

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name / Number: S.I.R. to Lake Morton/58**

**Previous Physical Inspection: 2000**

**Sales - Improved Summary:**

Number of Sales: 351

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$74,700	\$170,300	\$245,000	\$263,600	92.9%	9.73%
<b>2002 Value</b>	\$77,200	\$183,300	\$260,500	\$263,600	98.8%	9.57%
<b>Change</b>	+\$2,500	+\$13,000	+\$15,500		+5.9%	-0.16%
<b>% Change</b>	+3.3%	+7.6%	+6.3%		+6.4%	-1.64%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.16% and -1.64% actually represent an improvement.

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

**Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$77,500	\$165,800	\$243,300
<b>2002 Value</b>	\$80,100	\$178,400	\$258,500
<b>Percent Change</b>	+3.4%	+7.6%	+6.2%

Number of improved Parcels in the Population 4083

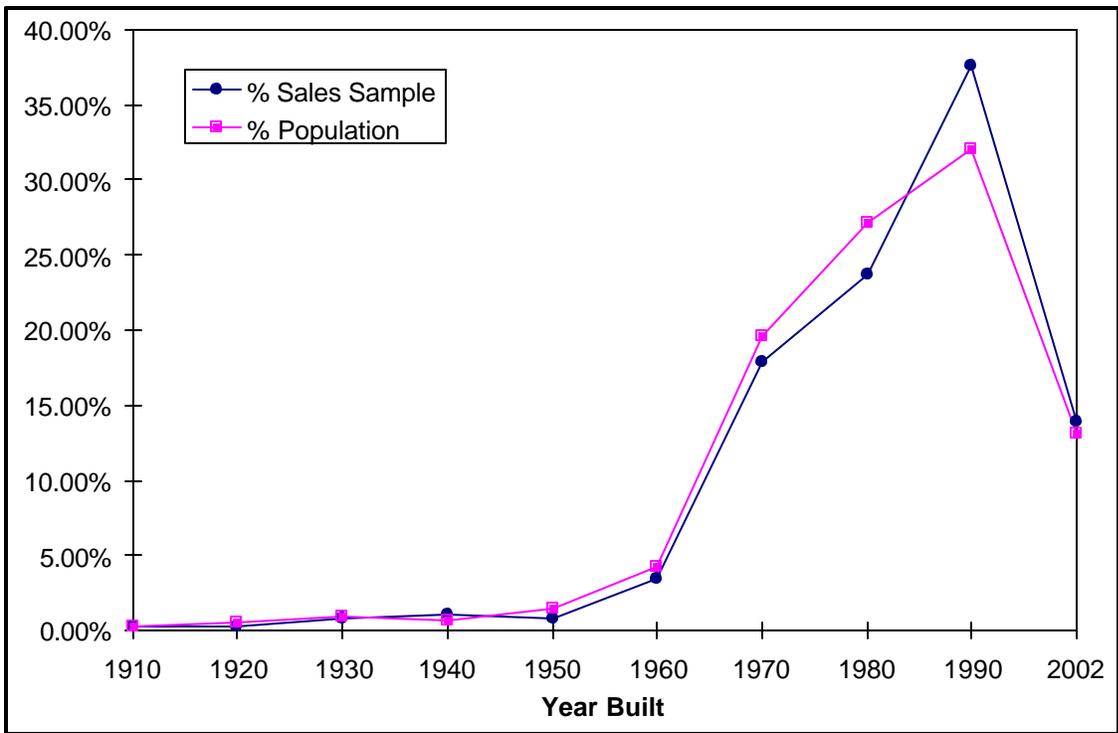
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables need to be included in the update formula in order to improve the uniformity of assessments throughout area. For instance, those parcels with major numbers 321123, 321124, 321126 & 321127 (Heather Highlands Div. 1-4,) and number 221290 (Eastridge Park) had lower average ratios (assessed value/sales price) than other properties in the area, so the formula adjusted these parcels upward somewhat more than other properties in the area.

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	1	0.28%
1920	1	0.28%
1930	3	0.85%
1940	4	1.14%
1950	3	0.85%
1960	12	3.42%
1970	63	17.95%
1980	83	23.65%
1990	132	37.61%
2002	49	13.96%
	351	

Population		
Year Built	Frequency	% Population
1910	12	0.29%
1920	24	0.59%
1930	38	0.93%
1940	28	0.69%
1950	59	1.45%
1960	172	4.21%
1970	800	19.59%
1980	1106	27.09%
1990	1310	32.08%
2002	534	13.08%
	4083	

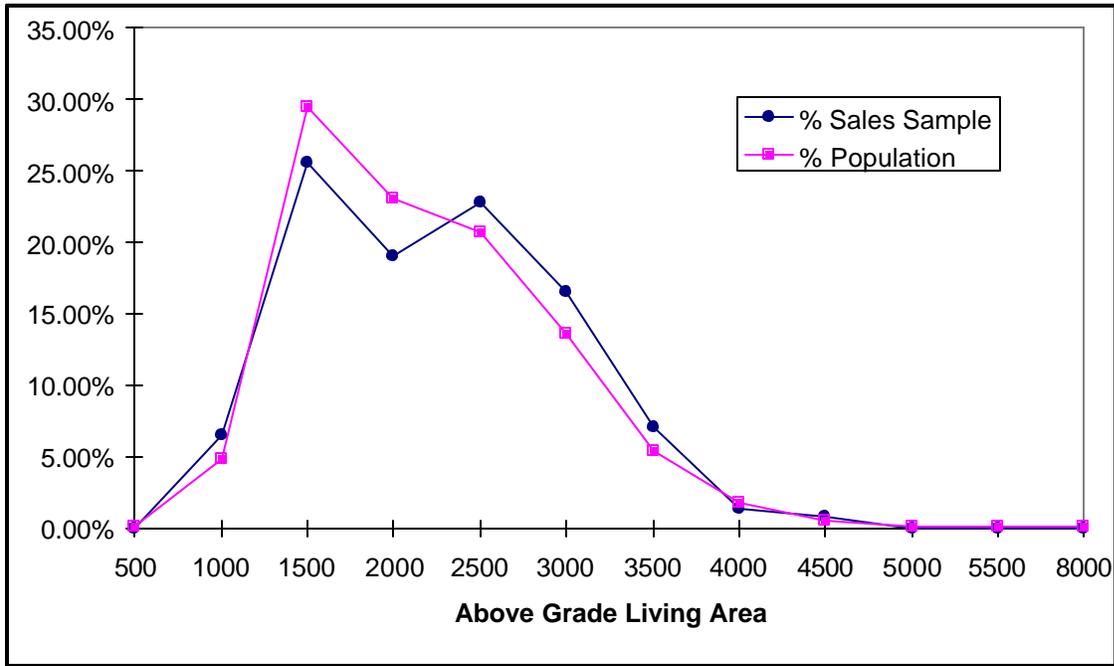


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	23	6.55%
1500	90	25.64%
2000	67	19.09%
2500	80	22.79%
3000	58	16.52%
3500	25	7.12%
4000	5	1.42%
4500	3	0.85%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	351	

Population		
AGLA	Frequency	% Population
500	4	0.10%
1000	197	4.82%
1500	1206	29.54%
2000	941	23.05%
2500	849	20.79%
3000	555	13.59%
3500	220	5.39%
4000	74	1.81%
4500	22	0.54%
5000	7	0.17%
5500	4	0.10%
8000	4	0.10%
	4083	

