

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Area 22 & 25 / Rainier Beach & Skyway

Previous Physical Inspection: 1999 (Rainier Beach) & 2000 (Skyway)

Sales - Improved Summary:

Number of Sales: 776

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$74,600	\$140,700	\$215,300	\$234,500	91.8%	11.88%
2004 Value	\$80,400	\$149,800	\$230,200	\$234,500	98.2%	11.67%
Change	+\$5,800	+\$9,100	+\$14,900		+6.4%	-0.21%
% Change	+7.8%	+6.5%	+6.9%		+7.0%	-1.77%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of **-0.21% and -1.77%** represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales 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 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$80,500	\$144,800	\$225,300
2004 Value	\$87,000	\$154,200	\$241,200
Percent Change	+8.1%	+6.5%	+7.1%

Number of one to three unit residences in the Population: 8357

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. A total of 776 improved waterfront (10) and non-waterfront (766) sales were used in the analysis. The analysis result for this area indicated different approaches for improved waterfront and non-waterfront parcels.

Improved Non-waterfront: The analysis results for the non-waterfront improved parcels showed that a characteristic-based variable needed to be included in the update formula in order to improve uniformity of assessments throughout the area. For instance, homes coded in good condition had a higher average ratio (assessed value/sales price) than other homes, so the formula adjusts these properties downward thus improving equalization.

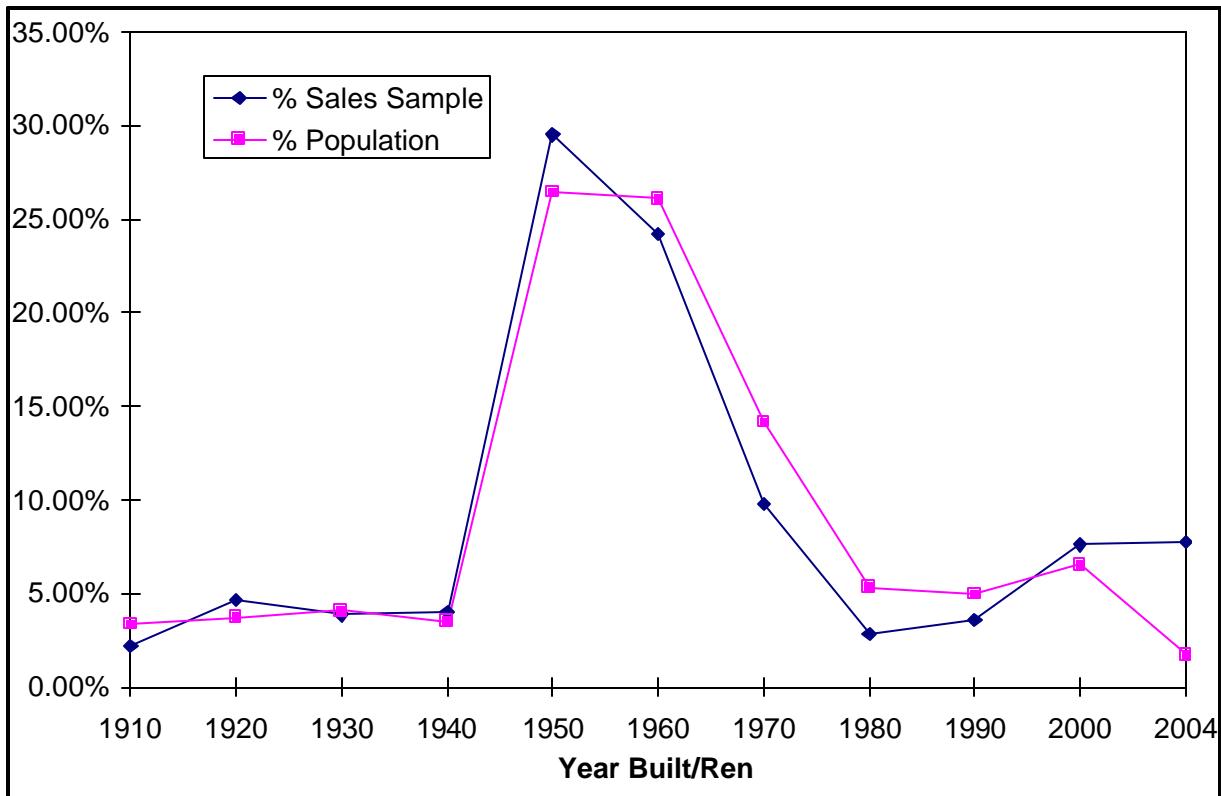
Improved Waterfront: The analysis results for the waterfront improved parcels showed that an overall adjustment to the total value needed to be included in the update for this area to improve uniformity of assessments throughout the area. For instance, homes located on waterfront in this area had a lower average ratio (assessed value/sales price) than other properties, so the formula adjusts these properties upward thus improving equalization. Due to the fact Area 22 is a physical inspection area for next year and property characteristics will be reviewed in the field at that time, a conservative approach to adjusting the values was used.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	17	2.19%
1920	36	4.64%
1930	30	3.87%
1940	31	3.99%
1950	229	29.51%
1960	188	24.23%
1970	76	9.79%
1980	22	2.84%
1990	28	3.61%
2000	59	7.60%
2004	60	7.73%
	776	

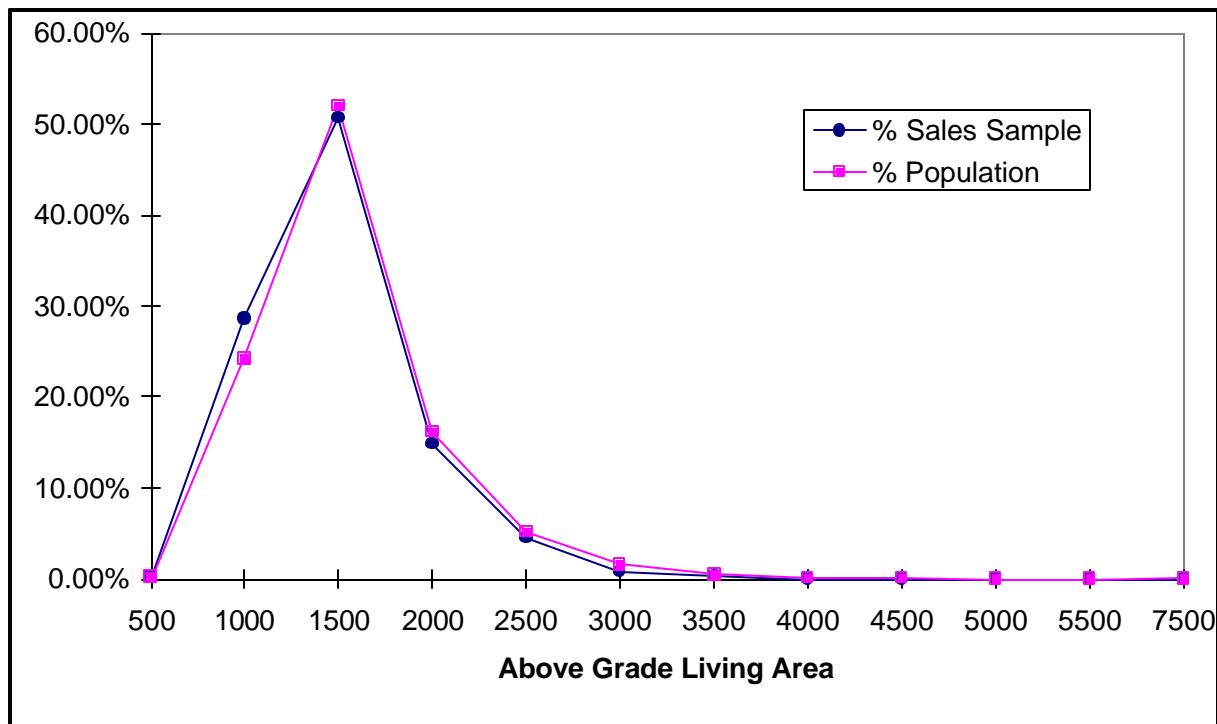
Population		
Year Built/Ren	Frequency	% Population
1910	284	3.40%
1920	311	3.72%
1930	340	4.07%
1940	295	3.53%
1950	2210	26.44%
1960	2182	26.11%
1970	1185	14.18%
1980	445	5.32%
1990	416	4.98%
2000	545	6.52%
2004	144	1.72%
	8357	



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

Sales Sample Representation of Population - Above Grade Living Area

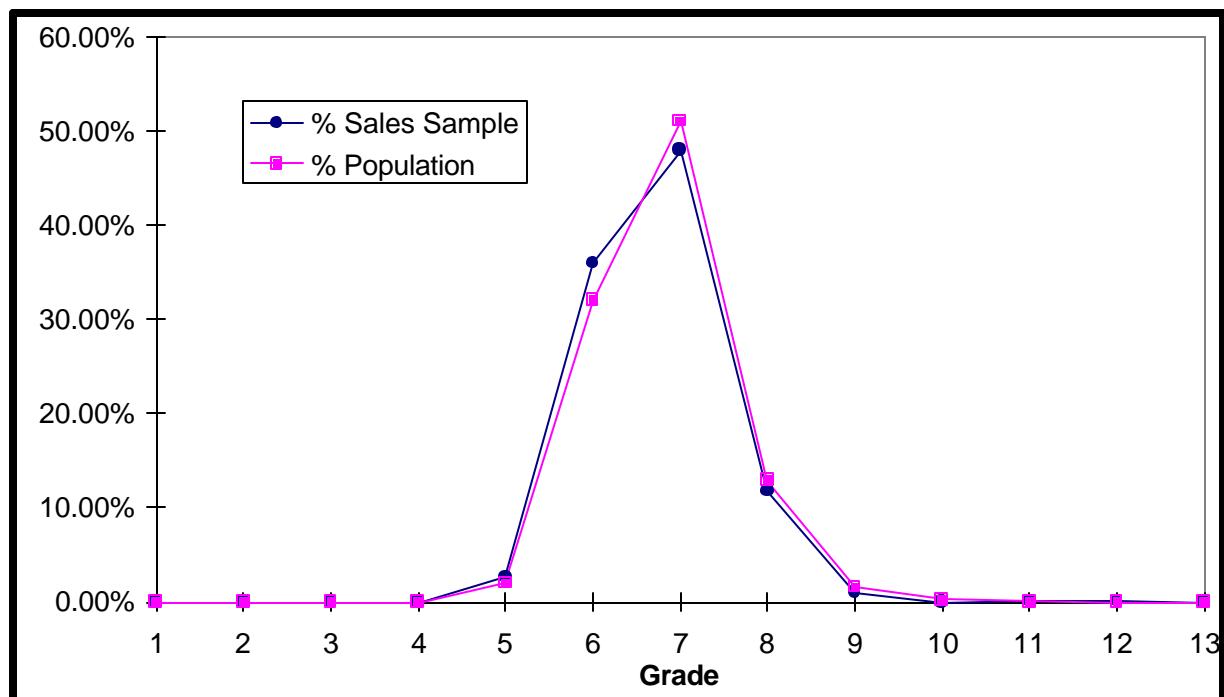
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.26%	500	18	0.22%
1000	222	28.61%	1000	2023	24.21%
1500	393	50.64%	1500	4343	51.97%
2000	115	14.82%	2000	1348	16.13%
2500	35	4.51%	2500	432	5.17%
3000	6	0.77%	3000	131	1.57%
3500	3	0.39%	3500	41	0.49%
4000	0	0.00%	4000	10	0.12%
4500	0	0.00%	4500	7	0.08%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	4	0.05%
	776			8357	



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.

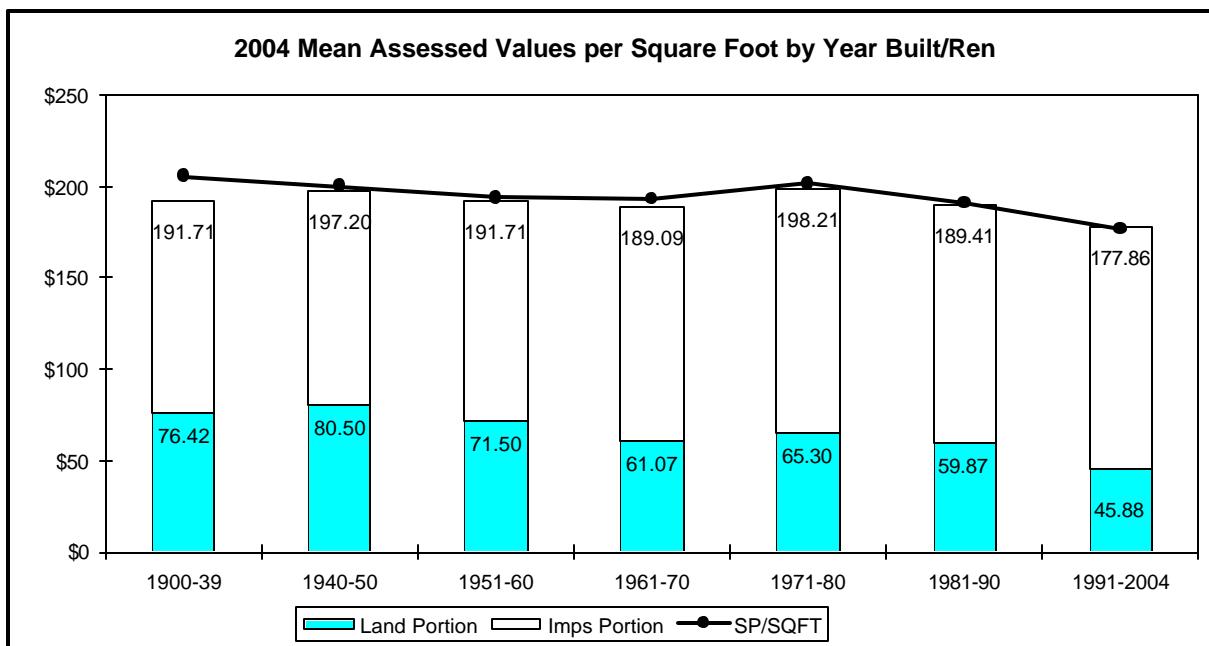
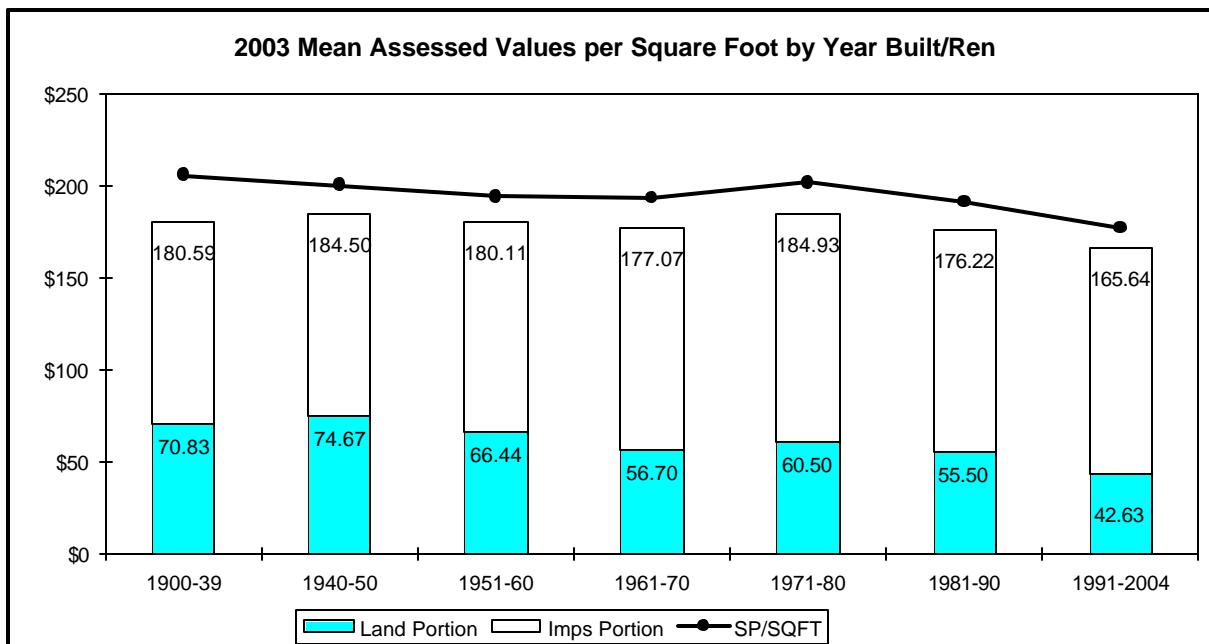
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	21	2.71%	5	166	1.99%
6	280	36.08%	6	2681	32.08%
7	373	48.07%	7	4272	51.12%
8	92	11.86%	8	1081	12.94%
9	8	1.03%	9	131	1.57%
10	0	0.00%	10	22	0.26%
11	1	0.13%	11	2	0.02%
12	1	0.13%	12	1	0.01%
13	0	0.00%	13	1	0.01%
776			8357		



