

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Federal Way / 54

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 497

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$51,900	\$154,600	\$206,500	\$219,600	94.0%	6.71%
2002 Value	\$54,400	\$163,800	\$218,200	\$219,600	99.4%	6.35%
Change	+\$2,500	+\$9,200	+\$11,700		+5.4%	-0.36%
% Change	+4.8%	+6.0%	+5.7%		+5.7%	-5.37%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.36% and -5.37% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$52,400	\$156,900	\$209,300
2002 Value	\$54,500	\$166,300	\$220,800
PercentChange	+4.0%	+6.0%	+5.5%

Number of improved Parcels in the Population: 3789

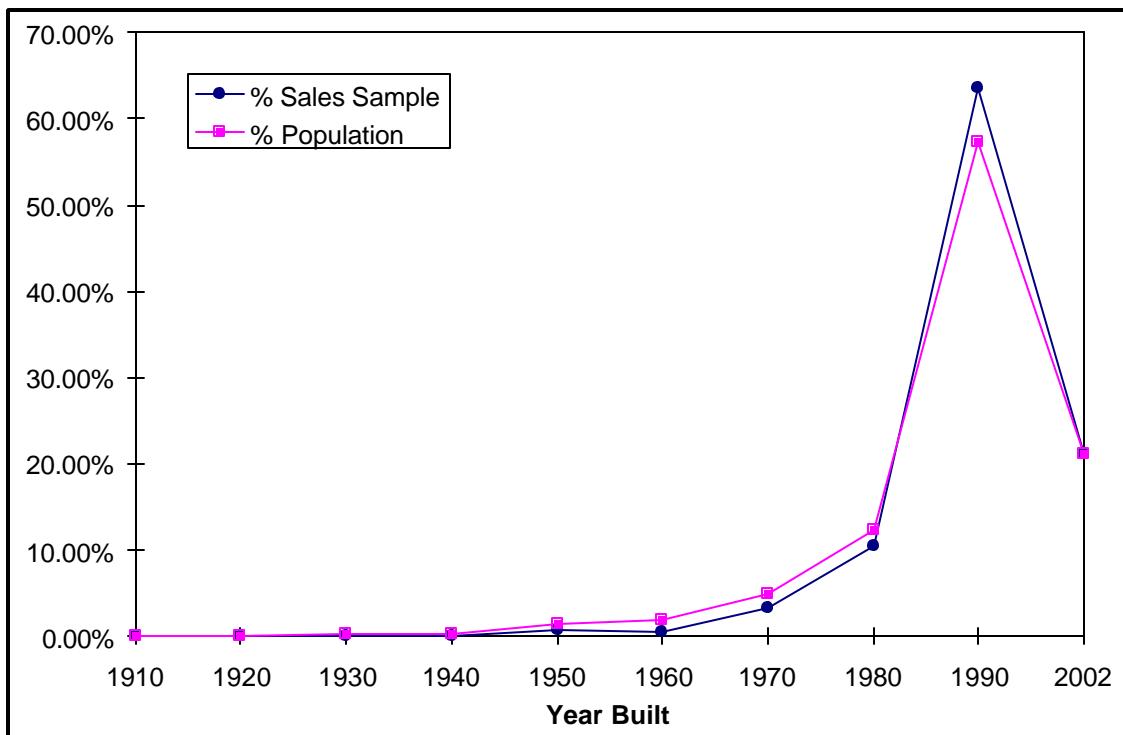
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Ramblers with basements in SubArea 21 that were graded 7 or higher were assessed at a lower level than other parcels and received a greater upward adjustment. Ramblers without basements graded 7 or higher, houses graded 8 or higher with above-grade living area between 2501 and 3000 square feet, and grade 6 houses were assessed at a higher level and received a smaller upward adjustment. Two-story houses with basements graded 8 or higher needed a slight downward adjustment.

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

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.80%
1960	3	0.60%
1970	17	3.42%
1980	52	10.46%
1990	316	63.58%
2002	105	21.13%
	497	

Population		
Year Built	Frequency	% Population
1910	3	0.08%
1920	4	0.11%
1930	9	0.24%
1940	13	0.34%
1950	54	1.43%
1960	71	1.87%
1970	189	4.99%
1980	470	12.40%
1990	2171	57.30%
2002	805	21.25%
	3789	

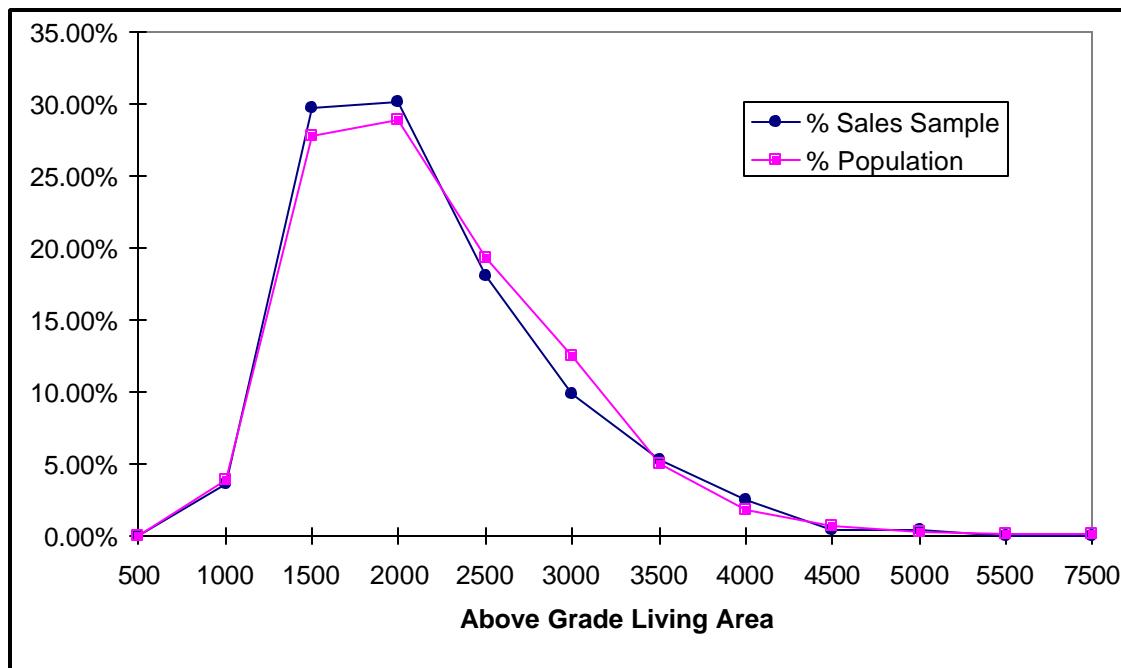


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	3.62%
1500	148	29.78%
2000	150	30.18%
2500	90	18.11%
3000	49	9.86%
3500	26	5.23%
4000	12	2.41%
4500	2	0.40%
5000	2	0.40%
5500	0	0.00%
7500	0	0.00%
	497	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	145	3.83%
1500	1050	27.71%
2000	1092	28.82%
2500	732	19.32%
3000	471	12.43%
3500	189	4.99%
4000	68	1.79%
4500	28	0.74%
5000	10	0.26%
5500	2	0.05%
7500	2	0.05%
	3789	

