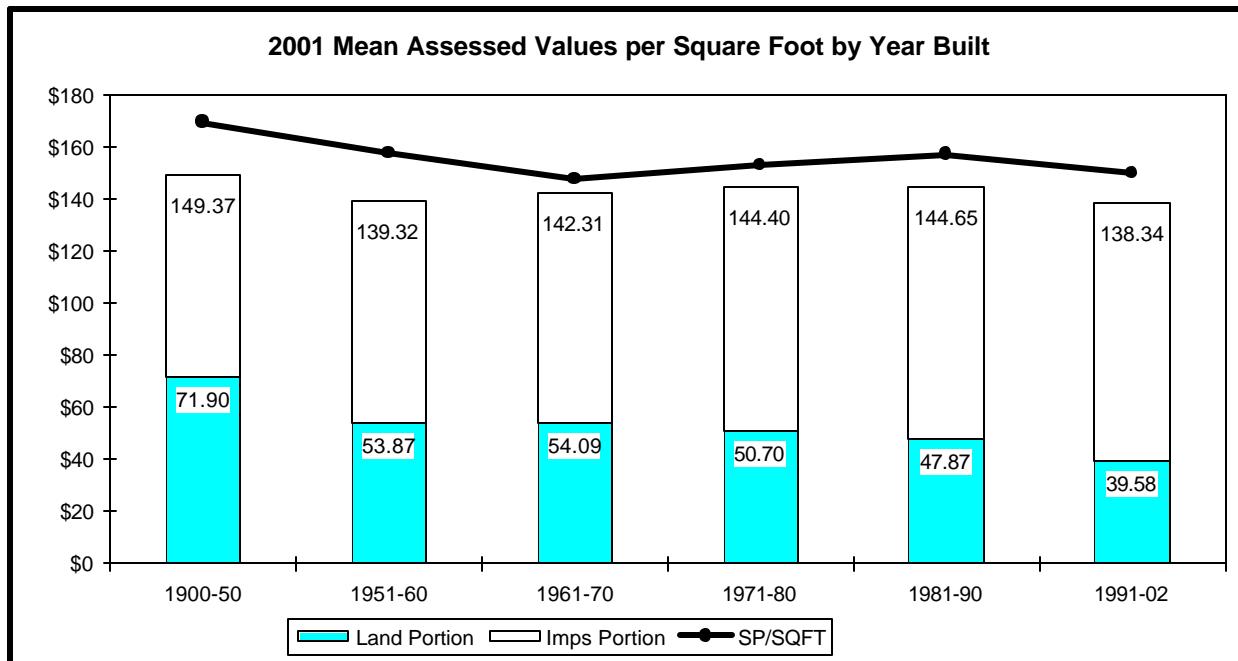
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	2	0.06%
2	0	0.00%	2	5	0.15%
3	0	0.00%	3	29	0.86%
4	0	0.00%	4	91	2.70%
5	11	6.01%	5	198	5.88%
6	23	12.57%	6	501	14.88%
7	68	37.16%	7	1341	39.84%
8	55	30.05%	8	864	25.67%
9	24	13.11%	9	249	7.40%
10	2	1.09%	10	62	1.84%
11	0	0.00%	11	19	0.56%
12	0	0.00%	12	3	0.09%
13	0	0.00%	13	2	0.06%
		183			3366