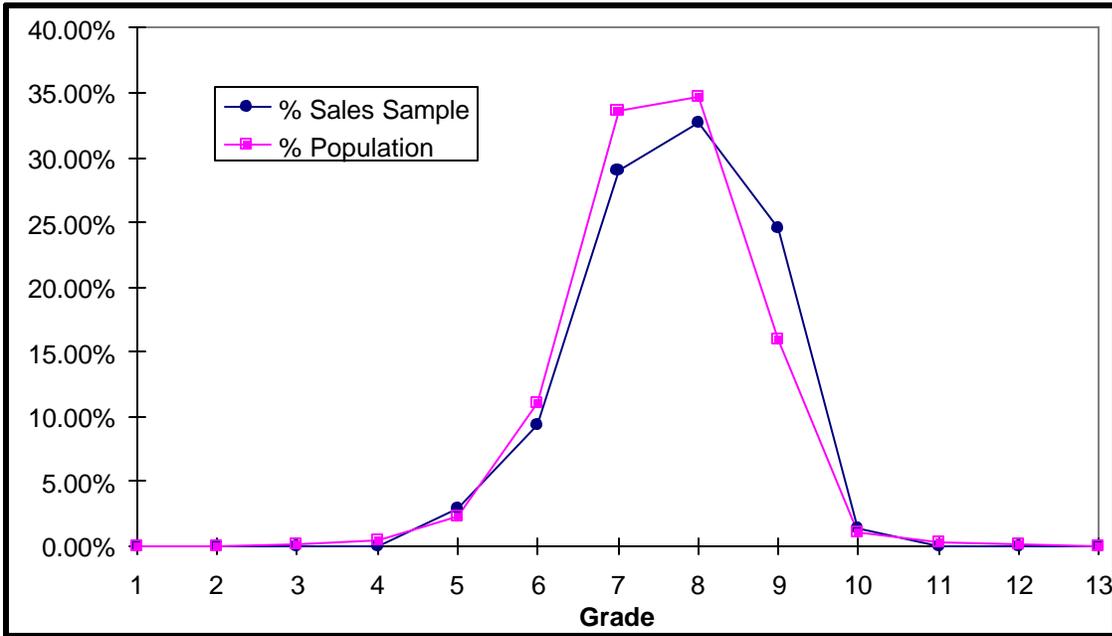


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

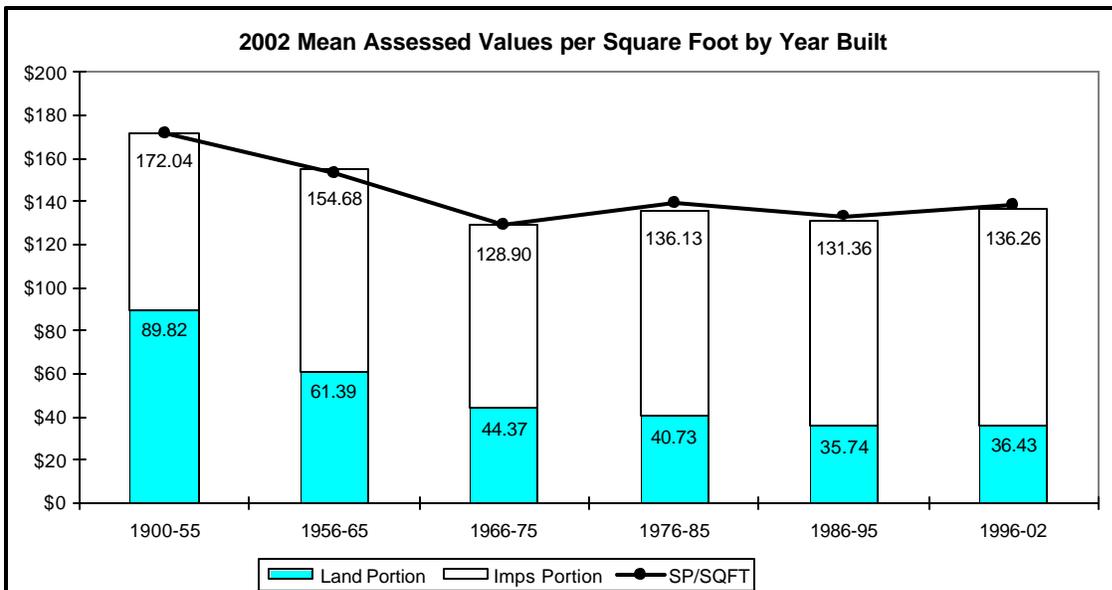
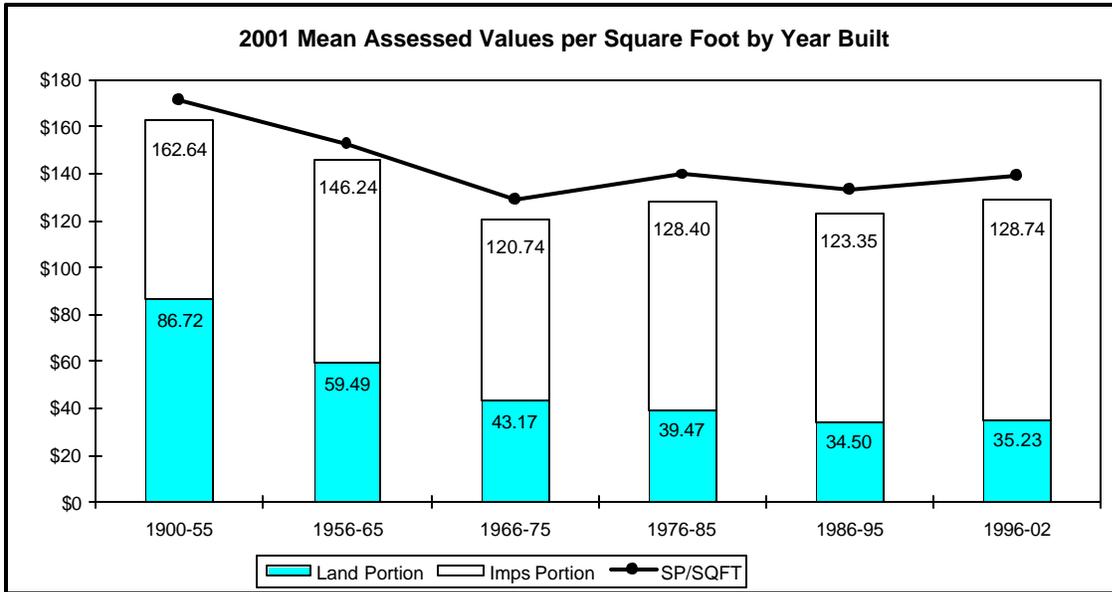
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	2.85%
6	33	9.40%
7	102	29.06%
8	115	32.76%
9	86	24.50%
10	5	1.42%
11	0	0.00%
12	0	0.00%
13	0	0.00%
351		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	2	0.05%
3	5	0.12%
4	21	0.51%
5	92	2.25%
6	452	11.07%
7	1374	33.65%
8	1418	34.73%
9	652	15.97%
10	47	1.15%
11	12	0.29%
12	8	0.20%
13	0	0.00%
4083		



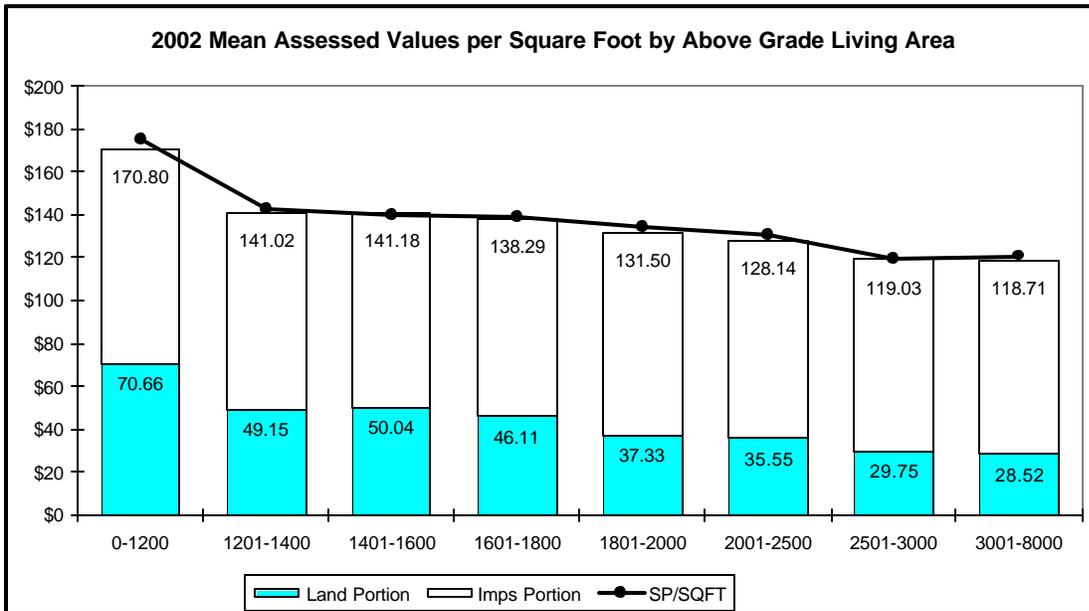
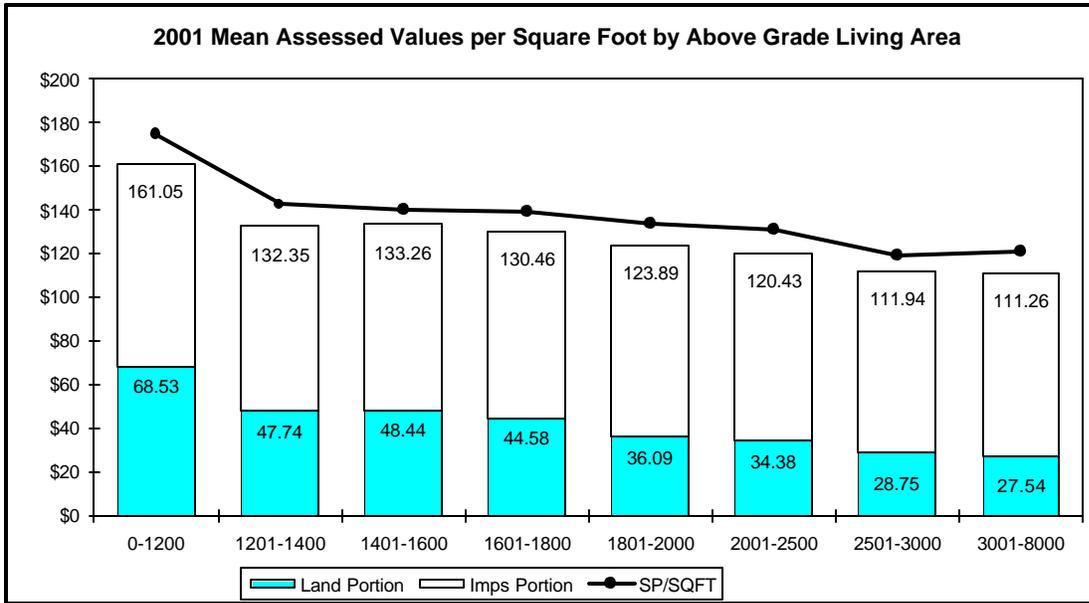
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