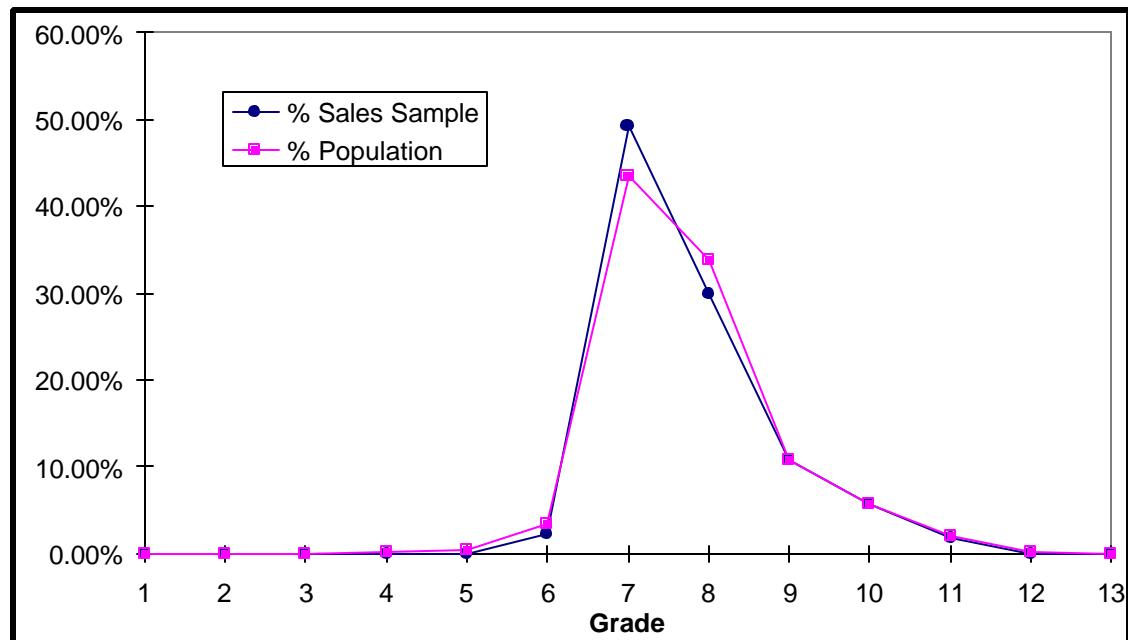


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

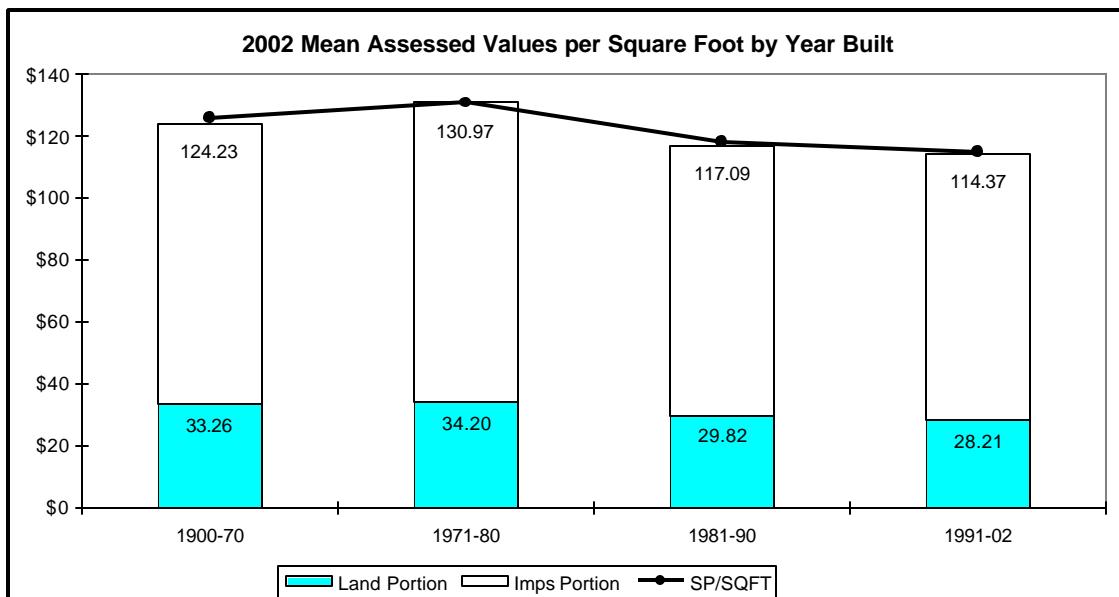
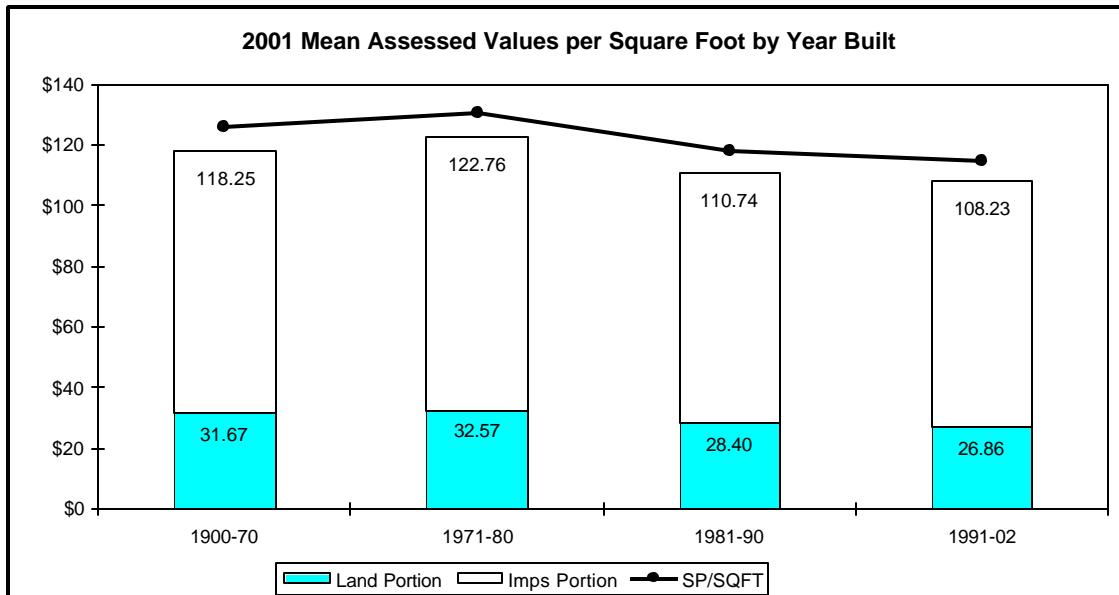
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	11	2.21%
7	245	49.30%
8	149	29.98%
9	54	10.87%
10	29	5.84%
11	9	1.81%
12	0	0.00%
13	0	0.00%
	497	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.18%
5	12	0.32%
6	133	3.51%
7	1649	43.52%
8	1277	33.70%
9	411	10.85%
10	216	5.70%
11	76	2.01%
12	7	0.18%
13	1	0.03%
	3789	



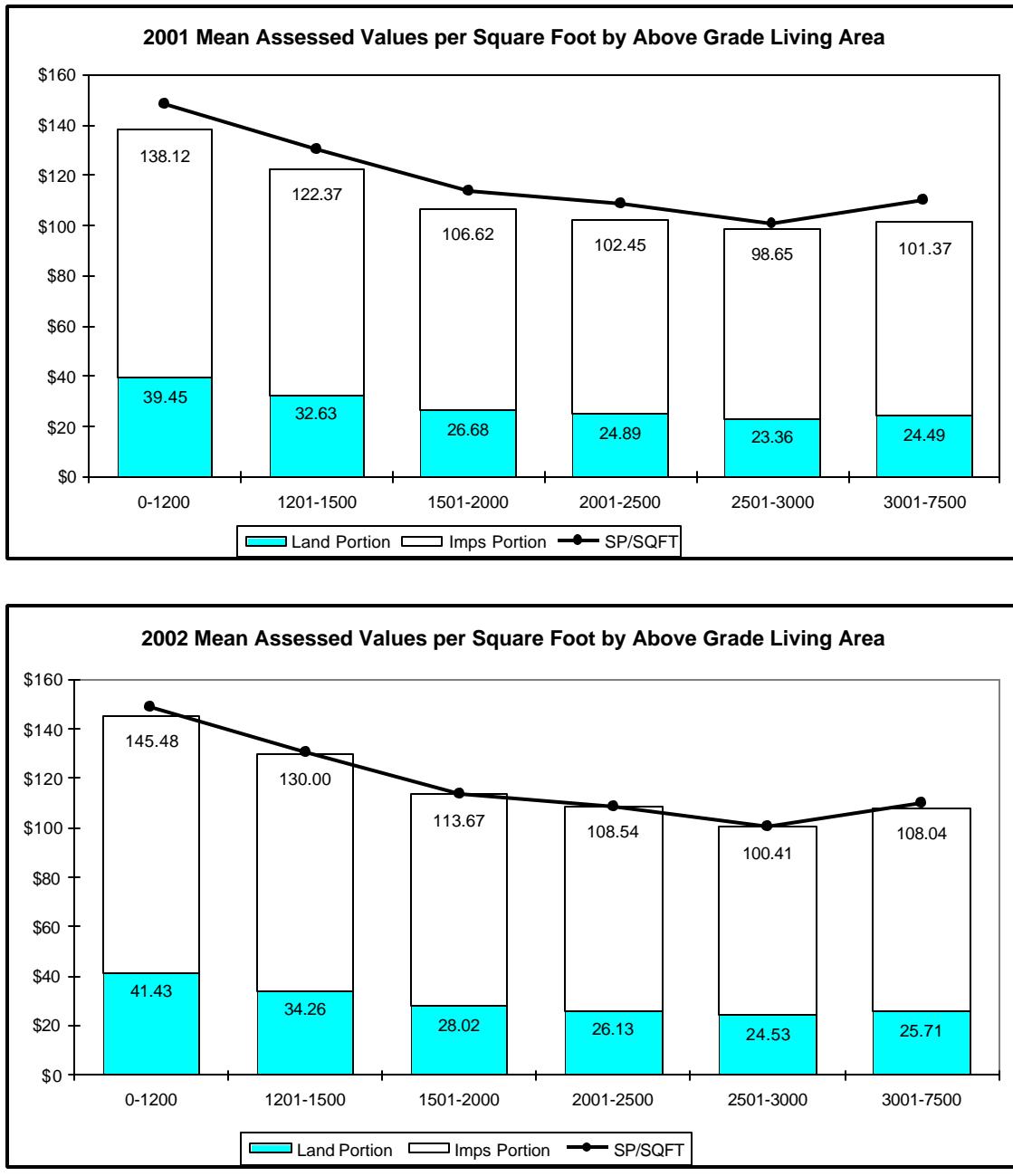
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



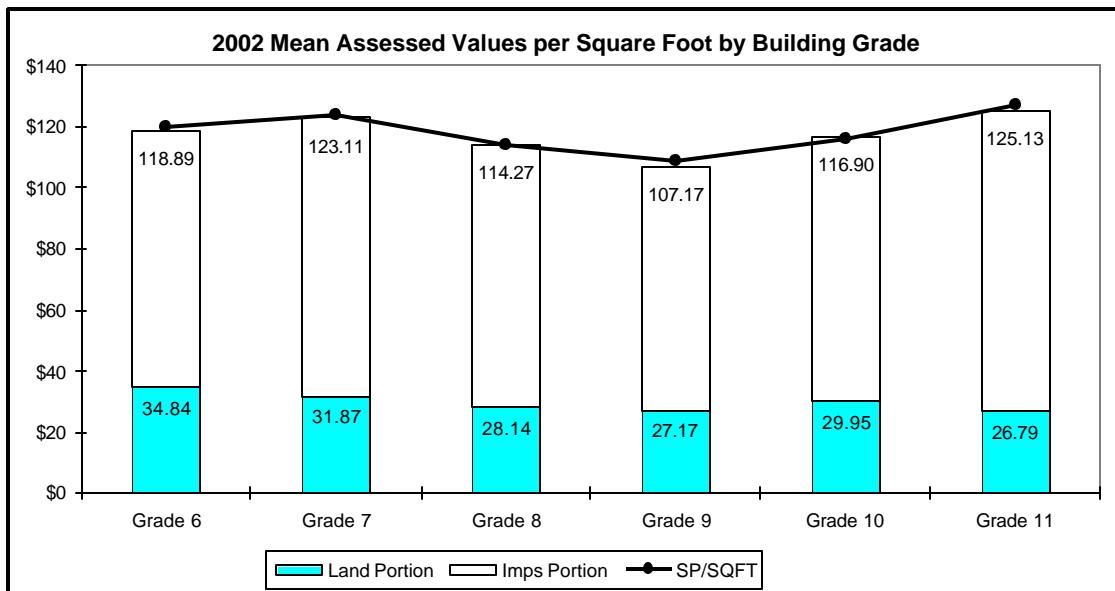
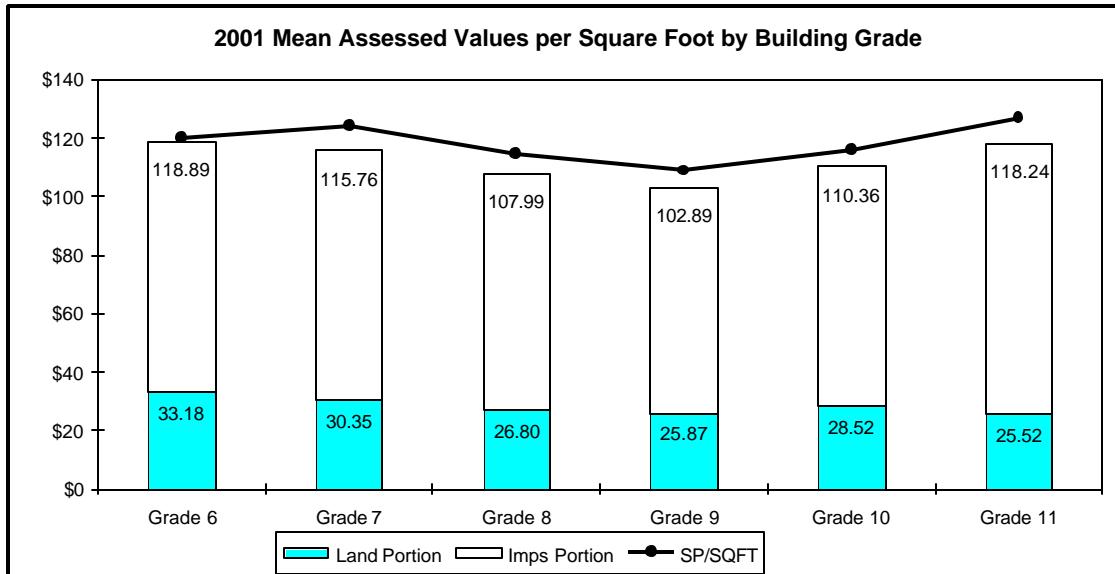
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

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



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

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



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

Annual Update Process

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land update

Based on the 6 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.8% 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 497 usable residential sales in the area.

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

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Ramblers with basements in SubArea 21 that were graded 7 or higher were assessed at a lower level than other parcels and received a greater upward adjustment. Ramblers without basements graded 7 or higher, houses graded 8 or higher with above-grade living area between 2501 and 3000 square feet, and grade 6 houses were assessed at a higher level and received a smaller upward adjustment. Two-story houses with basements graded 8 or higher needed a slight downward adjustment.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9340171 + (-0.03168492 if Stories=1, TotBsmt=0, SubArea=21, and Grade is greater than 6) + (0.04491796 if Grade is 8 or greater and Above Grade Living Area is greater than 2500 and less than or equal to 3000) + (0.01518343 if Stories = 1, TotBsmt=0, and Grade is greater than 6) + (0.08412115 if Stories=2, TotBsmt>0, and Grade is 8 or greater) + (0.06202149 if Grade=6))

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

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

An explanatory adjustment table is included in this report.