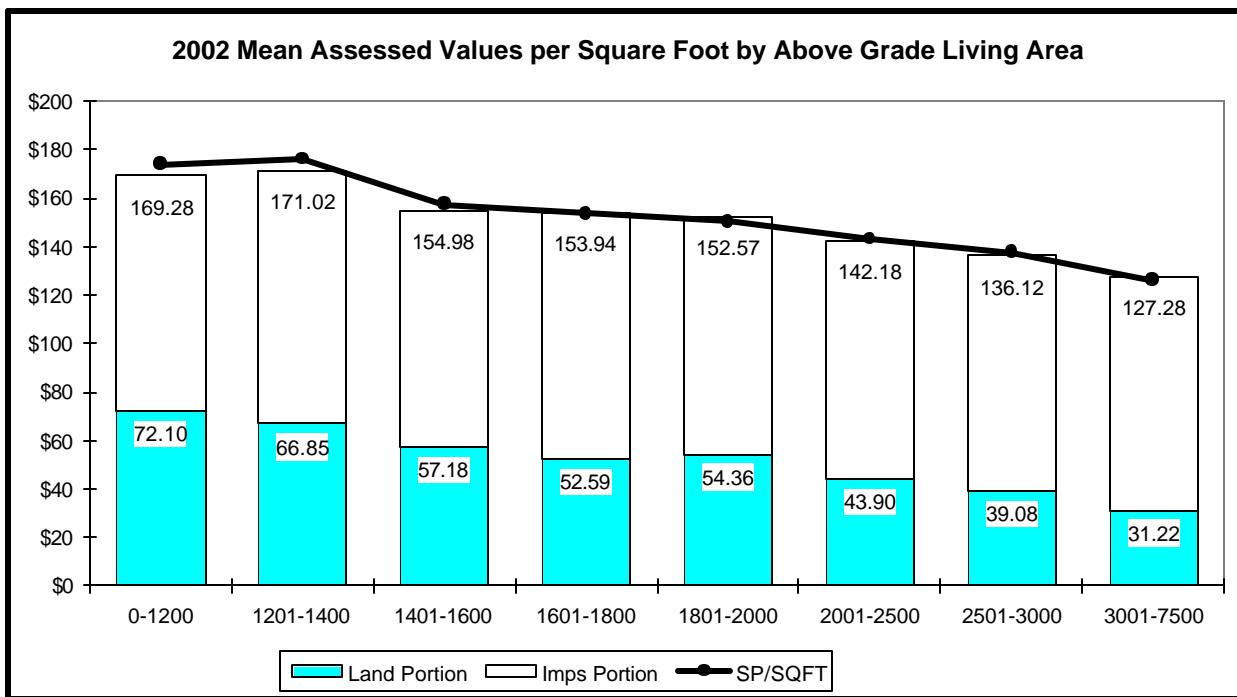
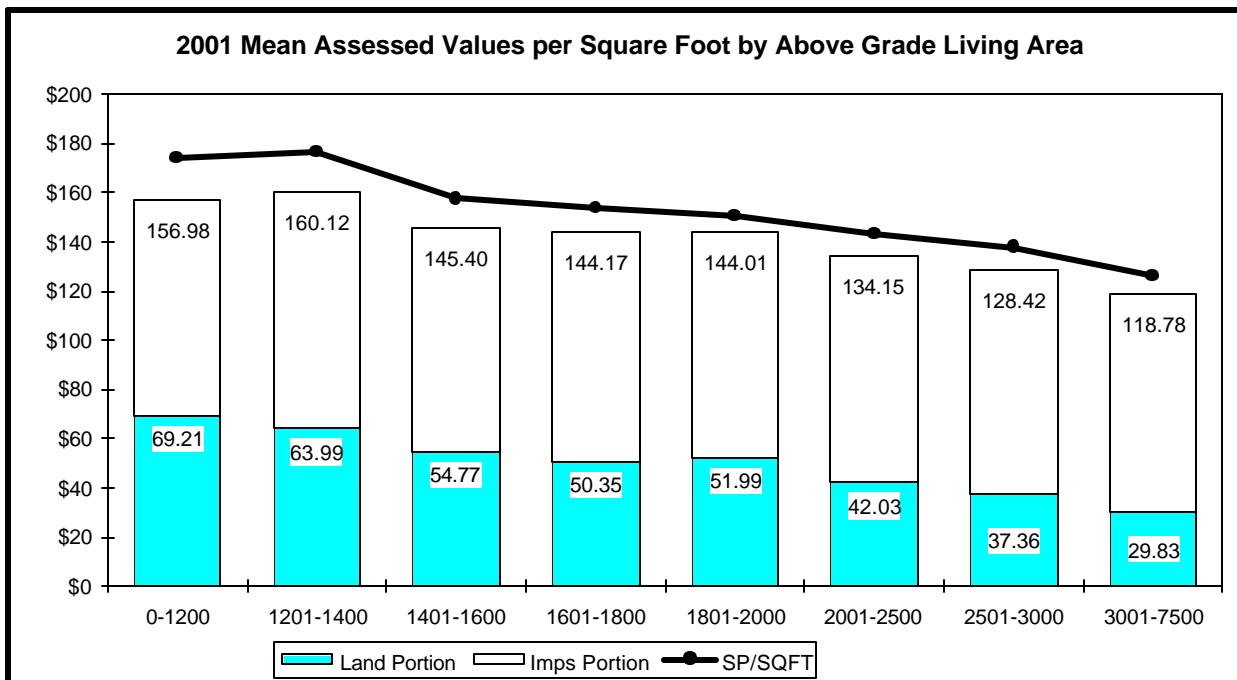
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



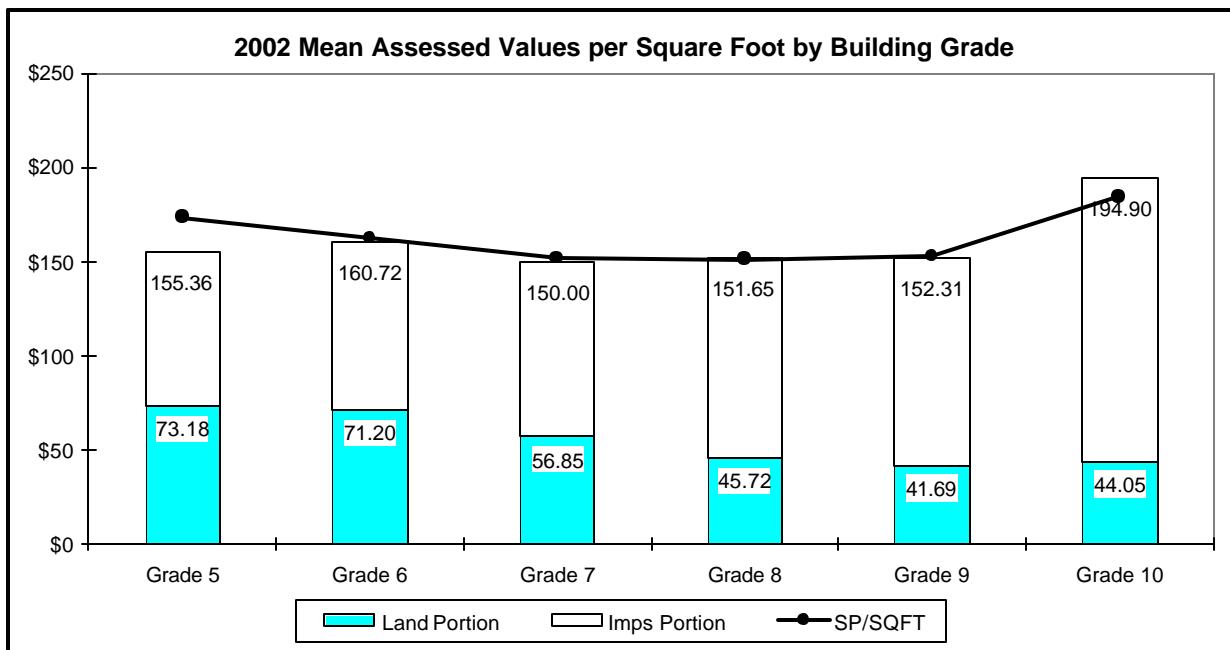
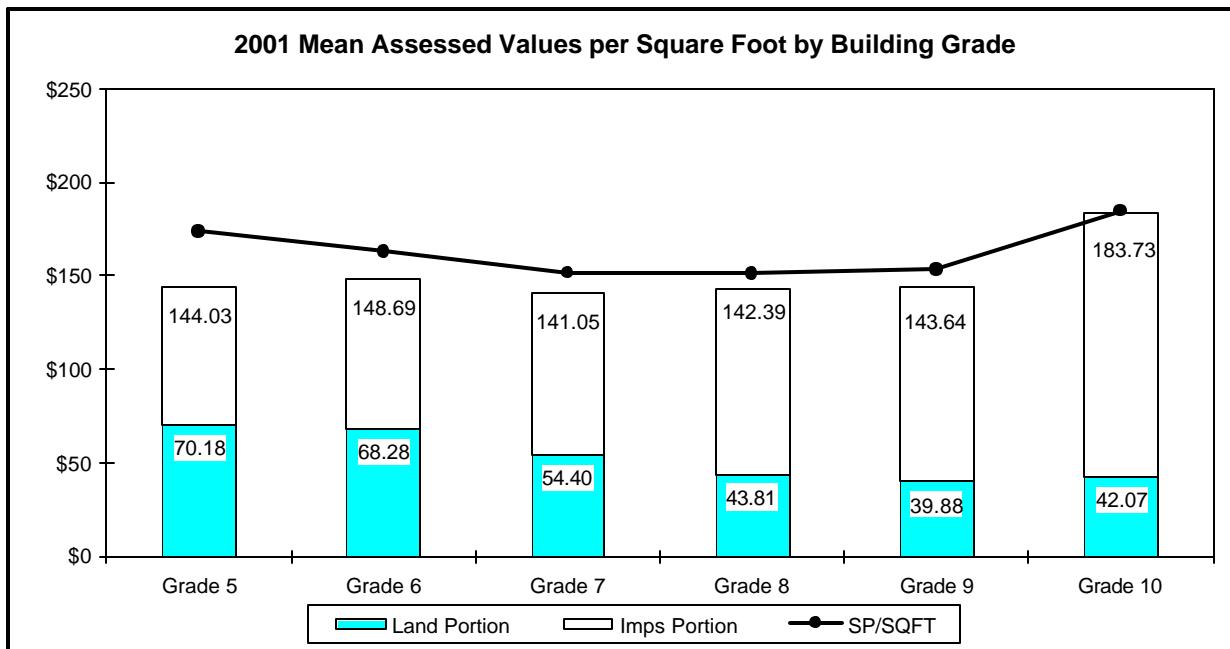
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

