

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 48 – N. Central W.Seattle

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 475

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$115,000	\$145,400	\$260,400	\$297,900	87.4%	12.40%
2002 Value	\$128,300	\$165,600	\$293,900	\$297,900	98.7%	11.88%
Change	+\$13,300	+\$20,200	+\$33,500		+11.3%	-0.52%
% Change	+11.6%	+13.9%	+12.9%		+12.9%	-4.19%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.52% and -4.19% 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	\$117,600	\$145,600	\$263,200
2002 Value	\$131,200	\$163,300	\$294,500
Percent Change	+11.6%	+12.2%	+11.9%

Number of improved Parcels in the Population: 4102

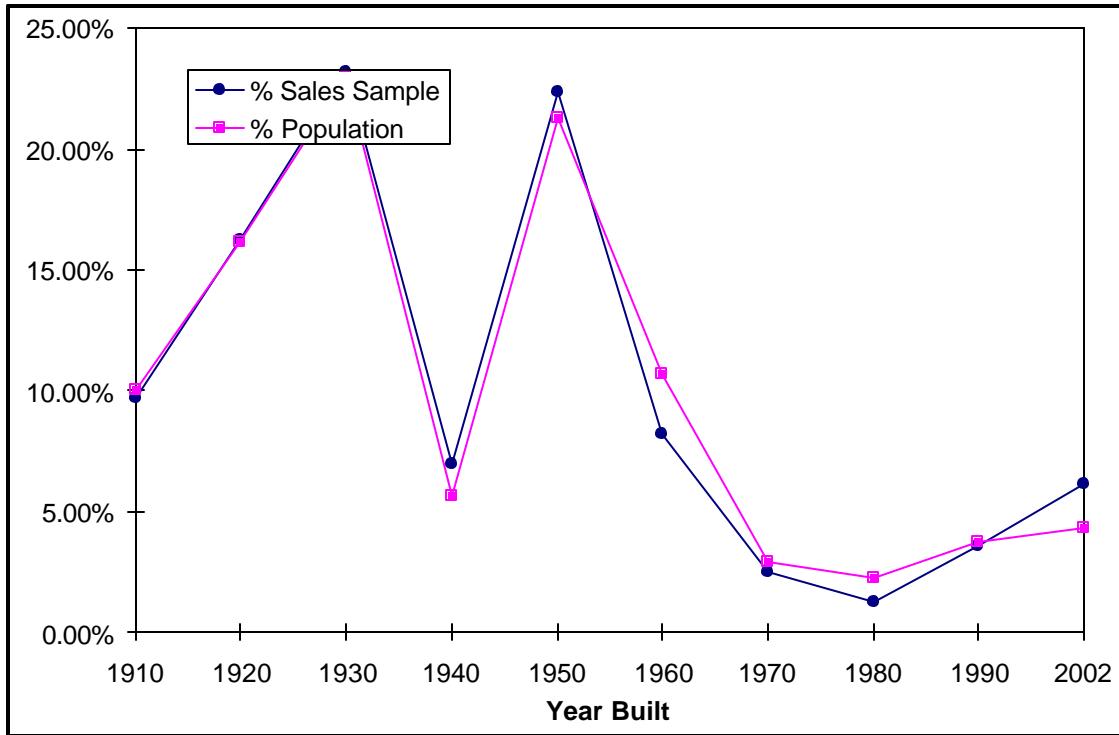
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that has above grade living area of 900 sqft. or less had higher average (assessed value/sales price) ratio than other improvements and formula adjusts value upward less than others, similarly, improvements that has good or very good view of seattle skyline and average, good or very good view of Puget sound, improvements that is located in neighborhood 12 and above grade living area greater than 1300 sqft. had lower average ratio than other improvements and formula adjusts value upward more than others thus improving equalization.

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	46	9.68%
1920	77	16.21%
1930	110	23.16%
1940	33	6.95%
1950	106	22.32%
1960	39	8.21%
1970	12	2.53%
1980	6	1.26%
1990	17	3.58%
2002	29	6.11%
	475	

Population		
Year Built	Frequency	% Population
1910	411	10.02%
1920	663	16.16%
1930	940	22.92%
1940	231	5.63%
1950	874	21.31%
1960	439	10.70%
1970	120	2.93%
1980	92	2.24%
1990	154	3.75%
2002	178	4.34%
	4102	

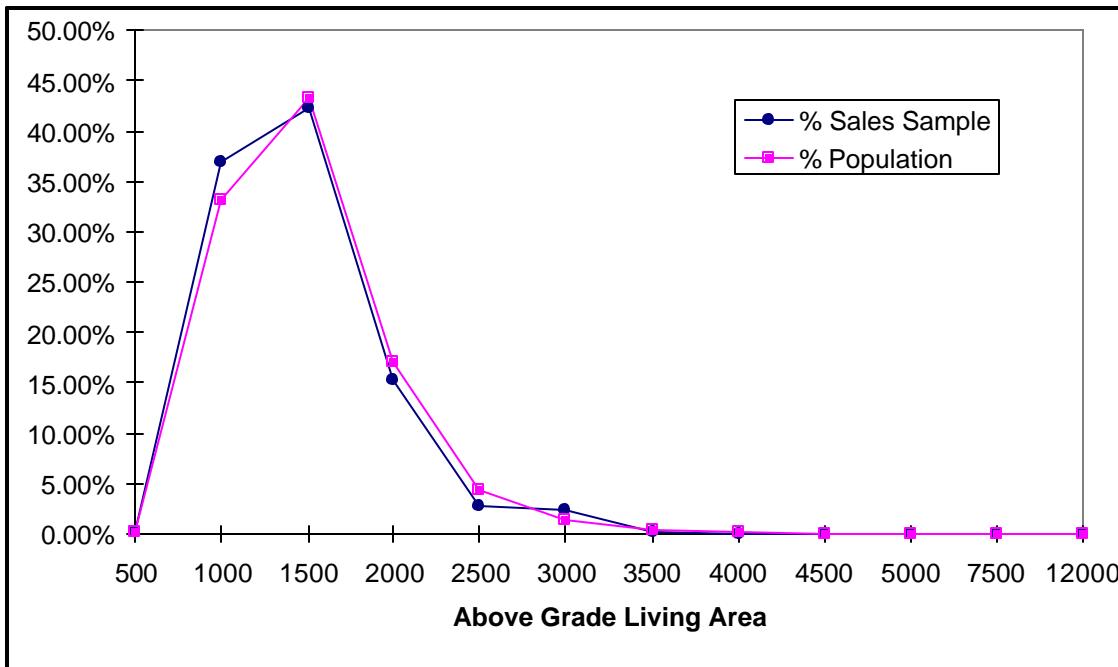


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.21%
1000	175	36.84%
1500	201	42.32%
2000	73	15.37%
2500	13	2.74%
3000	11	2.32%
3500	1	0.21%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	475	

Population		
AGLA	Frequency	% Population
500	11	0.27%
1000	1357	33.08%
1500	1777	43.32%
2000	702	17.11%
2500	182	4.44%
3000	52	1.27%
3500	12	0.29%
4000	5	0.12%
4500	2	0.05%
5000	0	0.00%
7500	2	0.05%
12000	0	0.00%
	4102	