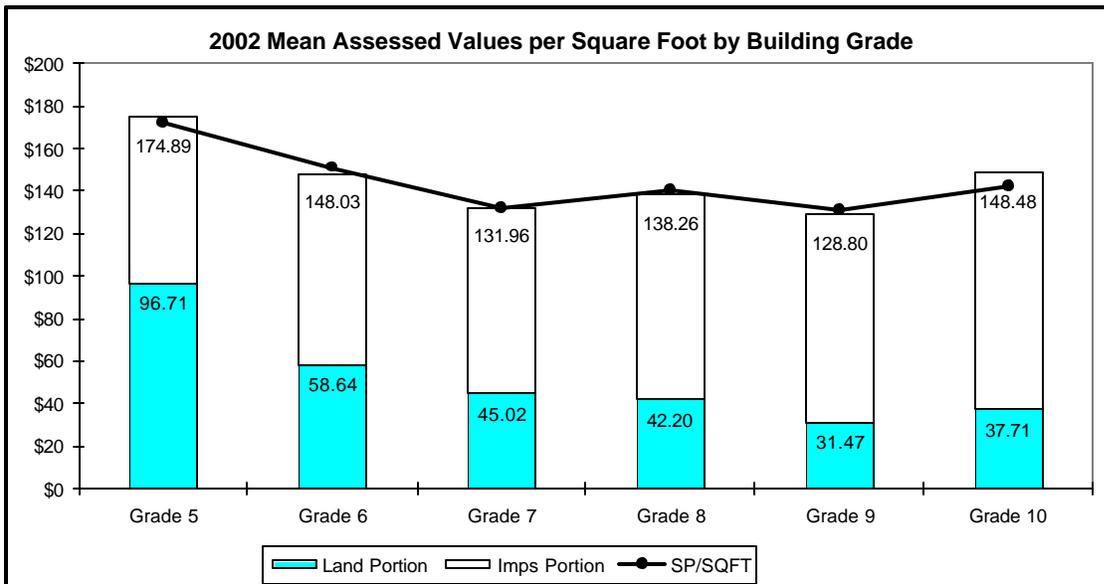
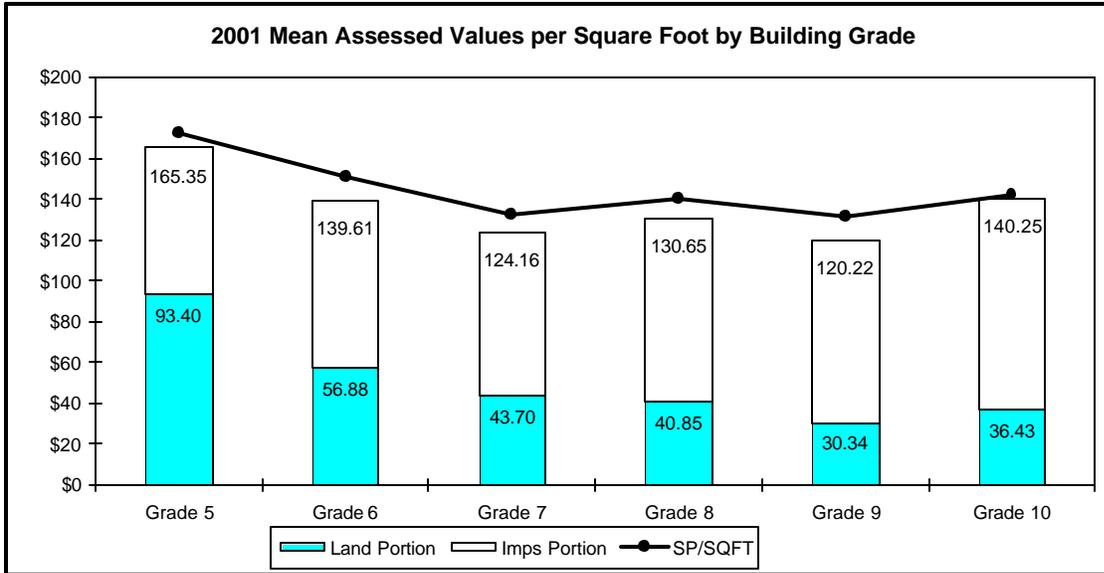
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## 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. The sales sample in the Grade 10 strata contained 5 sales so the data for this strata is not significant.

# Annual Update Process

## ***Data Utilized***

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

## ***Sales Screening for Improved Parcel Analysis***

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

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

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

## ***Land update***

Based on the 61 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% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.04, 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 448 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 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 neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels with major numbers 321123, 32124, 321126 & 321127 (Heather Highlands Div. 1-4,) and number 221290 (Eastridge Park) had lower average ratios (assessed value/sales price) than other properties in the area, so the formula adjusted these parcels upward somewhat more than other properties in the area.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value /(.9435678 – (.06147927 if Major 221290) – (.05070289 if Majors 321123, 321124, 321126 or 321127))

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

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

- Other:*
- \*If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at new total value (2001 Land Value x 1.04) + (2001 Improvement Value \* 1.076) rounded down.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new total value. (2001 Land Value x 1.04 ) + (2001 Improvement Value x 1.076) rounded down.
  - \*If vacant parcels (no improvement value,) only the land adjustment applies.
  - \*If land values or improvements are \$10,000 or less, there is no change from previous value.
  - \*If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.
  - \*If residential properties exist on commercially zoned land the derived adjustment model is used.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall percentage change for improvements as indicated by the sales sample. **2002 Total Value = 2001 Land Value x 1.04) + 2001 Improvement Value x 1.076)** with results rounded down to the next \$1,000. The resulting improvement value is calculated as follows:

2002 Total Value = 2002 Improvement Value plus 2002 Land Value

### ***Model Validation***

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

## Area 58 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)**

5.98%

<b>Major 321123-321127</b>	<b>Yes</b>
% Adjustment	6.02%

<b>Major 221290</b>	<b>Yes</b>
% Adjustment	7.39%

### Comments

All improved parcels adjusted by this model will receive the overall adjustment of 5.98%.

Generally homes in certain plats were at a lower assessment level than the average . This model corrects for these strata differences.

If a home is in major #321123, 321124, 321126 or 321127, the *approximate* net adjustment is an upward 12% (5.98% + 6.02%.)

If a home is in major #221290, the *approximate* net adjustment is an upward 13.37% ( 5.98% + 7.39%.)

Just under 95% of the population of 1-3 unit residences in the area are adjusted by the overall alone.

## Area 58 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
321123 - 321127	Heather Highlands Add 1-4	16	165	9.7%	NW, SW & SE 11-21-5	4	8 & 9	1983 thru 1990	Auburn Black Diamon Road & 171st Ave SE
221290	Eastridge Park	12	123	9.8%	NW 11-21-5	4	6 & 7	1968 & 1969	SE 308th St & 153rd Ave SE

## Area 58 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 98.8.

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	10	0.977	1.033	5.8%	0.945	1.121
6	33	0.931	0.987	6.0%	0.948	1.026
7	102	0.940	0.998	6.2%	0.977	1.019
8	115	0.931	0.985	5.8%	0.969	1.001
9	86	0.915	0.980	7.1%	0.964	0.997
10	5	0.980	1.037	5.9%	0.944	1.131
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1965	44	0.956	1.011	5.8%	0.973	1.050
1966-1975	68	0.942	1.005	6.6%	0.978	1.031
1976-1985	90	0.924	0.980	6.1%	0.961	0.999
1986-1995	130	0.921	0.982	6.6%	0.969	0.995
1996+	19	0.942	0.997	5.8%	0.953	1.042
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Fair	6	0.921	0.983	6.7%	0.846	1.119
Average	257	0.925	0.985	6.4%	0.974	0.996
Good	79	0.946	1.004	6.1%	0.980	1.027
Very Good	9	0.931	0.984	5.8%	0.911	1.058
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	186	0.927	0.987	6.4%	0.972	1.002
1.5	12	0.867	0.916	5.7%	0.810	1.023
2	153	0.936	0.995	6.3%	0.983	1.007
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	5	0.872	0.922	5.8%	0.815	1.030
801-1000	18	0.949	1.004	5.7%	0.944	1.063
1001-1500	90	0.935	0.995	6.4%	0.974	1.015
1501-2000	67	0.931	0.986	6.0%	0.960	1.013
2001-2500	80	0.921	0.980	6.4%	0.960	1.000
2501-3000	58	0.939	0.999	6.3%	0.981	1.016
3001-4000	30	0.924	0.987	6.8%	0.949	1.026
4001-5000	3	0.908	0.961	5.8%	0.767	1.155

## Area 58 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 98.8.

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	339	0.930	0.990	6.4%	0.979	1.000
Y	12	0.910	0.963	5.8%	0.906	1.021
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	345	0.929	0.988	6.3%	0.978	0.998
Y	6	0.942	0.997	5.8%	0.914	1.079
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
4	143	0.915	0.981	7.3%	0.965	0.997
5	208	0.939	0.993	5.8%	0.980	1.006
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
5001-8000	1	0.897	0.946	5.4%	N/A	N/A
8001-12000	42	0.935	1.002	7.2%	0.967	1.037
12001-16000	42	0.958	1.014	5.9%	0.987	1.041
16001-20000	18	0.929	0.982	5.7%	0.940	1.024
20001-30000	30	0.948	1.002	5.8%	0.962	1.042
30001-43559	105	0.914	0.977	7.0%	0.962	0.992
1AC-3AC	80	0.937	0.993	6.0%	0.969	1.016
3.01AC-5AC	18	0.903	0.956	5.9%	0.913	0.999
5.01AC-10AC	14	0.939	0.994	5.8%	0.926	1.062
>10AC	1	1.034	1.093	5.7%	N/A	N/A
Plat 221290	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	339	0.931	0.988	0.062	0.978	0.999
Y	12	0.876	0.989	0.129	0.919	1.059
Plats 321123, 321124, 321126 & 321127	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	331	0.933	0.988	0.059	0.977	0.998
Y	20	0.891	0.997	0.118	0.967	1.026

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SE / TEAM - 3	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 58 - S.I.R. to Lake Morton	<b>Analyst ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No

SAMPLE STATISTICS	
Sample size (n)	351
Mean Assessed Value	245,000
Mean Sales Price	263,600
Standard Deviation AV	78,731
Standard Deviation SP	89,367