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 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. The sales sample in the Grade 5 strata contained only 11 sales (representing 5.5% of the population) so the data for this strata is not significant enough to apply an adjustment to all grade 5 homes. Grade 10 strata contained only 2 sales (representing 3.2% of the population) so the data for this strata is not significant.

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 44 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 5% 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 183 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.

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 one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Homes in very good condition had a lower average ratio. An additional upward adjustment was necessary for this condition

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (.9421532 + (-.0777726 \text{ if parcel is in very good condition}))$$

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

$$2002 \text{ Improvement Value} = 2002 \text{ Total Value} - 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at new total value $(2001 \text{ Land Value} \times 1.05) + (2001 \text{ Improvement Value} \times 1.076)$ rounded down.
 - *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 improvement percent change as indicated by the sales sample is used to arrive at a new total value. $(2001 \text{ Land Value} \times 1.05) + (2001 \text{ Improvement Value} \times 1.076)$.
 - *If land values or improvements are \$10,000 or less, there is no change from previous land value.
 - *If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.
 - *If residential properties exist on commercially zoned land the derived adjustment model is used.

Mobile Home Update

There were 32 mobile home sales for an analysis which indicated no adjustment to the 2001 total values are necessary at this time. The 2002 total values for mobile home parcels will be equal to the 2001 total values. The 2002 land value = the 2001 land value $\times 1.05$ rounded down. The resulting improvement value is calculated as follows:

$$2002 \text{ Improvement Value} = 2002 \text{ Total Value} - 2002 \text{ Land Value}.$$

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 40 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)

6.14%

Very Good Condition	Yes
% Adjustment	9.55%

Comments

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

Generally homes in very good condition were at a lower assessment level than the average. This model corrects for this strata difference.

A home in very good condition would *approximately* receive a 15.69% upward adjustment (6.14% + 9.55%).

There are 242 homes in very good condition.

93% of the population of 1-3 unit residences in the area are adjusted by the overall alone.

Area 40 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 99.2%.

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.

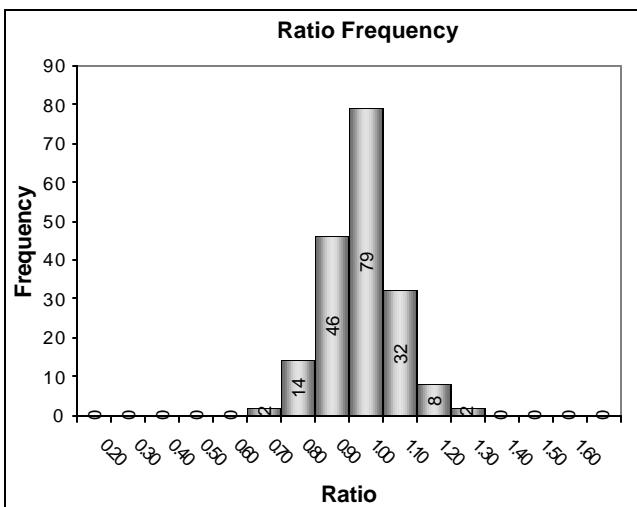
Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
5	11	0.835	0.901	7.8%	0.817	0.985
6	23	0.915	0.987	8.0%	0.933	1.042
7	68	0.931	0.990	6.3%	0.969	1.011
8	55	0.940	1.001	6.5%	0.970	1.031
9	24	0.936	0.992	6.0%	0.953	1.032
10	2	0.983	1.043	6.1%	0.239	1.847
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1900-1965	35	0.887	0.965	8.9%	0.918	1.013
1966-1975	49	0.966	1.025	6.1%	0.998	1.052
1976-1985	40	0.946	1.007	6.4%	0.969	1.044
1986-1995	39	0.919	0.974	6.0%	0.948	1.000
1996+	20	0.911	0.965	5.9%	0.938	0.992
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Fair	1	0.771	0.814	5.6%	N/A	N/A
Average	88	0.930	0.985	5.9%	0.964	1.006
Good	80	0.945	1.001	5.9%	0.977	1.025
Very Good	14	0.864	0.997	15.4%	0.922	1.072
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1	125	0.944	1.005	6.4%	0.986	1.023
1.5	27	0.903	0.971	7.5%	0.923	1.018
2	31	0.914	0.968	6.0%	0.934	1.002