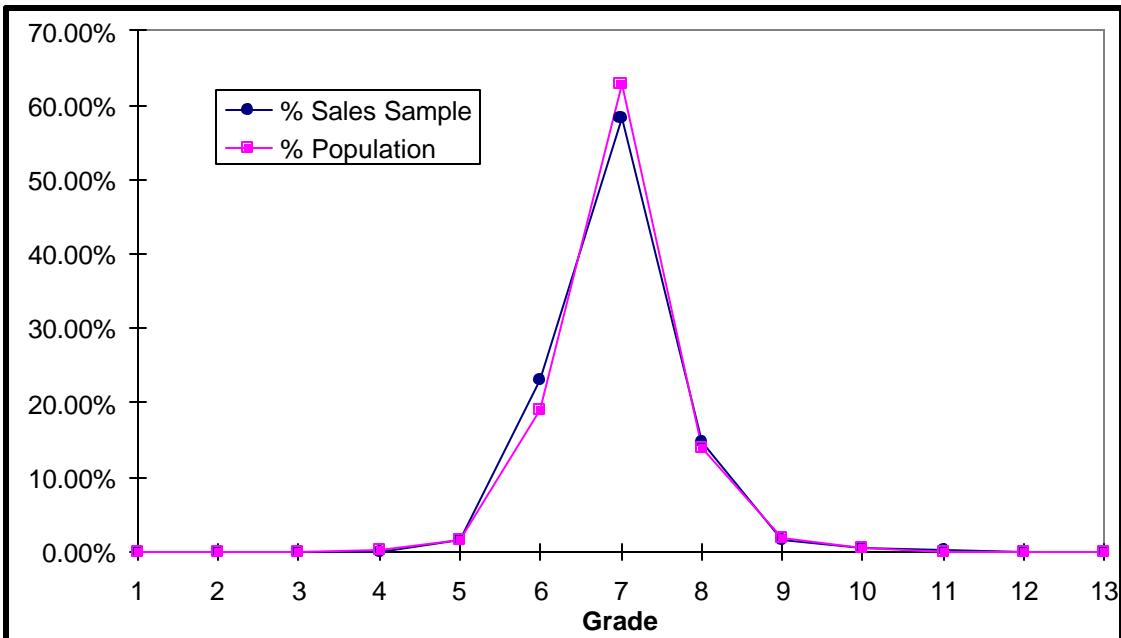


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

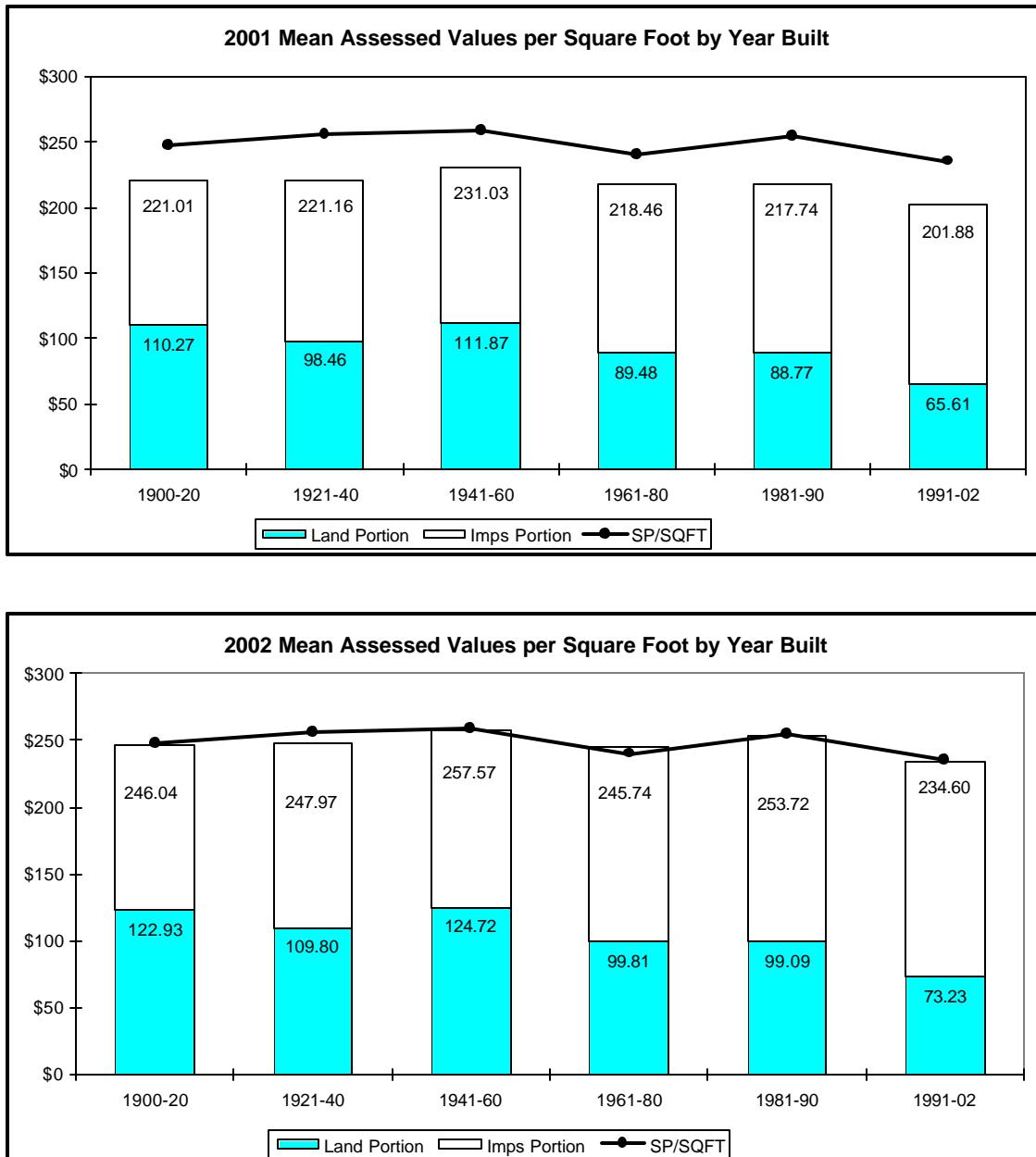
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.68%
6	110	23.16%
7	277	58.32%
8	70	14.74%
9	7	1.47%
10	2	0.42%
11	1	0.21%
12	0	0.00%
13	0	0.00%
		475

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	6	0.15%
5	68	1.66%
6	780	19.02%
7	2584	62.99%
8	572	13.94%
9	71	1.73%
10	17	0.41%
11	2	0.05%
12	1	0.02%
13	0	0.00%
		4102



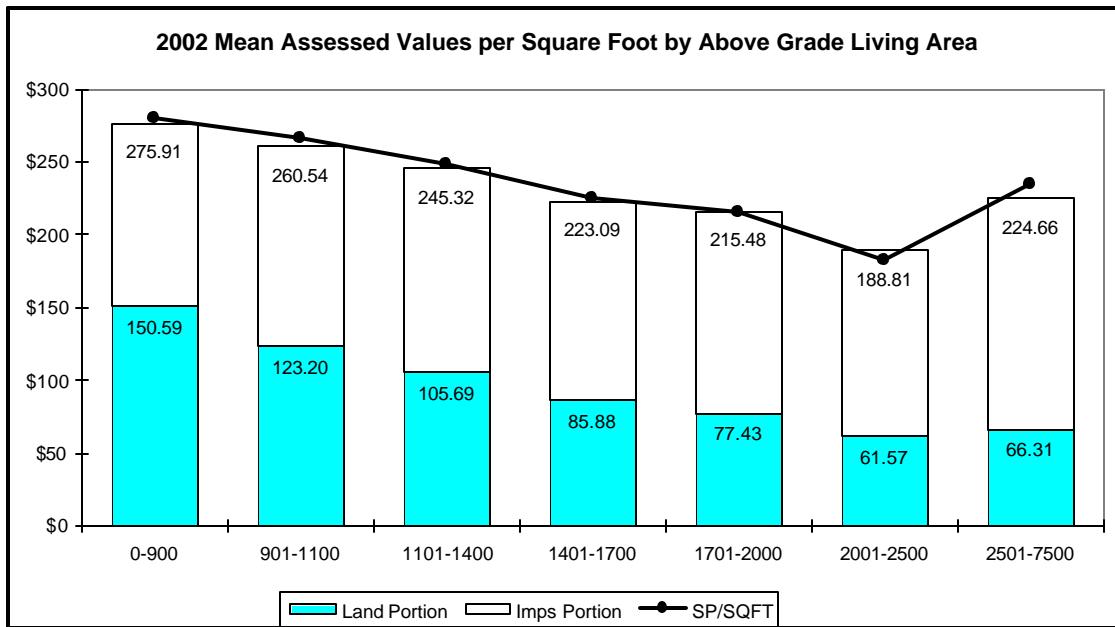
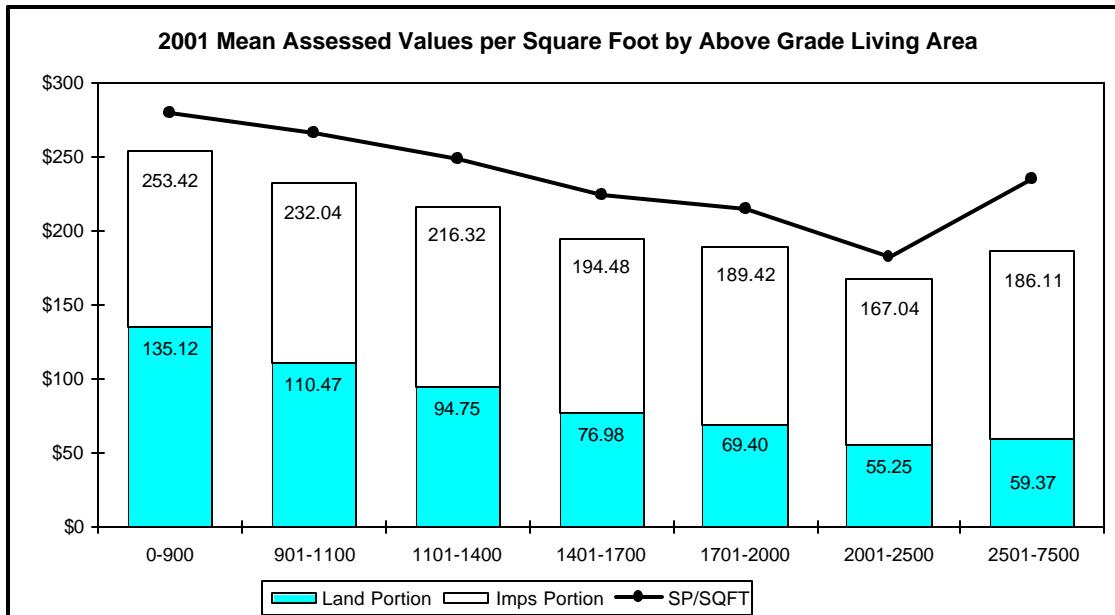
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



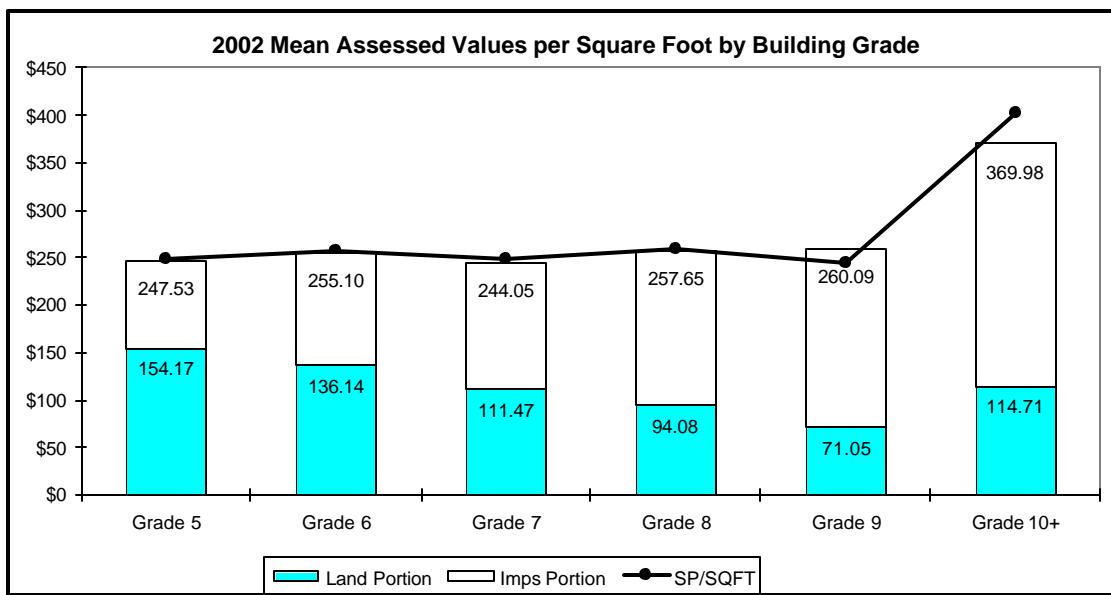
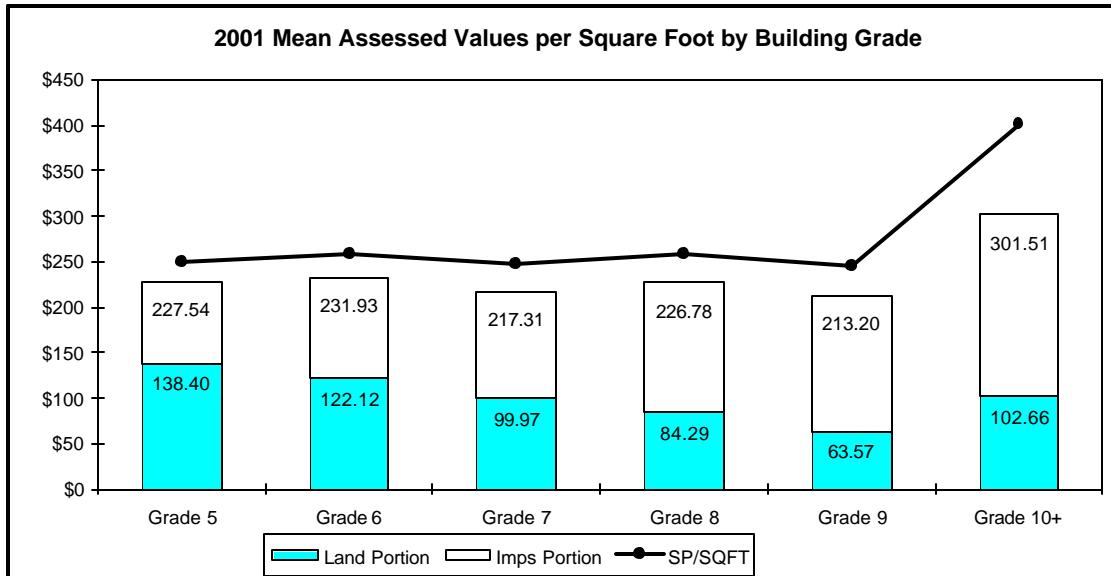
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

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. There are only 3 sales for grade 10 +.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

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

Land update

A scarcity of vacant land sales (1 usable land sales) in area 48 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.8914878$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.12$$

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

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, 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 475 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, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that 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 , improvements that has above grade living area of 900 sqft. or less had higher average (assessed value/sales price) ratio than other improvements and formula adjusts value upward less than others, similarly, improvements that has good or very good view of seattle skyline and average, good or very good view of Puget sound, improvements that is located in neighborhood 12 and above grade living area greater than 1300 sqft. had lower average ratio than other improvements and formula adjusts value upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.8914878 + (0.02485184* if above grade living area less than or equal to 900 sqft.) – (0.1387666 if Seattle Skyline view good or very good and Puget sound view average or good or very good) - (0.0966772 Neighborhood = 12 and above grade living area greater than 1300 sqft.))