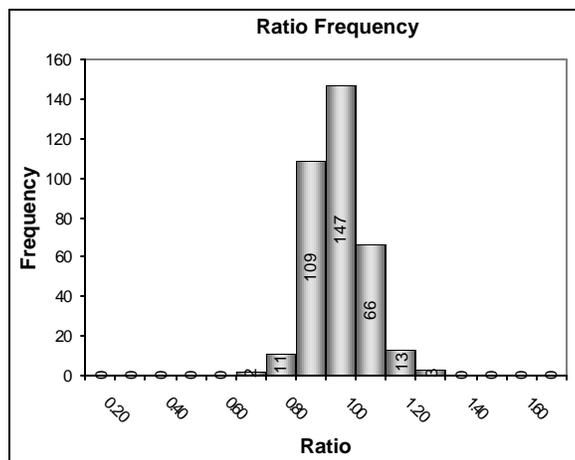
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.934
Weighted Mean Ratio	0.929

UNIFORMITY	
Lowest ratio	0.688
Highest ratio:	1.270
Coefficient of Dispersion	7.65%
Standard Deviation	0.091
Coefficient of Variation	9.73%
Price Related Differential (PRD)	1.010

RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.920
Upper limit	0.947
<b>95% Confidence: Mean</b>	
Lower limit	0.929
Upper limit	0.948

SAMPLE SIZE EVALUATION	
N (population size)	4083
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	351

<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	181
# ratios above mean:	170
z:	0.587
<b>Conclusion:</b>	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

Single Family Residences throughout area 58

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SE / TEAM - 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 58 - S.I.R. to Lake Morton	<b>Analyst ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No

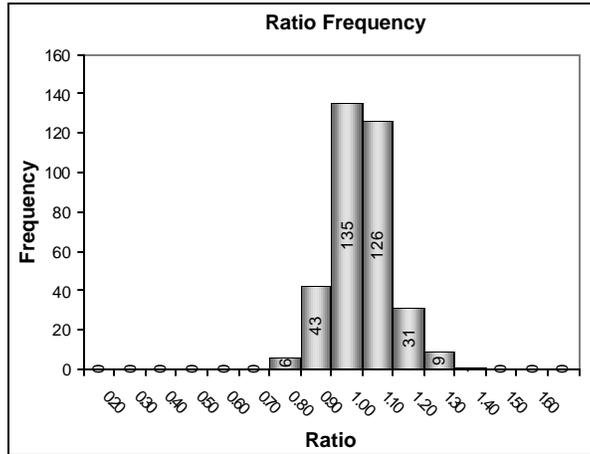
SAMPLE STATISTICS	
Sample size (n)	351
Mean Assessed Value	260,500
Mean Sales Price	263,600
Standard Deviation AV	83,984
Standard Deviation SP	89,367

ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.998
Median Ratio	0.996
Weighted Mean Ratio	0.988

UNIFORMITY	
Lowest ratio	0.728
Highest ratio:	1.346
Coefficient of Dispersion	7.48%
Standard Deviation	0.095
Coefficient of Variation	9.57%
Price Related Differential (PRD)	1.010

RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.978
Upper limit	1.009
<b>95% Confidence: Mean</b>	
Lower limit	0.988
Upper limit	1.008

SAMPLE SIZE EVALUATION	
N (population size)	4083
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	15
Actual sample size:	351
Conclusion:	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	179
# ratios above mean:	172
z:	0.374
Conclusion:	Normal*
*i.e. no evidence of non-normality	



**COMMENTS:**

Single Family Residences throughout area 58

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

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## ***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 58  
(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
4	192106	9059	02/07/00	188000	720	0	5	1935	4	123710	N	N	19328 SE GREEN VALLEY RD
4	786100	0010	03/29/01	184000	860	0	5	1956	4	200376	N	N	16045 SE 296TH ST
4	222105	9004	04/13/00	151900	890	0	5	1921	5	214315	N	N	33709 146TH AV SE
4	292106	9035	10/12/00	143500	1240	0	5	1958	2	48787	N	Y	20229 SE 353RD ST
4	192106	9017	05/08/01	153500	740	0	6	1947	4	24750	N	N	18729 SE GREEN VALLEY RD
4	431270	0010	06/20/00	139000	820	0	6	1970	4	9750	N	N	33356 177TH PL SE
4	431270	0140	05/22/01	111755	820	0	6	1970	4	9600	N	N	17712 SE 332ND ST
4	397763	0280	07/05/01	160500	860	830	6	1976	3	9750	N	N	31711 161ST PL SE
4	660041	0340	07/09/01	142500	990	0	6	1974	4	9590	N	N	31003 151ST AV SE
4	397763	0320	08/18/01	143000	990	0	6	1975	3	9900	N	N	16114 SE 318TH PL
4	397763	0330	12/28/01	113600	990	0	6	1975	3	9600	N	N	16106 SE 318TH PL
4	202106	9037	11/04/01	236500	1000	0	6	1962	4	54014	N	N	19701 SE AUBURN-BLACK DIAMOND RD
4	660041	0520	09/13/00	127500	1010	0	6	1977	3	9680	N	N	31019 152ND AV SE
4	397763	0520	06/30/00	148000	1010	0	6	1975	3	9750	N	N	31908 162ND AV SE
4	221290	0100	08/29/01	132000	1150	0	6	1969	3	9720	N	N	30427 153RD AV SE
4	397763	0340	04/03/01	174000	1180	0	6	1975	4	9750	N	N	16101 SE 318TH PL
4	397763	0250	04/20/00	144300	1200	0	6	1975	4	9240	N	N	31722 160TH PL SE
4	221290	0280	03/02/01	158000	1240	0	6	1969	3	13952	N	N	30616 152ND AV SE
4	660041	0180	08/22/01	147900	1340	0	6	1978	3	16960	N	N	31114 149TH AV SE
4	122105	9064	07/12/00	235000	1520	0	6	1910	3	101930	N	N	30629 168TH AV SE
4	660041	0420	07/27/00	152900	1520	0	6	1977	4	10502	N	N	31129 151ST AV SE
4	122105	9125	06/19/01	265000	1530	0	6	1920	4	322779	N	N	30640 164TH AV SE
4	102105	9060	03/28/00	191000	1560	1320	6	1961	4	30500	N	N	14414 SE 318TH ST
4	222105	9022	06/22/00	210000	1610	0	6	1933	5	214315	N	N	33808 146TH AV SE
4	222105	9030	03/01/01	169950	1830	0	6	1936	4	21200	N	N	14308 SE GREEN VALLEY RD
4	431270	0350	06/01/00	153500	2080	0	6	1970	3	15132	N	N	33307 177TH PL SE
4	923770	0050	06/28/00	140000	970	0	7	1957	3	12896	N	N	15306 SE 288TH ST
4	221290	1080	12/21/01	168000	1010	0	7	1969	4	9600	N	N	30612 155TH PL SE

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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
4	252105	9064	05/08/00	179500	1010	0	7	1985	3	51836	N	N	35821 166TH LN SE
4	022105	9142	03/10/01	144000	1020	0	7	1968	3	10000	N	N	29256 160TH AV SE
4	660040	0250	05/22/01	163000	1170	0	7	1969	2	9460	N	N	30812 148TH AV SE
4	221290	1070	05/22/01	147000	1170	0	7	1969	3	9600	N	N	30620 155TH PL SE
4	221290	0910	04/23/01	129900	1170	0	7	1969	3	8372	N	N	30482 154TH PL SE
4	115600	0140	11/28/01	150000	1190	0	7	1967	3	16956	N	N	29251 157TH AV SE
4	182106	9073	06/18/01	265000	1200	1200	7	1986	3	87120	N	N	18635 SE 330TH ST
4	660040	0500	08/28/01	131000	1200	0	7	1968	3	9548	N	N	30930 151ST AV SE
4	221290	0870	11/27/01	147000	1230	0	7	1969	3	8777	N	N	30409 155TH PL SE
4	221290	0180	02/15/01	149950	1230	0	7	1969	4	9720	N	N	30703 153RD AV SE
4	221290	0430	04/30/01	134000	1230	0	7	1969	2	9600	N	N	30635 155TH PL SE
4	660040	0560	11/21/00	148000	1240	0	7	1968	4	9702	N	N	30812 151ST AV SE
4	796845	0300	02/22/01	212500	1268	216	7	1987	3	42802	N	N	32106 162ND AV SE
4	202106	9036	07/10/00	150000	1280	0	7	1963	3	43560	N	N	34221 206TH AV SE
4	796845	0070	05/18/01	195000	1300	0	7	1986	3	35200	N	N	16020 SE 322ND ST
4	796846	0370	04/14/00	162000	1310	0	7	1990	3	29941	N	N	32230 157TH AV SE
4	660040	0300	10/19/00	163830	1320	0	7	1968	4	6900	N	N	14821 SE 309TH ST
4	660041	0230	10/27/00	133000	1320	0	7	1970	3	9800	N	N	31016 149TH AV SE
4	221290	0150	03/27/00	120000	1320	0	7	1969	3	9720	N	N	30615 153RD AV SE
4	796846	0120	12/18/01	172000	1330	0	7	1989	3	43995	N	N	32231 157TH AV SE
4	132105	9049	10/17/01	199950	1360	0	7	1973	4	35023	N	N	17625 SE LAKE HOLM RD
4	221290	0890	10/24/00	150000	1360	0	7	1969	4	9200	N	N	15424 SE 306TH ST
4	192106	9054	11/27/00	183000	1360	0	7	1959	3	65775	N	N	18843 SE LAKE HOLM RD
4	660040	0390	08/29/01	152000	1390	0	7	1968	4	9800	N	N	30911 150TH AV SE
4	221290	0080	04/11/01	127995	1390	0	7	1969	4	9870	N	N	30411 153RD AV SE
4	329860	0370	01/26/01	164900	1440	0	7	1976	3	12610	N	N	33911 133RD AV SE
4	221290	1170	11/27/00	158900	1460	0	7	1969	3	14280	N	N	15518 SE 304TH PL
4	122105	9167	07/27/00	199900	1460	620	7	1978	3	45302	N	N	16917 SE AUBURN-BLACK DIAMOND RD
4	132105	9060	10/15/01	230000	1510	0	7	1965	3	87555	N	N	32010 176TH AV SE