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1000	17	0.874	0.941	7.7%	0.893	0.989
1001-1500	46	0.913	0.976	6.9%	0.943	1.009
1501-2000	54	0.948	1.011	6.6%	0.986	1.036
2001-2500	36	0.938	0.994	6.0%	0.952	1.036
2501-3000	23	0.934	0.989	6.0%	0.948	1.031
3001-5000	7	0.935	1.001	7.1%	0.922	1.080
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	77	0.931	0.993	6.6%	0.970	1.016
Y	106	0.931	0.991	6.4%	0.970	1.012
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	173	0.932	0.993	6.5%	0.977	1.009
Y	10	0.919	0.974	6.0%	0.889	1.058
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	138	0.936	0.997	6.5%	0.979	1.014
9	45	0.915	0.974	6.5%	0.942	1.006
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<12000	6	0.877	0.950	8.2%	0.851	1.048
12001-16000	5	0.919	0.973	5.9%	0.804	1.142
16001-20000	5	0.973	1.031	5.9%	0.980	1.082
20001-30000	7	0.919	0.981	6.8%	0.867	1.095
30001-43559	30	0.933	0.994	6.5%	0.954	1.034
1AC-3AC	66	0.932	0.991	6.3%	0.967	1.014
3.01AC-5AC	32	0.937	1.001	6.8%	0.968	1.034
>5.01AC	32	0.925	0.986	6.6%	0.936	1.035

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SE/Team 3	Lien Date: 01/01/2001	Date of Report: 7/22/2002	Sales Dates: 1/2000 - 12/2001																								
Area 40 - Enumclaw Plateau	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No																								
SAMPLE STATISTICS																											
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*i.e. no evidence of non-normality																											



COMMENTS:

Single Family Residences throughout area 40

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SE/Team 3	Lien Date: 01/01/2002	Date of Report: 7/22/2002	Sales Dates: 1/2000 - 12/2001
Area 40 - Enumclaw Plateau	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 183 Mean Assessed Value 272,000 Mean Sales Price 274,300 Standard Deviation AV 89,502 Standard Deviation SP 92,112			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.991 Weighted Mean Ratio 0.992			
UNIFORMITY			
Lowest ratio 0.716 Highest ratio: 1.318 Coefficient of Dispersion 8.24% Standard Deviation 0.105 Coefficient of Variation 10.55% Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.973 <i>Upper limit</i> 1.011 95% Confidence: Mean <i>Lower limit</i> 0.983 <i>Upper limit</i> 1.013			
SAMPLE SIZE EVALUATION			
N (population size) 3366 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.105 Recommended minimum: 18 Actual sample size: 183 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 98 <i># ratios above mean:</i> 85 <i>Z:</i> 0.961 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			

Ratio Frequency

Ratio Range	Frequency
0.60 - 0.65	5
0.65 - 0.70	26
0.70 - 0.75	67
0.75 - 0.80	55

COMMENTS:

Single Family Residences throughout area 40

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.

Vacant Sales Available to Develop the Valuation Model
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	022006	9119	01/26/01	125000	176418	Y	N
001	032006	9085	10/05/01	138000	396396	Y	N
001	056150	0180	08/25/00	72000	40697	N	N
001	062006	9009	07/03/01	195000	688683	Y	N
001	072006	9054	05/04/00	120000	217800	Y	N
001	072007	9036	09/20/01	110000	203860	Y	N
001	082006	9066	04/18/00	145000	217800	Y	N
001	082007	9014	09/28/01	135000	217364	Y	N
001	082007	9062	08/23/00	105000	217800	Y	N
001	092006	9102	05/17/00	160000	408157	N	N
001	112006	9055	09/27/00	92500	145490	Y	N
001	128400	0030	06/12/00	69500	50094	Y	N
001	152006	9080	07/12/00	105000	217364	Y	N
001	162006	9044	12/28/00	120000	433857	Y	N
001	172006	9075	06/26/00	125000	211266	Y	N
001	182006	9017	11/15/00	110000	182516	Y	N
001	182006	9079	05/14/01	140000	454671	Y	N
001	182006	9101	09/04/01	145000	434251	Y	N
001	192006	9033	06/15/01	195000	420789	Y	N
001	282106	9037	01/04/00	133000	329749	N	N
001	312007	9123	07/27/00	100000	217800	Y	N
001	342106	9072	11/16/01	77500	44866	N	N
001	352106	9154	12/26/01	93916	119900	N	N
009	032107	9058	04/03/01	127500	594594	N	N
009	032107	9059	11/06/00	125000	313196	N	N
009	032107	9066	06/13/00	120000	349351	N	N
009	032107	9068	03/14/01	137700	321908	N	N
009	032107	9072	04/06/00	146000	1649182	N	N
009	032107	9074	08/10/01	150500	642510	N	N
009	032107	9075	11/14/00	110000	344995	N	N
009	042107	9104	05/29/01	73500	59241	N	N
009	052107	9033	10/11/00	106000	264845	Y	N
009	082107	9082	11/16/01	45000	94960	N	N
009	142107	9040	06/30/00	15500	25911	Y	N
009	262207	9033	05/01/01	57950	26100	N	N
009	262207	9121	08/30/01	115000	222156	N	N
009	282107	9048	04/21/00	5000	2156	N	N
009	322107	9067	09/13/00	92500	143312	N	N
009	322207	9066	05/30/01	45000	6988	Y	Y
009	322207	9167	10/16/01	180000	430808	Y	N
009	322207	9167	06/05/00	140000	430808	Y	N
009	342107	9034	03/16/01	68000	47004	N	N
009	342107	9052	07/10/00	8000	7015	N	N
009	342207	9066	08/07/01	86000	108028	N	N