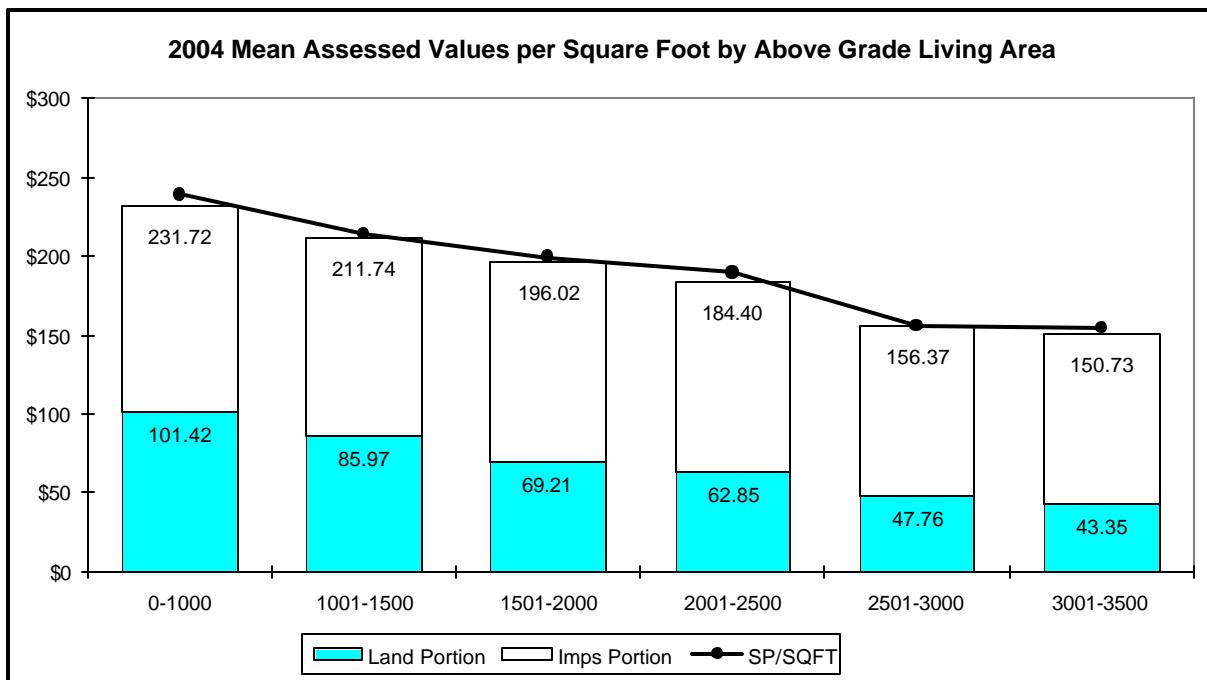
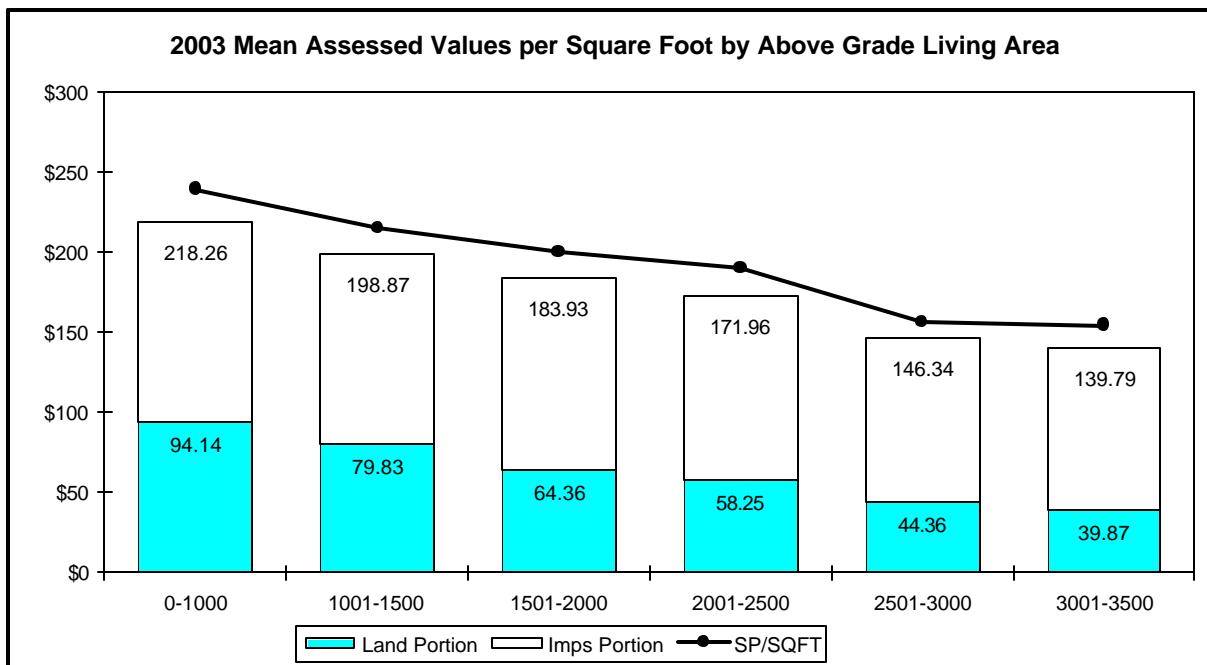
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



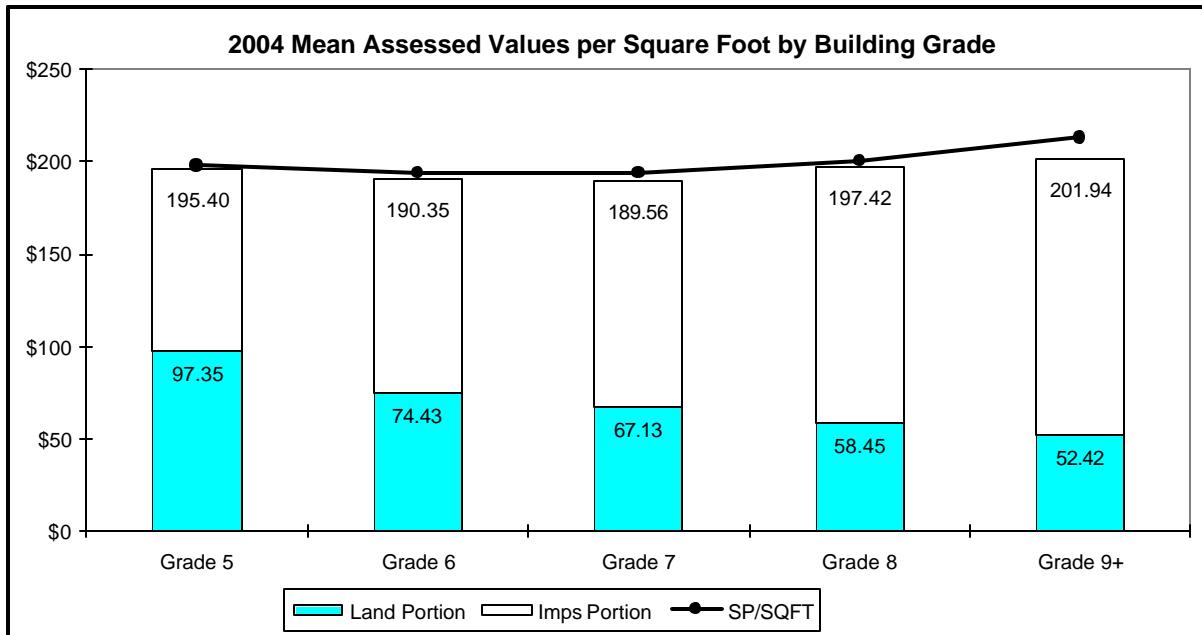
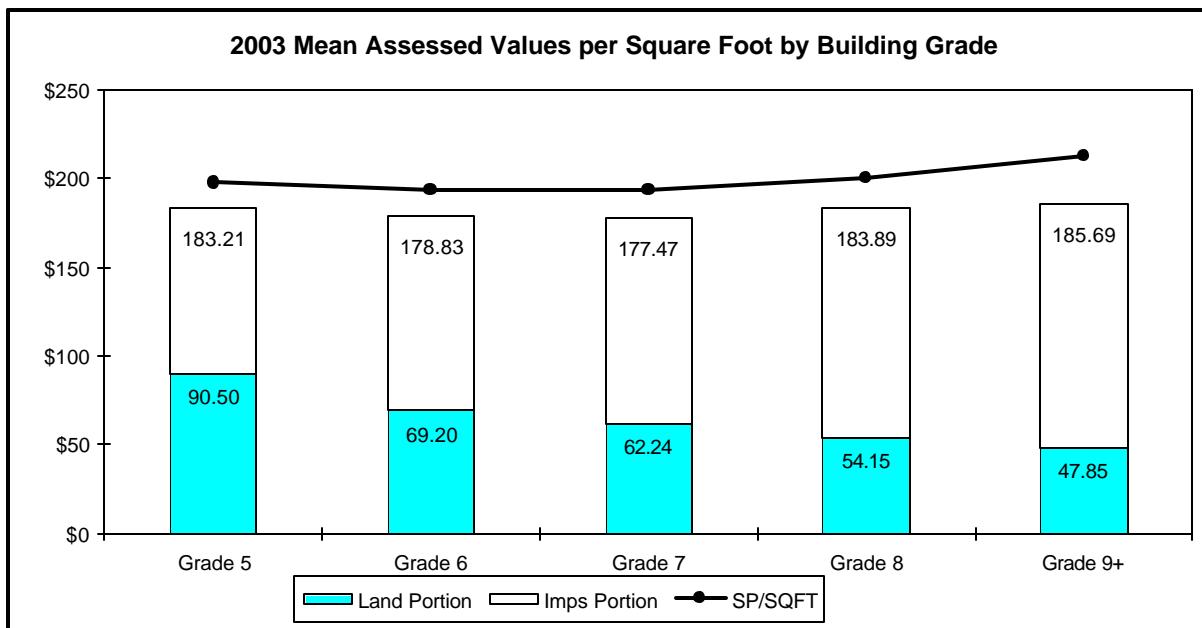
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 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 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 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 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 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. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 28 useable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved waterfront and non-waterfront parcels, two separate overall market adjustments were derived. The adjustment for non-waterfront and waterfront land values will be:

Non-Waterfront

2004 Land Value = 2003 Land Value x 1.082, with the result rounded down to the next \$1,000.

Or

Waterfront

2004 Land Value = 2003 Land Value x 1.12, 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 776 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. The analysis results for this area indicated different approaches for improved non-waterfront and improved waterfront parcels should be included in the update formula in order to improve the uniformity of assessments throughout the area.

Improved Non-Waterfront

The analysis results for the *non-waterfront* improved parcels showed that a characteristic -based variable needed to be included in the update formula in order to improve uniformity of assessments throughout the area. For instance, homes coded in good condition had a higher average ratio (assessed value/sales price) than other homes, so the formula adjusts these properties downward thus improving equalization.

The derived adjustment formula for improved non-waterfront parcels is:

2004 Total Value = 2003 Total Value / {0.9303831+ (0.07549106 if located in Area 22, non-waterfront in good condition)}

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

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

Improved Waterfront

The analysis results for the *waterfront* improved parcels showed that no individual or combination of characteristic -based and neighborhood-based variables for waterfront parcels required specific adjustment. Rather, the overall average ratio (assessed value/sales price) indicated that an overall adjustment to the total value needed to be included in the update for this area in order to improve uniformity of assessments throughout the area. For instance, homes located on waterfront in this area had a lower average ratio (assessed value/sales price) than other properties, so the formula adjusts these properties upward thus improving equalization.

The derived adjustment formula for improved waterfront parcels is:

2004 Total Value = 2003 Total Value *1.12

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

2004 Improvements Value = 2004 Total Value minus 2004 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 (2004 Land Value + Previous Improvement Value *1.065)
 - *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”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.065).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If imp count=1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If no real property mobile home and no principal building and no accy (Imp Value no Data)
New Land Value + (Previous Imps Value* 1.065) = New Total Value
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value *1.065, with results rounded down to the next \$1,000

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 22 & 25 Annual Update Model Adjustments

2004 Total Value = 2003 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.

Non-Waterfront Properties

Overall (if no other adjustments apply)

7.48%

Area22GoodCond	Yes
% Adjustment	-8.07%

Comments

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

An improved non-waterfront parcel in Area 22 in Good condition would *approximately* receive a -0.58% downward adjustment (7.48% - 8.07%). There are 51 sales and 495 in the population.

91% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 22 & 25 Annual Update Model Adjustments

2004 Total Value = 2003 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.

Waterfront Properties

Area 22Waterfront	Yes
% Adjustment	12.00%

Comments

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

Area 22 Waterfront parcels were at a lower assessment level than non-waterfront parcels. Therefore, improved waterfront parcels will receive an overall upward adjustment of 12%. There are 10 sales and 178 in the population.

91% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

**Area 22 Waterfront receives a total adjustment of 12% (overall of 7.48% does not apply).

Area 22 & 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.982.

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	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	21	0.923	0.985	6.7%	0.912	1.059
6	280	0.925	0.986	6.5%	0.972	0.999
7	373	0.919	0.981	6.8%	0.969	0.993
8	92	0.914	0.982	7.4%	0.962	1.002
9	8	0.871	0.943	8.2%	0.832	1.053
11	1	0.769	0.826	7.5%	N/A	N/A
12	1	0.887	0.993	11.9%	N/A	N/A
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1939	108	0.876	0.930	6.3%	0.901	0.960
1940-1950	235	0.923	0.987	6.9%	0.974	1.000
1951-1960	188	0.928	0.989	6.6%	0.973	1.005
1961-1970	76	0.916	0.978	6.8%	0.955	1.001
1971-1980	22	0.919	0.987	7.5%	0.922	1.053
1981-1990	28	0.905	0.975	7.7%	0.929	1.021
1991-2004	119	0.933	1.003	7.5%	0.983	1.022
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	5	0.730	0.781	7.0%	0.517	1.046
Average	667	0.917	0.985	7.4%	0.976	0.993
Good	92	0.940	0.970	3.3%	0.948	0.992
Very Good	12	0.889	0.960	8.0%	0.875	1.046
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	583	0.918	0.980	6.8%	0.971	0.989
1.5	99	0.912	0.973	6.7%	0.946	1.000
2	93	0.930	0.999	7.4%	0.974	1.025
3	1	0.720	0.806	12.0%	N/A	N/A

Area 22 & 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.982.

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

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

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-1000	224	0.921	0.980	6.4%	0.965	0.994
1001-1500	393	0.914	0.978	7.0%	0.966	0.989
1501-2000	115	0.937	1.001	6.9%	0.981	1.022
2001-2500	35	0.926	0.996	7.6%	0.951	1.041
2501-3000	6	0.830	0.891	7.4%	0.728	1.055
3001-3500	3	0.857	0.943	10.0%	0.662	1.223
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	572	0.928	0.990	6.7%	0.981	0.999
Y	204	0.898	0.964	7.4%	0.947	0.981
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	766	0.924	0.986	6.7%	0.978	0.994
Y	10	0.790	0.884	11.9%	0.820	0.948
Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
22	348	0.912	0.972	6.5%	0.959	0.984
25	428	0.923	0.990	7.2%	0.979	1.001
Area Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
22-2	48	0.948	1.016	7.3%	0.983	1.049
22-3	137	0.901	0.961	6.7%	0.942	0.981
22-4	29	0.846	0.926	9.5%	0.870	0.983
22-5	134	0.939	0.984	4.8%	0.965	1.004
25-1	161	0.926	0.993	7.2%	0.977	1.009
25-2	267	0.922	0.989	7.3%	0.974	1.004

Area 22 & 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.982.

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

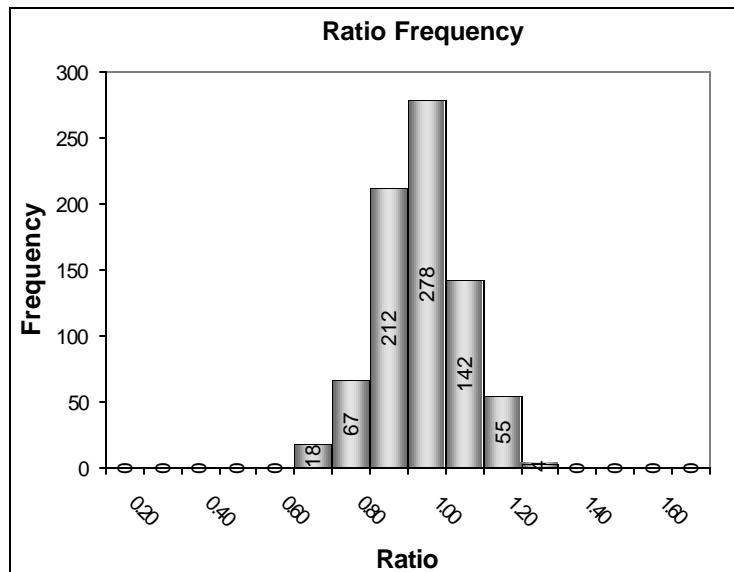
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	15	0.872	0.954	9.4%	0.876	1.032
3000-5000	86	0.930	0.993	6.8%	0.966	1.020
5001-8000	449	0.921	0.983	6.8%	0.973	0.994
8001-12000	168	0.917	0.982	7.1%	0.965	0.999
12001-16000	28	0.940	0.997	6.1%	0.941	1.054
16000-20001	14	0.870	0.927	6.6%	0.851	1.004
20000-30001	4	0.941	1.010	7.3%	0.851	1.169
30001-43560	7	0.885	0.949	7.3%	0.868	1.030
> 1 Acre	5	0.806	0.865	7.2%	0.569	1.161
Area 22 Good Cond Non-Wft	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	725	0.913	0.981	7.4%	0.972	0.990
Y	51	0.999	0.990	-0.9%	0.962	1.018

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central / Team 2	Lien Date: 01/01/2003	Date of Report: 6/7/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Beach & Skyway	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 776			
Mean Assessed Value	215,300		
Mean Sales Price	234,500		
Standard Deviation AV	68,865		
Standard Deviation SP	86,356		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.933		
Median Ratio	0.931		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.638		
Highest ratio:	1.213		
Coefficient of Dispersion	9.43%		
Standard Deviation	0.111		
Coefficient of Variation	11.88%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.920		
Upper limit	0.941		
95% Confidence: Mean			
Lower limit	0.926		
Upper limit	0.941		
SAMPLE SIZE EVALUATION			
N (population size)	8357		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	776		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	394		
# ratios above mean:	382		
Z:	0.431		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



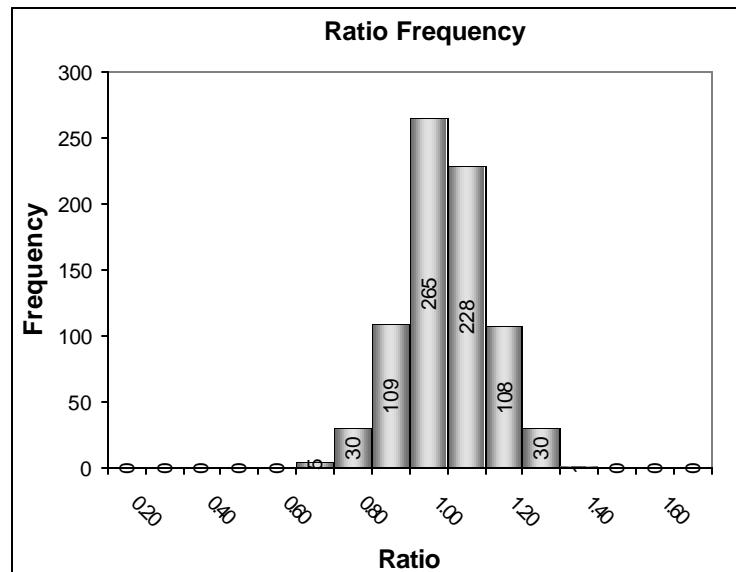
COMMENTS:

1 to 3 Unit Residences throughout Area 22 & 25

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central / Team 2	Lien Date: 01/01/2004	Date of Report: 6/7/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Beach & Skyway	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 776			
Mean Assessed Value	230,200		
Mean Sales Price	234,500		
Standard Deviation AV	76,369		
Standard Deviation SP	86,356		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.996		
Median Ratio	0.993		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.683		
Highest ratio:	1.302		
Coefficient of Dispersion	9.28%		
Standard Deviation	0.116		
Coefficient of Variation	11.67%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.984		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	8357		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	22		
Actual sample size:	776		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	396		
# ratios above mean:	380		
Z:	0.574		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

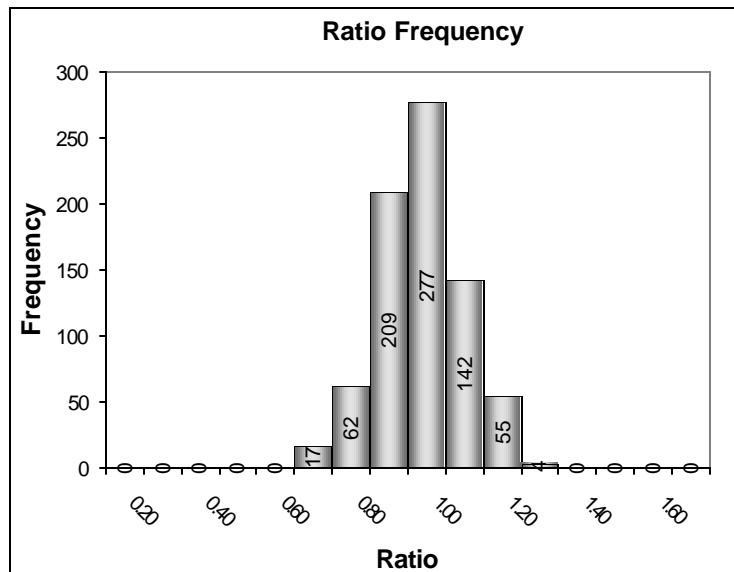
1 to 3 Unit Residences throughout Area 22 & 25

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

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central / Team 2	Lien Date: 01/01/2003	Date of Report: 6/15/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Beach & Skyway	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 766			
Mean Assessed Value	210,400		
Mean Sales Price	227,700		
Standard Deviation AV	49.991		
Standard Deviation SP	60.036		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.935		
Median Ratio	0.933		
Weighted Mean Ratio	0.924		
UNIFORMITY			
Lowest ratio	0.638		
Highest ratio:	1.213		
Coefficient of Dispersion	9.34%		
Standard Deviation	0.110		
Coefficient of Variation	11.76%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.923		
Upper limit	0.942		
95% Confidence: Mean			
Lower limit	0.928		
Upper limit	0.943		
SAMPLE SIZE EVALUATION			
N (population size)	8179		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	766		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	391		
# ratios above mean:	375		
Z:	0.578		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



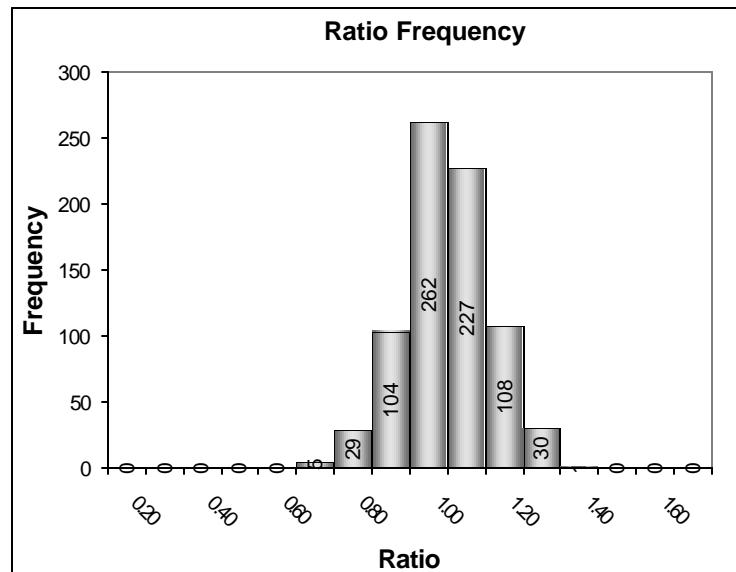
COMMENTS:

1 to 3 Unit Residences throughout Area 22 & 25
(Non-Waterfront)

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central / Team 2	Lien Date: 01/01/2004	Date of Report: 6/15/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Beach & Skyway	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 766			
Mean Assessed Value	224,500		
Mean Sales Price	227,700		
Standard Deviation AV	53.830		
Standard Deviation SP	60.036		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.994		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.683		
Highest ratio:	1.302		
Coefficient of Dispersion	9.23%		
Standard Deviation	0.116		
Coefficient of Variation	11.60%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.984		
Upper limit	1.005		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	8179		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	21		
Actual sample size:	766		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	391		
# ratios above mean:	375		
Z:	0.578		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



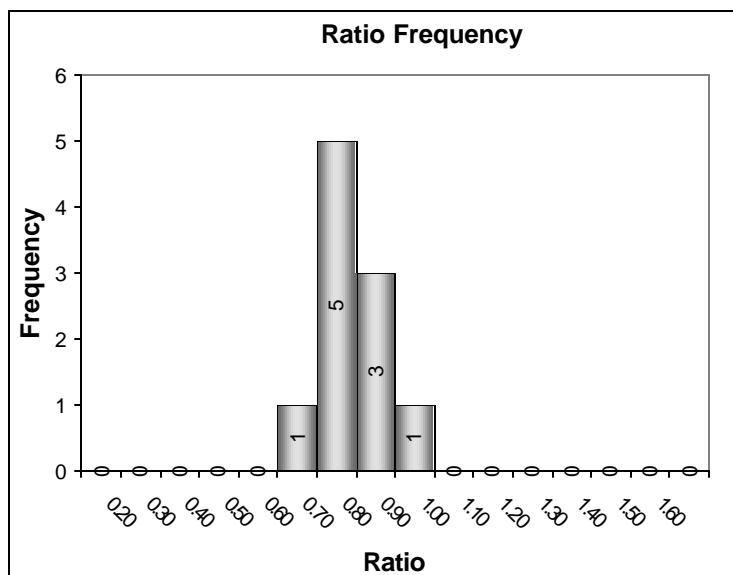
COMMENTS:

1 to 3 Unit Residences throughout Area 22 & 25
(Non-Waterfront)

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2003	Date of Report: 6/15/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Beach and Skyway	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 10			
Mean Assessed Value	594,800		
Mean Sales Price	753,000		
Standard Deviation AV	183.985		
Standard Deviation SP	182.233		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.785		
Median Ratio	0.777		
Weighted Mean Ratio	0.790		
UNIFORMITY			
Lowest ratio	0.655		
Highest ratio:	0.913		
Coefficient of Dispersion	8.09%		
Standard Deviation	0.080		
Coefficient of Variation	10.18%		
Price Related Differential (PRD)	0.993		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.716		
Upper limit	0.887		
95% Confidence: Mean			
Lower limit	0.735		
Upper limit	0.834		
SAMPLE SIZE EVALUATION			
N (population size)	178		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.080		
Recommended minimum:	10		
Actual sample size:	10		
Conclusion:	Small Sample		
NORMALITY			
Binomial Test			
# ratios below mean:	5		
# ratios above mean:	5		
Z:	0.000		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