- Other:*
- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.06)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1.00).
 - *Residential properties on commercially zoned land should be valued at previous value (previous Land value + previous improvement value) * 1.00.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.057 (rounded down)”**. The resulting improvement value is calculated as follows:

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

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 54 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)

7.06%

Rambler with Basement SubArea 21 Grade>6	Yes
% Adjustment	3.76%
Grade>=8 Above Grade Living Area >2500 and <=3000	Yes
% Adjustment	-4.91%
Rambler with no Basement, Grade>6	Yes
% Adjustment	-1.71%
Two-Story with Basement, Grade>=8	Yes
% Adjustment	-8.85%
Grade 6	Yes
% Adjustment	-6.67%

Comments

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

For instance, a grade 7 rambler with basement in SubArea 21 would *approximately* receive a 10.82% upward adjustment (7.06% + 3.76%).

Two-story houses with basements, grade 8 and above, would receive a *approximate* downward adjustment of 1.79% (7.06%-8.85%)

57% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.4%.

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

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

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	11	0.993	0.993	0.0%	0.952	1.033
7	245	0.933	0.993	6.4%	0.986	1.001
8	149	0.947	0.999	5.5%	0.988	1.010
9	54	0.945	0.985	4.2%	0.969	1.001
10	29	0.941	0.998	6.0%	0.970	1.026
11	9	0.922	0.977	5.9%	0.902	1.052
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1970	24	0.936	0.987	5.5%	0.958	1.016
1971-1980	52	0.938	1.002	6.8%	0.980	1.023
1981-1990	316	0.942	0.994	5.6%	0.987	1.001
1991-2002	105	0.938	0.991	5.6%	0.978	1.003
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	467	0.940	0.993	5.6%	0.987	0.998
Good	30	0.951	1.011	6.4%	0.983	1.039
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	193	0.936	0.992	6.0%	0.983	1.002
1.5	7	0.947	1.012	6.9%	0.918	1.106
2	297	0.942	0.994	5.5%	0.987	1.001
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Less than 1201	61	0.929	0.979	5.4%	0.964	0.994
1201-1500	105	0.939	0.997	6.2%	0.985	1.009
1501-2000	150	0.938	1.000	6.6%	0.990	1.010
2001-2500	90	0.943	0.999	6.0%	0.985	1.012
2501-3000	49	0.978	0.996	1.8%	0.980	1.011
Greater than 3000	42	0.919	0.980	6.6%	0.956	1.003

Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.4%.

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

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

View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	479	0.941	0.994	5.7%	0.989	1.000	
Y	18	0.924	0.979	6.0%	0.956	1.002	
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	497	0.940	0.994	5.7%	0.988	0.999	
Y	0	0.000	0.000	0.0%	0.000	0.000	
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
18	306	0.939	0.993	5.7%	0.986	1.000	
21	191	0.942	0.995	5.6%	0.987	1.003	
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
3000-8000	257	0.940	0.996	5.9%	0.988	1.003	
8001-12000	161	0.947	0.997	5.3%	0.987	1.007	
12001-16000	42	0.926	0.979	5.8%	0.958	1.000	
16001-20000	12	0.933	0.991	6.3%	0.953	1.030	
20001-30000	15	0.943	0.990	5.1%	0.958	1.022	
30000-3AC	10	0.920	0.985	7.1%	0.909	1.061	
Rambler with Basement SubArea 21 Grade>6		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	473	0.942	0.994	5.5%	0.988	1.000	
Y	24	0.897	0.992	10.5%	0.962	1.022	
Grade>=8 Above Grade Living Area >2500 and <=3000		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	448	0.935	0.993	6.3%	0.987	0.999	
Y	49	0.978	0.996	1.8%	0.980	1.011	

Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.4%.

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

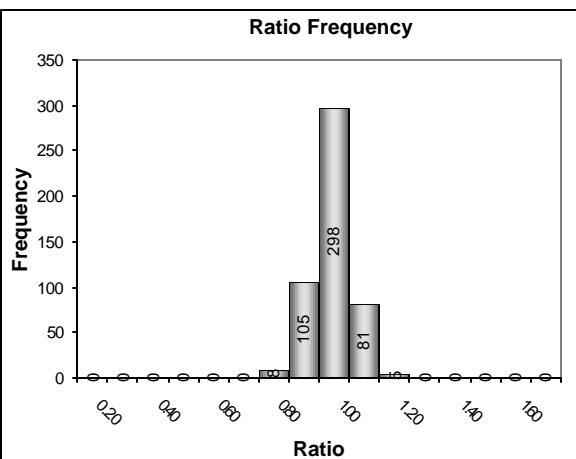
It is difficult to draw valid conclusions when the sales count is low.

Rambler with no Basement, Grade>6		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	382		0.939	0.994	5.8%	0.987	1.000
Y	115		0.946	0.993	5.0%	0.983	1.003
Two-Story with Basement, Grade>=8		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	486		0.938	0.994	5.9%	0.988	0.999
Y	11		1.017	0.993	-2.4%	0.966	1.021

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SW Crew / Team - 2	Lien Date: 01/01/2001	Date of Report: 6/11/2002	Sales Dates: 1/2000 - 12/2001
Area 54 - Federal Way	Appraiser ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 497 Mean Assessed Value 206,500 Mean Sales Price 219,600 Standard Deviation AV 64,841 Standard Deviation SP 70,987			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.944 Median Ratio 0.945 Weighted Mean Ratio 0.940			
UNIFORMITY			
Lowest ratio 0.744 Highest ratio: 1.120 Coefficient of Dispersion 5.23% Standard Deviation 0.063 Coefficient of Variation 6.71%			
PRICE RELATED DIFFERENTIAL (PRD)			
1.004			
RELIABILITY			
95% Confidence: Median Lower limit 0.940 Upper limit 0.953			
95% Confidence: Mean Lower limit 0.938 Upper limit 0.949			
SAMPLE SIZE EVALUATION			
N (population size) 3789 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.063 Recommended minimum: 6 Actual sample size: 497 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 242 # ratios above mean: 255 Z: 0.583 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 54

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SW Crew / Team 2	Lien Date: 01/01/2002	Date of Report: 6/11/2002	Sales Dates: 1/2000 - 12/2001
Area 54 - Federal Way	Appraiser ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 497 Mean Assessed Value 218,200 Mean Sales Price 219,600 Standard Deviation AV 68,230 Standard Deviation SP 70,987			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.997 Median Ratio 1.000 Weighted Mean Ratio 0.994			
UNIFORMITY			
Lowest ratio 0.795 Highest ratio: 1.196 Coefficient of Dispersion 4.97% Standard Deviation 0.063 Coefficient of Variation 6.35%			
PRICE RELATED DIFFERENTIAL (PRD)			
1.004			
RELIABILITY			
95% Confidence: Median Lower limit 0.990 Upper limit 1.006			
95% Confidence: Mean Lower limit 0.992 Upper limit 1.003			
SAMPLE SIZE EVALUATION			
N (population size) 3789 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.063 Recommended minimum: 6 Actual sample size: 497 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 245 # ratios above mean: 252 Z: 0.314 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			

Ratio Frequency

Ratio	Frequency
0.70	1
0.72	1
0.74	1
0.76	1
0.78	1
0.80	1
0.82	1
0.84	1
0.86	1
0.88	1
0.90	1
0.92	1
0.94	1
0.96	1
0.98	1
1.00	1
1.02	1
1.04	1
1.06	1
1.08	1
1.10	1
1.12	1
1.14	1
1.16	1
1.18	1
1.20	1
1.22	1
1.24	1
1.26	1
1.28	1
1.30	1
218	220
220	220
222	220
224	220
226	220
228	220
230	220
232	220
234	220
236	220
238	220
240	220
242	220
244	220
246	220
248	220
250	220

COMMENTS:

Single Family Residences throughout area 54

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 54
(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
18	010450	0230	10/23/01	175000	860	0	7	1981	3	7432	N	N	32313 16TH AV SW
18	010453	0490	12/4/00	185900	890	360	7	1986	3	6519	N	N	1530 SW 327TH ST
18	010453	0590	7/31/01	139950	890	0	7	1986	3	6398	N	N	1608 SW 327TH ST
18	010451	0530	6/12/00	185000	930	450	7	1984	3	7210	N	N	32129 12TH PL SW
18	666491	0370	8/18/00	187300	960	560	7	1992	3	6173	N	N	34416 15TH CT SW
18	010450	0680	12/12/00	149000	1010	0	7	1981	3	8196	N	N	1507 SW 320TH CT
18	010453	0430	5/21/01	161900	1030	0	7	1986	3	6664	N	N	1527 SW 327TH ST
18	010450	0860	3/29/01	184950	1060	0	7	1981	3	8925	N	N	1405 SW 321ST ST
18	010450	0500	5/23/01	163000	1110	0	7	1984	3	8400	N	N	1432 SW 320TH PL
18	010451	0050	12/31/01	183400	1120	0	7	1984	3	7210	N	N	32207 13TH PL SW
18	010451	0200	1/25/00	163000	1120	0	7	1984	3	7210	N	N	32212 13TH PL SW
18	010451	0470	7/29/01	165000	1120	360	7	1984	3	9021	N	N	32105 12TH PL SW
18	010450	0570	4/26/01	182000	1130	460	7	1983	3	8695	N	N	1405 SW 320TH PL
18	010453	0220	8/24/01	160000	1140	0	7	1986	3	6974	N	N	32515 17TH AV SW
18	010450	0720	3/16/00	148000	1160	0	7	1981	4	8244	N	N	1512 SW 320TH CT
18	010450	0810	3/1/00	142500	1160	0	7	1981	3	8106	N	N	1618 SW 322ND ST
18	010451	0140	6/27/01	179000	1160	400	7	1984	3	12898	N	N	1301 SW 323RD ST
18	010452	0230	10/19/00	178000	1170	280	7	1986	3	8493	N	N	1618 SW 324TH PL
18	010453	0570	6/21/01	164950	1200	0	7	1986	3	7666	N	N	32613 16TH CT SW
18	010454	0090	2/21/00	184950	1220	1160	7	1986	3	7192	N	N	1706 SW 324TH ST
18	742800	0240	8/17/00	183500	1220	960	7	1989	3	6446	N	N	1712 SW 347TH PL
18	010450	0830	5/19/00	159950	1230	0	7	1981	3	8084	N	N	1606 SW 322ND ST
18	010454	0350	6/5/00	177750	1230	0	7	1987	3	6000	N	N	1912 SW 323RD ST
18	010453	0480	6/27/01	165000	1260	0	7	1985	3	6174	N	N	1512 SW 327TH ST
18	010455	0080	10/19/00	175000	1260	0	7	1988	3	7077	N	N	32928 17TH AV SW
18	010454	0130	4/20/00	178250	1290	0	7	1987	3	5990	N	N	1730 SW 324TH ST
18	010450	0010	5/18/00	158500	1300	0	7	1982	3	8928	N	N	32102 14TH AV SW
18	010450	0080	2/22/00	160000	1300	0	7	1982	3	11570	N	N	1320 SW 322ND CT