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 on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.12) + (2001 Imps Value * 1.139)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value*1.12) +(2001 Imps Value *1.00)

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value *1.0) +(2001 Imp Value * 1.139)

Residential properties located on commercially zoned land will be valued by using model developed by commercial division.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 48 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)

12.2%

Above Grade Livng	
Area 900 sqft. or less	Yes
% Adjustment	-3.0%

Puget Sound View	
Average <u>or</u> better <u>and</u>	
Seattle Skyline View	
good <u>or</u> very good	Yes
% Adjustment	20.7%

Neighborhood 12 <u>and</u>	
above grade living	
area greater than 1300	
Sqft.	Yes
% Adjustment	13.6%

Comments and Examples:

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

For instance, a home that has above grade living area of 900 sqft. or less would receive *approximately* a net 9.2% upward adjustment (12.2.0% overall - 3.0 % AGLA 900 sqft.or less). 21% of total population would get this adjustment.

A home with average or better view of puget sound and good or very good view of seattle skyline would receive a net 32.9% upward adjustment. 43 homes out of 4102 single family home would get this adjustment.

A home located in neighborhood 12 and above grade living area greater than 1300 sqft. would receive a net 25.8% upward adjustment. 6.2% of total population would get this adjustment.

Approximately, 72% of the population in the area 48 are adjusted by the overall alone. There are 4102 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 2000.

Area 48 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.7.

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	8	0.914	0.994	8.8%	0.886	1.101
6	110	0.894	0.986	10.2%	0.962	1.009
7	277	0.874	0.985	12.8%	0.972	0.999
8	70	0.867	0.989	14.1%	0.959	1.018
9	7	0.860	1.051	22.3%	0.942	1.161
10	2	0.767	0.938	22.3%	0.549	1.326
11	1	0.745	0.835	12.1%	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	123	0.886	0.993	12.0%	0.971	1.014
1921-1940	143	0.861	0.969	12.5%	0.947	0.990
1941-1960	145	0.888	0.994	11.9%	0.976	1.011
1961-1980	18	0.907	1.021	12.6%	0.969	1.073
1981-1990	17	0.852	0.993	16.5%	0.930	1.056
1991 - +	29	0.843	0.988	17.2%	0.948	1.028
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	221	0.858	0.971	13.1%	0.956	0.986
Good	230	0.894	1.004	12.4%	0.989	1.020
Very Good	20	0.845	0.974	15.3%	0.921	1.028
Neighborhood 12 and AGLA	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
< =1300 Sqft.	14	0.892	0.991	11.1%	0.924	1.059
> 1300 Sqft	25	0.792	0.995	25.7%	0.957	1.033
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	261	0.871	0.979	12.4%	0.964	0.994
9	214	0.878	0.996	13.4%	0.980	1.011
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	297	0.888	0.991	11.6%	0.978	1.004
1.5	129	0.860	0.981	14.1%	0.958	1.003
2	46	0.847	0.978	15.6%	0.942	1.015
2.5	3	0.908	1.018	12.0%	0.688	1.347

Area 48 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.7.

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

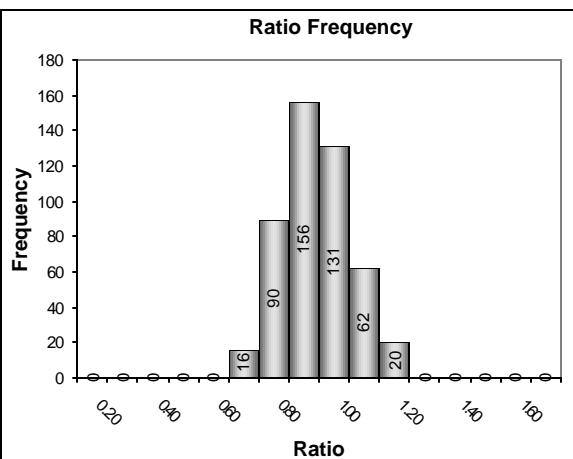
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
0-900	126	0.904	0.984	8.9%	0.964	1.005
901-1100	113	0.869	0.976	12.3%	0.954	0.999
1101-1400	107	0.872	0.989	13.4%	0.965	1.012
1401-1700	78	0.864	0.991	14.7%	0.965	1.017
1701-2000	26	0.881	1.003	13.8%	0.951	1.055
2001-2500	13	0.915	1.034	13.0%	0.972	1.096
2501- +	12	0.789	0.952	20.7%	0.891	1.012
Seattle Skyline Good or Very Good and Puget Sound view average or better.						
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	468	0.878	0.986	12.3%	0.975	0.997
Y	7	0.746	0.990	32.7%	0.911	1.070
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
0-3000	19	0.888	1.001	12.7%	0.947	1.054
3001-4000	73	0.852	0.957	12.3%	0.927	0.986
4001-5000	146	0.868	0.981	13.0%	0.961	1.001
5001-6000	157	0.879	0.992	12.9%	0.975	1.010
6001-7000	58	0.889	1.000	12.5%	0.971	1.030
7001 - +	22	0.888	1.018	14.6%	0.965	1.071
Neighborhood	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
11	132	0.875	0.992	13.4%	0.970	1.014
12	39	0.819	0.994	21.3%	0.962	1.026
16	4	0.883	0.989	12.0%	0.750	1.228
85	1	0.932	1.012	8.6%	N/A	N/A
95	299	0.883	0.982	11.2%	0.968	0.995

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2001	Date of Report: 7/30/2002	Sales Dates: 1/2000 - 12/2001
Area 48	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 475 Mean Assessed Value 260,400 Mean Sales Price 297,900 Standard Deviation AV 72,797 Standard Deviation SP 98,403			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.891 Median Ratio 0.886 Weighted Mean Ratio 0.874			
UNIFORMITY			
Lowest ratio 0.638 Highest ratio: 1.152 Coefficient of Dispersion 10.13% Standard Deviation 0.111 Coefficient of Variation 12.40%			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.874 <i>Upper limit</i> 0.898 95% Confidence: Mean <i>Lower limit</i> 0.881 <i>Upper limit</i> 0.901			
SAMPLE SIZE EVALUATION			
N (population size) 4102 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.111 Recommended minimum: 20 Actual sample size: 475 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 246 <i># ratios above mean:</i> 229 <i>Z:</i> 0.780 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



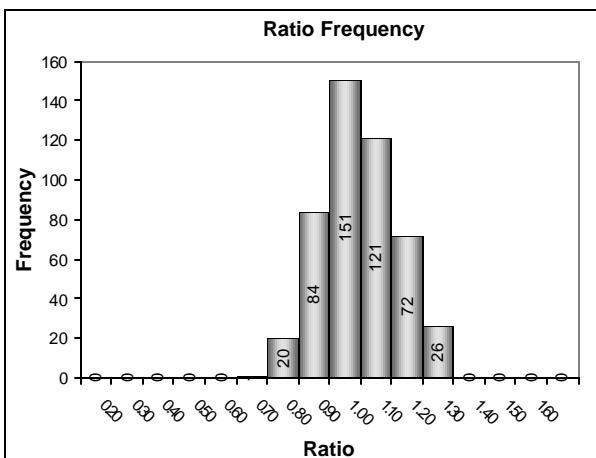
COMMENTS:

Single Family Residences throughout area 48.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2002	Date of Report: 7/30/2002	Sales Dates: 1/2000 - 12/2001
Area 48	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 475 Mean Assessed Value 293,900 Mean Sales Price 297,900 Standard Deviation AV 91,522 Standard Deviation SP 98,403			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.988 Weighted Mean Ratio 0.987			
UNIFORMITY			
Lowest ratio 0.699 Highest ratio: 1.282 Coefficient of Dispersion 9.78% Standard Deviation 0.119 Coefficient of Variation 11.88%			
Price Related Differential (PRD) 1.012			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.977 <i>Upper limit</i> 1.004			
95% Confidence: Mean <i>Lower limit</i> 0.988 <i>Upper limit</i> 1.009			
SAMPLE SIZE EVALUATION			
N (population size) 4102 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.119 Recommended minimum: 22 Actual sample size: 475 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 250 <i># ratios above mean:</i> 225 <i>Z:</i> 1.147 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 48.