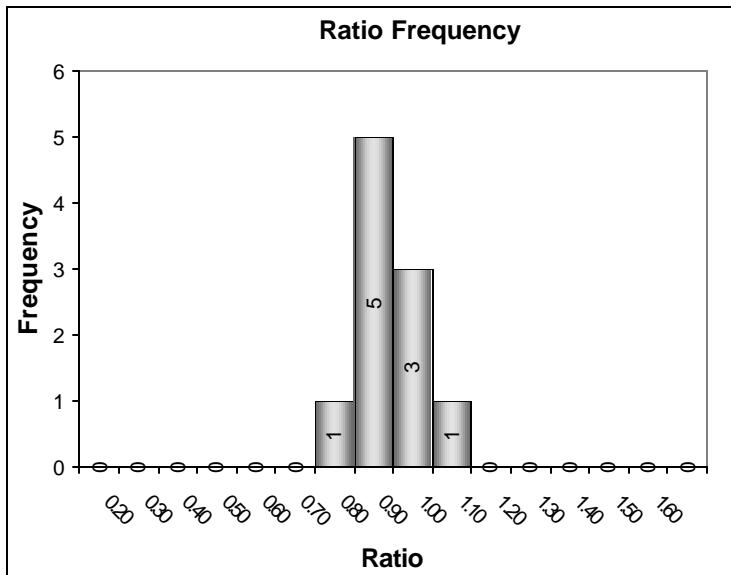
COMMENTS:

1 to 3 Unit Residences throughout Area 22 & 25
(Waterfront)

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2004	Date of Report: 6/15/2004	Sales Dates: 1/2002 - 12/2003
Area Rainier Beach and Skyway	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 10			
Mean Assessed Value	665,700		
Mean Sales Price	753,000		
Standard Deviation AV	205,921		
Standard Deviation SP	182,233		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.878		
Median Ratio	0.870		
Weighted Mean Ratio	0.884		
UNIFORMITY			
Lowest ratio	0.732		
Highest ratio:	1.021		
Coefficient of Dispersion	8.08%		
Standard Deviation	0.089		
Coefficient of Variation	10.18%		
Price Related Differential (PRD)	0.993		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.802		
Upper limit	0.993		
95% Confidence: Mean			
Lower limit	0.823		
Upper limit	0.933		
SAMPLE SIZE EVALUATION			
N (population size)	178		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.089		
Recommended minimum:	13		
Actual sample size:	10		
Conclusion:	Small sample		
NORMALITY			
Binomial Test			
# ratios below mean:	5		
# ratios above mean:	5		
Z:	0.000		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 22 & 25
(Waterfront)

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. |

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
25	001	018500	0115	9/18/02	\$79,900	660	0	5	1942	2	6110	N	N	12028 56TH PL S	
25	001	758020	0450	5/20/03	\$150,000	670	0	5	1946	3	11250	N	N	12743 RENTON AV S	
25	001	112304	9031	4/3/02	\$110,000	1060	0	5	1949	3	19318	N	N	11659 66TH LN S	
25	001	787840	0027	11/17/03	\$165,000	1320	0	5	1942	3	12000	Y	N	12821 70TH AV S	
25	001	217200	0848	7/25/03	\$139,000	540	0	6	1951	3	12000	N	N	5942 S LANGSTON RD	
25	001	214370	0535	11/4/02	\$170,000	580	580	6	1999	3	9560	N	N	811 SW LANGSTON RD	
25	001	768960	0780	8/6/03	\$182,000	670	0	6	1943	3	7860	N	N	7211 S 127TH ST	
25	001	781280	1205	1/17/03	\$138,500	700	0	6	1952	3	6048	N	N	11905 RENTON AV S	
25	001	214370	0940	3/20/02	\$169,950	700	0	6	1946	3	9840	Y	N	713 SW 3RD PL	
25	001	142304	9020	9/13/02	\$181,000	700	290	6	1943	3	6578	Y	N	13110 66TH AV S	
25	001	142304	9020	4/23/03	\$187,000	700	290	6	1943	3	6578	Y	N	13110 66TH AV S	
25	001	768960	0590	8/20/03	\$135,000	710	0	6	1943	3	9480	N	N	7021 S 126TH ST	
25	001	768960	0395	7/15/03	\$177,000	710	0	6	1943	3	7315	N	N	7008 S 126TH ST	
25	001	768960	0295	9/24/02	\$136,000	710	0	6	1943	3	7954	N	N	7243 S 125TH ST	
25	001	781320	0005	5/30/03	\$176,000	720	0	6	1944	3	6405	N	N	7005 S 120TH PL	
25	001	396930	0175	12/9/02	\$155,000	720	0	6	1943	2	7920	N	N	12633 74TH PL S	
25	001	768960	0600	7/9/02	\$171,700	730	0	6	1943	3	7620	N	N	7009 S 126TH ST	
25	001	214480	0100	9/26/03	\$170,000	770	0	6	1950	4	7000	N	N	12821 78TH AV S	
25	001	768960	0305	7/17/02	\$140,000	780	0	6	1943	3	8340	N	N	7231 S 125TH ST	
25	001	781320	0190	6/18/03	\$192,000	790	500	6	1944	4	6050	N	N	12030 70TH AV S	
25	001	781280	1930	8/21/03	\$195,000	790	120	6	1944	3	6000	N	N	6917 S 124TH ST	
25	001	781280	1580	11/4/02	\$140,000	790	0	6	1944	3	7316	N	N	12045 70TH AV S	
25	001	781280	1320	12/30/02	\$137,500	790	0	6	1944	3	6000	N	N	6808 S 120TH PL	
25	001	768960	0915	7/9/03	\$142,000	790	0	6	1944	3	8965	N	N	12620 74TH AV S	
25	001	781280	1650	2/4/02	\$169,000	810	0	6	1944	3	6050	N	N	12042 69TH AV S	
25	001	768960	0575	11/24/03	\$184,500	810	0	6	1943	5	8340	N	N	7039 S 126TH ST	
25	001	781320	0085	7/31/03	\$189,500	820	500	6	1944	3	6630	N	N	7033 S 120TH PL	
25	001	781280	1550	3/27/02	\$174,950	820	0	6	1944	3	6944	N	N	12021 70TH AV S	
25	001	781280	1390	4/1/02	\$182,000	830	340	6	1945	3	6240	N	N	7008 S 120TH PL	
25	001	132304	9065	9/30/02	\$165,830	840	0	6	1959	3	8340	N	N	13445 81ST AV S	

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	001	768960	0410	12/3/03	\$185,000	850	0	6	1943	3	7200	N	N	7026 S 126TH ST
25	001	801360	0060	8/13/02	\$298,980	860	430	6	1942	3	45738	Y	N	7265 S 135TH ST
25	001	768960	0355	3/27/03	\$163,000	860	0	6	1959	3	7200	N	N	7035 S 125TH ST
25	001	182305	9030	3/7/03	\$160,000	860	0	6	1952	3	6534	Y	N	402 SW LANGSTON RD
25	001	781280	1300	5/7/03	\$159,500	870	0	6	1944	3	6600	N	N	12061 RENTON AV S
25	001	214370	0730	7/22/03	\$199,950	870	410	6	1940	3	6000	N	N	325 THOMAS AV SW
25	001	781280	1695	10/20/03	\$164,000	890	0	6	1944	3	6120	N	N	6811 S 120TH PL
25	001	214370	0106	11/19/03	\$210,000	900	0	6	1911	3	24081	Y	N	252 EARLINGTON AV SW
25	001	094900	0045	8/23/02	\$283,000	900	0	6	1939	3	46278	N	N	6720 S 124TH ST
25	001	427990	0161	11/27/02	\$186,000	910	550	6	1972	3	6520	N	N	11402 61ST AV S
25	001	112304	9156	8/27/02	\$149,950	920	0	6	1949	3	10638	N	N	11651 66TH LN S
25	001	039900	0045	6/12/02	\$143,100	940	0	6	1954	3	6270	N	N	6040 S 118TH PL
25	001	214370	0276	6/12/02	\$192,000	960	0	6	1956	3	6120	Y	N	343 STEVENS AV SW
25	001	039900	0150	8/22/02	\$177,500	960	0	6	1953	4	8442	N	N	6006 S 119TH ST
25	001	781320	0030	9/19/02	\$163,340	970	0	6	1944	3	5992	N	N	12023 70TH PL S
25	001	396930	0145	12/17/02	\$165,000	970	0	6	1943	3	11696	N	N	7439 S 127TH ST
25	001	214480	0180	7/16/03	\$165,000	970	0	6	1953	3	13000	N	N	7834 S 130TH ST
25	001	214370	0595	7/30/02	\$189,000	970	0	6	1949	3	10809	N	N	224 POWELL AV SW
25	001	768960	0205	9/26/02	\$168,000	1000	0	6	1943	4	10020	N	N	12506 69TH AV S
25	001	768960	0310	5/15/03	\$182,000	1010	0	6	1943	3	9780	N	N	7225 S 125TH ST
25	001	788720	0116	3/6/03	\$172,000	1040	0	6	1956	3	7200	N	N	6423 S LANGSTON RD
25	001	000140	0034	9/18/03	\$186,000	1040	0	6	1958	3	31305	N	N	7217 S 133RD ST
25	001	214480	0152	9/3/02	\$210,000	1050	600	6	1957	3	17600	N	N	12838 78TH AV S
25	001	768960	0245	11/22/02	\$162,000	1070	0	6	1943	3	7920	N	N	12554 69TH AV S
25	001	768960	0245	6/18/02	\$189,000	1070	0	6	1943	3	7920	N	N	12554 69TH AV S
25	001	214370	0205	8/14/02	\$175,000	1080	0	6	1913	3	7560	Y	N	608 SW 3RD PL
25	001	768960	0790	1/27/03	\$180,000	1090	0	6	1943	3	7739	N	N	7201 S 127TH ST
25	001	781280	1745	5/12/03	\$165,000	1110	0	6	1944	3	6050	N	N	12047 69TH AV S
25	001	217140	0086	9/17/03	\$227,900	1120	0	6	1948	3	12500	Y	N	12017 62ND AV S
25	001	214480	0206	7/8/03	\$198,500	1140	0	6	1938	3	9480	N	N	8036 S 130TH ST
25	001	781320	0025	3/7/03	\$140,000	1150	0	6	1944	3	6318	N	N	12019 70TH PL S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	001	112304	9055	7/24/03	\$213,000	1170	0	6	1943	3	11550	N	N	12028 64TH AV S
25	001	039900	0060	3/7/02	\$171,400	1180	0	6	1954	3	6115	N	N	6022 S 118TH PL
25	001	781280	1585	5/10/02	\$166,000	1190	0	6	1944	3	7623	N	N	12049 70TH AV S
25	001	768960	0910	10/31/02	\$149,500	1200	0	6	1944	3	8690	N	N	12616 74TH PL S
25	001	781280	1365	9/19/03	\$180,000	1210	0	6	1945	3	7290	N	N	6922 S 120TH PL
25	001	217140	0176	8/6/02	\$230,000	1220	120	6	1921	3	50094	Y	N	12246 BEACON AV S
25	001	182305	9072	9/12/02	\$190,000	1220	0	6	1950	3	9438	N	N	209 LIND AV SW
25	001	018500	0080	10/14/03	\$184,000	1220	0	6	1943	3	21100	Y	N	12217 56TH PL S
25	001	768960	0340	10/20/03	\$170,850	1240	0	6	1943	3	7200	N	N	7051 S 125TH ST
25	001	781280	1690	12/12/02	\$178,000	1260	0	6	1944	4	7200	N	N	6805 S 120TH PL
25	001	396930	0115	3/8/02	\$179,950	1310	0	6	1943	3	8880	N	N	12721 76TH AV S
25	001	214370	1260	12/16/02	\$207,200	1310	500	6	1948	3	5800	Y	N	380 STEVENS AV SW
25	001	781280	1645	10/24/03	\$187,600	1320	0	6	1944	3	6050	N	N	12046 69TH AV S
25	001	781280	1325	1/8/03	\$179,500	1320	0	6	1944	3	6000	N	N	6812 S 120TH PL
25	001	214370	0777	5/1/03	\$195,000	1340	0	6	1946	3	5000	N	N	1001 SW 3RD PL
25	001	018500	0105	4/28/03	\$225,000	1340	300	6	1941	3	22100	Y	N	12033 56TH PL S
25	001	781280	1770	3/4/02	\$179,000	1360	0	6	1944	3	6375	N	N	12063 69TH AV S
25	001	788720	0110	12/16/03	\$181,000	1380	0	6	1956	3	7225	N	N	12916 64TH AV S
25	001	781320	0135	4/19/03	\$162,500	1380	0	6	1944	3	6954	N	N	12049 71ST AV S
25	001	781320	0100	10/21/02	\$175,950	1390	0	6	1944	3	6975	N	N	12011 71ST AV S
25	001	214480	0915	12/15/03	\$289,000	1410	800	6	1914	3	56192	N	N	13265 89TH AV S
25	001	781320	0095	3/17/03	\$180,000	1460	0	6	1944	3	6946	N	N	12005 71ST AV S
25	001	781280	1290	12/31/03	\$185,000	1690	0	6	1944	3	6600	N	N	12049 RENTON AV S
25	001	787840	0029	12/23/03	\$203,000	1890	1440	6	1908	3	13940	Y	N	12820 70TH AV S
25	001	039900	0355	4/17/02	\$185,000	910	0	7	1952	3	7643	N	N	11915 64TH AV S
25	001	214370	0070	7/9/02	\$195,400	920	100	7	1945	3	7800	Y	N	330 STEVENS AV SW
25	001	214480	0887	10/20/03	\$192,650	960	960	7	1955	3	27700	N	N	13248 RENTON AV S
25	001	214480	0330	8/22/03	\$213,000	1010	0	7	1957	4	9000	N	N	13027 80TH AV S
25	001	039900	0271	12/16/02	\$219,745	1020	1020	7	1957	3	6000	N	N	6015 S 119TH ST
25	001	758020	0486	6/20/03	\$240,000	1030	500	7	1954	3	8500	N	N	12744 76TH AV S
25	001	214480	0311	4/19/02	\$210,000	1040	1040	7	1960	3	14659	N	N	8031 S 130TH ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	001	018500	0161	5/21/02	\$195,000	1060	720	7	1957	3	7800	N	N	12250 56TH PL S
25	001	039920	0220	12/10/02	\$200,000	1080	690	7	1959	3	7000	N	N	6035 S 117TH PL
25	001	214480	0102	8/11/03	\$245,000	1090	680	7	1956	3	10220	N	N	12811 78TH AV S
25	001	683320	0055	3/19/02	\$206,000	1100	1100	7	1960	3	8528	N	N	5737 S 121ST ST
25	001	781250	0280	9/26/03	\$260,000	1125	590	7	2000	3	5709	N	N	12258 58TH PL S
25	001	677800	0090	9/27/02	\$190,000	1130	840	7	1979	3	6030	N	N	12630 60TH AV S
25	001	780610	0010	10/11/02	\$220,000	1140	420	7	1962	3	6580	N	N	7125 S 128TH ST
25	001	427990	0220	11/7/03	\$234,000	1150	470	7	1966	3	6000	N	N	11425 61ST AV S
25	001	039920	0135	5/12/03	\$185,000	1170	600	7	1963	3	6500	N	N	6227 S 117TH ST
25	001	039920	0175	8/27/02	\$204,000	1190	450	7	1957	3	6408	N	N	11719 62ND AV S
25	001	427990	0190	11/4/03	\$230,000	1200	580	7	1964	3	6000	N	N	11449 61ST AV S
25	001	039920	0205	8/21/02	\$225,000	1200	910	7	1960	3	7000	N	N	6211 S 117TH PL
25	001	039900	0350	7/28/03	\$190,000	1200	0	7	1952	3	7500	N	N	6234 S 120TH ST
25	001	670640	0020	4/22/03	\$231,000	1210	860	7	1967	3	7565	N	N	11917 64TH PL S
25	001	000140	0039	9/10/03	\$251,000	1210	1210	7	1955	3	15552	N	N	7205 S 133RD ST
25	001	788720	0270	1/28/02	\$249,000	1220	630	7	2001	3	5410	N	N	6454 S LANGSTON RD
25	001	039920	0150	4/1/03	\$223,000	1250	500	7	1961	3	6400	N	N	11609 62ND AV S
25	001	214480	0375	8/15/02	\$225,000	1260	670	7	1965	3	9900	N	N	7616 S LANGSTON RD
25	001	780600	0175	8/20/03	\$267,950	1270	1270	7	1959	3	7954	Y	N	7017 S 130TH ST
25	001	214480	0327	6/10/02	\$202,000	1270	0	7	1970	3	7200	N	N	13028 80TH AV S
25	001	039920	0010	11/24/03	\$179,000	1270	0	7	1961	3	6614	N	N	6237 S 116TH ST
25	001	779840	0030	2/21/02	\$220,000	1280	700	7	1963	3	6006	N	N	12634 61ST PL S
25	001	018500	0173	11/15/02	\$186,250	1290	0	7	1955	4	7800	N	N	12278 56TH PL S
25	001	217140	0050	9/19/03	\$286,000	1300	890	7	2003	3	17768	N	N	12029 BEACON AV S
25	001	781320	0150	10/23/03	\$175,000	1320	0	7	1944	3	7480	N	N	7004 S 124TH ST
25	001	039900	0300	6/25/02	\$250,000	1320	720	7	1957	3	6996	N	N	11815 60TH AV S
25	001	039900	0300	12/22/03	\$275,000	1320	720	7	1957	3	6996	N	N	11815 60TH AV S
25	001	683320	0045	10/27/03	\$290,000	1360	500	7	1957	3	12675	N	N	5615 S 120TH ST
25	001	298880	0057	7/7/02	\$242,800	1360	860	7	1969	3	10200	Y	N	7641 S 134TH ST
25	001	427990	0390	10/29/03	\$223,500	1370	460	7	1978	3	9934	N	N	11433 60TH AV S
25	001	182305	9109	10/9/02	\$231,000	1370	140	7	1941	3	10420	Y	N	312 SW LANGSTON RD