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18	010453	0410	8/14/00	163950	1300	0	7	1986	3	5500	N	N	1539 SW 327TH ST
18	010454	0110	12/5/01	223600	1300	600	7	1989	3	5992	N	N	1714 SW 324TH ST
18	010454	0230	4/27/00	162000	1330	460	7	1987	4	6729	N	N	1704 SW 323RD ST
18	010455	0530	9/21/01	174000	1330	0	7	1988	3	6446	N	N	32712 19TH AV SW
18	010452	0290	11/13/00	165000	1340	0	7	1983	3	9516	N	N	1606 SW 325TH PL
18	010455	0570	9/10/01	176000	1340	0	7	1988	3	6815	N	N	32813 17TH AV SW
18	010454	0380	1/26/00	159900	1360	0	7	1986	3	9128	N	N	1932 SW 323RD ST
18	742800	0220	4/17/00	155000	1360	0	7	1989	3	7571	N	N	1704 SW 347TH PL
18	666490	0130	6/8/00	160000	1370	0	7	1990	3	6000	N	N	34641 14TH PL SW
18	010450	0260	5/8/00	130000	1380	0	7	1981	3	8343	N	N	32217 16TH AV SW
18	132140	0740	10/31/00	181800	1380	0	7	1996	3	6225	N	N	214 S 330TH PL
18	132140	0910	2/26/01	192000	1380	0	7	1995	3	13306	N	N	515 S 331ST PL
18	010450	0900	9/14/01	168050	1400	0	7	1981	3	7334	N	N	1511 SW 321ST ST
18	010453	0020	8/15/01	180000	1400	0	7	1987	3	6653	N	N	32435 18TH AV SW
18	010454	0340	11/12/01	190000	1400	0	7	1987	3	6213	N	N	1904 SW 323RD ST
18	010454	0650	6/7/00	163000	1400	0	7	1987	3	10110	N	N	32324 19TH CT SW
18	010454	0820	7/25/00	169950	1430	0	7	1987	3	5999	N	N	32321 18TH AV SW
18	666491	0220	10/24/00	167000	1430	0	7	1992	3	8160	N	N	34519 15TH PL SW
18	010454	0530	1/17/01	174950	1450	0	7	1987	3	6060	N	N	1839 SW 324TH ST
18	666491	0320	1/3/01	171000	1450	0	7	1992	3	6799	N	N	1433 SW 344TH PL
18	010454	0520	7/24/01	189950	1460	0	7	1987	3	6060	N	N	1905 SW 324TH ST
18	010452	0200	8/15/00	172000	1470	0	7	1984	3	9767	N	N	1604 SW 324TH PL
18	010456	0200	8/22/01	215000	1470	610	7	1989	3	8850	N	N	32822 20TH AV SW
18	666491	0410	5/22/00	175000	1470	0	7	1992	3	5122	N	N	1403 SW 344TH PL
18	010454	0630	1/23/01	181000	1480	0	7	1987	4	7328	N	N	32340 19TH CT SW
18	010455	0310	5/18/01	180200	1490	0	7	1989	3	7292	N	N	32610 18TH PL SW
18	010455	0330	11/20/00	176000	1490	0	7	1989	3	7000	N	N	32514 18TH PL SW
18	742800	0060	12/17/01	193000	1490	480	7	1988	3	6512	N	N	1913 SW 347TH PL
18	010450	1040	9/1/00	187500	1500	0	7	1983	3	7854	N	N	32215 14TH AV SW

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18	010453	0210	12/18/00	170000	1510	0	7	1987	3	6299	N	N	1721 SW 325TH PL
18	010454	0370	6/1/00	193000	1510	540	7	1986	3	7679	N	N	1928 SW 323RD ST
18	010454	0200	10/26/00	182500	1530	0	7	1986	3	7429	N	N	1709 SW 323RD ST
18	010454	0180	5/9/00	179000	1540	0	7	1987	3	8562	N	N	1725 SW 323RD ST
18	666491	0280	11/21/00	200000	1540	0	7	1992	3	5824	N	N	34420 15TH PL SW
18	010450	0660	12/12/00	174000	1550	0	7	1983	3	7210	N	N	32038 15TH PL SW
18	010451	0150	2/13/01	177500	1560	0	7	1984	3	9270	N	N	32238 13TH PL SW
18	666491	0350	9/24/01	202200	1560	0	7	1992	3	9485	N	N	34423 15TH CT SW
18	010454	0220	5/31/01	186450	1580	0	7	1986	4	6489	N	N	1701 SW 323RD ST
18	010456	0110	8/21/00	180450	1600	0	7	1989	3	9016	N	N	1906 SW 328TH CT
18	010456	0160	7/27/00	187950	1600	0	7	1989	3	7090	N	N	1905 SW 328TH CT
18	010456	0530	1/5/00	169000	1600	0	7	1989	3	7320	N	N	32811 20TH AV SW
18	010456	0550	11/19/01	189000	1600	0	7	1989	3	7379	N	N	32823 20TH AV SW
18	010451	0120	5/26/00	174000	1610	0	7	1986	3	7210	N	N	1313 SW 323RD ST
18	742800	0210	10/23/00	174950	1640	0	7	1989	3	6069	N	N	1700 SW 347TH PL
18	666490	0210	2/12/01	189950	1650	0	7	1990	3	6000	N	N	34730 14TH PL SW
18	666490	0260	7/17/01	197750	1650	0	7	1990	3	6000	N	N	1325 SW 347TH PL
18	010454	0050	3/20/01	181000	1680	0	7	1987	3	5577	N	N	1723 SW 324TH ST
18	010451	0330	3/30/01	184900	1690	0	7	1986	3	7210	N	N	32220 12TH PL SW
18	010451	0420	8/21/00	180000	1700	0	7	1984	3	7210	N	N	32118 12TH PL SW
18	132140	0060	9/4/01	210000	1710	0	7	1995	3	6819	N	N	533 S 330TH PL
18	132140	0240	6/22/01	198000	1710	0	7	1996	3	7653	N	N	520 S 328TH PL
18	132140	0780	12/6/00	206000	1710	0	7	1996	3	8273	N	N	313 S 330TH PL
18	132140	0890	5/23/00	198000	1710	0	7	1995	3	6715	N	N	32823 6TH PL S
18	132140	0330	1/26/01	185000	1730	0	7	1995	3	7093	N	N	613 S 331ST PL
18	132140	0600	5/22/01	203500	1730	0	7	1996	3	18759	N	N	306 S 331ST PL
18	010455	0110	5/5/00	199950	1760	0	7	1988	3	7235	N	N	32910 17TH AV SW
18	666491	0020	8/13/01	166000	1770	0	7	1992	3	5904	N	N	34410 14TH WY SW
18	010455	0790	11/24/00	192950	1840	0	7	1989	3	7752	N	N	32704 19TH PL SW

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18	010455	0810	4/23/01	195000	1840	0	7	1989	3	6500	N	N	32616 19TH PL SW
18	010455	0040	1/7/00	177500	1860	0	7	1988	3	6500	N	N	1901 SW 330TH ST
18	666490	0150	7/9/01	193000	1860	0	7	1990	3	6256	N	N	34701 14TH PL SW
18	666490	0320	7/22/00	199000	1860	0	7	1990	3	11023	N	N	1216 SW 347TH PL
18	010455	0200	7/11/00	182000	1862	0	7	1989	3	6823	N	N	32814 17TH AV SW
18	010455	0660	4/5/01	192000	1870	0	7	1989	3	6821	N	N	32911 17TH AV SW
18	010451	0170	1/16/01	175000	1880	0	7	1984	3	7810	N	N	32230 13TH PL SW
18	010456	0080	5/24/01	214900	1890	0	7	1991	3	6348	N	N	32824 19TH AV SW
18	010454	0030	11/27/00	192828	1910	0	7	1987	4	8783	N	N	32416 18TH AV SW
18	010456	0380	7/30/01	197000	1910	0	7	1990	3	9550	N	N	32513 20TH CT SW
18	666490	0310	6/21/00	195950	1920	0	7	1990	3	9705	N	N	1218 SW 347TH PL
18	010455	0400	11/24/00	197000	1940	0	7	1989	4	6865	N	N	32605 19TH PL SW
18	666490	0020	10/1/01	219000	1940	0	7	1990	3	6300	N	N	1210 SW 346TH ST
18	666490	0470	3/27/01	227000	1940	0	7	1990	3	6887	N	N	34634 14TH PL SW
18	010456	0300	4/23/01	218000	1950	0	7	1990	3	6180	N	N	32644 20TH AV SW
18	010455	0680	9/25/00	199950	1970	0	7	1988	3	7092	N	N	32929 17TH AV SW
18	010455	0840	5/13/01	212000	1990	0	7	1989	3	6587	N	N	32607 18TH PL SW
18	010456	0070	6/14/01	203000	1990	0	7	1991	3	6300	N	N	32830 19TH AV SW
18	010456	0280	3/9/01	204500	1990	0	7	1990	3	6180	N	N	32706 20TH AV SW
18	010455	0090	7/21/00	197000	2000	0	7	1988	3	7168	N	N	32922 17TH AV SW
18	010455	0630	12/4/01	250000	2060	0	7	1989	3	6730	N	N	32849 17TH AV SW
18	010455	0630	1/9/01	200500	2060	0	7	1989	3	6730	N	N	32849 17TH AV SW
18	132140	0250	4/19/01	229500	2120	0	7	1996	3	6600	N	N	604 S 328TH PL
18	132140	0090	2/24/00	222500	2180	0	7	1995	3	7200	N	N	547 S 330TH PL
18	132140	0630	12/12/01	250000	2180	0	7	1996	3	7573	N	N	33027 4TH PL S
18	666490	0270	5/25/00	208500	2210	0	7	1990	3	6000	N	N	1319 SW 347TH PL
18	132140	0820	2/28/00	225000	2230	0	7	1995	3	9256	N	N	415 S 330TH PL
18	926490	1940	12/4/01	195950	1140	490	8	1978	3	7700	Y	N	239 SW 325TH PL
18	926490	0300	2/22/00	187950	1150	520	8	1979	4	19550	N	N	32022 3RD AV SW