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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
4	122105	9092	03/06/01	240000	1520	0	7	1965	3	67082	N	N	31424 168TH WY SE
4	242105	9079	11/06/01	245000	1550	0	7	1988	3	234788	N	N	16904 SE LAKE MONEYSMITH RD
4	796846	0380	12/07/01	180000	1600	0	7	1989	3	28350	N	N	32218 157TH AV SE
4	232105	9023	12/11/01	288500	1630	0	7	1956	4	235159	N	N	15406 SE LAKE MONEYSMITH RD
4	796845	0060	04/12/00	189000	1710	0	7	1986	3	36259	N	N	16030 SE 322ND ST
4	022105	9164	10/13/00	193000	1710	0	7	1973	3	78843	N	N	29317 152ND AV SE
4	022105	9182	08/23/00	195000	1720	0	7	1987	3	27030	N	N	29324 155TH PL SE
4	796846	0250	07/24/01	228500	1760	0	7	1989	3	35275	N	N	15938 SE 323RD ST
4	341060	0045	08/01/00	260000	1790	0	7	1987	3	22400	N	Y	16202 SE LAKE HOLM RD
4	796846	0040	02/11/00	177500	1790	0	7	1989	3	35037	N	N	15818 SE 322ND ST
4	022105	9195	05/02/01	249950	1830	0	7	1999	3	36995	N	N	15609 SE 290TH ST
4	660040	0120	03/20/00	150000	1880	0	7	1968	4	8710	N	N	15027 SE 308TH ST
4	796846	0320	02/21/01	223000	2018	0	7	1989	3	28968	N	N	32239 159TH AV SE
4	222105	9023	05/30/00	345000	2050	0	7	1921	5	429937	N	N	14015 SE LAKE HOLM RD
4	022105	9004	02/04/00	227995	2070	0	7	1963	4	53578	N	N	29220 158TH AV SE
4	242105	9140	09/20/01	293000	2080	0	7	1995	3	102366	N	N	17425 SE 346TH ST
4	242105	9096	09/04/01	299950	2540	1000	7	1982	3	215186	N	N	33821 170TH AV SE
4	122105	9094	03/06/00	290000	990	700	8	1964	3	735293	N	N	31625 KENT-BLACK DIAMOND RD SE
4	242105	9065	10/20/00	255000	1260	430	8	1978	3	216057	N	N	34324 166TH WY SE
4	329860	0750	05/04/00	215000	1290	590	8	1977	3	13940	N	N	33922 133RD AV SE
4	192106	9087	06/08/01	279950	1370	990	8	1985	3	108028	N	N	19428 SE 342ND ST
4	329860	0110	07/17/00	220000	1380	390	8	1977	3	16543	N	N	33812 134TH PL SE
4	329861	0040	12/27/00	234950	1400	400	8	1979	4	19550	N	N	33617 135TH AV SE
4	329860	0630	04/20/01	204500	1510	0	8	1977	3	16492	N	N	34015 135TH AV SE
4	202580	0040	07/03/01	232000	1600	0	8	1973	4	45807	N	N	34833 215TH AV SE
4	132105	9088	09/20/00	310000	1670	0	8	1976	3	66646	N	N	32129 180TH AV SE
4	786100	0146	03/20/00	244500	1700	0	8	1986	4	106286	N	N	16130 SE 304TH ST
4	252105	9027	02/22/00	277500	1710	0	8	1973	3	213444	Y	N	16607 SE 352ND ST
4	122105	9139	06/29/01	292500	1730	440	8	1973	4	53578	N	N	16840 SE 309TH ST

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4	329860	0580	04/17/00	209950	1730	170	8	1976	4	15930	N	N	33903 135TH AV SE
4	232105	9079	03/09/01	300000	1740	480	8	1977	3	121532	N	N	15815 SE LAKE HOLM RD
4	242105	9094	11/16/01	315000	1750	0	8	1988	3	215186	N	N	33712 170TH AV SE
4	242105	9073	05/24/01	230000	1770	0	8	1977	3	87120	N	N	34460 166TH WY SE
4	321123	0110	06/06/00	275000	1840	0	8	1984	4	37050	N	N	32007 169TH AV SE
4	022105	9149	02/25/00	344000	1850	600	8	1978	3	102230	N	N	30303 154TH AV SE
4	329860	0680	06/19/01	223000	1960	0	8	1976	4	15895	N	N	13322 SE 342ND ST
4	329860	0050	03/15/00	179855	2030	0	8	1977	3	12000	N	N	13202 SE 336TH PL
4	786150	0140	12/28/01	355500	2060	920	8	1978	4	41196	N	N	15660 SE 303RD PL
4	022105	9119	11/27/00	292500	2100	0	8	1970	4	158558	N	N	29839 154TH AV SE
4	022105	9177	11/28/00	247500	2160	0	8	1994	3	35888	N	N	29233 154TH AV SE
4	022105	9170	04/25/00	245000	2160	0	8	1965	3	64468	N	N	30215 154TH AV SE
4	122105	9141	07/12/01	277500	2260	0	8	1991	3	99316	N	N	16721 SE 314TH ST
4	786150	0080	08/18/00	323950	2280	0	8	1983	3	36500	N	N	30208 156TH AV SE
4	329861	0210	11/16/00	238000	2300	0	8	1990	3	26000	N	N	13515 SE 340TH ST
4	329861	0010	07/13/00	212000	2440	0	8	1978	3	13000	N	N	33631 135TH AV SE
4	115600	0240	08/13/01	217500	2510	0	8	1978	3	19643	N	N	29240 158TH AV SE
4	122105	9005	08/25/01	260000	2620	0	8	1978	3	75794	N	N	30660 168TH AV SE
4	281791	0160	08/30/00	335000	2700	0	8	1989	3	39466	N	N	33015 181ST AV SE
4	162105	9029	11/30/00	350000	2740	0	8	1962	4	241322	Y	N	33057 129TH WY SE
4	341060	0030	08/20/01	350000	2840	0	8	1958	4	35720	N	Y	16214 SE LAKE HOLM RD
4	329860	0650	09/20/00	218500	2860	0	8	1977	3	15260	N	N	13424 SE 342ND ST
4	321126	0090	08/10/00	314000	1750	610	9	1987	3	35080	N	N	32914 170TH PL SE
4	281790	0160	05/23/01	350000	2120	0	9	1988	3	37694	N	N	32606 181ST AV SE
4	321126	0400	08/20/01	354000	2170	0	9	1987	3	35754	N	N	16913 SE 331ST ST
4	321126	0410	05/25/00	300000	2200	0	9	1988	3	37531	N	N	33103 170TH PL SE
4	321123	0290	09/13/01	345000	2280	0	9	1985	3	39866	N	N	17020 SE 323RD PL
4	281791	0200	05/11/01	345000	2280	470	9	1990	3	39389	N	N	32817 181ST AV SE
4	321126	0040	08/18/00	338000	2410	0	9	1987	3	35775	N	N	17029 SE 331ST ST

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4	321123	0260	10/15/01	354900	2420	0	9	1984	3	31465	N	N	32107 171ST AV SE
4	321123	0280	06/11/01	364000	2420	0	9	1984	3	31284	N	N	32135 171ST AV SE
4	321124	0310	02/18/00	320000	2470	0	9	1986	3	35457	N	N	32508 169TH AV SE
4	321127	0260	05/05/00	344950	2490	0	9	1988	3	35780	N	N	17246 SE 329TH ST
4	281791	0100	03/10/01	394950	2540	980	9	1992	3	51116	N	N	32722 183RD AV SE
4	112105	9106	12/12/00	300000	2560	0	9	1990	3	47348	N	N	31814 150TH PL SE
4	321126	0020	08/08/00	330000	2590	0	9	1989	3	61787	N	N	33124 170TH PL SE
4	321124	0320	02/11/00	345000	2640	0	9	1986	3	31941	N	N	16915 SE 325TH PL
4	321124	0370	11/27/01	350000	2690	0	9	1986	3	36114	N	N	16918 SE 325TH PL
4	281790	0150	02/20/01	341000	2690	0	9	1988	3	40871	N	N	32634 181ST AV SE
4	281791	0120	05/15/00	367000	2720	0	9	1989	3	35000	N	N	32719 183RD AV SE
4	321124	0360	07/20/00	345900	2780	0	9	1986	3	33889	N	N	16928 SE 325TH PL
4	192106	9085	08/27/01	397000	2810	0	9	1990	3	108063	N	N	19226 SE 342ND ST
4	321126	0170	02/10/00	333300	2920	0	9	1987	3	35144	N	N	17010 SE 329TH ST
4	281791	0260	03/22/00	328000	3010	0	9	1989	3	39413	N	N	33016 181ST AV SE
4	112105	9032	06/14/01	425000	3030	0	9	2000	3	230432	N	N	30828 157TH PL SE
4	321127	0420	04/02/01	365000	3090	0	9	1990	3	35005	N	N	33011 172ND CT SE
4	281790	0080	08/14/01	390000	3210	0	9	1988	3	39426	N	N	32635 181ST AV SE
4	212106	9021	07/18/00	375000	3220	1560	9	1978	3	195148	Y	N	34405 214TH AV SE
4	192106	9011	05/09/01	519950	3260	0	9	1992	3	203918	Y	N	34739 181ST AV SE
4	321126	0160	07/26/01	420000	3270	0	9	1987	3	44452	N	N	17120 SE 329TH ST
4	321126	0070	05/16/01	383000	3297	0	9	1987	3	35520	N	N	33026 170TH PL SE
4	321126	0070	04/12/00	345000	3297	0	9	1987	3	35520	N	N	33026 170TH PL SE
4	281791	0250	12/05/00	375827	3480	0	9	1989	3	39413	N	N	33002 181ST AV SE
4	321126	0300	03/16/01	420000	3890	0	9	1987	3	37784	N	N	16925 SE 328TH PL
4	281791	0110	07/12/00	425000	3020	0	10	1989	3	55107	N	N	32728 183RD AV SE
4	122105	9192	01/20/00	510000	3460	0	10	1992	3	219978	N	N	31620 176TH AV SE
4	132105	9032	10/20/00	578500	3877	0	10	2000	3	208217	N	N	32918 176TH AV SE
5	405320	0200	10/09/01	189900	680	0	5	1952	3	13452	Y	Y	31045 E LAKE MORTON DR SE