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	001	788720	0195	9/26/02	\$260,000	1410	930	7	1981	3	8100	N	N	12836 65TH AV S
25	001	214370	0277	8/12/03	\$279,000	1410	700	7	1929	3	12240	N	N	335 STEVENS AV SW
25	001	112304	9166	11/24/03	\$245,000	1410	890	7	1961	3	9490	N	N	6443 S 112TH ST
25	001	217140	0221	1/11/03	\$240,000	1420	0	7	1955	3	20000	N	N	12015 64TH AV S
25	001	739040	0027	7/18/03	\$249,000	1430	1430	7	1961	3	9636	Y	N	7460 S 129TH ST
25	001	768960	0890	5/28/03	\$175,000	1460	0	7	1954	3	7800	N	N	12534 74TH AV S
25	001	780540	0190	9/3/03	\$225,000	1480	0	7	1999	3	2729	N	N	11530 62ND AV S
25	001	780540	0170	3/7/02	\$226,000	1480	0	7	1999	3	3414	N	N	11522 62ND AV S
25	001	214370	0100	9/18/03	\$275,000	1500	400	7	1938	3	6600	N	N	507 SW LANGSTON RD
25	001	039900	0296	10/30/03	\$224,950	1500	0	7	1957	3	9910	N	N	11819 60TH AV S
25	001	039920	0105	4/29/03	\$265,000	1510	1200	7	1956	3	6500	N	N	6214 S 117TH PL
25	001	217140	0217	4/1/02	\$175,950	1520	0	7	1959	3	7000	N	N	12023 64TH AV S
25	001	788720	0125	2/14/03	\$255,000	1540	740	7	1963	3	7965	N	N	12928 64TH AV S
25	001	298880	0170	9/17/03	\$269,000	1540	800	7	1955	3	30595	Y	N	7655 S 135TH ST
25	001	780540	0160	7/28/03	\$233,500	1610	0	7	1999	3	2699	N	N	11518 62ND AV S
25	001	780540	0150	5/15/02	\$230,000	1610	0	7	1999	3	2520	N	N	11514 62ND AV S
25	001	780540	0130	2/5/03	\$228,000	1610	0	7	1999	3	2520	N	N	11506 62ND AV S
25	001	780540	0020	3/28/03	\$228,000	1690	0	7	1999	3	3355	N	N	11573 62ND AV S
25	001	781250	0170	10/24/03	\$244,000	1697	0	7	2000	3	4366	N	N	5819 S 122ND ST
25	001	392660	0060	4/29/02	\$226,000	1700	0	7	1991	3	7531	N	N	331 OAKESDALE AV SW
25	001	788720	0204	2/11/02	\$240,000	1710	0	7	2001	3	5086	N	N	6446 S LANGSTON RD
25	001	788720	0205	12/2/02	\$238,000	1710	0	7	2001	3	4611	N	N	6468 S LANGSTON RD
25	001	182305	9144	4/22/02	\$240,000	1780	0	7	1949	3	11169	Y	N	406 SW LANGSTON RD
25	001	677800	0020	12/17/02	\$212,000	1980	0	7	1969	3	6720	N	N	6030 S 127TH PL
25	001	214480	0755	7/11/03	\$250,000	2000	0	7	1915	3	36946	N	N	8200 S 134TH ST
25	001	781250	0200	12/9/03	\$268,000	2300	0	7	2000	3	3896	N	N	5837 S 122ND ST
25	001	132304	9074	5/9/02	\$264,000	1190	860	8	2002	3	4000	N	N	1090 SW 3RD PL
25	001	214370	0575	11/14/03	\$318,000	1200	870	8	2003	3	7200	N	N	220 POWELL AV SW
25	001	112304	9213	12/5/02	\$255,000	1210	820	8	1998	3	6925	N	N	12032 64TH PL S
25	001	683320	0050	11/17/03	\$268,125	1220	670	8	1967	3	8446	N	N	5749 S 121ST ST
25	001	788290	0110	4/22/03	\$230,000	1380	350	8	1988	3	9180	N	N	212 OAKESDALE AV SW