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18	926490	0380	10/26/01	210000	1210	300	8	1983	3	8925	N	N	32025 4TH AV SW
18	926491	0460	1/10/01	199950	1230	0	8	1984	3	9936	N	N	32919 3RD AV SW
18	926492	0130	3/1/00	176500	1230	340	8	1985	3	10168	N	N	32206 7TH AV SW
18	926490	2170	5/17/00	178500	1240	570	8	1979	3	8470	N	N	32606 6TH AV SW
18	926493	0850	6/14/01	236000	1270	500	8	1986	3	9295	Y	N	32103 11TH AV SW
18	010457	0230	3/28/01	172000	1300	0	8	1992	3	6273	N	N	1623 SW 331ST PL
18	276230	0140	12/26/00	166500	1300	720	8	1976	3	7975	N	N	34711 4TH PL S
18	926490	0540	8/27/01	166500	1310	570	8	1979	3	10800	N	N	522 SW 320TH PL
18	926492	0490	12/14/00	181950	1310	360	8	1986	3	8225	N	N	32206 8TH AV SW
18	926490	0160	6/21/00	186000	1320	860	8	1978	3	7910	N	N	32120 2ND AV SW
18	926490	1050	3/23/00	191000	1350	1040	8	1979	3	7000	N	N	407 SW 322ND ST
18	926490	1270	11/13/00	188000	1350	1040	8	1979	3	7770	N	N	220 SW 322ND ST
18	926491	0350	5/25/00	216000	1350	1300	8	1984	3	8528	N	N	32934 2ND PL SW
18	010457	0560	7/24/00	175000	1370	0	8	1994	3	6300	N	N	33041 16TH PL SW
18	926490	0350	7/20/01	217700	1370	470	8	1979	3	8500	N	N	32024 4TH AV SW
18	926491	1280	11/29/00	215000	1410	480	8	1984	3	8250	N	N	524 SW 328TH CT
18	926490	0060	12/10/01	245000	1430	700	8	1978	3	7700	N	N	32328 2ND AV SW
18	926490	0110	6/29/00	174000	1440	600	8	1978	3	7700	N	N	32232 2ND AV SW
18	926490	1180	10/31/01	210000	1440	600	8	1979	3	7420	N	N	403 SW 321ST ST
18	010457	0200	5/23/00	174000	1500	0	8	1992	3	6180	N	N	1705 SW 331ST PL
18	926493	0480	7/24/00	230000	1500	430	8	1985	3	9929	Y	N	32327 11TH AV SW
18	926490	0460	2/8/00	194500	1510	600	8	1979	3	8480	N	N	32031 5TH AV SW
18	926490	0250	11/27/00	188000	1530	670	8	1978	3	10000	N	N	32025 2ND AV SW
18	926490	2300	4/17/01	152000	1530	0	8	1979	3	7770	N	N	32307 6TH AV SW
18	926491	0920	7/6/00	190750	1530	0	8	1980	3	7350	Y	N	501 SW 327TH PL
18	926491	0520	2/21/01	184950	1560	0	8	1983	3	7680	N	N	32920 4TH AV SW
18	926490	1720	10/4/00	203000	1570	0	8	1978	3	7350	N	N	32223 2ND AV SW
18	926490	1190	9/12/00	183000	1590	0	8	1979	3	8400	N	N	325 SW 321ST ST
18	926491	0020	9/26/00	182950	1600	0	8	1984	3	7000	N	N	32628 6TH AV SW

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18	926492	1100	4/20/01	184900	1600	0	8	1983	3	9288	N	N	32324 8TH AV SW
18	926491	0070	9/24/01	158725	1610	1000	8	1980	3	7140	Y	N	32709 5TH AV SW
18	926493	0180	2/9/00	208900	1620	0	8	1985	3	7671	Y	N	32238 11TH AV SW
18	926493	0180	3/19/01	206900	1620	0	8	1985	3	7671	Y	N	32238 11TH AV SW
18	926491	0120	6/21/01	229000	1630	400	8	1980	3	7420	Y	N	32710 5TH AV SW
18	926490	2160	8/8/00	191000	1640	520	8	1979	3	7770	N	N	533 SW 326TH ST
18	926492	0600	6/15/01	197500	1640	0	8	1983	3	7831	N	N	32251 8TH AV SW
18	926490	1450	11/22/00	178000	1650	0	8	1978	3	8260	N	N	32240 3RD AV SW
18	926490	1680	6/8/00	172000	1660	0	8	1979	3	7350	N	N	32309 2ND AV SW
18	926490	2230	9/25/00	235000	1680	1440	8	1989	3	7560	N	N	32505 6TH AV SW
18	926492	0780	9/22/00	186000	1690	0	8	1985	3	12840	N	N	745 SW 327TH ST
18	926490	0340	10/12/01	205000	1700	0	8	1983	4	8250	N	N	32030 4TH AV SW
18	926491	0670	8/23/00	184500	1720	0	8	1984	3	7700	N	N	32924 6TH AV SW
18	926492	0350	10/26/00	190950	1760	0	8	1983	3	8050	N	N	32217 7TH PL SW
18	926490	2050	7/11/00	210950	1780	1160	8	1978	3	7350	N	N	518 SW 326TH ST
18	926492	0240	6/22/00	184000	1780	0	8	1983	3	7700	N	N	32242 7TH PL SW
18	926492	1050	8/12/00	199950	1790	0	8	1983	3	10683	N	N	32428 8TH AV SW
18	926491	0270	4/4/00	271000	1800	1200	8	1986	3	7700	N	N	32738 2ND AV SW
18	010457	0360	9/13/01	209000	1830	0	8	1994	3	6184	N	N	33002 16TH PL SW
18	132170	0540	6/19/00	222000	1860	0	8	1989	3	8079	N	N	819 SW 344TH PL
18	926493	0190	11/20/01	230000	1860	0	8	1985	3	7645	Y	N	32302 11TH AV SW
18	010457	0290	10/25/00	221500	1910	0	8	1993	3	6000	N	N	33044 16TH PL SW
18	926492	0590	11/2/00	249000	1910	1270	8	1984	3	7819	N	N	32245 8TH AV SW
18	010457	0090	5/23/00	200000	1930	0	8	1993	3	6369	N	N	1921 SW 331ST PL
18	926491	0710	9/19/00	204000	1950	0	8	1984	3	7881	N	N	32919 6TH AV SW
18	926491	1180	4/18/01	199900	1970	0	8	1979	3	7140	N	N	527 SW 328TH CT
18	926492	1080	12/7/00	225000	1970	0	8	1985	3	9180	N	N	32332 8TH AV SW
18	926493	0660	1/4/00	215000	1970	570	8	1987	3	14028	N	N	32240 11TH PL SW
18	926491	0740	6/21/01	277000	1990	400	8	1984	3	7920	N	N	32901 6TH AV SW

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18	132170	0730	11/14/01	238500	2010	0	8	1989	3	7490	N	N	34516 8TH AV SW
18	276230	0100	12/17/01	193500	2010	0	8	1976	3	9600	N	N	34609 4TH PL S
18	276230	0130	12/20/00	183500	2010	0	8	1976	3	9800	N	N	34701 4TH PL S
18	010457	0030	11/20/01	219000	2030	0	8	1991	3	7200	N	N	33021 20TH PL SW
18	010457	0030	7/10/00	211950	2030	0	8	1991	3	7200	N	N	33021 20TH PL SW
18	926493	0400	8/22/01	235000	2040	0	8	1985	3	9765	Y	N	32435 11TH AV SW
18	926494	0880	3/1/00	239950	2040	1130	8	1989	3	8678	N	N	1115 SW 326TH PL
18	132173	0110	3/26/01	236000	2050	0	8	1994	3	7630	Y	N	835 SW 347TH PL
18	010457	0060	9/27/00	195000	2060	0	8	1993	3	7620	N	N	33039 20TH PL SW
18	132171	0580	4/24/01	225000	2060	0	8	1990	3	7789	N	N	914 SW 346TH ST
18	926491	1040	5/17/01	229500	2070	0	8	1979	3	8120	N	N	320 SW 328TH ST
18	926492	0280	7/18/00	212000	2070	0	8	1983	3	7980	N	N	32218 7TH PL SW
18	926495	0180	7/3/01	287000	2070	1280	8	1988	3	7875	N	N	33007 11TH AV SW
18	132170	0260	4/18/00	237500	2080	0	8	1990	3	14630	N	N	625 SW 346TH ST
18	926494	0310	6/28/00	218000	2080	0	8	1991	3	7350	N	N	1241 SW 325TH PL
18	926495	0040	8/2/00	231000	2080	0	8	1987	3	8508	N	N	1216 SW 330TH PL
18	132170	0680	3/16/00	232500	2090	0	8	1989	3	7652	N	N	34456 8TH AV SW
18	926494	0100	6/5/00	217000	2090	0	8	1987	3	8501	N	N	32408 12TH AV SW
18	132173	0410	9/14/00	210500	2100	0	8	1991	3	7398	N	N	34606 11TH CT SW
18	926495	0020	11/30/00	220300	2100	0	8	1987	3	8191	N	N	1224 SW 330TH PL
18	926492	0610	3/13/00	207000	2110	0	8	1983	3	8930	N	N	32303 8TH AV SW
18	132173	0140	12/12/01	229900	2130	0	8	1993	3	7685	Y	N	917 SW 347TH PL
18	132173	0140	3/27/00	229000	2130	0	8	1993	3	7685	Y	N	917 SW 347TH PL
18	132173	0640	2/25/00	234950	2130	0	8	1991	3	9171	Y	N	944 SW 347TH ST
18	926496	0620	8/21/01	254000	2170	0	8	1989	3	7366	N	N	1130 SW 334TH PL
18	926494	1060	4/12/00	220000	2180	0	8	1989	3	7455	N	N	32815 12TH AV SW
18	926492	0300	5/24/00	205000	2200	0	8	1983	3	10600	N	N	32208 7TH PL SW
18	926494	0410	7/17/00	222500	2210	0	8	1988	3	8736	N	N	1134 SW 326TH PL
18	926493	0780	9/20/01	247500	2250	0	8	1986	3	12881	N	N	1126 SW 322ND ST

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18	926490	0740	7/18/00	218850	2260	0	8	1979	3	8320	N	N	32302 6TH AV SW
18	132170	0250	4/4/01	266000	2270	0	8	1989	3	13734	N	N	615 SW 346TH ST
18	926492	0320	5/25/01	229000	2280	0	8	1986	3	12236	N	N	32203 7TH PL SW
18	926494	0350	11/29/01	256000	2290	0	8	1988	3	7349	N	N	1228 SW 326TH PL
18	926492	0260	9/24/01	254000	2340	0	8	1983	3	7910	N	N	32230 7TH PL SW
18	926491	1260	6/4/01	221250	2350	0	8	1980	3	9204	N	N	508 SW 328TH CT
18	010457	0100	10/29/01	239950	2360	0	8	1992	3	6180	N	N	1915 SW 331ST PL
18	926492	0650	7/14/00	277500	2370	1000	8	1984	3	7891	N	N	32401 8TH AV SW
18	926494	0120	1/29/01	276500	2370	0	8	1987	3	12525	N	N	32402 12TH AV SW
18	132171	0460	9/26/00	232450	2390	0	8	1990	3	7350	N	N	923 SW 344TH PL
18	926490	1710	12/18/00	200000	2390	0	8	1978	3	7350	N	N	32229 2ND AV SW
18	926494	0670	6/22/01	265000	2390	0	8	1987	3	7217	N	N	32820 13TH AV SW
18	010457	0430	4/17/00	209950	2410	0	8	1993	3	7609	N	N	1635 SW 330TH PL
18	132171	0450	9/12/00	235000	2440	0	8	1990	3	7350	N	N	917 SW 344TH PL
18	132171	0600	11/26/01	225000	2490	0	8	1990	3	7041	N	N	826 SW 346TH ST
18	683782	0520	1/20/00	240000	2510	0	8	1990	3	6500	N	N	32828 8TH PL SW
18	132171	0500	3/10/00	220000	2540	0	8	1990	3	7000	N	N	34448 10TH AV SW
18	926494	0110	4/24/01	252000	2550	0	8	1987	3	12161	N	N	32404 12TH AV SW
18	926494	0210	8/24/00	239950	2550	0	8	1987	3	10266	N	N	32529 11TH AV SW
18	926492	0210	5/11/01	239000	2560	0	8	1984	3	7700	N	N	32243 7TH AV SW
18	683782	0360	8/18/00	256000	2580	0	8	1990	3	8775	N	N	714 SW 328TH ST
18	683782	0360	4/7/00	236680	2580	0	8	1990	3	8775	N	N	714 SW 328TH ST
18	683782	0370	8/18/00	260000	2600	0	8	1990	3	8775	N	N	708 SW 328TH ST
18	926494	1080	7/26/01	236000	2610	0	8	1989	3	7350	N	N	32823 12TH AV SW
18	926494	0010	12/7/01	260000	2620	0	8	1986	3	13006	N	N	32507 11TH AV SW
18	926494	1110	7/6/00	239950	2640	0	8	1987	3	7765	N	N	1111 SW 329TH PL
18	132190	0040	5/25/00	257250	2700	0	8	1994	3	6255	N	N	32323 7TH AV SW
18	683782	0260	3/30/01	275000	2740	0	8	1990	3	7859	N	N	32827 8TH PL SW
18	926494	1000	5/11/00	249950	2750	0	8	1987	3	8517	N	N	32816 12TH AV SW