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 48
(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	798740	0510	03/01/00	124500	480	0	5	1915	3	3426	2		03023 SW ADMIRAL WY
6	095200	5425	04/26/01	221900	710	580	5	1910	4	4313	0		04418 40TH AV SW
6	095200	1640	07/20/01	225000	820	0	5	1914	4	5750	0		04058 41ST AV SW
6	095200	5205	04/04/00	164000	610	610	6	1917	3	2875	4		04446 39TH AV SW
6	764590	0330	03/23/01	180000	630	0	6	1918	3	3680	0		03032 38TH AV SW
6	422940	0170	04/09/01	190550	630	0	6	1922	4	4161	0		03410 42ND AV SW
6	764590	0310	11/13/00	215000	640	300	6	1920	4	3680	0		03048 38TH AV SW
6	929730	1680	04/17/01	207000	640	640	6	1941	4	2160	0		04045 34TH AV SW
6	432120	0585	07/11/00	205950	650	400	6	1917	3	4652	6		03423 35TH AV SW
6	095200	5200	03/29/00	255750	680	680	6	1999	3	2875	4		04442 39TH AV SW
6	548920	0285	12/14/00	195250	690	0	6	1918	3	3300	4		02718 37TH AV SW
6	095200	1815	06/20/01	160000	700	0	6	1911	3	5750	0		04010 42ND AV SW
6	934540	0640	02/17/00	182000	710	0	6	1919	3	3200	0		03805 SW ADMIRAL WY
6	347580	0050	01/19/00	190000	720	190	6	1926	4	4674	0		04072 SW HANFORD ST
6	929730	0170	01/31/00	175000	720	0	6	1923	3	4000	2		03709 34TH AV SW
6	095200	3605	08/08/00	172500	720	0	6	1943	3	4945	0		04115 37TH AV SW
6	929730	1690	03/06/01	217000	720	500	6	1930	4	4900	0		04046 35TH AV SW
6	928580	0895	03/01/01	205000	720	0	6	1943	4	5098	2		03844 BELVIDERE AV SW
6	095200	0405	09/21/01	265000	730	400	6	1918	4	5750	0		04061 36TH AV SW
6	095200	1445	10/18/01	215000	730	0	6	1919	3	5750	0		04031 40TH AV SW
6	095200	5600	11/21/00	220000	760	0	6	1940	4	5750	0		04441 40TH AV SW
6	928580	0830	04/14/00	207900	770	0	6	1943	4	6100	4		03820 37TH AV SW
6	432120	0930	12/27/00	206250	770	0	6	1950	5	4500	4		03417 37TH AV SW
6	791510	0265	11/29/00	220000	790	0	6	1914	3	5000	0		03225 40TH AV SW
6	095200	2025	04/05/01	263500	790	790	6	1918	3	5750	0		04051 42ND AV SW
6	870160	0270	10/26/00	199500	800	0	6	1908	3	5000	0		03228 38TH AV SW
6	791510	0196	03/10/00	189950	810	0	6	1918	3	2812	0		03919 SW HANFORD ST
6	929730	1715	06/07/01	225000	810	0	6	1929	3	4000	4		04026 35TH AV SW

Sales Available for Annual Update Analysis
Area 48
(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	
6095200	3435	04/01/00	177700	820	0	6	1922	3	4025	4	0	04155 38TH AV SW		
6929730	1695	10/19/00	208300	820	0	6	1940	3	4000	4	0	04040 35TH AV SW		
6095200	3795	12/14/00	248000	820	180	6	1946	3	5750	0	0	04150 37TH AV SW		
6095200	3775	05/08/01	168000	820	180	6	1944	3	5750	0	0	04140 37TH AV SW		
6095200	2965	10/24/01	258000	820	430	6	1918	4	5750	2	0	04112 40TH AV SW		
6746590	0180	05/30/01	239950	840	0	6	1924	4	3750	0	0	03424 39TH AV SW		
6791510	0215	07/28/00	205000	850	0	6	1912	3	5000	0	0	04009 SW HANFORD ST		
6095200	2775	06/05/01	289000	850	180	6	1929	5	5992	0	0	04142 41ST AV SW		
6095200	0735	07/24/01	235000	850	0	6	1917	4	4313	0	0	04024 38TH AV SW		
6095200	3980	04/07/00	190000	860	0	6	1918	4	5175	0	0	04118 36TH AV SW		
6051300	0450	06/05/01	242500	860	0	6	1924	3	3015	0	0	04014 SW HANFORD ST		
6929730	1525	10/13/00	209000	870	0	6	1942	4	4000	2	0	04147 FAUNTLEROY WY SW		
6929730	1590	03/29/01	285000	870	300	6	1950	3	6497	4	0	04034 34TH AV SW		
6757770	0465	07/26/01	241000	870	0	6	1912	3	5175	0	0	04109 SW BRADFORD ST		
6095200	0280	04/17/00	215000	880	0	6	1948	4	5750	0	0	04003 36TH AV SW		
6231390	0300	06/15/01	237000	880	0	6	1922	2	3750	0	0	03270 41ST AV SW		
6746590	0245	06/27/01	211500	890	0	6	1913	4	5000	0	0	03423 38TH AV SW		
6095200	0135	03/27/00	177000	900	0	6	1940	3	5750	0	0	04059 35TH AV SW		
6051300	0695	04/20/00	260000	900	0	6	1915	4	5750	0	0	02922 WALNUT AV SW		
6095200	3330	06/12/00	240000	900	0	6	1918	4	4179	0	0	04109 38TH AV SW		
6095200	0820	06/19/00	205000	900	0	6	1924	3	5750	0	0	04001 38TH AV SW		
6231390	0180	11/15/00	236000	900	120	6	1913	3	5000	0	0	03274 WALNUT AV SW		
6095200	4820	10/29/01	206000	900	400	6	1944	4	5750	4	0	04402 38TH AV SW		
6301630	0440	05/07/01	259000	920	300	6	1906	4	5341	0	0	03210 41ST AV SW		
6095200	3385	10/18/01	211000	920	0	6	1922	4	4600	4	0	04129 38TH AV SW		
6791510	0380	03/28/00	229000	930	510	6	1906	3	3500	0	0	03220 WALNUT AV SW		
6095200	3555	02/29/00	244000	940	0	6	1913	3	5750	4	0	04152 38TH AV SW		
6095200	5470	08/23/01	195000	940	0	6	1908	3	4313	0	0	04438 40TH AV SW		
6757770	0070	06/27/01	277950	960	0	6	1924	4	4879	0	0	04114 SW CHARLESTOWN ST		

Sales Available for Annual Update Analysis
Area 48
(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	
6764590	0290	04/09/01	274500	990	0	6	1918	4	3680	0	0	03053 BELVIDERE AV SW		
6095200	3025	05/07/01	293000	1000	800	6	1948	3	5750	0	0	04140 40TH AV SW		
6095200	5510	01/18/00	231000	1010	500	6	1907	4	5750	0	0	04456 40TH AV SW		
6095200	0210	06/23/00	283000	1010	800	6	1940	4	4600	0	0	04026 36TH AV SW		
6231390	0740	12/07/00	220000	1030	150	6	1940	3	3750	0	0	03414 40TH AV SW		
6095200	2765	07/19/00	264950	1040	0	6	1929	3	3050	0	0	04136 41ST AV SW		
6095200	5160	11/06/00	305000	1060	630	6	1921	4	3910	4	0	04428 39TH AV SW		
6791510	0490	06/06/01	247500	1060	0	6	1919	4	4862	0	0	03225 WALNUT AV SW		
6746590	0215	08/31/01	228000	1070	0	6	1913	3	5000	0	0	03437 38TH AV SW		
6231390	0560	12/08/00	260950	1080	0	6	1909	4	3500	0	0	03400 WALNUT AV SW		
6051300	0010	08/30/00	225000	1090	0	6	1913	3	4902	0	0	03909 SW LANDER ST		
6095200	1245	03/26/01	264000	1090	0	6	1909	4	5750	2	0	04006 40TH AV SW		
6757770	0440	11/29/00	265000	1100	0	6	1917	3	4600	0	0	03920 42ND AV SW		
6757770	0261	12/20/00	303000	1160	370	6	1928	4	5175	0	0	03809 40TH AV SW		
6132403	9083	04/25/01	286000	1170	0	6	1948	3	7070	4	0	03680 33RD AV SW		
6095200	0246	11/22/00	220000	1200	350	6	1944	4	5750	0	0	04048 36TH AV SW		
6095200	5075	12/24/01	265000	1230	200	6	1909	4	5750	0	0	04451 38TH AV SW		
6095200	2005	10/23/00	239950	1290	0	6	1929	4	5750	0	0	04041 42ND AV SW		
6757820	0015	07/19/01	295000	1310	340	6	1941	4	5000	0	0	03446 40TH AV SW		
6095200	0325	07/26/01	276000	1330	0	6	1941	4	4773	0	0	04021 36TH AV SW		
6095200	1310	07/28/00	270000	1410	0	6	1913	4	5750	4	0	04040 40TH AV SW		
6095200	1575	02/20/01	270000	1410	80	6	1926	4	5750	0	0	04030 41ST AV SW		
6095200	5330	08/20/01	240000	1490	0	6	1940	4	5750	0	0	04433 39TH AV SW		
6083800	0070	02/18/00	190000	650	0	7	1925	3	3680	0	0	02906 39TH AV SW		
6231390	0685	01/13/00	200000	740	0	7	1912	3	3750	0	0	03415 40TH AV SW		
6929730	0220	12/20/00	205000	800	0	7	1925	3	4000	4	0	03716 35TH AV SW		
6928580	0070	02/06/01	238000	800	0	7	1940	3	5000	0	0	03457 36TH AV SW		
6432120	0190	04/04/01	265000	810	400	7	1940	3	3750	4	0	03254 37TH AV SW		
6929730	0310	04/24/00	195800	840	0	7	1924	3	4000	0	0	03855 34TH AV SW		

Sales Available for Annual Update Analysis
Area 48
(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	
6928580	0640	12/03/01	239000	850	0	7	1919	3	6421	0	0	03819 35TH AV SW		
6095200	3885	04/23/01	235000	860	360	7	1954	3	5750	0	0	04137 36TH AV SW		
6928580	0220	08/07/00	300000	870	0	7	1931	4	3333	0	0	03457 38TH AV SW		
6051300	0445	01/05/01	215000	870	0	7	1942	3	4816	0	0	04000 SW HANFORD ST		
6301630	0165	04/19/01	320000	870	0	7	1916	4	5000	0	0	03231 42ND AV SW		
6929730	0410	09/28/01	335000	870	120	7	1927	2	4000	4	0	03816 35TH AV SW		
6929730	1545	05/15/01	232500	880	250	7	1928	3	4000	0	0	04110 35TH AV SW		
6746590	0325	10/06/00	324950	900	300	7	1928	4	5000	2	0	03414 38TH AV SW		
6432120	0985	11/16/00	281000	900	240	7	1908	4	5000	0	0	03417 BELVIDERE AV SW		
6095200	0955	12/11/01	263000	900	0	7	1950	3	5750	4	0	04059 38TH AV SW		
6928580	0496	06/22/01	227300	910	400	7	1930	3	3680	0	0	03603 SW MANNING ST		
6300980	0045	04/14/00	325000	920	450	7	1922	3	4750	0	0	03022 39TH AV SW		
6432120	0650	12/26/00	227000	920	260	7	1936	3	5000	4	0	03408 37TH AV SW		
6870160	0175	09/29/00	240000	930	0	7	1950	3	5000	0	0	03219 38TH AV SW		
6296090	0095	07/26/00	275000	940	600	7	1939	4	4500	4	0	03716 SW HANFORD ST		
6032400	0165	05/22/01	281500	940	140	7	1946	4	3750	0	0	03710 42ND AV SW		
6928580	0710	10/03/01	293000	950	600	7	1918	4	4880	4	0	03828 36TH AV SW		
6432120	0430	07/20/01	240000	960	180	7	1950	4	4779	4	0	03269 35TH AV SW		
6095200	2895	06/27/00	322000	980	0	7	1915	5	5750	4	0	04137 40TH AV SW		
6928580	0970	04/09/01	336000	980	100	7	1925	4	5880	4	0	03818 39TH AV SW		
6746590	0050	06/27/01	339950	980	960	7	1910	4	5000	0	0	03274 39TH AV SW		
6870160	0005	07/06/01	268100	980	0	7	1918	3	6000	0	0	03202 39TH AV SW		
6231390	0861	02/22/01	292500	990	650	7	1938	4	4125	0	0	03907 SW HINDS ST		
6928580	0415	06/14/01	230000	990	0	7	1943	3	5000	0	0	03707 37TH AV SW		
6608710	1065	07/02/01	299500	990	250	7	1957	3	5950	0	0	02617 41ST AV SW		
6934540	0390	10/22/01	235000	990	0	7	1921	4	4450	0	0	03763 SW ADMIRAL WY		
6691120	0015	11/16/00	509950	1000	800	7	1932	5	5250	14	0	02722 36TH AV SW		
6934540	0585	12/03/01	262000	1000	0	7	1917	3	4000	0	0	02617 38TH AV SW		
6095200	5435	03/17/00	230000	1010	500	7	1923	3	4313	0	0	04422 40TH AV SW		