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	001	418790	0250	10/25/02	\$265,000	1560	900	8	1960	3	8742	N	N	6414 S 127TH PL
25	001	780600	0085	4/29/02	\$340,000	1660	1300	8	1973	3	8300	Y	N	7029 S 129TH PL
25	001	214480	0450	2/10/03	\$220,000	1670	0	8	1958	3	11066	N	N	7854 S 132ND ST
25	001	788290	0050	8/26/02	\$250,000	1690	0	8	1988	3	7644	N	N	256 OAKESDALE AV SW
25	001	677800	0010	4/14/03	\$276,700	2390	0	8	2000	3	7000	N	N	6036 S 127TH PL
25	001	182305	9009	4/22/03	\$313,000	2446	0	8	1999	3	13500	Y	N	HAYES PL SW
25	001	298880	0010	4/23/02	\$399,950	2970	900	8	1987	4	33075	Y	N	13422 80TH AV S
25	002	420440	0334	11/15/02	\$110,000	450	0	5	1950	3	10735	N	N	214 NW 2ND ST
25	002	420440	0334	12/5/03	\$124,000	450	0	5	1950	3	10735	N	N	214 NW 2ND ST
25	002	204580	0325	12/16/03	\$125,000	540	0	5	1928	3	4860	N	N	10499 DIXON DR S
25	002	426820	0040	6/12/03	\$165,000	1030	0	5	1943	3	9429	N	N	8814 S 121ST ST
25	002	118000	3325	4/17/03	\$179,990	1080	0	5	1920	3	6000	N	N	8502 S 118TH ST
22	002	334840	0980	11/26/02	\$100,000	1160	0	5	1952	3	8550	Y	N	5005 S 114TH ST
25	002	118000	5410	2/19/02	\$135,500	690	0	6	1919	3	6000	N	N	8500 S 121ST ST
25	002	118000	4660	9/18/02	\$190,000	710	0	6	1903	3	3000	N	N	8414 S 120TH ST
25	002	118000	2615	5/15/03	\$139,997	710	0	6	1948	3	3000	N	N	8502 S 117TH PL
25	002	118000	1115	10/10/02	\$227,200	720	0	6	1923	4	6000	N	N	8540 S 115TH PL
22	002	681060	0035	4/22/02	\$158,550	730	0	6	1947	3	6490	N	N	10223 51ST AV S
22	002	681060	0030	10/7/02	\$162,000	730	0	6	1948	3	7257	N	N	10216 BEACON AV S
25	002	758020	0095	8/7/03	\$144,888	740	0	6	1943	4	4500	N	N	7818 S 125TH ST
25	002	420240	0245	2/27/02	\$155,000	740	400	6	1935	3	4000	N	N	462 LIND AV NW
25	002	381000	0465	11/3/03	\$175,500	760	370	6	1943	3	5522	N	N	8044 S 118TH ST
25	002	118000	8290	7/22/02	\$189,950	770	0	6	1951	3	7600	N	N	8554 S 124TH ST
25	002	118000	5400	2/11/03	\$152,500	770	0	6	1948	3	6000	N	N	8508 S 121ST ST
25	002	118000	2320	9/30/02	\$180,000	780	0	6	1920	3	6000	N	N	8421 S 117TH ST
25	002	781280	1190	2/12/03	\$225,000	790	0	6	1944	4	6615	N	N	11910 RENTON AV S
25	002	781280	0995	7/25/02	\$196,000	790	0	6	1944	3	5985	N	N	12069 75TH AV S
25	002	781280	0490	7/29/02	\$172,500	790	790	6	1944	3	6875	N	N	7421 S 118TH PL
25	002	781280	0315	6/17/03	\$174,900	790	0	6	1944	3	8075	N	N	11632 74TH AV S
25	002	781280	0250	9/23/03	\$164,000	790	0	6	1944	4	8625	N	N	7476 S 118TH PL
25	002	118000	4530	8/28/02	\$146,000	790	0	6	1948	3	6000	N	N	8508 S 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	118000	5900	4/28/03	\$274,900	791	360	6	1943	3	9000	Y	N	8222 S 122ND ST
25	002	420440	0040	4/12/02	\$139,950	800	0	6	1960	3	7700	N	N	8722 S 122ND ST
25	002	118000	4435	1/16/03	\$170,000	800	0	6	1952	3	3000	N	N	11903 87TH AV S
25	002	765760	0015	7/29/03	\$165,000	810	0	6	1944	3	7125	N	N	12016 76TH AV S
25	002	405880	1945	9/9/03	\$218,400	810	810	6	1945	4	7920	N	N	10819 RUSTIC RD S
25	002	781280	1185	12/24/02	\$180,000	820	140	6	1944	3	6484	N	N	11914 RENTON AV S
25	002	781280	1055	2/27/03	\$165,000	820	820	6	1944	4	6405	N	N	12052 RENTON AV S
25	002	781280	0990	8/27/03	\$180,500	820	100	6	1944	3	5985	N	N	12065 75TH AV S
25	002	781280	0620	6/18/02	\$157,500	820	200	6	1944	3	6380	N	N	7408 S 120TH ST
25	002	118000	0650	3/5/03	\$178,000	830	0	6	1908	3	7525	N	N	8408 S 114TH ST
25	002	118000	5890	5/12/03	\$164,800	840	0	6	1951	3	3000	N	N	8232 S 122ND ST
25	002	781280	0020	3/10/03	\$140,000	850	0	6	1944	3	6050	N	N	7424 S 116TH ST
25	002	809360	0005	4/1/02	\$160,000	860	0	6	1958	3	6426	N	N	260 MAPLE AV NW
25	002	758020	0090	8/30/02	\$179,950	860	0	6	1943	3	7382	N	N	7808 S 125TH ST
25	002	118000	2560	7/30/02	\$177,500	860	0	6	1930	3	6000	N	N	8536 S 117TH PL
25	002	118000	1640	4/16/02	\$158,500	900	120	6	1924	4	6000	N	N	8518 S 116TH ST
25	002	781280	0275	2/11/03	\$169,950	910	0	6	1944	3	6500	N	N	7450 S 118TH PL
25	002	405880	1900	5/24/02	\$239,000	910	680	6	1945	5	6875	Y	N	10619 RUSTIC RD S
25	002	118000	3185	3/28/03	\$175,000	910	0	6	1940	3	6200	N	N	8535 S 117TH PL
25	002	405820	0465	4/18/02	\$263,550	930	340	6	1943	4	7080	Y	N	10946 FOREST AV S
25	002	405880	1145	8/5/02	\$154,500	940	0	6	1948	3	4734	N	N	11067 WOODLEY AV S
25	002	214480	0875	3/26/03	\$163,000	940	300	6	1908	3	14100	N	N	13264 RENTON AV S
25	002	118000	2670	9/4/03	\$170,000	940	0	6	1930	3	7000	N	N	8722 S 117TH PL
25	002	118000	0725	5/28/02	\$194,000	940	0	6	1956	3	4300	N	N	8435 S 114TH ST
22	002	103500	0115	9/11/03	\$193,000	940	300	6	1924	3	9888	N	N	9704 BEACON AV S
25	002	405880	1065	5/28/02	\$160,000	950	0	6	1942	3	5700	N	N	11125 CORNELL AV S
25	002	405820	0700	2/26/03	\$247,000	960	140	6	1951	3	5150	Y	N	7919 S LAKERIDGE DR
25	002	163760	0025	3/1/02	\$172,000	960	0	6	1969	3	9900	N	N	8232 S 128TH ST
25	002	928280	1545	4/18/02	\$176,500	980	0	6	1942	5	6000	N	N	7821 S 114TH ST
25	002	781280	0710	8/16/02	\$163,500	1010	0	6	1944	4	6350	N	N	12025 76TH AV S
25	002	547680	0150	10/9/03	\$280,000	1010	0	6	1912	3	17157	N	N	4925 S 107TH ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	420240	0030	11/22/02	\$197,000	1010	400	6	1938	4	9600	N	N	650 STEVENS AV NW
25	002	118000	3265	9/16/02	\$140,000	1010	0	6	1920	3	3000	N	N	8536 S 118TH ST
25	002	765700	0590	2/15/02	\$168,000	1020	0	6	1944	3	7860	N	N	12203 78TH AV S
25	002	072305	9060	1/16/02	\$166,000	1030	0	6	1989	3	4840	N	N	12427 87TH AV S
22	002	785860	0075	12/23/02	\$178,000	1040	0	6	1956	3	9780	N	N	4653 S COOPER ST
25	002	118000	1375	6/17/03	\$224,950	1040	0	6	1938	3	6000	N	N	8425 S 115TH PL
25	002	420440	0176	6/18/02	\$234,500	1050	390	6	1918	3	4595	N	N	357 LIND AV NW
25	002	758020	0150	4/25/02	\$165,000	1060	0	6	1943	3	10323	N	N	7660 S 126TH ST
25	002	405880	2275	6/26/02	\$174,600	1060	360	6	1948	3	4800	N	N	11041 LAKERIDGE DR S
25	002	381000	0390	5/13/03	\$228,500	1070	500	6	1933	3	11250	N	N	8231 S 116TH ST
25	002	118000	0790	4/17/03	\$181,500	1070	0	6	1944	3	6000	N	N	8408 S 115TH ST
25	002	781280	0400	4/29/03	\$160,500	1080	180	6	1944	3	6050	N	N	7218 S 116TH ST
25	002	381000	0055	10/24/03	\$180,000	1090	0	6	1920	3	7680	N	N	11315 84TH AV S
25	002	118000	7230	6/6/03	\$257,700	1110	0	6	1943	3	10680	Y	N	8211 S 123RD ST
25	002	118000	0610	4/18/02	\$189,000	1110	0	6	1942	4	6450	N	N	8430 S 114TH ST
25	002	420440	0201	1/21/02	\$177,500	1120	0	6	1948	3	7797	N	N	321 TAYLOR AV NW
25	002	765700	0290	6/14/02	\$205,500	1140	0	6	1947	3	7467	N	N	12017 78TH AV S
25	002	118000	1235	8/19/03	\$189,500	1140	0	6	1932	4	4500	N	N	8429 S 115TH ST
25	002	118000	5460	9/4/03	\$172,250	1150	0	6	1943	3	6000	N	N	8527 S 121ST ST
25	002	405820	0865	11/19/03	\$270,950	1190	400	6	1942	3	7260	Y	N	10828 FOREST AV S
25	002	928280	1970	7/11/03	\$289,950	1210	0	6	1943	3	6000	Y	N	7907 S 112TH ST
25	002	420440	0184	10/24/03	\$220,000	1210	0	6	1921	2	11875	N	N	323 LIND AV NW
25	002	381000	0470	6/3/02	\$235,000	1210	0	6	1930	3	10409	Y	N	11711 82ND AV S
25	002	118000	1580	6/19/02	\$226,000	1220	0	6	1943	3	6600	N	N	8548 S 116TH ST
25	002	765760	0115	1/29/03	\$170,000	1230	0	6	1944	3	7260	N	N	12216 76TH AV S
25	002	758020	0110	11/6/03	\$170,000	1240	0	6	1941	4	10875	N	N	12411 79TH AV S
25	002	405880	0180	5/16/03	\$231,500	1240	0	6	1953	3	6900	Y	N	10610 WOODLEY AV S
25	002	118000	5655	12/17/03	\$214,500	1240	820	6	1941	3	5500	N	N	8431 S 121ST ST
25	002	765760	0175	4/1/02	\$187,700	1250	0	6	1944	3	7200	N	N	12233 77TH AV S
25	002	118000	0565	1/3/03	\$250,000	1250	0	6	1925	3	3000	Y	N	8425 S 113TH ST
25	002	765700	0250	11/4/03	\$197,000	1260	0	6	1944	3	7524	N	N	12056 77TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	420440	0010	5/22/03	\$239,900	1260	0	6	1939	3	9100	N	N	12100 87TH AV S
25	002	118000	8105	10/1/03	\$325,000	1260	1200	6	1942	3	15000	Y	N	12323 85TH AV S
25	002	928280	1940	1/25/02	\$279,950	1270	240	6	1943	4	6000	Y	N	7823 S 112TH ST
25	002	781280	0470	1/23/03	\$148,000	1270	0	6	1944	3	7125	N	N	7220 S 120TH ST
25	002	765760	0195	8/26/03	\$188,750	1340	0	6	1944	3	7260	N	N	12209 77TH AV S
25	002	765700	0090	3/1/02	\$162,950	1340	0	6	1943	3	8319	N	N	12007 80TH AV S
25	002	032304	9114	1/28/03	\$175,000	1380	0	6	1951	3	5700	N	N	5003 S ROXBURY ST
25	002	214480	0765	9/3/03	\$185,000	1400	0	6	1999	3	54732	N	N	8505 S 132ND ST
25	002	118000	1220	6/28/02	\$250,000	1400	0	6	1930	3	5145	N	N	8423 S 115TH ST
22	002	032304	9201	7/30/02	\$190,300	1400	350	6	1947	3	7700	Y	N	9759 BEACON AV S
22	002	032304	9201	2/21/03	\$215,000	1400	350	6	1947	3	7700	Y	N	9759 BEACON AV S
25	002	765700	0520	3/1/03	\$184,000	1430	0	6	1944	3	7920	N	N	12222 77TH AV S
25	002	420240	0159	5/16/02	\$215,000	1470	260	6	1948	4	4000	N	N	503 LIND AV NW
25	002	381000	0236	2/11/02	\$257,000	1510	0	6	1919	3	12144	N	N	8209 S 114TH ST
25	002	765760	0120	5/9/03	\$199,800	1520	0	6	1944	3	7260	N	N	12222 76TH AV S
25	002	781280	0185	1/13/03	\$195,950	1540	0	6	1944	3	10150	N	N	7427 S 116TH PL
25	002	118000	4515	1/18/02	\$186,000	1540	0	6	1948	3	9000	N	N	8516 S 120TH ST
25	002	118000	4650	5/23/03	\$219,000	1544	0	6	1999	3	6000	N	N	8420 S 120TH ST
25	002	118000	1255	9/22/03	\$197,000	1600	0	6	1920	4	6000	N	N	8439 S 115TH ST
25	002	118000	3306	9/23/02	\$200,000	1610	0	6	1942	4	5500	N	N	8514 S 118TH ST
25	002	781280	0960	10/11/02	\$205,000	1650	0	6	1944	3	5985	N	N	12037 75TH AV S
25	002	163760	0065	4/4/03	\$264,950	1660	250	6	1936	5	15525	N	N	8214 S 128TH ST
25	002	781280	0245	4/3/03	\$199,900	1700	0	6	1944	3	6675	N	N	11809 76TH AV S
25	002	118000	2515	3/5/03	\$239,900	1720	0	6	1969	3	6000	N	N	11713 87TH AV S
25	002	118000	2045	5/28/02	\$177,200	1750	0	6	1972	3	6000	N	N	11619 87TH AV S
25	002	204580	0050	6/18/02	\$245,000	800	0	7	1946	4	7200	Y	N	10437 RAINIER AV S
25	002	928280	0215	7/24/02	\$200,000	830	430	7	1952	4	6000	Y	N	7609 S 113TH ST
25	002	405820	0980	7/20/03	\$235,000	860	200	7	1942	3	7200	Y	N	7728 S LAKERIDGE DR
25	002	118000	1570	7/14/03	\$230,000	860	0	7	1977	3	6000	Y	N	11535 87TH AV S
25	002	405880	2215	8/24/03	\$175,000	870	870	7	1943	3	8460	N	N	10842 CRESTWOOD DR S
25	002	928280	1630	6/12/02	\$175,000	880	880	7	1952	3	6000	N	N	7844 S 114TH ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	956480	0080	8/6/03	\$209,950	890	890	7	1955	3	12294	N	N	309 NW 6TH ST
25	002	405880	1856	9/25/03	\$208,500	920	0	7	1950	3	7339	N	N	10640 RUSTIC RD S
25	002	405820	0525	9/18/02	\$206,000	920	0	7	1950	3	6396	N	N	8008 S LAKERIDGE DR
25	002	405820	0520	5/13/02	\$192,100	920	0	7	1950	3	6292	N	N	8014 S LAKERIDGE DR
25	002	809360	0070	6/21/02	\$189,000	940	700	7	1962	3	6625	Y	N	306 NW 2ND PL
25	002	405820	1105	1/6/02	\$223,000	940	0	7	1950	3	5720	Y	N	7710 S MISSION DR
25	002	405820	1065	5/15/03	\$234,000	940	0	7	1942	3	6550	Y	N	7735 S LAKERIDGE DR
25	002	405820	1265	5/21/03	\$209,500	960	0	7	1954	3	6720	N	N	11124 WOODWARD AV S
25	002	405820	1250	6/3/02	\$199,950	960	0	7	1950	3	6720	N	N	11110 WOODWARD AV S
25	002	405880	0785	10/10/03	\$200,000	970	0	7	1949	3	7140	Y	N	7533 S LAKERIDGE DR
25	002	118000	4980	6/25/03	\$189,000	980	0	7	1947	3	6120	N	N	12007 84TH AV S
25	002	405880	1830	6/5/02	\$310,000	990	990	7	1972	3	6300	Y	N	10615 CORNELL AV S
25	002	405880	1490	2/5/03	\$287,000	990	700	7	1953	3	7424	Y	N	7030 S LAKERIDGE DR
22	002	212270	0097	12/20/03	\$165,000	990	0	7	1960	3	7547	Y	N	9118 SPEAR PL S
25	002	204540	0240	12/18/03	\$298,000	990	400	7	1938	4	11688	Y	N	10401 RAINIER AV S
25	002	405880	1980	6/27/03	\$180,000	1000	0	7	1954	3	8400	N	N	10659 CORNELL AV S
25	002	405880	1385	3/11/02	\$227,500	1000	500	7	1951	3	7021	Y	N	10753 CRESTWOOD DR S
25	002	405820	1140	7/10/03	\$254,000	1000	700	7	1951	3	7502	Y	N	7750 S MISSION DR
25	002	318560	0010	9/4/03	\$172,500	1000	0	7	1952	3	6750	N	N	316 TAYLOR AV NW
25	002	956480	0145	9/18/03	\$168,000	1010	0	7	1954	3	6597	N	N	211 NW 5TH ST
25	002	405880	1915	6/18/02	\$217,000	1010	800	7	1953	3	6592	N	N	10637 RUSTIC RD S
25	002	405880	1820	2/5/02	\$225,000	1010	600	7	1954	3	7072	Y	N	10612 RUSTIC RD S
22	002	785860	0110	6/24/02	\$219,000	1030	520	7	1962	3	9600	N	N	4601 S COOPER ST
25	002	405820	0410	3/25/02	\$225,000	1040	0	7	1951	3	6200	Y	N	10803 DIXON DR S
25	002	118000	7275	4/2/03	\$292,500	1040	720	7	1989	3	6000	Y	N	8229 S 123RD ST
25	002	118000	4935	9/12/02	\$260,000	1040	800	7	1954	2	6000	Y	N	8231 S 120TH ST
25	002	118000	0925	5/13/03	\$255,000	1040	0	7	1974	3	6000	N	N	8534 S 115TH ST
25	002	405820	1015	6/27/03	\$320,000	1050	400	7	1943	4	7380	Y	N	7725 S SUNNYCREST RD
25	002	174260	0005	6/17/03	\$244,555	1050	800	7	1955	3	7575	N	N	8004 S 113TH ST
22	002	918820	0360	7/22/02	\$208,500	1060	1050	7	1963	3	5800	N	N	9357 BEACON AV S
25	002	405820	0920	7/7/03	\$265,000	1060	800	7	1953	3	4940	Y	N	10819 FOREST AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	002	032304	9148	7/8/03	\$224,000	1060	600	7	1967	3	9234	N	N	4801 A S ROXBURY ST
22	002	322620	0120	10/18/02	\$239,950	1070	700	7	1953	3	6900	Y	N	9218 SPEAR PL S
25	002	420240	0275	3/8/02	\$180,000	1080	620	7	1978	3	4000	N	N	410 LIND AV NW
22	002	414430	0085	1/23/03	\$279,500	1080	650	7	1988	3	8206	N	N	4840 S GAZELLE ST
25	002	928280	1620	4/18/03	\$207,500	1090	0	7	1951	3	6000	Y	N	7842 S 114TH ST
22	002	414430	0061	3/28/02	\$220,000	1090	900	7	1959	3	12800	Y	N	9734 49TH AV S
25	002	405880	0935	5/16/03	\$248,000	1090	720	7	1950	3	6240	Y	N	11032 AUBURN AV S
25	002	405880	0315	5/14/03	\$369,999	1090	1090	7	1951	4	10350	Y	N	10640 FOREST AV S
25	002	405820	1100	1/29/03	\$253,000	1090	1090	7	1956	3	4160	Y	N	7700 S MISSION DR
25	002	118000	6585	7/28/03	\$260,000	1090	1090	7	1962	3	8500	Y	N	8427 S 122ND ST
25	002	118000	0840	1/9/02	\$193,500	1090	500	7	1950	3	6450	N	N	8521 S 114TH ST
25	002	413680	0195	10/3/02	\$232,100	1100	0	7	1933	3	4000	N	N	8815 S 116TH PL
25	002	118000	0585	3/25/03	\$310,000	1110	930	7	2003	3	3000	Y	N	8433 S 113TH ST
25	002	118000	0580	3/26/03	\$315,000	1110	930	7	2003	3	3000	Y	N	8429 S 113TH ST
25	002	118000	0110	5/20/02	\$227,000	1110	0	7	1920	3	6000	Y	N	8420 S 113TH ST
25	002	405820	0585	3/13/03	\$275,700	1120	720	7	1949	3	7080	N	N	11015 FOREST AV S
25	002	118000	2440	9/26/03	\$240,000	1120	0	7	1957	3	9000	N	N	8509 S 117TH ST
25	002	182305	9195	2/5/03	\$237,900	1130	530	7	1964	3	7956	Y	N	8425 S 130TH ST
25	002	118000	1305	7/30/03	\$225,000	1140	0	7	1921	3	6000	N	N	8414 S 115TH PL
25	002	182305	9110	2/11/02	\$214,900	1150	190	7	1956	3	36000	Y	N	13006 84TH AV S
25	002	118000	4531	4/18/03	\$249,500	1160	600	7	1984	3	6000	N	N	8403 S 119TH ST
25	002	809360	0055	8/14/02	\$250,000	1170	0	7	1992	3	8125	N	N	278 LIND AV NW
25	002	405820	0475	8/29/02	\$269,900	1170	460	7	1942	3	10560	Y	N	10954 FOREST AV S
25	002	118000	4760	12/16/02	\$247,500	1170	0	7	1985	3	8000	Y	N	8125 S 120TH ST
22	002	103700	0170	12/29/03	\$229,500	1170	970	7	1963	3	8040	N	N	4623 S VICTOR ST
22	002	785860	0060	9/17/02	\$249,500	1180	800	7	1956	3	9727	N	N	10001 BEACON AV S
22	002	103700	0030	9/9/03	\$220,000	1180	0	7	1960	3	7980	N	N	4714 S VICTOR ST
25	002	405880	1050	6/12/03	\$182,000	1190	0	7	1947	3	5846	N	N	11046 WOODLEY AV S
22	002	322620	0135	5/12/03	\$256,300	1190	1000	7	1952	3	6900	Y	N	9234 SPEAR PL S
25	002	928280	0045	6/7/02	\$202,500	1200	0	7	1952	3	6000	N	N	7627 S 112TH ST
25	002	405880	0880	8/5/03	\$285,000	1200	290	7	1950	3	5723	Y	N	11021 WOODWARD AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	002	032304	9203	10/9/03	\$185,000	1210	0	7	1969	3	7000	N	N	9939 51ST AV S
25	002	866490	0050	4/4/02	\$235,000	1220	800	7	1983	3	8542	N	N	11428 82ND PL S
25	002	405880	2030	10/23/03	\$245,000	1230	1230	7	1951	4	7800	N	N	10820 LAKERIDGE DR S
25	002	405880	0455	4/25/03	\$299,900	1230	550	7	1964	4	6780	N	N	7537 S RYAN ST
25	002	405820	1120	5/15/02	\$235,000	1230	700	7	1956	3	6780	Y	N	7724 S MISSION DR
25	002	381000	0287	1/10/03	\$285,000	1240	720	7	2002	3	5589	N	N	11433 84TH AV S
25	002	381040	0005	9/3/03	\$217,000	1250	100	7	1959	3	8400	N	N	8225 S 116TH ST
22	002	918820	1060	12/18/03	\$272,950	1260	550	7	1968	3	4171	N	N	9370 S ROXBURY ST
25	002	122304	9168	7/2/03	\$245,000	1260	660	7	1970	3	7350	N	N	12624 82ND AV S
25	002	118000	8165	9/30/02	\$259,000	1260	400	7	1959	3	6900	Y	N	8416 S 124TH ST
22	002	547680	0064	11/3/03	\$225,000	1270	910	7	1963	3	8550	N	N	10675 47TH AV S
25	002	405880	2230	9/18/03	\$196,950	1270	0	7	1954	3	10500	N	N	10820 CRESTWOOD DR S
25	002	405820	0605	1/28/02	\$236,025	1270	460	7	1953	3	8568	Y	N	8037 S LAKERIDGE DR
25	002	204620	0040	6/17/03	\$312,000	1270	1000	7	1956	3	12000	Y	N	10654 FOREST AV S
22	002	322620	0005	9/11/03	\$270,000	1280	660	7	1979	3	6902	Y	N	9234 45TH AV S
25	002	118000	5325	2/13/03	\$280,000	1290	1290	7	1979	3	7200	N	N	12011 87TH AV S
25	002	118000	5275	8/25/03	\$232,500	1290	0	7	1988	3	6000	N	N	8527 S 120TH ST
25	002	405820	1215	3/6/03	\$240,000	1300	500	7	1948	3	7080	N	N	7729 S MISSION DR
25	002	405820	0165	10/2/02	\$285,000	1300	1300	7	1955	3	6000	Y	N	10902 DIXON DR S
25	002	118000	5050	4/25/03	\$257,600	1300	600	7	1961	4	6000	Y	N	8220 S 121ST ST
25	002	765700	0125	11/25/02	\$209,950	1320	0	7	1944	4	7467	N	N	12028 78TH AV S
25	002	420240	0064	2/21/03	\$256,000	1320	1200	7	1964	3	6000	N	N	500 STEVENS AV NW
25	002	118000	5735	4/3/03	\$305,000	1320	1320	7	1962	3	9000	Y	N	8404 S 122ND ST
25	002	928280	1590	7/24/03	\$360,000	1330	1300	7	1978	3	6000	Y	N	7851 S 114TH ST
25	002	405820	0195	12/12/03	\$310,000	1330	1000	7	1953	3	5980	N	N	11006 LOTUS PL S
25	002	405820	0765	9/23/03	\$271,300	1340	500	7	1938	3	5250	Y	N	7844 S SUNNYCREST RD
25	002	758020	0295	11/18/03	\$180,000	1360	0	7	1941	3	15303	N	N	7927 S 125TH ST
25	002	204580	0310	7/16/03	\$399,000	1370	880	7	1965	3	6900	Y	N	10505 DIXON DR S
22	002	103500	0121	8/15/03	\$235,000	1370	415	7	1998	3	8625	N	N	4711 S BOND ST
25	002	946000	0070	1/18/02	\$246,700	1380	620	7	1962	3	6500	Y	N	305 NW 4TH ST
25	002	122304	9134	9/12/03	\$262,000	1380	1000	7	1960	3	8580	Y	N	11817 82ND AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	118000	4540	7/23/03	\$242,000	1380	0	7	1948	4	6000	N	N	8502 S 120TH ST
25	002	928280	0255	3/12/03	\$190,500	1390	0	7	1955	3	6000	N	N	7633 S 113TH ST
25	002	405820	0630	12/9/02	\$299,000	1390	600	7	1953	3	7021	Y	N	8009 S LAKERIDGE DR
25	002	381000	0321	6/27/03	\$219,555	1390	0	7	1957	3	9920	Y	N	11511 84TH AV S
25	002	174260	0055	7/18/03	\$270,500	1390	1300	7	1958	3	9174	N	N	8029 S 113TH ST
25	002	405820	0010	6/12/02	\$265,000	1410	0	7	1939	3	7200	Y	N	10888 GARDEN PL S
25	002	118000	8270	12/10/02	\$162,000	1430	0	7	1951	3	6760	N	N	8547 S 123RD PL
25	002	928280	1105	9/13/02	\$273,000	1440	680	7	1979	3	7500	N	N	7815 S 115TH PL
25	002	204540	0225	2/8/02	\$310,000	1440	1320	7	1984	3	5040	Y	N	10430 GARDEN PL S
25	002	174260	0045	11/5/02	\$274,950	1440	810	7	1957	3	5780	N	N	8043 S 113TH ST
25	002	118000	4385	8/26/02	\$210,000	1460	0	7	2002	3	2800	N	N	8525 S 119TH ST
25	002	405820	1155	1/21/03	\$252,500	1460	0	7	1951	3	10500	Y	N	7810 S 112TH ST
25	002	118000	4390	5/29/02	\$215,000	1460	0	7	2002	3	3000	N	N	8527 S 119TH ST
25	002	399140	0040	4/23/03	\$247,500	1470	690	7	1956	3	10050	N	N	11805 79TH AV S
25	002	405820	1485	6/26/03	\$285,000	1480	110	7	1939	3	6710	Y	N	7648 S SUNNYCREST RD
25	002	118000	3455	7/28/03	\$205,000	1480	0	7	1998	3	6000	N	N	8410 S 118TH ST
25	002	405880	0380	10/9/03	\$338,500	1500	630	7	1951	3	8580	Y	N	10435 76TH AV S
22	002	334840	1711	6/19/02	\$270,000	1500	580	7	1993	3	33040	Y	N	4920 S 114TH ST
25	002	399140	0005	3/25/03	\$290,000	1520	1520	7	1957	3	10050	N	N	11806 78TH AV S
25	002	755380	0071	9/22/03	\$339,950	1590	1590	7	1959	3	7490	Y	N	7610 S SUNNYCREST RD
25	002	381000	0500	8/7/03	\$300,450	1590	1500	7	1960	3	8960	Y	N	8005 S 117TH ST
25	002	381000	0051	5/13/02	\$198,500	1590	0	7	1974	3	7200	N	N	8248 S 114TH ST
25	002	174260	0020	9/17/03	\$236,000	1600	0	7	1956	3	6935	N	N	8034 S 113TH ST
25	002	765700	0005	2/5/02	\$210,000	1620	0	7	1955	3	10080	N	N	7905 S 120TH ST
22	002	547680	0070	5/30/02	\$279,950	1660	1080	7	2001	3	8759	N	N	10729 47TH AV S
22	002	547680	0069	9/3/03	\$279,950	1710	1130	7	2003	3	7199	N	N	10719 47TH AV S
22	002	547680	0068	11/6/03	\$282,500	1710	1130	7	2003	3	8900	N	N	10709 47TH AV S
25	002	182305	9204	9/17/03	\$300,000	1730	1050	7	1959	3	17250	N	N	12820 84TH AV S
25	002	928280	0295	11/4/02	\$259,000	1820	0	7	1955	4	6000	N	N	7659 S 113TH ST
25	002	118000	8070	6/9/03	\$309,500	1840	0	7	1988	3	6000	Y	N	8409 S 123RD PL
25	002	781280	0725	4/10/02	\$193,000	1860	0	7	1944	3	6600	N	N	12039 76TH AV S