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18	926494	0970	3/6/00	239000	2780	0	8	1987	3	7878	N	N	32828 12TH AV SW
18	683782	0200	9/13/00	233100	2890	0	8	1990	3	8112	N	N	32849 8TH CT SW
18	132173	0190	3/28/00	249000	2930	0	8	1992	3	8105	Y	N	812 SW 347TH CT
18	926490	1490	6/13/00	226000	3220	0	8	1978	3	7350	N	N	32420 3RD AV SW
18	926490	2180	7/10/00	234950	3220	0	8	1978	3	8400	N	N	32612 6TH AV SW
18	926491	1300	5/22/00	246000	3220	0	8	1980	3	8925	N	N	32738 6TH AV SW
18	926492	0730	10/22/01	295000	3330	0	8	1983	3	7891	N	N	32603 8TH AV SW
18	926494	0570	10/26/01	273000	2030	820	9	1988	3	7700	N	N	32617 13TH AV SW
18	926496	0780	9/28/00	234950	2030	0	9	1987	3	9016	N	N	33332 10TH CT SW
18	926496	0420	3/26/01	254950	2040	0	9	1989	3	7747	N	N	1121 SW 334TH PL
18	729800	0010	2/5/01	310000	2210	0	9	1986	3	11605	N	N	225 SW 332ND ST
18	926495	0710	2/3/00	241500	2220	0	9	1988	3	7816	N	N	33305 11TH AV SW
18	729803	0160	3/27/00	255000	2240	0	9	1987	3	11706	N	N	607 SW 331ST ST
18	729801	0310	12/14/01	315500	2250	0	9	1986	3	10189	N	N	33339 5TH PL SW
18	729801	0310	8/8/00	295000	2250	0	9	1986	3	10189	N	N	33339 5TH PL SW
18	926495	0950	3/5/01	260000	2280	0	9	1987	3	8447	N	N	33112 12TH CT SW
18	926495	1020	5/10/01	260000	2290	0	9	1988	3	7088	N	N	33106 13TH AV SW
18	683782	0150	3/29/00	265000	2330	0	9	1991	3	10044	N	N	751 SW 328TH PL
18	926496	0210	8/28/00	259000	2360	0	9	1989	3	13787	N	N	33510 11TH PL SW
18	926495	1110	4/4/00	255000	2370	0	9	1987	3	9975	N	N	33103 13TH AV SW
18	926496	0920	7/26/01	260000	2420	0	9	1990	3	9052	N	N	33325 10TH CT SW
18	132172	0270	4/14/00	252500	2440	0	9	1990	3	13108	N	N	34709 6TH AV SW
18	926495	0250	2/1/01	272500	2440	0	9	1987	3	11263	N	N	1081 SW 330TH CT
18	926495	0150	12/20/01	247500	2460	0	9	1989	3	7245	N	N	1112 SW 331ST ST
18	926495	0310	8/21/01	275000	2460	0	9	1989	3	9758	N	N	33106 11TH AV SW
18	926496	0080	5/23/01	279500	2464	0	9	1987	3	7443	N	N	33349 12TH AV SW
18	926496	0760	5/24/00	255000	2470	0	9	1990	3	9083	N	N	33400 10TH CT SW
18	926496	0590	5/3/00	263500	2520	0	9	1987	3	7328	N	N	1108 SW 334TH PL
18	926496	0580	2/14/01	262000	2580	0	9	1987	3	7529	N	N	1105 SW 333RD PL

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18	926496	0810	7/27/01	252000	2580	0	9	1989	3	9016	N	N	33320 10TH CT SW
18	926496	0370	4/13/01	252500	2610	0	9	1987	3	7202	N	N	1106 SW 335TH ST
18	926496	0360	9/12/01	282000	2660	0	9	1987	3	7698	N	N	33447 11TH PL SW
18	926495	0650	7/19/00	277464	2700	0	9	1989	3	8326	N	N	33120 10TH PL SW
18	926495	0980	8/14/00	265000	2710	0	9	1988	3	8416	N	N	33111 12TH CT SW
18	926495	1050	9/20/01	285000	2710	0	9	1987	3	11217	N	N	33122 13TH AV SW
18	926495	0880	3/20/00	271000	2770	0	9	1988	3	9409	N	N	33207 11TH AV SW
18	729803	0050	6/22/01	320000	2830	0	9	1988	3	13853	N	N	620 SW 331ST ST
18	729803	0050	8/23/00	305000	2830	0	9	1988	3	13853	N	N	620 SW 331ST ST
18	729802	0070	8/27/01	372950	2850	0	9	1988	3	13902	N	N	205 SW 331ST PL
18	926495	0380	7/11/00	283950	2850	0	9	1989	3	8508	N	N	33105 10TH PL SW
18	729800	0020	10/30/01	285000	2860	0	9	1985	3	10867	N	N	215 SW 332ND ST
18	729800	0050	10/26/01	300000	2860	0	9	1986	3	11285	N	N	33231 2ND PL SW
18	729801	0040	6/8/01	311706	2880	0	9	1986	3	14472	N	N	508 SW 331ST ST
18	926496	0630	6/13/00	318000	2950	0	9	1990	3	8882	N	N	33350 12TH AV SW
18	683782	0320	8/22/01	308000	3110	0	9	1990	3	9987	N	N	808 SW 328TH CT
18	729801	0210	1/12/00	334000	3260	0	9	1986	3	13045	N	N	500 SW 333RD ST
18	729801	0090	1/6/00	300000	3340	0	9	1986	3	10426	N	N	528 SW 332ND CT
18	729804	0210	10/18/00	365000	3420	0	9	1988	3	12133	N	N	33659 7TH CT SW
18	729804	0260	7/20/01	390000	3940	0	9	1990	3	15813	N	N	767 SW 337TH ST
18	729805	0290	10/19/00	276000	2200	0	10	1993	3	12460	N	N	33610 4TH AV SW
18	729805	0270	6/19/01	276000	2270	0	10	1994	3	11250	N	N	33640 4TH AV SW
18	729805	0240	5/15/00	257000	2300	0	10	1993	3	16130	N	N	33722 4TH AV SW
18	729805	0320	2/1/00	314000	2810	0	10	1990	3	12481	N	N	33532 4TH AV SW
18	729803	0030	3/27/00	345000	2850	0	10	1988	3	12147	N	N	612 SW 331ST ST
18	729805	0570	8/31/00	357000	3010	0	10	1990	3	10349	N	N	408 SW 336TH CT
18	729804	0250	1/26/01	355000	3060	0	10	1990	3	16831	N	N	766 SW 337TH PL
18	132172	0240	10/1/01	455000	3170	0	10	1997	3	22117	N	N	34615 4TH PL SW
18	729802	0170	10/24/00	328500	3230	0	10	1988	3	12070	N	N	33100 3RD CT SW

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18	132172	0080	9/10/01	440500	3240	0	10	1991	3	21320	N	N	413 SW 347TH ST
18	729805	0530	2/16/00	335000	3330	0	10	1990	3	10605	N	N	33624 5TH PL SW
18	729803	0140	2/21/01	368000	3430	0	10	1988	3	11700	N	N	635 SW 331ST ST
18	729801	0330	1/14/00	382500	3450	0	10	1986	3	10259	N	N	556 SW 334TH CT
18	729805	0120	1/10/01	395000	3450	0	10	1991	3	11340	N	N	541 SW 336TH ST
18	729804	0500	5/1/01	379500	3560	0	10	1988	3	12047	N	N	513 SW 335TH ST
18	132170	0130	4/3/00	405000	3640	0	10	1991	3	20207	N	N	426 SW 346TH PL
18	729805	0510	1/7/00	367000	3670	0	10	1990	3	10530	N	N	33604 5TH PL SW
18	729801	0390	5/15/00	359950	3690	0	10	1986	3	11608	N	N	543 SW 334TH CT
18	729804	0410	7/6/01	413000	3720	0	10	1988	3	10594	N	N	33606 7TH PL SW
18	729805	0470	8/8/00	455000	3960	0	10	1996	3	10666	N	N	33514 5TH PL SW
18	729804	0320	8/3/00	425000	3990	0	10	1990	3	14775	N	N	733 SW 337TH ST
18	729805	0450	7/14/00	539078	4520	0	10	2000	3	10949	N	N	33413 4TH CT SW
18	729803	0090	4/18/01	409950	3190	0	11	1996	3	11458	N	N	644 SW 33RD ST
18	729805	0360	6/28/00	390000	3220	0	11	1992	3	13859	N	N	33502 4TH AV SW
18	132170	0240	8/3/00	478000	3380	680	11	1990	3	21820	N	N	34505 5TH PL SW
18	132170	0200	10/23/00	460000	3440	0	11	1989	3	21632	N	N	34526 5TH PL SW
18	729805	0220	4/18/00	379000	3520	0	11	1992	3	11191	N	N	33635 5TH PL SW
18	132170	0060	6/26/01	435000	3640	0	11	1990	3	20002	N	N	440 SW 345TH ST
18	132170	0210	7/2/01	500000	4220	0	11	1989	3	23075	N	N	34529 5TH PL S
18	729802	0120	6/15/01	607500	4420	0	11	1987	3	14760	N	N	228 SW 331ST PL
18	132172	0040	6/15/01	650000	4750	0	11	1992	3	20796	N	N	34628 4TH PL SW
21	795630	0060	11/2/01	149950	840	0	6	1962	4	9600	N	N	35112 19TH AV SW
21	713780	0450	8/23/00	130000	880	0	6	1976	4	9085	N	N	35845 12TH AV SW
21	218820	1165	6/23/00	158000	900	900	6	1957	4	9000	N	N	123 SW 368TH ST
21	440560	0186	5/18/01	134000	900	0	6	1942	4	11934	N	N	817 SW 356TH ST
21	440560	0027	9/15/00	160000	1060	300	6	1942	4	16530	N	N	35707 11TH AV SW
21	542350	0380	5/26/00	128000	1060	0	6	1983	3	6650	N	N	1810 SW 349TH PL
21	542350	0570	4/21/00	129700	1060	0	6	1983	3	8135	N	N	1720 SW 349TH PL