Sales Available for Annual Update Analysis

Area 40

(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Conditi- on	Lot Size	View	Water- front	Situs Address	
001	222006	9044	5/17/01	150000	770	0	5	1927	5	53590	Y	N	23003 SE 436TH ST	
001	272006	9039	8/28/01	215000	820	0	5	1927	4	104979	Y	N	23103 SE 448TH ST	
001	172006	9032	8/27/01	199950	860	0	5	1918	4	397702	Y	N	20511 SE 424TH ST	
001	312007	9058	6/27/00	138000	900	0	5	1954	4	8400	Y	N	28302 SE 472ND ST	
001	072006	9016	2/1/01	160000	1170	0	5	1922	3	162914	Y	N	18804 SE 416TH ST	
001	052006	9053	9/25/01	229950	1470	0	5	1923	4	94525	Y	N	20209 SE 384TH ST	
001	721550	0221	11/28/01	151000	910	0	6	1974	3	22130	N	N	38303 272ND AV SE	
001	182006	9024	7/16/01	152000	920	550	6	1948	4	19800	Y	N	42610 AUBURN-ENUMCLAW RD SE	
001	142006	9031	4/15/00	161950	960	0	6	1932	3	217800	Y	N	24408 SE 424TH ST	
001	032006	9053	3/15/01	160500	990	0	6	1965	4	38610	Y	N	24126 SE 400TH ST	
001	128400	0052	5/25/00	134000	990	0	6	1970	3	9669	Y	N	21303 SE 424TH ST	
001	012006	9030	11/20/01	233950	1000	0	6	1953	5	227818	Y	N	39129 264TH AV SE	
001	272006	9019	10/26/01	232500	1120	0	6	1917	5	98445	Y	N	46319 244TH AV SE	
001	152006	9018	4/23/01	190000	1140	0	6	1931	4	38584	Y	N	42619 244TH AV SE	
001	312106	9015	12/7/00	225000	1200	0	6	1936	5	267894	N	N	19126 192ND AV SE	
001	721550	0282	3/27/00	132000	1200	0	6	1973	4	29350	N	N	38006 ENUMCLAW-FRANKLIN RD SE	
001	721550	0274	3/12/01	127500	1200	0	6	1974	4	21548	N	N	38104 ENUMCLAW-FRANKLIN RD SE	
001	222006	9059	9/20/01	289000	1300	0	6	1947	4	425581	Y	N	23527 SE 440TH ST	
001	302007	9052	8/14/00	200000	1520	0	6	1937	5	171626	N	N	27626 SE 464TH ST	
001	122006	9031	3/22/01	260000	1620	0	6	1921	3	252552	Y	N	41007 264TH AV SE	
001	322007	9010	6/29/01	277000	1870	0	6	1927	4	220148	Y	N	47327 294TH AV SE	
001	212006	9040	2/14/01	135000	1000	0	7	1930	4	11000	Y	N	22503 SE 436TH ST	
001	338000	0060	6/11/01	159900	1010	0	7	1967	4	11378	N	N	43811 241ST PL SE	
001	342106	9111	4/3/00	214500	1100	1060	7	1986	3	46200	N	N	24020 SE 380TH ST	
001	132006	9086	8/29/01	179000	1200	0	7	1963	5	37024	Y	N	41720 264TH AV SE	
001	012006	9052	4/14/00	156000	1230	0	7	1970	3	78408	N	N	39027 264TH AV SE	
001	082007	9050	9/10/01	259000	1250	1250	7	1968	3	211266	Y	N	40525 302ND AV SE	
001	342106	9118	3/15/01	189000	1280	0	7	1996	3	37373	N	N	24225 SE 376TH ST	
001	212006	9056	7/11/00	205000	1300	0	7	1969	4	66211	Y	N	22525 SE 444TH ST	
001	132006	9185	11/21/00	180000	1330	0	7	1961	4	39000	Y	N	26924 SE 424TH ST	
001	721550	0020	8/25/00	247300	1370	920	7	1995	3	98010	Y	N	38109 276TH AV SE	
001	082007	9137	9/8/00	279000	1390	0	7	1998	3	220206	Y	N	40206 304TH AV SE	
001	182006	9047	11/14/00	214000	1420	0	7	1960	4	38500	Y	N	42926 AUBURN-ENUMCLAW RD SE	