Sales Available for Annual Update Analysis
Area 48
(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
6301630	0330	05/01/00	342500	1010	240	7	1925	4	5000	0	0	03207 41ST AV SW	
6296090	0120	10/23/00	283000	1010	980	7	1941	4	4000	4	0	03036 BELVIDERE AV SW	
6231390	0540	10/18/01	305000	1010	0	7	1927	3	3750	0	0	03407 WALNUT AV SW	
6422940	0030	05/15/00	251050	1020	0	7	1927	3	4093	0	0	03260 42ND AV SW	
6757770	0016	06/07/01	345000	1020	110	7	1941	3	5601	0	0	03908 SW CHARLESTOWN ST	
6051300	0300	03/26/01	252000	1030	320	7	1942	3	5750	0	0	03021 39TH AV SW	
6928580	0105	08/17/01	246500	1030	0	7	1928	4	4000	4	0	03441 37TH AV SW	
6928580	0585	08/29/01	249000	1030	800	7	1929	4	4437	0	0	03721 35TH AV SW	
6929730	0210	10/20/00	258500	1040	270	7	1950	3	4000	4	0	03722 35TH AV SW	
6083800	0110	05/16/01	287000	1040	0	7	1925	4	3680	0	0	02749 38TH AV SW	
6095200	0685	08/13/01	250000	1040	0	7	1923	3	5750	4	0	04000 38TH AV SW	
6095200	0055	11/06/00	237500	1050	220	7	1927	4	5750	2	0	04021 35TH AV SW	
6757770	0187	07/23/01	275000	1050	0	7	1929	3	3150	0	0	04116 SW BRADFORD ST	
6301630	0420	09/07/01	245000	1050	120	7	1941	3	4817	0	0	03202 41ST AV SW	
6757770	0236	11/12/01	339950	1050	810	7	1961	3	4770	0	0	04015 SW CHARLESTOWN ST	
6934540	0570	09/19/00	266000	1060	0	7	1910	3	5000	0	0	02666 39TH AV SW	
6095200	3635	05/09/01	229950	1070	0	7	1920	3	5750	0	0	04131 37TH AV SW	
6757770	0336	06/20/01	285000	1070	0	7	1940	3	5175	0	0	03914 40TH AV SW	
6746590	0355	09/21/01	336000	1070	610	7	1946	4	5000	2	0	03432 38TH AV SW	
6095200	3155	11/14/01	346000	1090	800	7	1950	3	5750	4	0	04147 39TH AV SW	
6095200	1935	05/02/00	255000	1100	570	7	1941	3	5750	0	0	04007 42ND AV SW	
6929730	0330	08/23/00	305000	1120	0	7	1963	4	4510	4	0	03869 34TH AV SW	
6928580	0556	11/28/01	261700	1120	250	7	1940	3	4784	6	0	03700 37TH AV SW	
6432120	0995	12/20/01	342000	1130	660	7	1957	4	5015	0	0	03427 BELVIDERE AV SW	
6929730	1560	06/19/00	265000	1150	280	7	1957	3	7384	0	0	04058 34TH AV SW	
6231390	0775	12/28/01	272500	1150	130	7	1924	3	5000	0	0	03430 40TH AV SW	
6231390	0510	01/26/00	283000	1160	0	7	1909	4	5000	0	0	03423 WALNUT AV SW	
6051300	0440	08/17/01	257000	1160	320	7	1942	3	5074	0	0	04006 SW HANFORD ST	
6934540	0485	11/26/01	315000	1180	0	7	1924	3	4500	0	0	02664 38TH AV SW	

Sales Available for Annual Update Analysis
Area 48
(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	
6870160	0030	04/18/00	329500	1190	400	7	1929	3	5000	0	0	03212 39TH AV SW		
6095200	3220	09/18/00	299500	1190	800	7	1959	3	5750	4	0	04118 39TH AV SW		
6928580	0155	02/12/01	305000	1190	500	7	1950	4	5045	0	0	03443 BELVIDERE AV SW		
6957780	0125	07/25/01	330500	1200	0	7	1954	3	5400	2	0	02757 37TH AV SW		
6083800	0160	11/27/01	298000	1210	600	7	1957	3	3680	0	0	02709 38TH AV SW		
6870160	0220	03/24/00	279950	1220	500	7	1906	4	5000	0	0	03200 38TH AV SW		
6608710	1135	07/30/01	316000	1220	0	7	1919	3	4403	0	0	02645 41ST AV SW		
6051300	0005	03/13/00	259950	1240	0	7	1918	3	3010	0	0	03901 SW LANDER ST		
6757770	0166	09/13/00	249500	1240	260	7	1924	4	4500	0	0	04115 SW CHARLESTOWN ST		
6929730	0390	09/11/01	285000	1240	0	7	1928	3	4000	4	0	03830 35TH AV SW		
6757820	0310	09/06/00	279000	1250	0	7	1917	4	5000	0	0	03702 WALNUT AV SW		
6764590	0045	03/13/00	350000	1260	380	7	1928	4	3680	2	0	03035 36TH AV SW		
6691120	0180	02/27/01	530000	1260	380	7	1941	4	10400	14	0	03040 36TH AV SW		
6870160	0040	04/02/01	263000	1260	0	7	1910	3	5000	0	0	03216 39TH AV SW		
6095200	0385	06/16/00	268500	1270	180	7	1947	4	5750	0	0	04051 36TH AV SW		
6231390	0480	11/08/00	342000	1270	500	7	1928	3	3750	0	0	03437 WALNUT AV SW		
6929730	0395	11/14/01	335000	1270	0	7	1928	4	4000	4	0	03826 35TH AV SW		
6764590	0055	02/07/01	348000	1280	300	7	1941	4	3680	2	0	03041 36TH AV SW		
6282460	0270	08/24/01	324950	1280	0	7	1910	4	5042	8	0	03233 37TH AV SW		
6870160	0210	08/01/01	340000	1330	500	7	1987	4	2500	0	0	03203 38TH AV SW		
6757820	0340	10/15/01	349000	1330	170	7	1926	4	5000	0	0	03716 WALNUT AV SW		
6282460	0290	03/03/00	328500	1340	280	7	1941	4	5058	8	0	03243 37TH AV SW		
6032400	0080	04/20/00	217500	1350	0	7	1917	3	5000	0	0	03714 41ST AV SW		
6095200	3945	06/19/00	319000	1350	0	7	1925	3	5750	0	0	04106 36TH AV SW		
6870160	0430	01/20/00	250000	1360	100	7	1925	3	5295	4	0	03208 BELVIDERE AV SW		
6432120	0200	04/26/01	249900	1360	220	7	1930	3	5000	4	0	03258 37TH AV SW		
6929730	1425	10/04/00	335000	1370	760	7	1927	4	6966	4	0	04015 FAUNTROY WY SW		
6929730	0111	02/15/01	250000	1370	720	7	1931	3	4000	2	0	03724 34TH AV SW		
6032400	0230	04/09/01	399000	1370	660	7	1926	5	4000	2	0	03451 41ST AV SW		

Sales Available for Annual Update Analysis
Area 48
(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	
6764590	0175	07/31/00	330000	1380		0	7	1926	4	3588	9	0	3018 37TH AV SW	
6928580	0020	12/01/00	249950	1380		0	7	1928	3	4550	2	0	3617 35TH AV SW	
6095200	1620	09/15/00	305000	1390		800	7	1968	3	4600	0	0	4050 41ST AV SW	
6928580	0590	06/27/00	249000	1420		0	7	1928	3	4108	2	0	3725 35TH AV SW	
6095200	3545	03/02/01	290000	1420		500	7	1913	3	5750	4	0	4146 38TH AV SW	
6231390	0610	05/24/01	245000	1420		0	7	1987	3	3750	0	0	3422 WALNUT AV SW	
6300980	0160	10/26/00	353000	1430		0	7	1918	4	7125	0	0	3017 38TH AV SW	
6929730	1635	11/29/00	225000	1430		0	7	1926	3	4010	4	0	4001 34TH AV SW	
6870160	0240	12/05/00	275000	1430		0	7	1919	3	5000	0	0	3210 38TH AV SW	
6928580	0740	06/19/01	295000	1430		40	7	1946	3	5695	0	0	3523 SW CHARLESTOWN ST	
6095200	5105	06/29/00	305000	1450		350	7	1910	4	5750	6	0	4402 39TH AV SW	
6231390	0265	08/16/00	330000	1450		0	7	1926	5	5700	0	0	3250 41ST AV SW	
6929730	0475	03/21/01	305000	1460		0	7	1926	4	4000	4	0	3835 33RD AV SW	
6928580	0570	12/14/01	327000	1470		120	7	1928	4	4482	0	0	3707 35TH AV SW	
6746590	0510	07/16/01	298000	1500		0	7	1923	3	5801	0	0	3278 38TH AV SW	
6791510	0030	12/08/00	305000	1520		0	7	1924	4	5380	0	0	3219 39TH AV SW	
6231390	0410	09/14/01	292000	1530		0	7	1980	3	4000	0	0	3410 41ST AV SW	
6929730	0515	04/12/00	259000	1540		0	7	1925	4	4510	2	0	3866 34TH AV SW	
6432120	0545	05/24/00	360000	1540		590	7	1931	4	5000	4	0	3438 36TH AV SW	
6095200	0495	08/24/01	289250	1550		130	7	1926	3	5118	4	0	4040 37TH AV SW	
6296090	0085	05/25/00	256950	1560		0	7	1937	4	4332	0	0	3053 37TH AV SW	
6757770	0285	05/02/01	307000	1570		330	7	1940	4	5175	0	0	3816 40TH AV SW	
6422940	0150	05/30/01	328000	1570		0	7	1927	4	4483	0	0	3400 42ND AV SW	
6095200	0650	09/18/01	329950	1580		940	7	1925	3	6440	4	0	4049 37TH AV SW	
6347580	0015	11/13/01	376550	1610		0	7	1927	4	3649	0	0	3111 WALNUT AV SW	
6301630	0135	12/07/01	355350	1620		0	7	1927	4	5000	0	0	3217 42ND AV SW	
6095200	5340	12/07/00	288000	1630		500	7	1963	3	5750	0	0	4437 39TH AV SW	
6957780	0085	08/14/00	450000	1650		550	7	1926	4	5000	0	0	2737 37TH AV SW	
6934590	0065	09/25/00	330000	1660		0	7	1926	3	3600	0	0	2619 39TH AV SW	