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5	062106	9138	06/01/01	149950	940	0	5	1954	5	11280	N	N	29523 188TH AV SE
5	012105	9058	08/16/00	132500	950	0	5	1969	3	16790	N	N	29204 164TH AV SE
5	362205	9049	08/13/00	201000	1180	0	5	1946	3	359370	N	N	17411 SE COVINGTON-SAWYER RD
5	172106	9027	03/23/00	201000	1413	0	5	1965	2	396396	N	N	19635 SE 328TH PL
5	022105	9095	12/12/00	109000	1510	0	5	1938	3	12040	N	N	16158 SE 292ND ST
5	182106	9049	06/16/00	167950	700	0	6	1980	3	22493	N	N	18732 SE AUBURN-BLACK DIAMOND RD
5	405320	0815	10/18/01	155000	720	0	6	1964	3	32636	N	N	31042 E LAKE MORTON DR SE
5	795070	0080	07/12/00	132866	950	0	6	1970	3	9918	N	N	31006 179TH PL SE
5	062106	9129	06/04/01	133000	1000	0	6	1963	4	10125	N	N	28842 187TH PL SE
5	332206	9025	12/05/00	198000	1040	0	6	1962	5	54885	N	N	21416 SE 284TH ST
5	062106	9046	08/17/00	290000	1110	0	6	1923	5	414691	N	N	29505 188TH AV SE
5	062106	9099	09/13/01	173000	1150	0	6	1961	4	10890	N	N	19525 SE COVINGTON-SAWYER RD
5	062106	9146	07/29/01	158000	1180	0	6	1941	4	55321	N	N	18815 SE 299TH PL
5	062106	9030	10/25/01	195000	1380	0	6	1962	4	56192	N	N	29640 188TH AV SE
5	062106	9030	05/15/00	175000	1380	0	6	1962	4	56192	N	N	29640 188TH AV SE
5	405320	0440	05/18/00	248000	1390	0	6	1955	4	33900	Y	Y	31655 E LAKE MORTON DR SE
5	266210	0050	11/22/00	155000	920	0	7	1969	3	10334	N	N	16349 SE 291ST PL
5	266210	0030	04/18/00	125000	920	0	7	1969	3	10728	N	N	16354 SE 291ST PL
5	022105	9151	07/06/00	147950	980	0	7	1973	3	12800	N	N	16228 SE 292ND ST
5	915840	0010	06/05/01	218000	1040	550	7	1994	3	32466	N	N	20519 SE 330TH ST
5	062106	9080	06/02/00	206000	1040	1040	7	1964	4	41382	N	N	19025 SE COVINGTON-SAWYER RD
5	062106	9017	04/13/00	267000	1060	900	7	1968	5	426016	N	N	29641 196TH AV SE
5	344410	0042	08/21/01	190000	1070	500	7	1964	4	34107	N	N	19901 SE 284TH ST
5	795070	0110	05/26/00	147500	1100	0	7	1969	3	10125	N	N	31021 179TH PL SE
5	062106	9220	10/03/01	260000	1140	1140	7	1978	4	108900	N	N	19419 SE 299TH PL
5	362205	9105	05/08/01	198500	1140	0	7	1957	3	101930	N	N	17710 SE 283RD PL
5	859440	0400	02/02/01	224950	1150	280	7	1985	3	37840	N	N	20501 SE 334TH PL
5	344410	0131	05/30/01	230000	1200	500	7	1975	3	50965	N	N	28112 199TH AV SE
5	072106	9056	12/08/00	177000	1200	0	7	1963	4	54450	N	N	31021 182ND AV SE

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5	859440	0050	09/14/01	196950	1230	330	7	1987	3	35247	N	N	33434 206TH AV SE
5	795060	0020	11/21/01	162500	1250	0	7	1969	4	10125	N	N	31216 179TH PL SE
5	795070	0020	02/02/00	140000	1250	0	7	1969	3	10125	N	N	31118 179TH PL SE
5	062106	9102	01/31/01	123000	1300	0	7	1962	3	10139	N	N	28833 191ST PL SE
5	405320	0972	05/18/01	216000	1320	0	7	1983	3	47916	N	N	31445 W LAKE MORTON DR SE
5	894420	0150	03/09/01	173950	1320	0	7	1973	4	10110	N	N	29204 161ST PL SE
5	062106	9078	08/03/00	205000	1340	0	7	1989	3	81892	N	N	18517 SE COVINGTON-SAWYER RD
5	179625	0010	04/11/00	169500	1350	0	7	1987	3	41837	N	N	20405 SE 287TH ST
5	147150	0030	05/25/01	173000	1410	0	7	1967	3	27821	N	N	28823 180TH AV SE
5	184290	0070	03/28/00	149950	1440	0	7	1969	3	12495	N	N	28955 194TH PL SE
5	344410	0385	06/08/01	198000	1460	0	7	1966	4	54014	N	N	19940 SE 277TH ST
5	405320	0980	08/09/01	185000	1460	720	7	1958	4	105850	N	N	31429 W LAKE MORTON DR SE
5	122105	9107	04/18/01	220000	1480	1380	7	1972	3	25600	N	N	30420 KENT-BLACK DIAMOND RD SE
5	405320	0978	04/27/01	180000	1500	890	7	1978	3	22875	N	N	31441 W LAKE MORTON DR SE
5	062106	9069	09/05/00	195000	1510	0	7	1952	3	268765	N	N	19045 SE COVINGTON-SAWYER RD
5	344400	0150	07/23/01	190000	1530	0	7	1973	3	33999	N	N	28005 203RD AV SE
5	405320	0840	09/19/01	249950	1560	0	7	1975	3	20458	N	N	19716 SE 311TH CT
5	784350	0160	09/08/00	189000	1600	0	7	1986	3	12062	N	N	21410 SE 292ND PL
5	022105	9166	07/21/00	183000	1600	0	7	1978	4	15112	N	N	16003 SE 292ND ST
5	322206	9055	02/22/01	200000	1610	0	7	1975	4	17338	N	N	28716 202ND AV SE
5	322206	9151	02/17/00	169950	1610	0	7	1974	3	22496	N	N	28704 202ND AV SE
5	322206	9190	04/23/01	240000	1650	0	7	1991	3	52534	N	N	20003 SE 287TH ST
5	322206	9182	08/11/00	245000	1690	0	7	1989	3	47916	N	N	20724 SE 287TH ST
5	189801	0060	04/09/01	181000	1690	0	7	1978	3	14850	N	N	28908 188TH PL SE
5	286890	0010	08/16/01	180361	1730	0	7	1972	3	10988	N	N	28922 190TH AV SE
5	745981	0100	09/12/00	205000	1760	0	7	1978	2	33194	N	N	28812 210TH AV SE
5	344410	0375	11/13/00	199000	1800	0	7	1975	3	46609	N	N	19763 SE 277TH ST
5	147150	0050	05/16/01	195000	1850	0	7	1967	4	24647	N	N	28841 180TH AV SE
5	745980	0100	12/17/01	255000	1970	0	7	1978	3	36232	N	N	20615 SE 288TH PL