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	118000	8210	6/24/02	\$264,950	1920	0	7	2000	3	4200	Y	N	8512 S 124TH ST
25	002	405880	0375	4/23/03	\$310,000	1940	500	7	1949	3	7920	Y	N	10429 76TH AV S
25	002	118000	2378	7/10/03	\$260,000	1950	0	7	2002	3	3000	N	N	8428 S 117TH PL
25	002	118000	2380	6/7/02	\$260,500	1950	0	7	2002	3	3000	N	N	8426 S 117TH PL
25	002	118000	0628	10/13/03	\$280,000	1980	0	7	2003	3	3225	N	N	8422 S 114TH ST
25	002	381000	0469	8/29/02	\$293,250	1990	0	7	2002	3	5000	N	N	8055 S 117TH ST
25	002	118000	0640	10/24/03	\$285,000	2000	0	7	2003	3	3225	N	N	8414 S 114TH ST
22	002	414430	0060	7/22/03	\$275,000	2000	800	7	1963	3	11748	Y	N	9756 49TH AV S
25	002	062305	9007	5/28/03	\$295,000	2000	470	7	1992	3	10871	Y	N	8418 S 112TH ST
25	002	118000	3110	10/25/02	\$240,980	2040	0	7	1997	3	6500	N	N	8721 S 117TH PL
25	002	118000	2104	7/14/03	\$307,000	2160	0	7	2003	3	3998	N	N	8510 S 117TH ST
25	002	781280	0705	1/10/03	\$216,000	2180	0	7	1999	3	6600	N	N	12019 76TH AV S
22	002	032304	9253	3/27/02	\$300,000	2180	0	7	1999	3	8810	N	N	10042 BEACON AV S
22	002	032304	9255	5/12/03	\$289,950	2190	0	7	1994	3	7200	N	N	9625 50TH AV S
25	002	204580	0107	9/3/03	\$420,000	2310	1110	7	1993	3	8100	Y	N	10504 DIXON DR S
22	002	918820	0495	4/15/03	\$250,000	2330	0	7	2003	3	3868	N	N	9310 BEACON AV S
22	002	918820	0530	3/1/02	\$245,300	2350	0	7	2001	3	3868	N	N	9338 BEACON AV S
22	002	918820	0515	10/3/02	\$255,000	2350	0	7	2002	3	3868	N	N	9326 BEACON AV S
22	002	918820	0535	1/8/02	\$240,600	2370	0	7	2002	3	3868	N	N	9342 BEACON AV S
22	002	918820	0520	7/26/02	\$246,900	2370	0	7	2002	3	3868	N	N	9330 BEACON AV S
22	002	918820	0525	12/12/02	\$247,886	2440	0	7	2002	3	3868	N	N	9334 BEACON AV S
25	002	405880	2040	9/25/02	\$279,000	2450	0	7	1993	3	7800	N	N	10832 LAKERIDGE DR S
25	002	381000	0782	7/23/03	\$219,950	1100	1100	8	1962	3	9432	Y	N	7718 S 120TH ST
25	002	115910	0100	7/24/02	\$244,950	1100	840	8	1981	3	10224	N	N	11311 82ND AV S
25	002	204620	0020	5/6/02	\$300,000	1220	980	8	1954	3	10050	Y	N	7615 S LAUREL ST
25	002	405820	0830	3/1/02	\$285,000	1290	1000	8	1961	3	6720	Y	N	10917 OAKWOOD AV S
22	002	547680	0273	3/26/03	\$330,000	1300	1090	8	2003	3	6811	N	N	4804 S RYAN WY
22	002	547680	0272	3/17/03	\$316,000	1310	980	8	2003	3	6547	N	N	4806 S RYAN WY
22	002	032304	9257	12/5/03	\$310,000	1320	950	8	2000	3	10657	N	N	9938 BEACON AV S
25	002	405880	0390	8/20/03	\$287,500	1340	570	8	1952	3	10877	N	N	10432 CRESTWOOD DR S
22	002	334840	1691	4/24/02	\$284,500	1350	930	8	2002	3	18597	Y	N	4948 S 114TH ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	405820	0615	9/3/02	\$310,000	1350	830	8	1957	3	7155	Y	N	8029 S LAKERIDGE DR
22	002	334840	1690	4/23/02	\$279,950	1350	930	8	2001	3	9155	Y	N	4950 S 114TH ST
22	002	032304	9109	8/16/02	\$298,000	1370	1200	8	2002	3	8800	N	N	9636 50TH AV S
25	002	928280	1010	12/26/03	\$290,000	1380	1320	8	1979	3	6000	N	N	7906 S 116TH ST
25	002	405880	1430	3/5/03	\$329,000	1380	880	8	1956	3	6608	Y	N	7133 S SUNNYCREST RD
25	002	405880	1415	12/27/02	\$325,000	1390	910	8	1954	3	6600	N	N	7149 S SUNNYCREST RD
25	002	337920	0020	1/29/03	\$299,000	1400	800	8	1965	3	7440	Y	N	8209 S 124TH ST
22	002	547680	0274	5/28/03	\$327,000	1410	960	8	2003	3	6560	N	N	4802 S RYAN WY
22	002	547680	0280	4/11/03	\$325,000	1410	960	8	2003	3	7400	N	N	10436 47TH AV S
25	002	405880	0775	3/5/02	\$299,500	1410	700	8	1947	3	8340	Y	N	7517 S LAKERIDGE DR
25	002	337920	0060	4/28/03	\$299,500	1410	800	8	1965	3	5355	Y	N	12404 83RD AV S
25	002	118000	3465	2/18/03	\$227,170	1430	0	8	1958	3	6000	N	N	8404 S 118TH ST
22	002	547680	0271	5/20/03	\$320,000	1440	960	8	2003	3	6552	N	N	4808 S RYAN WY
25	002	337920	0270	4/8/03	\$335,000	1450	750	8	1965	3	6175	Y	N	12412 83RD AV S
25	002	337920	0040	12/23/02	\$339,500	1460	1460	8	1965	3	7500	Y	N	8221 S 124TH ST
25	002	405820	1465	7/15/02	\$325,000	1470	450	8	1953	4	7080	Y	N	7668 S LAKERIDGE DR
25	002	174290	0020	5/1/02	\$299,950	1490	1050	8	1977	3	9966	Y	N	553 RAYMOND PL NW
25	002	381000	0021	5/22/02	\$305,000	1500	780	8	1967	3	11160	N	N	11225 84TH AV S
25	002	062305	9006	7/15/02	\$290,000	1520	800	8	1966	3	4791	Y	N	11131 RAINIER AV S
25	002	174280	0010	2/4/03	\$280,000	1550	700	8	1964	3	9796	Y	N	519 SENECA AV NW
25	002	118000	6708	6/24/02	\$245,000	1560	0	8	1998	3	4874	N	N	8676 S 123RD ST
25	002	405880	1660	5/16/03	\$285,000	1600	790	8	1969	4	12835	Y	N	7210 S RUSTIC RD
25	002	381000	0107	2/3/03	\$236,950	1600	0	8	1974	3	7210	N	N	8113 S 112TH ST
25	002	381000	0071	8/6/03	\$257,500	1600	0	8	1974	3	7210	N	N	8121 S 112TH ST
25	002	174280	0310	8/2/02	\$335,000	1620	400	8	1966	3	8133	Y	N	450 SENECA AV NW
25	002	204540	0170	12/15/03	\$358,000	1650	600	8	1958	3	7200	Y	N	10457 RAINIER AV S
22	002	918820	0590	5/17/02	\$262,500	1660	480	8	1996	3	5792	Y	N	9379 MARCUS AV S
25	002	913360	0110	1/28/02	\$240,000	1780	0	8	1998	3	13509	Y	N	267 STEVENS AV NW
25	002	118000	6806	10/20/03	\$282,000	1790	0	8	1998	3	5360	N	N	8661 S 123RD ST
25	002	118000	6809	7/20/02	\$257,000	1910	0	8	1998	3	7179	N	N	8643 S 123RD ST
25	002	118000	6704	1/28/02	\$246,000	1910	0	8	1998	3	4894	N	N	8630 S 123RD ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
25	002	118000	0620	1/27/03	\$277,000	1920	0	8	2002	3	3225	N	N	8428 S 114TH ST
25	002	118000	0625	5/12/03	\$280,000	1950	0	8	2002	3	3225	N	N	8426 S 114TH ST
25	002	405880	1150	1/2/02	\$275,000	2010	0	8	2002	3	6332	N	N	11130 LAKERIDGE DR S
25	002	118000	6711	11/15/02	\$290,000	2030	0	8	1998	3	5993	N	N	12230 86TH CTS
25	002	174280	0040	7/23/03	\$265,000	2430	0	8	1963	3	9225	N	N	507 SENECA AV NW
25	002	163760	0032	11/25/02	\$375,000	2710	0	8	1994	3	9900	N	N	8222 S 128TH ST
25	002	405880	1620	7/16/02	\$492,500	2140	970	9	1999	3	6924	Y	N	7146 S SUNNYCREST RD
25	002	118000	8370	2/27/03	\$376,000	2240	0	9	2002	3	7125	Y	N	8514 S 124TH ST
25	002	118000	0880	4/11/02	\$384,750	2410	170	9	2002	3	2875	N	N	8547 S 114TH ST
25	002	118000	0881	7/17/02	\$435,000	2460	720	9	2002	3	2875	N	N	8551 S 114TH ST
25	002	163760	0036	10/15/03	\$430,000	2780	1190	9	1998	3	9900	N	N	8220 S 128TH ST
25	002	118000	0882	5/19/03	\$540,000	2280	640	11	2003	3	3250	Y	N	8555 S 114TH ST
22	003	712930	0372	8/12/03	\$172,000	530	0	5	1951	3	5311	N	N	10028 62ND AV S
22	003	712930	2540	9/14/02	\$139,000	540	0	5	1937	3	5650	N	N	9632 60TH AV S
22	003	189500	0065	5/2/03	\$169,950	640	200	5	1931	3	5100	N	N	9634 56TH AV S
22	003	713130	0025	7/31/03	\$189,950	750	0	5	1916	3	9072	N	N	5115 S ROXBURY ST
22	003	387890	0325	3/25/03	\$164,500	810	0	5	1941	3	6000	Y	N	10242 66TH AV S
22	003	712930	0645	7/29/03	\$150,000	830	0	5	1918	3	6090	N	N	9800 59TH AV S
22	003	806700	0100	4/18/03	\$185,000	870	0	5	1906	3	16611	N	N	10020 59TH AV S
22	003	712930	4150	10/24/02	\$164,000	1290	0	5	1914	3	5500	N	N	9361 54TH AV S
22	003	712930	2205	6/20/02	\$159,999	650	0	6	1984	3	5311	N	N	9727 61ST AV S
22	003	712930	2315	12/3/03	\$175,000	710	0	6	1950	3	5650	N	N	9733 60TH AV S
22	003	405940	0610	2/22/02	\$189,000	730	300	6	1945	3	16390	N	N	11415 CRESTWOOD DR S
22	003	212370	0340	4/28/03	\$155,000	730	0	6	1920	4	7128	N	N	4612 S DIRECTOR ST
22	003	077000	0055	2/21/03	\$186,000	740	0	6	1908	3	4000	N	N	9809 57TH AV S
22	003	712930	2460	5/2/02	\$205,000	770	200	6	1950	3	5250	N	N	9642 59TH AV S
22	003	712930	4105	11/25/03	\$150,000	780	0	6	1925	3	5500	N	N	9319 54TH AV S
22	003	435620	0060	6/14/02	\$174,000	780	0	6	1953	3	6000	N	N	9632 54TH AV S
22	003	406000	0455	1/28/02	\$150,000	790	0	6	1945	3	6050	N	N	6921 S 115TH ST
22	003	406000	0410	11/20/03	\$191,000	790	100	6	1945	3	6600	N	N	11447 71ST PL S
22	003	406000	0310	12/16/02	\$174,000	790	230	6	1945	3	6840	N	N	11441 70TH PL S