Sales Available for Annual Update Analysis
Area 48
(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	
6757770	0155	05/25/01	320000	1680		0	7	1923	3	5729	0		03803 42ND AV SW	
6764590	0095	08/08/01	386000	1680		0	7	1926	3	3588	9		03050 37TH AV SW	
6929730	0425	11/17/00	339000	1700		0	7	1926	3	3495	4		03802 35TH AV SW	
6764590	0030	12/29/00	265000	1710		0	7	1926	3	3680	2		03021 36TH AV SW	
6928580	0865	10/25/01	299000	1720		0	7	1990	4	5776	4		03819 37TH AV SW	
6928580	0160	06/15/00	345500	1740		0	7	1914	3	5000	0		03447 BELVIDERE AV SW	
6301630	0500	03/06/00	318000	1790		0	7	1907	4	5412	0		03240 41ST AV SW	
6300980	0005	08/02/00	310000	1820		0	7	1927	4	4750	0		03002 39TH AV SW	
6928580	0315	09/24/01	325650	1830		0	7	1912	3	5501	11		03717 BELVIDERE AV SW	
6432120	0850	02/15/01	380000	1870	300	7	1940	4	5000	2			03422 BELVIDERE AV SW	
6422940	0095	12/15/00	345000	1880		0	7	1912	3	5954	0		03275 41ST AV SW	
6095200	3835	05/18/01	299000	2010		0	7	1910	3	5750	0		04111 36TH AV SW	
6501950	0205	03/06/00	325000	2030		0	7	1905	5	5500	0		02640 WALNUT AV SW	
6095200	0965	05/04/00	356000	2040		0	7	1915	3	6900	6		04002 39TH AV SW	
6929730	0555	03/25/01	330000	2090		0	7	1925	4	4000	8		03836 34TH AV SW	
6300980	0110	06/16/00	345000	2160		0	7	1910	4	4750	0		03050 39TH AV SW	
6432120	0045	06/23/00	290000	1040	320	8	1949	4	4500	6			03256 BELVIDERE AV SW	
6422940	0140	03/08/01	329950	1150		0	8	1948	3	5001	0		03251 41ST AV SW	
6282460	0155	02/23/01	339000	1210	500	8	1946	4	6500	9			03226 37TH AV SW	
6929730	0045	11/30/00	499500	1270	500	8	1929	4	4166	8			03607 33RD AV SW	
6757770	0300	05/23/00	343000	1320	0	8	1932	3	3150	0			03908 SW BRADFORD ST	
6934540	0305	04/20/00	506625	1330	930	8	1953	4	5000	10			02609 37TH AV SW	
6132403	9096	04/24/01	420000	1360	500	8	1954	3	4850	9			03252 35TH AV SW	
6095200	1341	02/18/00	329950	1370	500	8	1964	4	5175	4			04060 40TH AV SW	
6548920	0125	02/18/00	426650	1370	0	8	1914	5	5300	4			02757 BELVIDERE AV SW	
6051300	0424	04/07/00	295000	1370	340	8	1994	3	2875	0			03025 FAIRMOUNT AV SW	
6051300	0635	04/07/00	400000	1410	420	8	1930	3	3432	0			04006 SW STEVENS ST	
6095200	3500	12/13/01	375000	1420	700	8	1991	3	5750	4			04120 38TH AV SW	
6870160	0110	11/20/00	415000	1470	0	8	1930	4	4140	0			03247 38TH AV SW	

Sales Available for Annual Update Analysis
Area 48
(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	
6957780	0105	02/18/00	380000	1500	500	8	1929	4	5000	0	0	02747 37TH AV SW		
6757770	0371	06/20/01	365314	1540	0	8	1927	3	5175	0	0	03903 SW BRADFORD ST		
6929730	1428	09/21/00	275000	1550	280	8	1930	3	5329	4	0	04019 FAUNTLEROY WY SW		
6083800	0170	09/24/01	361800	1590	0	8	1927	3	3680	0	0	02701 38TH AV SW		
6934540	0325	10/17/01	439000	1610	0	8	1923	4	4350	0	0	02602 BELVIDERE AV SW		
6432120	0450	05/11/00	444950	1640	1000	8	1961	4	4810	8	0	03259 35TH AV SW		
6857540	0145	07/18/01	528000	1650	1650	8	1965	5	6300	11	0	03222 36TH AV SW		
6095200	0780	09/19/01	437500	1670	830	8	2001	3	4339	2	0	04046 38TH AV SW		
6095200	0775	12/27/01	429900	1670	850	8	2001	3	4339	0	0	04042 38TH AV SW		
6032400	0310	07/09/01	356000	1720	400	8	1928	3	4000	0	0	03618 42ND AV SW		
6798740	1085	07/19/00	380000	1730	0	8	1999	3	2500	10	0	03303 34th Ave SW		
6432120	0580	04/28/00	343000	1760	0	8	1994	4	2320	6	0	03425 35TH AV SW		
6051300	0425	08/23/01	365000	1910	0	8	1994	3	5750	0	0	03029 FAIRMOUNT AV SW		
6934540	0165	11/09/00	395000	1920	400	8	1920	4	5000	7	0	02666 37TH AV SW		
6928580	0330	04/02/01	500000	2020	0	8	1977	4	6517	11	0	03733 BELVIDERE AV SW		
6798740	0945	07/19/01	495000	2210	240	8	1996	4	5000	4	0	03415 33RD AV SW		
6929730	1610	05/22/00	400000	2240	0	8	2000	3	4000	6	0	04018 34TH AV SW		
6095200	1270	03/16/01	460000	2460	0	8	2001	3	2875	2	0	04020 40TH AV SW		
6548920	0425	07/27/01	475000	2560	0	8	1987	3	5000	9	0	02735 36TH AV SW		
6757770	0315	06/14/01	545000	2590	550	8	1912	4	10525	2	0	03815 39TH AV SW		
6929730	0090	06/01/00	659950	2600	610	8	1999	3	5900	10	0	03718 34TH AV SW		
6432120	0370	08/30/00	675000	2650	710	8	2000	3	4449	11	0	03272 36TH AV SW		
6432120	0371	12/27/00	675000	2650	710	8	2000	3	4449	11	0	03268 36TH AV SW		
6095200	3285	04/05/00	429995	1980	460	9	2000	3	5750	4	0	04150 39TH AV SW		
6798740	1020	02/22/01	556000	2640	720	9	2000	3	5000	9	0	03314 SW HINDS ST		
6957780	0010	09/12/00	674950	2760	0	9	2000	3	4500	8	0	02707 37TH AV SW		
6957780	0005	09/21/01	715000	2760	0	9	2000	3	5467	8	0	02703 37TH AV SW		
6929730	0060	07/28/00	760000	1190	1530	10	1987	3	6700	13	0	03400 SW MANNING ST		
6798740	0951	04/07/00	702000	2800	750	10	1995	3	5000	11	0	03418 34TH AV SW		

Sales Available for Annual Update Analysis
Area 48
(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
6798740	0740	10/25/00	975000	3070	450	11	1999	3	5000	13		03213 SW HINDS ST	
9927820	0165	12/10/01	165000	650	0	5	1912	4	5600	0		05019 SW HANFORD ST	
9570850	0220	08/24/01	200200	690	0	5	1909	4	4336	0		03209 44TH AV SW	
9301030	0270	07/16/01	205000	760	160	5	1908	4	4025	0		04029 46TH AV SW	
9927420	1005	12/21/00	155000	770	0	5	1920	3	2236	0		04415 SW HOLGATE ST	
9019400	0125	10/24/00	110000	830	120	5	1916	2	3245	0		04610 SW GENESEE ST	
9348830	0020	02/10/00	185000	550	0	6	1912	3	5600	0		04416 47TH AV SW	
9001000	0100	04/26/00	220000	650	0	6	1909	4	4600	0		04151 47TH AV SW	
9013600	0145	12/28/01	185000	700	0	6	1920	4	6500	0		05012 SW STEVENS ST	
9927420	3140	07/19/01	281500	720	130	6	1914	4	2340	0		04608 SW HILL ST	
9916110	0100	05/10/00	242500	730	0	6	1923	3	4600	0		04049 47TH AV SW	
9927620	0495	09/07/01	192500	740	0	6	1908	3	5750	0		02611 46TH AV SW	
9338990	0850	03/25/00	186000	760	0	6	1918	4	5850	0		04527 46TH AV SW	
9550570	0050	09/13/00	249000	770	140	6	1928	4	6150	0		03642 49TH AV SW	
9301030	0015	02/06/01	238500	790	0	6	1930	4	4600	0		04006 47TH AV SW	
9927420	0525	05/23/00	200000	800	0	6	1902	3	2875	0		01908 44TH AV SW	
9001000	0135	12/20/01	260689	850	140	6	1916	4	4600	0		04123 47TH AV SW	
9149330	0250	04/26/01	202500	880	0	6	1909	2	5850	0		03432 45TH AV SW	
9927420	3075	04/13/00	230000	890	0	6	1961	4	5750	0		01916 47TH AV SW	
9677520	0026	07/26/00	185565	900	0	6	1921	4	6344	0		03227 48TH AV SW	
9150130	0145	01/11/01	217500	900	120	6	1917	3	5750	0		03206 46TH AV SW	
9790520	0346	02/13/01	224750	900	0	6	1951	3	6201	0		03814 47TH AV SW	
9927820	0075	06/24/01	226000	940	940	6	1920	4	6075	0		03259 47TH AV SW	
9927720	0160	08/07/00	219000	950	0	6	1949	4	5000	0		03011 GARLOUGH AV SW	
9916110	0795	04/13/01	189000	960	0	6	1910	4	5758	0		04035 50TH AV SW	
9669350	0100	10/06/00	265000	970	0	6	1939	4	9500	0		05127 SW ADMIRAL WY	
9500850	0015	08/23/01	269000	970	0	6	1907	3	5750	0		03006 46TH AV SW	
9348780	0230	07/11/01	298500	980	0	6	1941	4	3450	3		04455 GLENN WY SW	
9348830	0090	12/07/00	199800	1010	0	6	1911	3	6006	0		04427 46TH AV SW	