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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
5	184260	0060	08/28/00	235000	2004	0	7	1989	3	18848	N	N	17502 SE 292ND PL
5	072106	9095	05/16/00	299950	2028	0	7	1993	3	275734	N	N	31000 186TH PL SE
5	745981	0090	09/20/01	225000	2050	0	7	1977	3	31246	N	N	28820 210TH AV SE
5	179625	0120	08/23/01	249900	2130	0	7	1988	3	36932	N	N	20815 SE 287TH ST
5	179625	0120	11/27/00	229900	2130	0	7	1988	3	36932	N	N	20815 SE 287TH ST
5	322206	9154	10/19/00	244000	2160	0	7	1974	4	55321	N	N	20302 SE 287TH ST
5	344400	0110	03/03/00	200000	2160	0	7	1964	4	50965	N	N	28224 201ST AV SE
5	052106	9031	10/02/00	227000	2220	0	7	1973	4	48351	N	N	20330 SE COVINGTON-SAWYER RD
5	062106	9082	08/09/01	193500	2470	0	7	1973	2	20037	N	N	29030 189TH PL SE
5	322206	9105	03/22/01	260000	2630	0	7	1968	4	60984	N	N	20411 SE 284TH ST
5	362205	9118	03/14/00	308000	3250	0	7	1985	3	45302	N	N	17816 SE COVINGTON-SAWYER RD
5	795060	0140	06/30/00	189950	3730	0	7	1968	4	12216	N	N	31318 179TH PL SE
5	258789	0520	12/12/00	255000	1050	0	8	1974	3	28801	N	N	28808 176TH AV SE
5	062106	9039	01/24/01	265000	1200	420	8	1980	3	106722	N	N	18809 SE 292ND PL
5	784350	0720	02/15/01	219500	1300	360	8	1986	3	12056	N	N	29030 215TH AV SE
5	784350	0030	10/16/00	209950	1300	360	8	1988	3	13334	N	N	21408 SE 291ST ST
5	948592	0250	04/03/01	242500	1310	800	8	1978	3	36680	N	N	28243 187TH AV SE
5	784350	0520	09/14/01	219500	1320	350	8	1986	3	12006	N	N	29404 215TH AV SE
5	948591	0180	07/25/01	222500	1320	860	8	1978	4	81300	N	N	28605 192ND PL SE
5	784350	0300	11/20/00	206100	1330	390	8	1987	3	12006	N	N	21414 SE 293RD ST
5	784350	0200	10/13/00	215000	1390	460	8	1987	3	12064	N	N	21405 SE 292ND PL
5	258792	0100	07/12/00	370000	1400	810	8	1978	3	33600	N	N	17632 SE 301ST ST
5	911361	0140	06/05/01	277500	1430	780	8	1978	3	39900	N	N	32726 193RD AV SE
5	948595	0410	02/15/00	226000	1440	380	8	1983	3	43278	N	N	28019 188TH AV SE
5	122105	9004	05/22/01	239650	1450	370	8	1982	3	55756	N	N	17825 SE 311TH ST
5	062106	9244	07/24/00	260500	1470	260	8	1980	3	106722	N	N	18810 SE 292ND PL
5	012105	9142	07/06/01	295000	1500	0	8	1986	3	199504	N	N	28812 168TH AV SE
5	948595	0900	02/12/01	235000	1570	0	8	1983	4	32709	N	N	18532 SE 280TH ST
5	948593	0030	07/30/01	299000	1600	700	8	1981	4	50094	N	N	18900 SE 287TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	124940	0030	08/03/00	214900	1660	0	8	1986	3	19666	N	N	29748 174TH AV SE
5	784350	0350	01/27/00	187000	1670	0	8	1986	3	12056	N	N	21413 SE 293RD ST
5	948594	0280	01/25/01	270000	1730	580	8	1983	3	37966	N	N	27904 195TH AV SE
5	184261	0070	12/27/00	200000	1750	0	8	1985	3	14387	N	N	17405 SE 293RD PL
5	911361	0150	07/12/01	278950	1770	880	8	1976	3	36000	N	N	32718 193RD AV SE
5	405320	0370	06/12/01	409950	1790	1790	8	1967	5	17641	Y	Y	31401 E LAKE MORTON DR SE
5	258789	0050	11/28/00	340000	1820	0	8	1978	3	18321	N	N	17610 SE 296TH ST
5	948593	0260	08/06/01	295000	1830	750	8	1981	3	56628	N	N	18331 SE 286TH ST
5	062106	9279	11/01/00	274500	1850	0	8	1994	3	23128	N	N	28912 186TH PL SE
5	948593	0350	03/08/01	230000	1900	0	8	1981	4	47916	N	N	18503 SE 287TH ST
5	183970	0120	11/08/01	245000	1910	0	8	1979	3	12500	N	N	30211 176TH AV SE
5	784350	0100	06/29/00	220999	1910	0	8	1986	3	12053	N	N	21419 SE 291ST ST
5	062106	9277	03/02/00	291004	1930	0	8	1996	3	20430	N	N	28930 186TH PL SE
5	062106	9174	05/15/00	265000	1940	0	8	1976	5	69696	N	N	18908 SE COVINGTON-SAWYER RD
5	911360	0080	08/22/00	250000	1970	630	8	1975	3	41850	N	N	32421 194TH AV SE
5	721540	0770	10/26/00	286000	2000	0	8	1989	3	37045	N	N	29204 202ND AV SE
5	721542	0800	05/31/01	289000	2010	0	8	1996	3	36933	N	N	29220 208TH CT SE
5	322206	9131	04/02/01	229950	2020	0	8	1978	3	54450	N	N	20316 SE 287TH ST
5	745981	0150	08/11/00	239950	2020	0	8	1978	3	29357	N	N	20916 SE 288TH PL
5	721542	0030	09/14/01	297500	2060	0	8	1994	3	34381	N	N	29024 200TH PL SE
5	405320	0802	08/18/00	329950	2080	0	8	1983	3	90169	N	N	30986 E LAKE MORTON DR SE
5	721540	0370	07/11/01	299950	2130	0	8	1990	3	38008	N	N	29603 201ST PL SE
5	948594	0700	01/19/01	275000	2130	1000	8	1983	3	36888	N	N	19230 SE 281ST PL
5	948591	0160	10/08/01	285000	2160	0	8	1978	3	131551	N	N	28621 192ND PL SE
5	745981	0010	05/22/00	315000	2250	0	8	1977	4	28632	N	N	28930 211TH AV SE
5	082106	9061	03/21/01	375000	2260	0	8	1987	3	217800	N	N	20304 SE 320TH ST
5	344410	0040	08/28/00	217500	2340	0	8	1966	4	54014	N	N	19923 SE 284TH ST
5	948595	0460	04/23/01	286500	2345	0	8	1985	3	41200	N	N	28002 187TH AV SE
5	721542	0250	11/16/01	340000	2370	0	8	1994	3	28077	N	N	20204 SE 290TH PL

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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
5	721542	0370	08/15/00	315000	2370	0	8	1996	3	30378	N	N	20607 SE 294TH WY
5	948595	1310	08/15/01	340000	2380	500	8	1986	3	45308	N	N	28210 187TH AV SE
5	062106	9225	02/27/01	399500	2380	1340	8	1997	3	213008	N	N	29615 196TH AV SE
5	012105	9145	08/24/01	344000	2390	0	8	1987	3	106286	N	N	17228 SE 298TH ST
5	948590	0080	07/21/00	255000	2390	0	8	1977	4	60984	N	N	18309 SE 284TH ST
5	948593	0200	06/22/01	279900	2400	0	8	1981	4	32881	N	N	28607 183RD CT SE
5	948592	0290	03/02/01	267000	2410	0	8	1978	4	36750	N	N	28335 185TH AV SE
5	745981	0020	05/05/00	327000	2420	0	8	1977	4	29744	N	N	28924 211TH AV SE
5	721542	0090	06/19/01	337500	2420	0	8	1993	3	36501	N	N	20030 SE 290TH PL
5	948591	0200	06/27/01	244500	2420	0	8	1977	4	42000	N	N	19316 SE 286TH ST
5	948591	0090	04/05/00	244500	2420	0	8	1977	4	31080	N	N	28620 192ND PL SE
5	948591	0020	04/10/00	234500	2430	0	8	1977	4	60112	N	N	19419 SE 286TH ST
5	721542	0880	03/15/00	290000	2440	0	8	1996	3	35916	N	N	20807 SE 293RD ST
5	721540	0250	04/05/00	294000	2460	0	8	1990	3	36252	N	N	19817 SE 296TH ST
5	721540	0380	06/29/00	304500	2480	0	8	1989	3	34013	N	N	29425 201ST PL SE
5	721540	0130	04/11/00	303000	2480	0	8	1989	3	35709	N	N	29405 199TH AV SE
5	948594	0080	05/22/01	308500	2500	0	8	1984	3	31269	N	N	28314 193RD AV SE
5	184260	0040	05/08/01	259000	2510	0	8	1978	4	13556	N	N	17516 SE 292ND PL
5	721540	0020	02/25/00	289000	2520	0	8	1989	3	35342	N	N	29136 201ST CT SE
5	721540	0020	01/03/00	288142	2520	0	8	1989	3	35342	N	N	29136 201ST CT SE
5	948594	0590	09/14/00	250000	2540	0	8	1983	3	28488	N	N	27818 193RD AV SE
5	721542	0680	06/23/00	297000	2540	0	8	1996	3	28029	N	N	20702 SE 291ST PL
5	948595	0300	03/28/00	282500	2550	0	8	1986	3	36178	N	N	28007 189TH AV SE
5	948594	0050	10/31/01	312950	2566	0	8	1981	3	52177	N	N	19345 SE 284TH ST
5	948594	0380	01/04/00	305000	2580	0	8	1985	4	35040	N	N	27639 195TH AV SE
5	948595	0160	09/18/01	299950	2590	0	8	1984	3	36183	N	N	19035 SE 281ST PL
5	721542	0050	07/18/01	342000	2620	0	8	1994	3	32800	N	N	29021 200TH PL SE
5	124940	0170	08/24/00	290000	2630	0	8	1987	3	18700	N	N	29725 174TH AV SE
5	122105	9198	06/25/01	280000	2690	0	8	1991	3	56217	N	N	17816 SE 313TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	721542	0910	06/12/00	298000	2720	0	8	1995	3	34945	N	N	20729 SE 293RD ST
5	948593	0110	04/26/01	273000	2720	0	8	1980	4	29832	N	N	18504 SE 287TH ST
5	721542	0380	03/21/00	308000	2870	0	8	1996	3	31952	N	N	20429 SE 294TH WY
5	721542	1070	01/22/01	345000	2890	0	8	1997	3	43676	N	N	20764 SE 295TH ST
5	258789	0400	07/14/00	312000	2900	0	8	1987	3	18900	N	N	17614 SE 291ST ST
5	948591	0040	12/07/01	376000	4200	0	8	1978	4	69696	N	N	28618 194TH AV SE
5	258789	0420	05/30/01	365000	2090	0	9	1980	3	21741	N	N	29002 176TH AV SE
5	398120	0880	05/25/01	309500	2160	0	9	1994	3	15970	Y	N	18138 SE 279TH PL
5	721541	0170	09/10/01	344900	2220	0	9	1991	3	36846	N	N	30307 201ST CT SE
5	948595	0970	12/13/00	379000	2230	1200	9	1985	3	36102	N	N	18330 SE 280TH ST
5	398120	0050	10/04/01	302000	2280	0	9	1990	3	19208	N	N	18017 SE 283RD CT
5	398120	0220	06/20/00	286500	2280	0	9	1990	3	13015	N	N	18018 SE 280TH PL
5	398120	0130	04/16/01	273500	2280	0	9	1989	3	15058	N	N	28126 180TH AV SE
5	398120	1010	06/08/00	278500	2400	0	9	1990	3	14433	N	N	17960 SE 281ST CT
5	398120	1060	03/09/00	286900	2410	0	9	1989	3	15292	N	N	28119 180TH AV SE
5	721541	0010	08/02/00	299000	2410	0	9	1994	3	79737	N	N	29802 201ST PL SE
5	721542	1030	02/18/00	300000	2430	0	9	1995	3	47041	N	N	20745 SE 295TH ST
5	911360	0010	09/07/00	265000	2440	0	9	1975	4	42000	N	N	32249 194TH AV SE
5	721541	0290	04/24/00	303000	2470	0	9	1990	3	35110	N	N	30117 198TH AV SE
5	398120	0740	07/13/01	329950	2480	0	9	1994	3	13659	N	N	18513 SE 277TH PL
5	258789	0290	07/28/00	550000	2500	0	9	1990	3	33071	N	N	17639 SE 292ND PL
5	258789	0290	02/03/00	538414	2500	0	9	1990	3	33071	N	N	17639 SE 292ND PL
5	721541	0270	10/18/01	341500	2540	0	9	1990	3	37243	N	N	30301 198TH CT SE
5	721541	0210	09/27/01	345000	2550	0	9	1991	3	35050	N	N	19829 SE 303RD ST
5	398120	0110	04/25/00	289990	2560	0	9	1989	3	18888	N	N	18008 SE 282ND CT
5	721541	0580	05/17/01	367900	2570	0	9	1991	3	34140	N	N	30232 199TH PL SE
5	398120	1000	11/17/01	323000	2580	0	9	1990	3	13665	N	N	17967 SE 280TH PL
5	721541	0200	11/13/00	340000	2620	0	9	1991	3	35100	N	N	19903 SE 303RD ST
5	398120	0250	07/28/00	299900	2620	0	9	1989	3	14096	Y	N	18009 SE 279TH PL