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21	322104	9068	8/18/00	99000	1080	0	6	1948	3	43560	N	N	232 S 373RD ST
21	795620	0010	4/18/01	139000	1100	0	6	1961	4	9975	N	N	1956 SW 350TH ST
21	440560	0160	11/21/01	143500	1140	0	6	1977	4	11875	N	N	35809 9TH AV SW
21	440560	0035	1/18/01	91000	1150	0	6	1942	3	14826	N	N	35803 11TH AV SW
21	542350	0510	6/20/00	135500	1420	0	6	1983	3	7224	N	N	1711 SW 349TH PL
21	795620	0030	4/17/00	150000	1440	0	6	1962	4	9975	N	N	1940 SW 350TH ST
21	252103	9015	1/12/01	189950	1500	0	6	1939	3	35145	N	N	1901 SW 356TH ST
21	542350	0460	11/11/01	134950	1590	0	6	1984	3	6481	N	N	1809 SW 349TH PL
21	292104	9065	9/7/01	275000	2710	0	6	1966	3	40665	N	N	35422 1ST AV S
21	926975	0020	6/27/00	126500	770	0	7	1982	3	11586	N	N	2021 SW 353RD PL
21	440561	0150	4/20/01	153500	820	670	7	1977	3	12750	N	N	35849 9TH AV SW
21	440561	0200	5/7/01	128866	820	430	7	1977	3	38571	N	N	35828 10TH AV SW
21	218820	3475	9/19/00	148000	860	0	7	1979	3	9000	N	N	37201 1ST AV SW
21	218820	0785	7/27/01	137500	880	0	7	1978	3	19600	N	N	36836 4TH AV SW
21	218820	1830	5/11/00	131950	880	0	7	1978	3	9000	N	N	36919 3RD AV SW
21	218820	1950	4/24/01	136000	880	0	7	1978	3	9000	N	N	36910 4TH AV SW
21	218820	1970	9/25/00	134950	880	0	7	1978	3	16100	N	N	36902 4TH AV SW
21	218820	3615	4/27/00	136000	910	0	7	1979	3	12000	N	N	37206 2ND AV SW
21	218000	0420	3/16/01	139950	960	0	7	1981	3	13300	N	N	36120 13TH AV SW
21	440561	0140	3/30/01	102500	960	0	7	1977	3	12750	N	N	35839 9TH AV SW
21	920200	0080	2/11/00	130000	960	0	7	1967	3	9856	N	N	1625 SW 351ST ST
21	218820	1720	1/31/01	149000	1000	0	7	1979	3	6000	N	N	36933 2ND AV SW
21	542350	0280	4/12/01	173000	1020	490	7	1983	3	7451	N	N	34802 19TH CT SW
21	306560	0340	3/13/00	144800	1070	0	7	1992	3	5706	N	N	35914 18TH CT SW
21	306560	0450	6/5/01	151000	1070	0	7	1992	3	5500	N	N	35924 18TH AV SW
21	306560	0450	3/10/00	145500	1070	0	7	1992	3	5500	N	N	35924 18TH AV SW
21	542350	0100	8/13/01	155000	1080	0	7	1984	3	6740	N	N	1820 SW 348TH ST
21	257180	0060	4/11/00	147950	1090	0	7	1962	4	10800	N	N	35429 11TH AV SW
21	306560	0200	9/26/00	158000	1110	0	7	1993	3	6359	N	N	1744 SW 359TH ST

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21	306560	0360	4/17/00	152000	1110	0	7	1992	3	7566	N	N	35926 18TH CT SW
21	306560	0380	4/25/00	150000	1110	0	7	1992	3	7625	N	N	35925 18TH CT SW
21	542350	0120	3/1/00	165000	1110	420	7	1984	3	6740	N	N	1808 SW 348TH ST
21	713780	0090	7/19/00	143000	1120	0	7	1967	3	9085	N	N	35804 15TH AV SW
21	440561	0160	12/14/00	176500	1130	770	7	1977	4	12872	N	N	35857 9TH AV SW
21	306560	0040	7/23/01	163000	1150	0	7	1992	3	8954	N	N	1908 SW 358TH CT
21	713780	0260	3/12/01	133000	1150	0	7	1967	4	9085	N	N	35810 14TH AV SW
21	302104	9105	7/18/01	149000	1170	0	7	1967	3	9583	N	N	35803 6TH AV SW
21	542242	0250	4/17/01	175000	1170	200	7	1990	3	6000	N	N	1330 SW 348TH ST
21	713780	0110	4/11/01	155000	1170	0	7	1968	3	9085	N	N	35820 15TH AV SW
21	713780	0290	6/26/00	145000	1180	0	7	1962	3	9085	N	N	35835 13TH AV SW
21	218000	0590	11/15/01	164000	1190	0	7	1978	4	11050	N	N	36002 14TH AV SW
21	926975	0320	6/9/00	171000	1190	360	7	1986	3	9763	N	N	1833 SW 355TH PL
21	502860	0700	7/17/00	130000	1200	0	7	1990	3	6307	N	N	1416 SW 350TH ST
21	542243	0010	9/12/00	179500	1200	0	7	1989	3	8597	N	N	1010 SW 348TH PL
21	926975	0820	6/5/00	159000	1200	0	7	1986	3	6615	N	N	1828 SW 352ND PL
21	713780	0215	11/19/01	144500	1210	0	7	1966	4	9085	N	N	35645 13TH AV SW
21	542242	0640	11/14/00	167990	1220	0	7	1990	3	8099	N	N	34821 11TH AV SW
21	713780	0195	8/25/00	138500	1220	0	7	1963	4	9085	N	N	35631 13TH AV SW
21	859490	0080	4/4/01	240000	1220	1220	7	1968	4	15174	Y	N	417 SW 363RD PL
21	502860	0280	10/4/00	149000	1230	0	7	1990	3	6926	N	N	35362 13TH PL SW
21	502860	0290	10/24/01	183500	1230	0	7	1990	3	7557	N	N	35359 13TH PL SW
21	542350	0350	10/16/00	185950	1230	890	7	1985	3	7500	N	N	34806 19TH CT SW
21	713780	0100	5/3/00	147500	1230	0	7	1962	4	9085	N	N	35811 14TH AV SW
21	926975	0160	8/27/01	159995	1230	0	7	1986	3	10809	N	N	1921 SW 354TH ST
21	926975	0480	10/30/01	195000	1230	500	7	1986	3	8103	N	N	35404 18TH AV SW
21	218000	0410	4/30/01	145000	1240	0	7	1981	3	10400	N	N	36120 13TH AV SW
21	218000	1080	5/21/01	164949	1260	0	7	1981	3	22100	N	N	36135 14TH AV SW
21	218820	2160	2/25/00	115000	1260	0	7	1967	3	9000	N	N	36915 5TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
21	859490	0040	10/30/01	207000	1270	1270	7	1978	4	14617	N	N	418 SW 363RD PL
21	926975	0540	11/5/01	179000	1270	520	7	1986	3	7589	N	N	1823 SW 353RD PL
21	920200	0160	3/2/01	154000	1280	0	7	1967	3	11790	N	N	1632 SW 351ST ST
21	114000	0300	12/21/00	162900	1300	0	7	1973	3	9513	N	N	35606 2ND AV S
21	440561	0190	5/7/01	190000	1300	860	7	1977	4	13968	N	N	35836 10TH AV SW
21	502860	0550	6/11/01	170000	1320	0	7	1989	3	6530	N	N	1427 SW 351ST ST
21	502860	0400	6/21/00	165000	1340	0	7	1990	3	6242	N	N	1415 SW 352ND CT
21	502860	0490	6/13/00	166950	1340	0	7	1989	3	6131	N	N	35115 14TH AV SW
21	713780	0415	5/26/00	137000	1360	0	7	1960	3	9085	N	N	35812 13TH AV SW
21	306560	0030	8/29/01	183000	1390	0	7	1992	3	5148	N	N	1914 SW 358TH CT
21	502860	1050	11/27/01	171000	1390	0	7	1990	3	9333	N	N	1332 SW 351ST ST
21	542350	0050	9/4/01	169950	1390	0	7	1985	3	6740	N	N	2008 SW 348TH ST
21	306560	0410	2/12/01	175000	1400	0	7	1992	3	6373	N	N	35909 18TH CT SW
21	257180	0075	5/15/00	164950	1410	0	7	1967	4	10800	N	N	1105 SW 354TH ST
21	502860	0670	2/8/01	165450	1410	0	7	1990	3	7038	N	N	1428 SW 350TH ST
21	502860	1200	5/21/01	170950	1410	0	7	1990	3	6709	N	N	35205 13TH PL SW
21	926975	0340	7/13/00	138000	1410	0	7	1987	3	6600	N	N	1825 SW 355TH PL
21	257180	0015	3/6/01	160000	1420	0	7	1967	3	10779	N	N	35420 12TH AV SW
21	502860	0230	4/25/00	160000	1420	0	7	1990	3	6000	N	N	35332 13TH PL SW
21	502860	0210	6/5/01	168500	1430	0	7	1991	3	6000	N	N	35320 13TH PL SW
21	218820	3395	10/12/01	149000	1440	0	7	1976	3	15000	N	N	37234 1ST AV SW
21	502860	0940	6/20/00	165000	1440	0	7	1989	3	6473	N	N	1308 SW 353RD ST
21	502860	0500	2/26/01	170000	1450	0	7	1990	3	6712	N	N	35109 14TH AV SW
21	502860	0920	12/12/00	166000	1460	0	7	1989	3	6898	N	N	35216 13TH PL SW
21	502860	0160	6/14/01	174950	1470	0	7	1990	3	6282	N	N	1305 SW 353RD ST
21	542243	0020	10/27/01	188900	1470	0	7	1989	3	9113	N	N	1006 SW 348TH PL
21	502860	1960	6/27/01	170000	1480	0	7	1990	3	6834	N	N	35417 12TH AV SW
21	502860	2000	8/24/01	175000	1480	0	7	1989	3	6500	N	N	1240 SW 354TH PL
21	926975	0410	12/20/01	192000	1480	480	7	1986	3	7683	N	N	35438 18TH AV SW

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21	502860	0340	12/27/01	184950	1490	0	7	1990	3	6000	N	N	35327 13TH PL SW
21	502860	0750	3/2/00	160000	1490	0	7	1989	3	6600	N	N	1340 SW 350TH ST
21	502860	1130	6/26/00	168000	1490	0	7	1989	3	6500	N	N	1331 SW 350TH ST
21	542243	0190	8/28/00	186000	1490	0	7	1989	3	6000	N	N	1031 SW 350TH PL
21	926975	0870	12/19/01	197950	1490	530	7	1987	3	7700	N	N	1926 SW 353RD PL
21	306560	0470	4/28/01	180000	1510	0	7	1992	3	6266	N	N	36012 20TH AV SW
21	322104	9133	8/7/01	271000	1510	1510	7	1972	4	47916	N	N	1020 S 372ND WY
21	306560	0010	5/13/01	182000	1520	0	7	1993	3	5477	N	N	1926 SW 358TH CT
21	306560	0260	7/20/01	178000	1520	0	7	1992	3	7428	N	N	1710 SW 359TH ST
21	306560	0440	2/22/00	169000	1520	0	7	1992	3	5000	N	N	35918 18TH AV SW
21	306560	0020	5/8/00	168000	1570	0	7	1992	3	5168	N	N	1920 SW 358TH CT
21	502860	0240	9/27/01	180000	1570	0	7	1992	3	6000	N	N	35338 13TH PL SW
21	502860	1950	12/20/01	187000	1570	0	7	1990	3	6661	N	N	35409 12TH AV SW
21	502860	0010	7/25/01	169950	1580	0	7	1989	3	6232	N	N	1307 SW 355TH PL
21	926975	0460	1/11/00	145500	1580	0	7	1986	3	7942	N	N	1720 SW 354TH PL
21	502860	1660	7/26/00	173000	1590	0	7	1989	3	6252	N	N	35356 12TH CT SW
21	542242	0610	4/24/00	179950	1610	0	7	1989	3	6020	N	N	1107 SW 348TH PL
21	292104	9137	9/13/00	215000	1620	860	7	1979	3	32488	N	N	1309 S 359TH ST
21	502860	0440	11/10/00	183500	1620	0	7	1990	3	6870	N	N	1439 SW 352ND CT
21	502860	0560	8/21/01	194000	1620	0	7	1990	3	6373	N	N	1426 SW 351ST ST
21	502860	0370	1/18/00	171500	1640	0	7	1990	3	6833	N	N	35309 13TH PL SW
21	542242	0490	5/26/00	186400	1640	0	7	1989	3	6434	N	N	1313 SW 348TH ST
21	542243	0140	8/22/01	199950	1640	0	7	1989	3	6735	N	N	34942 10TH PL SW
21	502860	1770	3/5/01	195000	1650	0	7	1990	3	5932	N	N	1024 SW 354TH ST
21	542242	0330	7/26/01	192000	1650	0	7	1990	3	6000	N	N	34821 14TH PL SW
21	542243	0160	9/28/00	192950	1680	0	7	1990	3	6000	N	N	1013 SW 350TH PL
21	502860	0200	11/27/00	170000	1690	0	7	1991	3	6290	N	N	35314 13TH PL SW
21	502860	1120	7/31/00	182500	1690	0	7	1990	3	6500	N	N	1337 SW 350TH ST
21	502860	1450	1/19/00	175000	1700	0	7	1990	3	6363	N	N	1133 SW 352ND ST