Sales Available for Annual Update Analysis
Area 48
(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
9790520	0223	10/19/00	202000	1050		0	6	1909	3	4524	0		04502 SW CHARLESTOWN ST
9916110	0835	07/17/01	219500	1060		0	6	1952	3	4248	0		04055 50TH AV SW
9001000	0060	02/26/01	319000	1070		180	6	1909	4	4600	0		04138 48TH AV SW
9338990	0665	01/22/01	196000	1090		320	6	1918	4	3510	0		04508 46TH AV SW
9927820	0175	10/12/01	255000	1110		0	6	1904	3	5772	0		05069 SW HANFORD ST
9019400	0155	08/25/00	295000	1180		120	6	1914	4	5650	0		04147 46TH AV SW
9927420	3390	02/24/00	274950	1190		0	6	1908	4	4025	0		01715 46TH AV SW
9019400	0145	01/25/01	235000	1270		0	6	1909	4	5650	0		04153 46TH AV SW
9942440	0200	10/25/01	254000	1320		0	6	1971	3	4520	0		04138 49TH AV SW
9927620	1715	11/12/01	290000	1420		0	6	1907	5	5000	0		02719 47TH AV SW
9239160	0215	09/25/00	247000	720		140	7	1942	4	5750	0		04446 48TH AV SW
9239160	0225	08/17/01	244000	720		180	7	1942	3	5750	0		04452 48TH AV SW
9855990	0060	04/09/01	215000	750		0	7	1950	3	4400	0		02745 49TH AV SW
9916110	0530	05/16/00	250000	800		0	7	1948	4	4840	0		04019 49TH AV SW
9927620	0310	05/22/00	208000	800		0	7	1916	4	4625	0		02641 45TH AV SW
9239160	0445	07/07/00	253500	800		290	7	1947	4	5750	0		04442 49TH AV SW
9539860	0095	08/06/01	193000	800		0	7	1949	4	5969	0		03855 48TH AV SW
9942440	0090	09/18/01	260000	800		260	7	1947	4	6841	0		04147 49TH AV SW
9942440	0110	12/18/01	246000	800		0	7	1947	4	5876	0		04131 49TH AV SW
9239160	0415	08/03/00	265000	810		200	7	1947	4	5750	0		04426 49TH AV SW
9239160	0330	09/07/00	215000	810		0	7	1941	4	5060	0		04443 48TH AV SW
9001000	0027	11/03/00	269000	810		610	7	1947	4	5750	0		04118 48TH AV SW
9150180	0180	07/25/01	234500	810		320	7	1941	4	4600	0		03037 44TH AV SW
9385290	0115	05/24/01	230000	820		660	7	1988	3	5750	0		03049 46TH AV SW
9281310	0035	10/09/00	270000	830		250	7	1952	4	6250	0		03040 48TH AV SW
9019400	0637	11/13/00	178000	830		0	7	1950	3	3248	1		04416 SW GENESEE ST
9501350	0190	04/11/01	222000	830		500	7	1950	4	6678	0		03425 47TH AV SW
9338990	0715	12/12/01	207500	830		240	7	1948	4	5850	0		04532 46TH AV SW
9790520	0242	06/14/01	244950	840		0	7	1940	3	5967	0		03610 46TH AV SW

Sales Available for Annual Update Analysis
Area 48
(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	
9272670	0035	07/09/01	215000	840	0	7	1952	3	6625	0	0	03234 49TH AV SW		
9272670	0015	06/14/00	243650	850	0	7	1952	4	6625	0	0	03214 49TH AV SW		
9927420	1310	04/12/01	306950	850	180	7	1942	4	4255	0	0	01731 44TH AV SW		
9916110	0015	06/22/00	243000	860	0	7	1948	4	5750	0	0	04007 47TH AV SW		
9790520	0047	12/18/00	247200	860	120	7	1942	4	4680	0	0	03612 44TH AV SW		
9916110	0751	06/29/01	243500	860	0	7	1948	4	6325	0	0	04015 50TH AV SW		
9501400	0070	08/23/01	209000	860	0	7	1950	4	6413	0	0	03443 49TH AV SW		
9239160	2105	02/27/01	209950	870	0	7	1947	3	5750	0	0	04513 49TH AV SW		
9927820	0035	03/08/00	215000	880	580	7	1920	4	6075	0	0	03245 47TH AV SW		
9239160	0846	05/18/00	210000	880	380	7	1946	3	4355	0	0	04402 51ST AV SW		
9001000	0105	08/15/00	234000	880	0	7	1918	4	4600	0	0	04149 47TH AV SW		
9501400	0085	03/08/01	197000	880	0	7	1950	3	6413	0	0	03429 49TH AV SW		
9239160	0705	02/14/01	299950	890	440	7	1947	4	5750	0	0	04452 50TH AV SW		
9790520	0321	12/22/00	255000	900	120	7	1951	3	6223	0	0	03845 46TH AV SW		
9501350	0220	02/28/01	180000	900	0	7	1952	3	6466	0	0	03408 49TH AV SW		
9927770	0050	04/02/01	215000	900	500	7	1952	3	7200	0	0	03620 50TH AV SW		
9574260	0135	04/26/01	230000	900	0	7	1951	3	5729	0	0	03841 47TH AV SW		
9574260	0210	06/04/01	247000	900	0	7	1951	4	5700	0	0	03807 47TH AV SW		
9443260	0115	05/15/00	310000	910	0	7	1923	4	4370	0	0	02217 44TH AV SW		
9019400	0255	11/09/01	260000	920	350	7	1946	4	6670	0	0	04102 46TH AV SW		
9239160	0375	07/21/00	259000	930	0	7	1947	4	5750	0	0	04408 49TH AV SW		
9916110	0785	03/08/01	230000	930	530	7	1948	3	5750	0	0	04029 50TH AV SW		
9916110	0480	03/21/01	269950	930	190	7	1948	4	6160	0	0	04056 49TH AV SW		
9916110	0761	03/29/01	260000	930	140	7	1948	3	6325	0	0	04019 50TH AV SW		
9916110	0965	09/19/01	264950	930	200	7	1948	4	5405	0	0	05020 SW DAKOTA ST		
9501350	0195	05/24/01	227500	950	800	7	1950	3	6678	0	0	03419 47TH AV SW		
9550570	0020	12/21/01	249000	950	100	7	1928	4	6150	0	0	03616 49TH AV SW		
9149280	0240	02/12/00	255000	960	580	7	1954	4	6000	0	0	04948 SW FORNEY ST		
9574260	0170	03/22/00	256500	960	240	7	1951	4	5700	0	0	03827 47TH AV SW		

Sales Available for Annual Update Analysis
Area 48
(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	
9272670	0005	04/10/00	249950	960	240	7	1952	4	5600	0	0	03202 49TH AV SW		
9019400	0215	06/15/01	281000	970	0	7	1931	4	5750	0	0	04117 46TH AV SW		
9019400	0505	11/09/01	350950	970	500	7	1940	4	6440	1	0	04415 SW DAKOTA ST		
9537320	0035	04/06/01	319500	990	240	7	1941	4	6100	0	0	03032 52ND AV SW		
9757220	0051	08/24/01	272000	990	500	7	1961	4	5015	0	0	05008 SW STEVENS ST		
9441810	0050	06/21/00	215000	1010	0	7	1918	3	5348	0	0	04315 SW HINDS ST		
9348830	0075	04/24/01	267500	1010	0	7	1918	3	5600	0	0	04411 46TH AV SW		
9638500	0095	06/13/01	225750	1010	0	7	1950	4	6210	0	0	05000 SW CHARLESTOWN ST		
9638500	0045	11/15/01	235000	1010	0	7	1950	4	5700	0	0	03636 51ST AV SW		
9790520	0386	07/17/00	227000	1020	0	7	1951	3	6903	0	0	03636 47TH AV SW		
9019400	0815	10/16/01	259000	1020	0	7	1918	4	4640	0	0	04118 44TH AV SW		
9443260	0090	01/12/00	257000	1030	480	7	1951	4	4600	0	0	04319 SW WALKER ST		
9239160	0565	07/18/00	229500	1030	0	7	1947	4	5750	0	0	04443 49TH AV SW		
9501350	0140	06/25/01	298000	1030	400	7	1950	4	6625	0	0	03440 48TH AV SW		
9301030	0565	09/25/00	283000	1040	320	7	1958	3	5750	1	0	04009 45TH AV SW		
9501400	0235	09/25/01	271000	1040	690	7	1950	4	6731	0	0	03809 49TH AV SW		
9790520	0275	03/01/00	264500	1050	1050	7	1949	3	7112	1	0	03848 46TH AV SW		
9790520	0050	02/22/00	260000	1050	400	7	1930	4	4680	0	0	03610 44TH AV SW		
9927620	0180	10/02/00	375000	1050	440	7	1904	5	6250	0	0	02622 45TH AV SW		
9916110	0925	05/23/00	249900	1060	310	7	1951	3	5750	0	0	04038 51ST AV SW		
9253080	0030	11/15/01	315000	1060	290	7	1947	4	5640	0	0	02219 45TH AV SW		
9927620	0555	06/26/00	305000	1070	730	7	1939	4	5750	0	0	02641 46TH AV SW		
9539860	0130	02/21/01	260000	1070	920	7	1953	4	5969	0	0	03826 49TH AV SW		
9790520	0180	08/27/01	257900	1080	950	7	1946	4	3904	0	0	04420 SW CHARLESTOWN ST		
9329770	0005	10/12/01	280000	1080	0	7	1950	3	4290	0	0	05007 SW STEVENS ST		
9916110	0630	05/21/01	259950	1090	100	7	1948	4	5500	0	0	04012 50TH AV SW		
9501400	0170	08/24/01	255750	1090	200	7	1950	3	6731	0	0	03838 50TH AV SW		
9501400	0240	07/17/01	344100	1100	360	7	1950	3	7112	0	0	04905 SW CHARLESTOWN ST		
9385290	0010	03/14/00	269950	1130	510	7	1955	4	4984	0	0	04601 SW STEVENS ST		