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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
5	398120	0730	11/26/00	350000	2630	0	9	1994	3	13257	N	N	18503 SE 277TH PL
5	405320	0926	12/11/00	320000	2700	0	9	1988	3	43252	N	N	19748 SE 316TH PL
5	398120	0060	02/16/01	309000	2710	0	9	1989	3	17017	N	N	18018 SE 283RD CT
5	721541	0370	06/27/00	309000	2720	0	9	1990	3	42810	N	N	19904 SE 300TH ST
5	948595	0370	07/19/00	340000	2730	0	9	1985	3	42075	N	N	28012 188TH AV SE
5	721541	0310	10/24/00	330000	2770	0	9	1990	3	50416	N	N	30029 198TH AV SE
5	948595	1490	04/29/01	329950	2780	0	9	1984	4	32604	N	N	28121 190TH AV SE
5	948595	0550	10/12/01	346000	2800	0	9	1983	4	59679	N	N	27726 190TH PL SE
5	948595	0550	07/07/00	339950	2800	0	9	1983	4	59679	N	N	27726 190TH PL SE
5	405320	1030	03/06/01	398500	2810	0	9	1990	3	74923	N	N	31021 W LAKE MORTON DR SE
5	721541	0570	08/29/00	362000	2830	0	9	1991	3	32428	N	N	20018 SE 303RD ST
5	911360	0290	07/30/01	405000	2840	0	9	1998	3	42000	N	N	32242 194TH AV SE
5	948594	0250	06/06/00	325000	2890	0	9	1983	3	47339	N	N	28012 194TH PL SE
5	398120	0290	11/28/00	334000	2890	0	9	1989	3	21304	N	N	27922 181ST CT SE
5	398120	0120	10/26/00	310000	2910	0	9	1989	3	12985	N	N	18004 SE 282ND CT
5	721541	0140	06/15/01	363500	2940	0	9	1992	3	35047	N	N	30302 201ST CT SE
5	398120	0800	06/27/01	360000	3090	0	9	1992	3	15970	N	N	27822 184TH CT SE
5	398120	0380	06/25/01	325900	3120	0	9	1990	3	17563	N	N	18403 SE 279TH PL
5	082106	9056	04/11/01	570000	3160	850	9	1991	3	217364	N	N	31806 200TH AV SE
5	398120	0840	04/04/00	335000	3160	0	9	1995	3	15043	Y	N	18306 SE 279TH PL
5	948595	1130	08/31/01	390000	3170	0	9	1983	3	41151	N	N	18421 SE 280TH ST
5	398120	0710	11/06/01	369000	3220	0	9	1991	3	13168	N	N	18423 SE 277TH PL
5	072106	9087	02/22/00	407000	3240	0	9	1991	3	108464	N	N	18611 SE 307TH LN
5	122105	9196	10/29/01	530000	3250	0	9	1996	3	209088	N	N	31516 176TH AV SE
5	398120	0680	10/16/01	381500	3260	0	9	1990	3	14555	Y	N	18317 SE 277TH PL
5	398120	0900	09/08/00	399000	3260	0	9	1997	3	11542	Y	N	18122 SE 279TH PL
5	172106	9002	09/19/00	494708	3370	0	9	2000	3	217800	N	N	20926 SE 322ND ST
5	258789	0340	05/04/01	410000	3530	0	9	1984	3	20166	N	N	17601 SE 291ST ST
5	398120	0670	02/23/00	355000	3834	0	9	1994	3	20359	N	N	18300 SE 277TH PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	948595	1150	05/17/01	425000	4010	0	9	1989	3	35020	N	N	28025 185TH PL SE
5	062106	9142	03/07/01	560000	4100	470	9	1965	4	98881	N	N	29426 179TH PL SE
5	172106	9074	07/27/00	394848	2417	0	10	2000	3	308404	N	N	20518 SE 322ND ST
5	948594	0520	07/17/01	350000	3160	0	10	1985	3	35461	N	N	19317 SE 277TH ST

**Vacant Sales Available to Develop the Valuation Model  
Area 58**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	022105	9007	09/01/00	67000	108900	N	N
4	112105	9008	10/12/01	150000	266151	N	N
4	112105	9010	09/25/00	131250	284011	N	N
4	112105	9019	03/05/01	126250	286189	N	N
4	112105	9046	11/10/00	90000	217800	Y	N
4	112105	9051	03/06/01	131250	272250	N	N
4	122105	9012	07/03/01	165000	280962	N	N
4	122105	9056	05/18/01	120000	236530	N	N
4	122105	9056	05/23/00	95000	236530	N	N
4	122105	9098	08/31/00	98325	171190	N	N
4	122105	9119	03/06/01	32600	14190	N	N
4	132105	9007	05/16/00	262500	1728896	N	N
4	132105	9024	06/02/00	105000	260053	N	N
4	132105	9133	05/16/00	262500	864448	N	N
4	142105	9016	10/09/01	115000	253519	N	N
4	142105	9057	04/20/01	100000	217800	N	N
4	142105	9058	11/27/01	120000	212573	N	N
4	142105	9059	10/10/00	110000	212573	N	N
4	142105	9061	02/28/00	120000	212573	N	N
4	142105	9084	01/26/01	128000	188179	N	N
4	142105	9085	09/22/01	99900	185565	N	N
4	192106	9021	12/11/00	52500	50094	N	N
4	192106	9058	12/11/00	52500	65775	N	N
4	202106	9076	03/08/01	127220	119790	Y	N
4	202106	9098	04/21/00	115000	105819	N	N
4	202576	0060	08/09/01	170000	26680	N	N
4	202576	0070	07/15/01	145000	28624	N	N
4	202576	0080	09/21/01	140000	25656	N	N
4	202576	0130	10/02/01	220000	23035	N	N
4	202576	0180	09/21/01	150000	27336	N	N
4	202576	0190	06/15/01	145000	22101	N	N
4	202576	0210	12/14/01	150250	24190	N	N
4	202576	0250	04/26/01	160000	22093	N	N
4	202576	0260	11/27/01	189500	29570	N	N
4	202576	0300	05/23/01	229000	23058	N	N
4	202576	0350	08/31/01	128750	38030	N	N
4	202576	0360	04/27/01	128750	26929	N	N
4	202576	0370	01/31/01	199000	23950	N	N
4	202576	0370	01/25/01	185000	23950	N	N
4	202576	0380	06/01/01	222500	21914	N	N
4	202576	0390	04/03/01	215000	23683	N	N
4	202576	0410	08/10/01	154500	24860	N	N
4	202576	0420	10/10/01	149000	24043	N	N
4	202580	0050	08/14/01	68000	39200	N	N
4	252105	9046	02/22/00	200000	443876	Y	N
4	574700	0010	06/13/01	165000	229749	N	N
4	574700	0020	06/12/01	166950	206221	N	N
4	574700	0060	07/16/01	149000	144614	N	N

**Sales Available for Annual Update Analysis  
Area 58  
(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	012105	9083	11/20/01	72000	218848	N	N
5	172106	9013	09/21/00	130000	181645	Y	N
5	172106	9059	10/04/00	140000	213880	N	N
5	172106	9067	12/07/01	145000	301870	N	N
5	172106	9079	02/06/01	140000	203861	N	N
5	182106	9058	11/05/01	119000	76026	N	N
5	258789	0380	05/03/01	135000	22683	N	N
5	258792	0040	08/07/00	115000	29700	N	N
5	258792	0200	09/06/00	110000	36400	N	N
5	322206	9111	01/10/01	64000	54885	N	N
5	405320	0743	07/26/00	15000	45302	N	N
5	405320	0788	05/02/00	50000	30588	N	N
5	911361	0040	08/29/01	70000	38000	N	N