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21	502860	0190	12/21/00	181000	1710	0	7	1991	3	6481	N	N	35308 13TH PL SW
21	502860	0390	2/23/00	190050	1720	0	7	1990	3	6346	N	N	1409 SW 352ND CT
21	502860	0610	2/25/00	184500	1720	0	7	1990	3	6380	N	N	35015 14TH AV SW
21	502860	1340	2/23/01	201000	1730	0	7	1990	3	7349	N	N	1025 SW 352ND ST
21	218820	0820	6/23/00	125000	1740	0	7	1980	3	12000	N	N	36814 4TH AV SW
21	542242	0050	4/12/01	205500	1760	0	7	1990	3	6091	N	N	1405 SW 349TH ST
21	542242	0800	1/3/00	119000	1760	0	7	1990	3	6000	N	N	1108 SW 348TH PL
21	502860	1830	5/14/01	167000	1770	0	7	1990	3	6728	N	N	35336 10TH PL SW
21	542243	0130	3/14/00	179950	1770	0	7	1989	3	6033	N	N	34936 10TH PL SW
21	306561	0100	5/3/01	199950	1780	0	7	1994	3	7186	N	N	35727 18TH AV SW
21	502860	1820	12/11/01	197500	1800	0	7	1990	3	6571	N	N	35335 10TH PL SW
21	542242	0450	7/28/01	205000	1820	0	7	1990	3	7366	N	N	34820 13TH CT SW
21	306561	0140	3/26/01	200000	1840	0	7	1993	3	7184	N	N	35811 18TH AV SW
21	502860	1300	10/22/01	204000	1840	0	7	1991	3	6877	N	N	1138 SW 352ND PL
21	502860	2040	3/28/00	185000	1850	0	7	1990	3	8122	N	N	1243 SW 354TH PL
21	542243	0250	4/4/01	199000	1860	0	7	1989	3	7218	N	N	34931 11TH CT SW
21	502860	0790	3/13/01	198000	1870	0	7	1990	3	7024	N	N	1316 SW 350TH ST
21	542243	0200	6/19/01	205000	1870	0	7	1989	3	6000	N	N	1103 SW 350TH PL
21	542242	0220	8/18/00	191950	1880	0	7	1990	3	6000	N	N	1312 SW 348TH ST
21	542242	0310	10/17/00	200000	1880	0	7	1990	3	6000	N	N	34809 14TH PL SW
21	542242	0570	3/31/00	185500	1880	0	7	1990	3	6000	N	N	1328 SW 349TH ST
21	542242	0210	4/12/01	204300	1890	0	7	1990	3	7957	N	N	1306 SW 348TH ST
21	502860	1780	11/10/00	196000	1900	0	7	1990	3	6543	N	N	1018 SW 354TH ST
21	302104	9082	8/1/00	174000	1910	0	7	1950	4	34470	N	N	203 SW 356TH ST
21	302104	9056	10/16/00	317500	1930	1580	7	1971	4	102366	N	N	36008 6TH AV SW
21	502860	2220	11/20/01	196500	1930	0	7	1990	3	5800	N	N	1209 SW 355TH PL
21	502860	1230	2/17/00	185000	1940	0	7	1990	3	5993	N	N	35133 11TH PL SW
21	502860	1240	1/7/00	179000	1940	0	7	1990	3	5907	N	N	35127 11TH PL SW
21	502860	1250	6/25/01	190000	1940	0	7	1990	3	8795	N	N	35121 11TH PL SW

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21	542242	0150	3/24/00	192296	1940	0	7	1991	3	7502	N	N	34826 13TH AV SW
21	542242	0520	8/18/00	192000	1940	0	7	1989	3	6000	N	N	34827 13TH AV SW
21	502860	1150	7/30/01	195000	1950	0	7	1990	3	5946	N	N	35019 13TH PL SW
21	542243	0360	6/27/00	195000	1950	0	7	1990	3	6052	N	N	34921 10TH PL SW
21	302104	9047	1/26/00	149000	2000	0	7	1960	4	17000	N	N	36724 6TH AV SW
21	502860	2200	6/6/01	194000	2070	0	7	1989	3	6366	N	N	1250 SW 355TH PL
21	542242	0730	3/13/00	207500	2070	0	7	1989	3	6067	N	N	34814 11TH AV SW
21	302104	9167	11/5/01	359950	2590	0	7	1985	3	78177	N	N	700 SW 368TH ST
21	113960	0140	8/24/00	205000	1330	740	8	1988	3	9601	N	N	36527 1ST PL SW
21	113960	0130	5/23/00	184950	1420	780	8	1987	3	9601	N	N	36521 1ST PL SW
21	302104	9106	10/27/00	229950	1650	920	8	1962	4	22100	N	N	420 SW 368TH ST
21	322104	9122	5/25/01	240000	1690	1000	8	1969	4	49658	N	N	819 S 373RD PL
21	302104	9074	9/15/00	186000	1740	0	8	1956	4	47916	N	N	306 SW 368TH ST
21	302104	9132	9/19/00	350000	1740	0	8	1978	3	129373	N	N	35414 6TH AV SW
21	218820	0005	11/23/01	299000	1780	620	8	1979	3	58463	N	N	803 SW 368TH ST
21	252103	9001	1/22/01	250000	1870	750	8	1960	4	52707	N	N	1610 SW 356TH ST
21	570780	0150	8/30/01	364500	1890	1190	8	1999	3	14643	N	N	36721 1ST CT SW
21	113960	0040	2/9/01	217000	1950	620	8	1988	3	9602	N	N	102 SW 366TH ST
21	132174	0790	11/30/00	216000	1990	0	8	1995	3	11058	N	N	34905 7TH AV SW
21	113960	0170	6/20/00	203500	2020	0	8	1987	3	9660	N	N	36522 2ND PL SW
21	113960	0210	1/19/00	199000	2020	0	8	1987	3	12342	N	N	36502 2ND AV SW
21	113960	0340	7/25/00	220000	2120	0	8	1987	3	10080	N	N	109 SW 366TH ST
21	132174	0350	7/12/00	223000	2130	0	8	1996	3	11465	N	N	34806 8TH PL SW
21	066231	0120	7/27/00	247000	2210	620	8	1999	3	10989	N	N	35442 8TH AV SW
21	066231	0130	5/16/00	238900	2210	620	8	1999	3	14104	N	N	35438 8TH AV SW
21	066231	0140	2/11/00	239900	2210	610	8	1999	3	10172	N	N	35434 8TH AV SW
21	132174	0310	4/18/00	249900	2430	0	8	1996	3	12926	N	N	34838 8TH PL SW
21	132174	0280	3/24/00	235000	2450	0	8	1996	3	18869	N	N	34849 7TH AV SW
21	132174	0860	7/27/01	283000	2450	0	8	1996	3	14246	N	N	34940 7TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
21	132174	0870	3/19/01	269900	2460	0	8	1996	3	15084	N	N	34930 7TH AV SW
21	132174	0440	3/2/00	249000	2530	0	8	1994	3	6944	N	N	34847 8TH PL SW
21	302104	9142	7/25/01	412000	2810	0	8	1977	4	98010	N	N	36607 9TH AV SW
21	066231	0030	9/14/01	254000	2860	0	8	1999	3	9790	N	N	723 SW 356TH PL
21	132174	0770	9/10/01	282000	2866	0	8	1997	3	8846	Y	N	710 SW 350TH CT
21	132174	0780	3/31/00	277000	2880	0	8	1996	3	11761	Y	N	34906 8TH PL SW
21	132174	0420	2/13/01	252000	2890	0	8	1995	3	7131	N	N	34833 8TH PL SW
21	570780	0190	7/11/01	269950	1830	0	9	1995	3	34203	N	N	36730 1ST WY SW
21	066230	0170	3/29/00	244950	2020	0	9	1996	3	8361	N	N	431 SW 352ND ST
21	066230	0030	9/19/00	242499	2270	0	9	1996	3	11006	N	N	717 SW 352ND PL
21	066231	0300	7/1/00	257500	2510	0	9	1997	3	7575	N	N	35232 6TH AV SW
21	066231	0200	1/11/00	259900	2520	640	9	1999	3	10080	N	N	35306 7TH AV SW
21	113780	0010	9/12/00	310000	2600	0	9	1988	3	22771	N	N	115 S 361ST PL
21	066231	0720	4/23/01	286000	2680	0	9	1997	3	6534	N	N	35423 7TH AV SW
21	066231	0680	11/16/01	314500	2800	0	9	1998	3	6825	N	N	825 SW 354TH ST
21	066231	0180	3/23/00	268000	3000	0	9	1998	3	14700	N	N	35402 7th AV SW
21	066231	0570	3/24/00	307000	3080	0	9	1996	3	8400	N	N	426 SW 352ND ST
21	066231	0510	12/14/00	315000	3120	0	9	1996	3	17931	N	N	413 SW 352ND ST
21	066231	0630	6/1/00	328000	3140	0	9	1996	3	12132	N	N	705 SW 353RD PL
21	066231	0400	10/23/00	330000	3590	0	9	1997	3	8249	N	N	425 SW 353RD ST
21	113780	0250	12/10/01	327000	2460	0	10	1988	3	18873	N	N	36031 3RD AV S
21	113780	0110	10/24/00	350000	2520	0	10	1989	3	20104	N	N	36104 3RD PLS
21	113780	0240	3/15/00	322500	2700	0	10	1989	3	20312	N	N	36027 3RD AV S
21	113780	0400	2/14/01	345000	2970	0	10	1988	3	25963	N	N	36117 2ND AV S
21	113780	0190	5/25/00	370000	3170	0	10	1990	3	21086	N	N	36004 3RD AV S
21	570780	0060	12/1/00	381000	3480	0	10	1991	3	16749	Y	N	36618 2ND PL SW
21	132174	0190	8/11/00	470000	3660	0	10	1997	3	19765	N	N	34739 5TH AV SW

Vacant Sales Available to Develop the Valuation Model
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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
18	192104	9019	6/29/01	160000	197326	N	N
18	926491	0410	3/5/01	65000	8352	N	N
21	302104	9032	1/3/01	2000	1742	N	N
21	302104	9158	12/19/00	115000	29620	N	N
21	322104	9160	3/27/01	70000	108029	N	N
21	609330	0040	1/24/01	50000	16881	N	N