Sales Available for Annual Update Analysis
Area 48
(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
9927620	2180	12/28/00	315000	1130	260	7	1955	3	5750	0	0	02701 45TH AV SW	
9301030	0705	04/10/01	334950	1130	700	7	1938	4	8625	1	0	04050 45TH AV SW	
9800960	0010	12/21/01	223000	1130	290	7	1919	4	4181	0	0	02768 44TH AV SW	
9790520	0162	02/08/00	240000	1140	0	7	1924	4	4680	0	0	03619 44TH AV SW	
9001000	0085	04/19/01	238000	1140	0	7	1943	3	5635	0	0	04720 SW GENESEE ST	
9348830	0015	02/20/01	266000	1150	240	7	1907	3	5600	0	0	04410 47TH AV SW	
9790520	0186	11/01/00	305000	1160	0	7	1919	4	4680	0	0	03640 45TH AV SW	
9916110	0025	02/28/00	227888	1170	0	7	1909	4	5750	0	0	04013 47TH AV SW	
9927620	2281	02/07/00	245000	1200	0	7	1952	3	3640	0	0	04510 SW STEVENS ST	
9550570	0100	06/13/00	222300	1200	0	7	1950	4	6150	0	0	03627 48TH AV SW	
9019400	0005	01/25/00	232950	1210	0	7	1953	4	4800	0	0	04102 47TH AV SW	
9149280	0410	07/12/00	209000	1230	0	7	1948	3	5000	0	0	04910 SW HINDS ST	
9501350	0070	04/10/01	209500	1230	0	7	1950	3	6270	0	0	03250 47TH AV SW	
9927770	0080	06/15/01	255000	1250	0	7	1952	4	7200	0	0	04920 SW CHARLESTOWN ST	
9281310	0080	04/17/01	315000	1260	0	7	1946	4	6250	0	0	03018 48TH AV SW	
9501350	0120	12/24/01	250000	1260	500	7	1950	3	6625	0	0	03418 48TH AV SW	
9501350	0130	06/23/00	240000	1280	0	7	1950	4	6625	0	0	03430 48TH AV SW	
9927720	0235	01/25/00	285000	1290	170	7	1985	3	6817	0	0	03018 GARLOUGH AV SW	
9957180	0005	04/13/00	265000	1290	220	7	1946	3	5763	0	0	04811 SW STEVENS ST	
9855990	0015	01/25/01	250000	1290	0	7	1939	4	3120	0	0	02709 49TH AV SW	
9019400	0435	03/19/01	389950	1290	120	7	1983	3	5800	1	0	04133 45TH AV SW	
9790520	0040	09/18/00	265000	1310	0	7	1946	4	5850	0	0	03632 44TH AV SW	
9927620	1805	02/20/01	323700	1310	0	7	1946	5	5700	0	0	04712 SW STEVENS ST	
9927420	2260	10/02/00	389500	1340	0	7	1930	4	3450	0	0	01726 46TH AV SW	
9801010	0145	08/24/00	375000	1360	0	7	1923	4	6250	0	0	02746 45TH AV SW	
9348780	0105	04/05/01	299950	1360	0	7	1929	3	5850	0	0	04450 46TH AV SW	
9443260	0166	08/08/00	366000	1380	360	7	1946	4	5600	0	0	02200 45TH AV SW	
9927620	0610	11/15/00	355000	1380	0	7	1930	4	4600	0	0	02650 47TH AV SW	
9329770	0025	04/19/01	309500	1380	220	7	1948	3	7260	0	0	03015 50TH AV SW	

Sales Available for Annual Update Analysis
Area 48
(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	
9927420	0340	06/26/01	325000	1390		0	7	1908	3	7475	0		01706 44TH AV SW	
9790520	0382	05/16/00	337000	1400		420	7	1926	4	4408	0		04616 SW CHARLESTOWN ST	
9149280	0296	05/17/01	292000	1410		120	7	1955	3	6743	0		04931 SW FORNEY ST	
9637950	0315	09/25/01	310000	1410		0	7	1918	3	5750	0		02337 44TH AV SW	
9801010	0465	10/05/00	224000	1450		0	7	1906	3	5650	0		02708 44TH AV SW	
9927420	3150	06/05/01	384500	1450		0	7	1906	5	3640	0		04602 SW HILL ST	
9927420	0855	03/27/00	340000	1470		400	7	1977	3	3000	0		04402 SW WALKER ST	
9927420	2750	12/07/00	446000	1470		0	7	1994	3	4625	0		02129 45TH AV SW	
9927620	1770	09/20/01	249950	1470		0	7	1984	3	5000	0		02747 47TH AV SW	
9239160	0295	10/18/00	300000	1510		400	7	1941	4	5060	0		04427 48TH AV SW	
9927420	0720	10/31/00	339500	1510		0	7	1986	3	2875	0		02120 44TH AV SW	
9638500	0115	03/21/01	247500	1510		0	7	1950	4	5700	0		03647 50TH AV SW	
9927420	2730	06/06/00	388000	1530		750	7	1916	5	4750	0		02137 45TH AV SW	
9927420	2250	08/09/00	400000	1530		0	7	1930	4	4025	0		01722 46TH AV SW	
9927420	1405	05/01/00	414575	1540		0	7	1925	4	3440	0		04419 SW SEATTLE ST	
9927420	1560	03/09/01	491000	1550		1000	7	1999	3	5750	0		01629 44TH AV SW	
9927620	2235	11/20/01	345000	1550		0	7	1910	3	6250	0		02729 45TH AV SW	
9927620	0455	12/08/00	369950	1570		0	7	1909	4	5760	0		02608 46TH AV SW	
9149280	0345	07/12/01	310000	1570		250	7	1962	4	5000	0		04911 SW FORNEY ST	
9677520	0055	08/21/00	299000	1600		0	7	1929	4	6150	0		03251 48TH AV SW	
9927420	2915	06/27/01	428650	1600		0	7	1910	4	5750	0		02136 47TH AV SW	
9570850	0015	09/07/01	350000	1600		200	7	1988	3	5768	0		03208 45TH AV SW	
9239160	0940	05/22/00	317500	1650		0	7	1997	3	2875	0		04448 51ST AV SW	
9501400	0250	06/28/01	210000	1660		0	7	1950	3	7410	0		03611 50TH AV SW	
9790520	0367	06/06/00	325000	1670		0	7	1914	4	10179	0		03639 46TH AV SW	
9005900	0090	07/29/00	380000	1680		0	7	1919	4	5000	6		05333 SW ADMIRAL WY	
9550570	0115	05/05/00	430000	1750		0	7	1930	5	9225	0		03613 48TH AV SW	
9301030	0695	05/30/01	425000	1800		140	7	1938	4	5750	1		04040 45TH AV SW	
9927820	0030	08/03/01	292000	1800		0	7	1970	3	5940	0		03241 47TH AV SW	

Sales Available for Annual Update Analysis
Area 48
(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	
9927420	1020	02/09/01	450700	1810	310	7	1955	4	5625	0	0	1910 45TH AV SW		
9501350	0265	05/01/00	320000	2030	0	7	1950	5	6832	0	0	3454 49TH AV SW		
9927420	2370	06/29/01	459000	2060	0	7	1984	3	6510	0	0	4503 SW MASSACHUSETTS ST		
9637950	0576	03/02/01	429000	2590	0	7	2001	3	3900	0	0	4510 SW Admiral Way		
9500850	0230	08/10/01	273500	800	0	8	1931	4	6080	0	0	3001 45TH AV SW		
9800960	0091	07/19/00	220000	920	0	8	1950	4	4550	0	0	4420 SW STEVENS ST		
9927620	0665	02/03/00	236000	950	600	8	1986	3	2875	0	0	2624 47TH AV SW		
9637950	0690	12/19/00	330000	1010	0	8	1921	4	4446	0	0	4517 SW COLLEGE ST		
9301030	0356	07/25/01	339450	1110	360	8	1956	4	5175	0	0	4008 46TH AV SW		
9338990	1035	03/17/00	316500	1130	1130	8	1975	4	5850	1	0	4620 SW ALASKA ST		
9637950	0706	12/20/01	385000	1138	0	8	1931	5	2385	1	0	4609 SW COLLEGE ST		
9927420	0685	11/21/01	330000	1150	450	8	1946	3	7000	0	0	2104 FERRY AV SW		
9301030	0366	02/12/01	299000	1180	600	8	1955	3	5750	0	0	4014 46TH AV SW		
9927420	2620	05/15/00	340000	1210	0	8	1931	4	2860	0	0	4519 SW HILL ST		
9927420	3330	05/02/00	349500	1290	0	8	1928	4	3675	0	0	4610 SW HOLGATE ST		
9149280	0420	08/24/00	337000	1300	1220	8	1977	3	7500	0	0	4916 SW HINDS ST		
9019400	0845	06/06/01	337500	1300	670	8	1990	3	2901	0	0	4130 44TH AV SW		
9301030	0265	02/01/00	273000	1320	420	8	1967	3	4600	0	0	4033 46TH AV SW		
9637950	0715	12/14/01	500000	1320	0	8	1926	4	5750	1	0	2307 46TH AV SW		
9927620	1045	07/31/00	299000	1370	590	8	1948	4	7700	0	0	2659 48TH AV SW		
9927420	0240	01/11/01	400000	1390	520	8	1947	4	6325	0	0	4320 SW MASSACHUSETTS ST		
9790520	0125	11/16/00	299000	1420	400	8	1931	4	5265	0	0	3847 44TH AV SW		
9927620	0190	04/11/01	355000	1420	0	8	1926	4	6250	0	0	2616 45TH AV SW		
9001000	0118	09/10/01	333300	1430	760	8	1993	3	4625	0	0	4135 47TH AV SW		
9301030	0525	09/19/01	376000	1500	370	8	1955	4	5750	1	0	4025 45TH AV SW		
9294010	0060	10/24/01	525000	1530	500	8	1960	4	7800	6	0	2712 53RD AV SW		
9927420	3320	04/16/01	511050	1550	0	8	1929	4	4400	0	0	4606 SW HOLGATE ST		
9301030	0750	07/26/00	390000	1660	400	8	1960	3	6095	0	0	4057 44TH AV SW		
9801010	0480	01/13/00	292500	1710	0	8	1992	3	4055	0	0	4321 SW LANDER ST		

Sales Available for Annual Update Analysis
Area 48
(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	
9790520	0131	10/25/00	435000	1720	180	8	1929	5	4480	3	0	3854 45TH AV SW		
9927420	3355	09/18/00	475000	1810	0	8	1928	4	4000	0	0	1729 46TH AV SW		
9149280	0286	07/24/01	416950	1810	1050	8	1994	3	10000	0	0	4941 SW FORNEY ST		
9927420	2050	05/10/01	525000	1820	400	8	1930	4	5665	1	0	4521 SW SEATTLE ST		
9927420	3035	04/03/01	450000	1830	0	8	1901	4	4446	0	0	4607 SW HILL ST		
9927620	0690	11/27/00	430000	1840	0	8	1987	3	8625	0	0	2612 47TH AV SW		
9790520	0251	02/15/01	620000	1840	0	8	1908	5	11700	0	0	3813 45TH AV SW		
9677520	0020	11/19/01	389000	2040	1050	8	1989	3	6100	0	0	3217 48TH AV SW		
9927420	1155	10/09/01	575000	2645	0	8	1998	3	5750	0	0	1915 44TH AV SW		
9927420	2420	02/09/00	457500	1620	790	9	1926	5	4255	0	0	1908 46TH AV SW		
9927420	2645	05/03/01	546000	1632	0	9	1985	3	5750	0	0	2118 46TH AV SW		
9927720	0330	02/22/00	364500	2170	0	9	1999	3	4000	0	0	3055 49TH AV SW		

**Vacant Sales Available to Develop the Valuation Model
Area 48**

There are an insufficient number of vacant sales to develop a valuation model.