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Condition	Lot Size	View	Water-front	Situs Address
001	352106	9025	11/27/00	220000	1430	0	7	1977	4	120661	N	N	24902 SE 384TH ST
001	092006	9016	5/22/00	279000	1430	0	7	1917	3	169012	Y	N	41329 228TH AV SE
001	082007	9034	3/30/00	222500	1430	0	7	1972	3	138520	Y	N	40626 302ND AV SE
001	312107	9028	5/23/01	357000	1430	630	7	1972	4	872942	N	N	37915 292ND WY SE
001	342106	9122	4/23/01	207000	1440	340	7	1985	3	35375	N	N	38206 236TH AV SE
001	352106	9085	9/19/01	240000	1450	0	7	1992	3	68217	N	N	25005 SE 380TH ST
001	042006	9062	2/13/01	310000	1510	1370	7	1974	4	231739	Y	N	22500 SE 392ND ST
001	052006	9051	3/28/00	209000	1510	0	7	1974	4	104108	N	N	39029 200TH AV SE
001	278131	0040	10/25/00	200000	1510	1220	7	1972	4	14880	N	N	23822 SE 472ND ST
001	062006	9070	8/31/01	221000	1530	0	7	1979	3	87120	Y	N	39609 188TH AV SE
001	142240	0100	3/30/01	190500	1550	0	7	1964	3	37295	N	N	39641 226TH AV SE
001	112006	9036	5/22/01	220000	1570	0	7	1967	4	43350	Y	N	40520 244TH AV SE
001	172006	9097	5/3/00	249950	1570	0	7	1973	4	226050	Y	N	41904 207TH AV SE
001	312007	9080	11/5/01	276350	1600	800	7	1968	5	50094	N	N	47902 288TH AV SE
001	072006	9085	6/22/01	250000	1620	0	7	1987	3	187308	Y	N	19014 SE 409TH ST
001	102006	9048	12/13/01	342500	1640	0	7	1900	5	428194	Y	N	40727 244TH AV SE
001	235960	0010	7/6/00	220500	1670	0	7	1968	4	37500	Y	N	40317 212TH AV SE
001	022006	9015	1/30/01	250000	1670	0	7	1967	4	224334	Y	N	39631 252ND AV SE
001	222006	9166	6/6/01	198000	1710	0	7	1973	4	37000	Y	N	23307 SE 436TH ST
001	342006	9050	7/11/00	258000	1760	0	7	1978	4	194277	Y	N	47132 241ST AV SE
001	162006	9079	9/13/00	275000	1780	0	7	1974	4	221720	Y	N	41808 218TH AV SE
001	352106	9133	12/27/01	290000	1824	0	7	1989	4	115434	N	N	38121 252ND AV SE
001	212006	9065	2/14/00	290000	1840	0	7	1967	4	411160	Y	N	43212 212TH AV SE
001	132006	9096	8/31/00	375000	1850	0	7	1973	4	429066	Y	N	27010 SE 424TH ST
001	713580	0050	2/23/01	289000	1940	0	7	1977	3	189486	N	N	40507 218TH AV SE
001	022006	9078	7/31/00	250000	1970	500	7	1982	3	235659	Y	N	25016 SE 400TH ST
001	352106	9155	7/7/00	270000	2010	0	7	1998	3	69247	N	N	24610 SE 372ND ST
001	092006	9035	11/21/00	251000	2020	0	7	1951	3	100188	N	N	41214 212TH AV SE
001	278132	0010	6/25/01	190000	2070	0	7	1973	3	15916	N	N	23734 SE 472ND ST
001	172006	9096	4/23/01	279950	2100	0	7	1966	3	166399	Y	N	19725 SE 416TH ST
001	212006	9079	11/14/00	284000	2110	0	7	1973	3	85377	Y	N	21608 SE 448TH ST
001	152006	9067	7/11/01	280000	2160	0	7	1900	3	444312	Y	N	23103 SE 424TH ST
001	222006	9150	3/8/01	216500	2210	0	7	1952	4	91476	Y	N	43825 236TH AV SE

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Condition	Lot Size	View	Water-front	Situs Address	
001	182006	9070	9/25/00	219950	2300	0	7	1969	4	43560	Y	N	42517 188TH AV SE	
001	056150	0170	7/16/01	260000	2370	0	7	1994	3	38022	N	N	24631 SE 387TH ST	
001	342106	9062	11/6/00	320000	2620	600	7	1981	4	204732	N	N	24219 SE 374TH ST	
001	052007	9091	2/7/01	385000	2900	0	7	1995	3	221284	Y	N	39801 306TH AV SE	
001	342106	9067	8/10/01	244400	1150	1060	8	1978	4	217800	N	N	23827 SE 376TH ST	
001	352106	9048	7/11/01	245000	1310	0	8	1988	3	40689	N	N	38208 244TH AV SE	
001	980450	0140	11/7/00	235000	1370	720	8	1975	3	47044	Y	N	39421 260TH AV SE	
001	980450	0040	9/14/00	228500	1380	1180	8	1978	3	47044	Y	N	39408 258TH AV SE	
001	605500	0140	5/19/00	342300	1400	1020	8	1972	3	38312	Y	N	27800 SE 400TH WY	
001	342106	9061	12/19/00	269000	1470	0	8	1974	4	217800	N	N	24021 SE 374TH ST	
001	162006	9046	7/17/01	249000	1570	0	8	1964	4	29600	Y	N	22707 SE 419TH ST	
001	142240	0190	10/4/00	204800	1590	340	8	1968	3	43250	N	N	39802 226TH AV SE	
001	980450	0190	5/19/00	255000	1640	480	8	1974	4	44700	Y	N	39030 258TH AV SE	
001	980450	0220	7/30/01	256500	1660	450	8	1979	3	57234	Y	N	38842 258TH AV SE	
001	721550	0110	2/27/01	248500	1660	1660	8	1969	4	98010	N	N	28124 274TH AV SE	
001	122006	9088	2/14/01	252000	1690	570	8	1979	3	42750	N	N	27022 SE 403RD ST	
001	980450	0020	7/11/01	269000	1700	1570	8	1973	3	47480	Y	N	39440 258TH AV SE	
001	142240	0170	11/9/00	247000	1720	750	8	1977	4	34807	N	N	39626 226TH AV SE	
001	342106	9084	9/4/01	299000	1740	520	8	1978	4	118267	N	N	38125 238TH AV SE	
001	605500	0250	7/11/01	323000	1750	0	8	1981	5	36000	Y	N	27410 SE 402ND ST	
001	980450	0130	6/29/00	229000	1760	760	8	1978	4	47044	Y	N	39407 260TH AV SE	
001	278133	0060	8/24/01	245500	1800	650	8	1977	4	17600	Y	N	47238 235TH AV SE	
001	980450	0330	6/9/00	247000	1860	360	8	1978	4	55756	Y	N	25606 SE 390TH ST	
001	262106	9054	10/23/00	279950	2020	0	8	1991	3	200812	N	N	36020 249TH AV SE	
001	142250	0010	4/24/01	294000	2030	0	8	1974	4	74923	Y	N	40005 226TH AV SE	
001	342106	9085	3/22/01	335000	2110	0	8	1980	4	95832	N	N	38211 238TH AV SE	
001	072007	9038	11/29/01	319000	2140	0	8	1963	4	335412	Y	N	41005 278TH AV SE	
001	082007	9059	7/23/01	529750	2180	1150	8	1989	3	435600	Y	N	41130 305TH AV SE	
001	022006	9127	8/23/00	318000	2196	928	8	1999	3	78843	Y	N	24601 SE 390TH ST	
001	062007	9038	10/10/01	260234	2210	620	8	1982	3	254390	N	N	27607 SE 392ND ST	
001	052007	9063	5/25/01	380000	2260	0	8	1977	3	241322	Y	N	30101 SE 396TH ST	
001	162006	9058	3/5/01	314450	2280	0	8	2001	3	29376	Y	N	22724 SE 419TH ST	
001	322007	9037	12/18/00	319500	2290	550	8	1991	3	54500	Y	N	29324 SE 472ND ST	

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Condition	Lot Size	View	Water-front	Situs Address
001	042007	9032	8/21/01	355000	2350	0	8	1979	3	156816	Y	N	30821 SE 392ND ST
001	681770	0032	4/23/01	265000	2370	0	8	1989	3	18642	N	N	41425 212TH AV SE
001	352106	9132	5/30/01	375000	2390	1000	8	2000	3	48351	Y	N	38129 252ND AV SE
001	605500	0510	3/27/01	260000	2434	0	8	1968	4	35288	Y	N	27455 SE 403RD ST
001	322106	9039	5/11/00	349950	2520	0	8	1997	3	212137	N	N	38022 200TH AV SE
001	312106	9045	6/20/01	299900	2540	0	8	1980	3	88862	Y	N	37803 188TH AV SE
001	122006	9107	8/29/00	365000	2560	0	8	1992	3	213879	Y	N	40118 268TH AV SE
001	082007	9045	3/2/00	315000	2590	0	8	1991	3	206038	Y	N	40414 302ND AV SE
001	092006	9043	3/29/00	369000	2610	0	8	1996	3	84942	N	N	40338 228TH WY SE
001	322106	9020	11/6/01	450000	2660	0	8	1989	3	388119	Y	N	38121 208TH AV SE
001	142006	9100	9/26/00	385000	2790	0	8	1936	4	100188	Y	N	25214 SE 424TH ST
001	312007	9132	9/26/01	339950	2825	0	8	2000	3	36429	Y	N	47230 288TH AV SE
001	605500	0210	3/6/01	304000	2950	0	8	1983	3	38408	Y	N	27407 SE 401ST ST
001	162006	9014	6/13/00	342000	3000	0	8	1967	4	209959	Y	N	42526 214TH AV SE
001	022006	9037	6/27/01	357000	3310	0	8	1956	5	216493	N	N	39523 252ND AV SE
001	342106	9024	11/28/01	352500	3360	0	8	1985	3	116740	N	N	23010 SE 380TH ST
001	022006	9026	8/18/00	335000	3720	0	8	1974	3	107593	Y	N	25606 SE 400TH ST
001	605500	0460	10/12/01	339500	1740	1600	9	2000	3	37279	Y	N	27326 SE 403RD ST
001	342106	9078	7/31/00	265000	1856	0	9	1982	3	98881	Y	N	38122 240TH AV SE
001	262106	9055	2/11/00	399900	2190	0	9	1991	3	212137	N	N	35904 249TH AV SE
001	052007	9050	2/22/00	370000	2210	1030	9	1969	4	147668	Y	N	30516 SE 392ND ST
001	052007	9043	9/19/00	308000	2220	0	9	1966	4	209959	Y	N	29923 SE 392ND ST
001	352106	9142	2/23/01	340950	2260	0	9	1992	3	74297	N	N	36815 249TH AV SE
001	312007	9096	7/27/00	400000	2290	1010	9	1977	4	223462	Y	N	46808 286TH AV SE
001	605500	0330	6/20/00	364500	2300	1410	9	1980	4	40380	Y	N	40215 278TH AV SE
001	732770	0013	5/6/00	390000	2300	600	9	1991	3	242629	Y	Y	22118 SE 358TH ST
001	061907	9087	5/19/00	474500	2366	1760	9	1975	4	250905	Y	Y	28517 SE MUD MOUNTAIN RD
001	262106	9067	6/18/01	415000	2392	0	9	1992	3	206910	N	N	36429 249TH AV SE
001	172006	9099	10/9/01	317500	2410	0	9	1974	4	77536	Y	N	41625 207TH AV SE
001	605500	0410	1/2/01	395000	2550	600	9	1986	3	36750	Y	N	27327 SE 402ND ST
001	012006	9085	11/26/01	385000	2730	0	9	1991	3	370695	Y	Y	38611 264TH AV SE
001	082006	9068	6/1/01	324500	2800	0	9	1975	4	98881	Y	N	20926 SE 416TH ST
001	132006	9239	10/10/01	395000	2900	0	9	1966	4	224334	Y	N	27124 SE 424TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Condition	Lot Size	View	Water-front	Situs Address	
001	172006	9062	9/29/00	319500	2990	0	9	1978	3	105850	Y	N	43122 208TH AV SE	
001	342106	9057	7/12/00	400000	3130	0	9	1986	3	141134	N	N	24004 SE 384TH ST	
001	212006	9077	8/1/00	500000	3480	0	9	1994	3	439956	Y	N	44402 216TH AV SE	
001	061907	9016	6/18/01	669000	4400	0	9	1993	4	189050	N	N	28808 SE MUD MOUNTAIN RD	
001	012006	9087	9/8/00	547450	2580	2230	10	1995	3	396396	Y	N	38515 276TH AV SE	
001	022006	9091	4/18/01	625000	3990	0	10	1994	3	174240	Y	N	25303 SE 394TH ST	
009	410200	0115	1/3/01	175000	750	0	5	1959	4	41687	Y	Y	37210 W LAKE WALKER DR SE	
009	282107	9042	12/6/01	143000	920	0	5	1908	5	6555	N	N	35816 CUMBERLAND WY SE	
009	342207	9023	3/7/01	140000	1020	0	5	1941	2	22800	N	N	28703 KANASKAT-KANGLEY RD SE	
009	082107	9019	4/26/01	146500	1100	0	5	1956	4	128066	N	N	31909 293RD AV SE	
009	187140	0940	5/25/01	139950	1240	0	5	1912	5	24800	N	N	31107 SE 353RD ST	
009	282107	9050	7/6/01	119999	810	0	6	1908	5	7778	N	N	31015 SE LAKE WALKER RD	
009	342107	9070	2/6/01	149950	970	0	6	1971	4	45302	N	N	37305 W LAKE WALKER DR SE	
009	240880	0281	5/22/01	140000	1060	0	6	1961	3	90604	N	N	32010 SE 270TH ST	
009	240880	0225	9/26/01	215000	1150	0	6	1961	4	60112	N	N	31711 SE 268TH ST	
009	800860	0010	12/13/01	250000	1370	0	6	1930	3	18602	Y	Y	30621 SE LAKE RETREAT NORTH DR	
009	322107	9137	7/9/01	315000	1380	0	6	1949	4	416433	Y	N	37903 304TH WY SE	
009	187140	0045	12/27/01	142000	1490	0	6	1907	4	13200	N	N	35303 314TH WY SE	
009	322107	9055	4/26/01	246000	1700	0	6	1998	3	93218	Y	N	38207 307TH AV SE	
009	042107	9065	7/24/01	191500	910	0	7	1973	4	215622	N	N	29410 313TH AV SE	
009	282107	9062	3/28/01	214950	1100	550	7	1989	3	189050	N	N	31326 SE 360TH PL	
009	042107	9147	5/14/01	221000	1210	0	7	1989	4	53143	N	N	32115 SE 293RD PL	
009	042107	9148	8/10/01	166000	1220	0	7	1990	3	53143	N	N	32133 SE 293RD PL	
009	042107	9157	8/1/01	210000	1310	0	7	1988	4	44400	N	N	32109 SE 291ST ST	
009	282107	9065	11/2/01	230000	1400	0	7	1946	4	91911	N	N	36117 VEAZIE-CUMBERLAND RD SE	
009	322207	9067	10/23/01	375000	1490	1290	7	1967	4	13560	Y	Y	30138 SE LAKE RETREAT SOUTH DR	
009	187140	0195	10/25/01	185000	1514	0	7	1999	3	17450	N	N	35510 VEAZIE-CUMBERLAND RD SE	
009	042107	9113	10/17/00	233500	1540	0	7	1990	3	35975	N	N	29701 322ND AV SE	
009	240880	0200	11/28/01	210500	1544	0	7	1978	4	99316	N	N	31616 SE 270TH ST	
009	322207	9099	10/11/01	249950	1580	480	7	1975	4	86248	N	N	29728 SE KENT-KANGLEY RD	
009	322207	9191	8/28/00	219950	1670	0	7	1986	4	45738	N	N	29838 SE 285TH PL	
009	282207	9081	8/14/01	232000	1800	0	7	1988	3	54672	N	N	26924 314TH AV SE	
009	322207	9126	10/25/00	234950	1810	0	7	1975	4	64904	N	N	28444 RETREAT-KANASKAT RD SE	

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bldg Grade	Year Built	Condition	Lot Size	View	Water-front	Situs Address
009	322107	9147	6/1/00	299950	1940	1020	7	1984	4	53578	N	N	29924 SE 375TH ST
009	322107	9047	8/28/01	295000	1990	0	7	1985	3	123274	N	N	30500 SE 384TH ST
009	322207	9158	3/26/01	265000	2160	0	7	1978	4	84506	N	N	28102 303RD AV SE
009	322207	9158	9/11/00	255500	2160	0	7	1978	4	84506	N	N	28102 303RD AV SE
009	322207	9046	3/20/01	314900	2540	0	7	1966	3	31588	Y	Y	29733 SE LAKE RETREAT NORTH DR
009	322207	9179	3/8/00	221000	930	0	8	1983	4	75794	N	N	29707 SE 285TH PL
009	292107	9034	9/12/00	290000	1370	0	8	1982	5	162478	Y	N	30415 SE 355TH ST
009	322107	9053	5/10/01	225000	1520	0	8	1982	3	107157	N	N	38217 VEAZIE-CUMBERLAND RD SE
009	322207	9122	8/9/01	300000	1720	400	8	1975	4	35138	Y	Y	30427 SE LAKE RETREAT NORTH DR
009	416960	0050	5/15/00	329950	1810	690	8	1959	4	34638	Y	Y	30435 SE LAKE RETREAT NORTH DR
009	042107	9115	3/6/01	203000	1850	0	8	1992	3	39300	Y	N	29610 322ND AV SE
009	312107	9002	6/5/00	331600	1870	1800	8	1983	3	213008	N	N	28714 SE 371ST ST
009	332107	9011	6/27/00	261000	1930	0	8	1992	3	44431	Y	N	30808 SE 384TH ST
009	042107	9123	9/5/01	339000	2428	0	8	2001	3	48787	Y	N	32022 SE 291ST ST
009	322207	9199	3/29/01	460000	2618	0	9	2000	3	229125	N	N	27230 304TH AV SE
009	102107	9119	5/15/01	350000	2700	0	9	1996	3	51400	N	N	30608 CUMBERLAND-KANASKAT RD SE
009	322207	9057	4/25/01	404500	2714	0	9	1999	3	13620	Y	Y	30126 SE LAKE RETREAT SOUTH DR
009	322207	9200	3/1/01	469000	2973	0	9	2000	3	211266	N	N	27306 304TH AV SE