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Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	003	405940	0575	7/18/02	\$192,500	790	300	6	1945	3	16544	N	N	11247 CRESTWOOD DR S
22	003	405940	0370	10/18/02	\$161,950	790	0	6	1945	3	6050	N	N	11260 CRESTWOOD DR S
22	003	405940	0325	8/1/03	\$210,000	790	0	6	1945	3	6625	N	N	11224 CRESTWOOD DR S
22	003	406000	0265	12/18/03	\$162,000	800	0	6	1945	3	6600	N	N	11460 69TH PL S
22	003	405940	0295	1/25/03	\$165,000	800	0	6	1944	3	6480	N	N	11207 74TH AV S
22	003	405940	0250	4/2/03	\$183,500	800	0	6	1944	3	6050	N	N	11405 CORNELL AV S
22	003	405940	0215	4/23/02	\$159,000	800	0	6	1944	3	5500	N	N	11433 74TH AV S
22	003	712930	2455	2/14/02	\$171,000	810	0	6	1950	3	6090	N	N	9648 59TH AV S
22	003	406000	0405	10/30/03	\$193,500	810	250	6	1945	3	6600	N	N	11451 71ST PL S
22	003	406000	0375	10/2/02	\$162,000	810	0	6	1945	3	6600	N	N	11458 70TH PL S
22	003	406000	0060	9/4/03	\$195,000	810	300	6	1945	3	10168	N	N	11426 71ST PL S
22	003	405940	0675	10/7/03	\$185,000	810	300	6	1944	3	6050	N	N	7205 S 115TH ST
22	003	712930	0790	12/3/03	\$199,950	840	0	6	1911	3	5650	N	N	9833 62ND AV S
22	003	406000	0365	11/26/02	\$168,500	870	0	6	1945	3	6600	N	N	11450 70TH PL S
22	003	713130	0251	11/21/03	\$225,000	880	500	6	1940	3	9000	N	N	5713 S NORFOLK ST
22	003	406000	0335	6/30/03	\$165,000	880	0	6	1945	3	5992	N	N	11431 70TH PL S
22	003	405940	0690	11/12/03	\$174,000	880	0	6	1944	3	6050	N	N	7217 S 115TH ST
22	003	405940	0195	7/25/03	\$184,450	880	0	6	1944	3	8175	N	N	7306 S 115TH ST
22	003	713130	0047	4/24/03	\$150,000	890	0	6	1917	3	4500	N	N	9640 52ND AV S
22	003	212270	0008	4/24/02	\$145,700	890	0	6	1916	3	7473	N	N	9021 46TH AV S
22	003	712930	0865	7/3/03	\$210,000	940	0	6	1904	4	6554	N	N	6103 S NORFOLK ST
22	003	406000	0190	9/26/03	\$174,000	950	0	6	1945	3	7725	N	N	11477 69TH PL S
22	003	189500	0060	5/29/02	\$165,000	960	0	6	1924	3	5100	N	N	9638 56TH AV S
22	003	712930	2040	8/15/02	\$245,000	970	0	6	1942	3	6000	Y	N	9719 WATERS AV S
22	003	713030	0420	11/19/02	\$265,000	990	150	6	1946	3	3660	Y	N	10003 WATERS AV S
22	003	712930	0600	3/5/03	\$190,000	1000	0	6	1941	4	5250	N	N	9912 59TH AV S
22	003	712930	2465	2/14/02	\$214,800	1010	0	6	1926	4	5250	N	N	9634 59TH AV S
22	003	189500	0170	12/30/02	\$229,500	1040	0	6	1918	3	5100	N	N	9650 55TH AV S
22	003	405940	0495	9/15/03	\$202,950	1090	0	6	1944	3	7166	N	N	11221 WOODLEY AV S
22	003	405940	0080	7/26/02	\$184,000	1090	0	6	1944	3	6050	N	N	11222 74TH AV S
22	003	387890	0705	7/1/02	\$266,100	1090	200	6	1942	4	5650	Y	N	10400 66TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	003	712930	0680	5/2/03	\$182,000	1100	0	6	1943	3	5650	N	N	9833 61ST AV S
22	003	712930	3730	4/15/03	\$155,000	1110	0	6	1957	3	5500	N	N	9336 56TH AV S
22	003	713130	0046	10/2/03	\$200,000	1130	0	6	1910	3	4514	N	N	9668 RENTON AV S
22	003	406000	0450	10/9/03	\$183,500	1130	0	6	1945	3	6050	N	N	6917 S 115TH ST
22	003	406000	0435	10/21/02	\$205,000	1130	0	6	1945	3	6380	N	N	6905 S 115TH ST
22	003	405940	0350	7/28/03	\$184,500	1130	0	6	1945	3	6210	N	N	11244 CRESTWOOD DR S
22	003	712930	0900	6/10/02	\$267,500	1240	0	6	1912	3	10170	Y	N	9823 63RD AV S
22	003	712930	4045	10/23/02	\$217,500	1270	0	6	1917	3	5500	N	N	9332 54TH AV S
22	003	712930	0435	10/15/03	\$220,000	1290	0	6	1946	3	5650	N	N	10033 62ND AV S
22	003	712930	4030	10/13/03	\$190,000	1300	120	6	1907	3	5500	N	N	9348 54TH AV S
22	003	189250	0065	6/11/02	\$199,900	1300	180	6	1910	3	8775	N	N	5750 S GAZELLE ST
22	003	405940	0075	8/5/02	\$207,500	1370	0	6	1944	3	6050	N	N	11218 74TH AV S
22	003	435620	0175	9/13/02	\$150,000	1410	0	6	1907	3	5352	N	N	9669 54TH AV S
22	003	712930	0405	10/18/02	\$169,000	1560	0	6	1900	3	12204	N	N	10003 62ND AV S
22	003	405940	0125	7/24/03	\$237,000	1600	0	6	1944	4	6050	N	N	11224 WOODLEY AV S
22	003	406000	0425	10/7/02	\$216,600	1630	0	6	1983	3	7015	N	N	11435 71ST PL S
22	003	387890	1010	8/26/03	\$199,500	760	0	7	1942	3	5450	N	N	10439 64TH AV S
22	003	712930	2000	10/22/03	\$249,950	840	300	7	1928	3	3480	Y	N	9764 62ND AV S
22	003	297680	0460	2/26/03	\$163,500	880	0	7	1955	3	6780	N	N	6410 S HAZEL ST
22	003	712930	2431	12/20/02	\$168,000	910	0	7	1957	3	4972	N	N	9633 60TH AV S
22	003	387890	0464	3/26/02	\$216,000	960	910	7	1948	3	6625	N	N	10442 WATERS AV S
22	003	189500	0085	5/23/03	\$227,500	960	0	7	1952	3	5100	N	N	9614 56TH AV S
22	003	252090	0370	8/4/03	\$180,250	990	0	7	1963	3	2752	N	N	10400 RENTON AV S
22	003	387890	0970	1/10/03	\$217,000	1000	0	7	1940	4	5450	Y	N	10401 64TH AV S
22	003	712980	0004	1/17/02	\$180,000	1010	0	7	1962	3	5022	N	N	9657 56TH AV S
22	003	712930	2015	9/30/03	\$314,000	1020	0	7	1941	3	6000	Y	N	9754 62ND AV S
22	003	528520	0010	10/2/03	\$220,000	1040	400	7	1948	3	4176	N	N	9607 59TH AV S
22	003	414168	0150	7/2/03	\$274,500	1040	770	7	1988	3	5780	N	N	10754 68TH PL S
22	003	039300	0410	12/10/02	\$174,000	1040	0	7	1956	3	6213	N	N	10246 RENTON AV S
22	003	712930	3490	11/20/02	\$249,000	1090	430	7	1950	3	5250	N	N	9407 58TH AV S
22	003	712930	0155	3/27/03	\$282,000	1090	500	7	1951	3	5650	Y	N	10023 64TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	003	713130	0256	5/28/03	\$254,950	1140	520	7	1965	3	5712	N	N	5735 S COOPER ST
22	003	712930	2450	1/8/03	\$229,950	1140	200	7	1947	3	6554	N	N	9649 60TH AV S
22	003	387890	0380	7/19/02	\$270,000	1150	780	7	1955	3	5475	N	N	10222 WATERS AV S
22	003	387890	0495	4/18/02	\$221,000	1180	100	7	1912	3	5229	Y	N	10439 WATERS AV S
22	003	112304	9092	5/23/03	\$235,250	1180	840	7	1949	3	4818	N	N	6725 S 116TH PL
22	003	712930	0935	10/30/03	\$310,000	1190	780	7	1956	3	5650	Y	N	9847 63RD AV S
22	003	712930	0360	10/28/02	\$245,000	1190	500	7	1965	3	5650	N	N	10042 62ND AV S
22	003	189500	0185	8/21/02	\$197,000	1190	600	7	1978	3	5100	N	N	9634 55TH AV S
22	003	297680	0245	7/14/03	\$199,950	1210	300	7	1955	3	7860	N	N	10715 68TH AV S
22	003	297680	0140	8/28/03	\$255,000	1210	400	7	1955	3	11200	N	N	10714 66TH AV S
22	003	406000	0120	3/22/02	\$189,950	1220	910	7	1958	3	11520	N	N	11421 69TH PL S
22	003	387890	0660	6/7/02	\$350,000	1230	1230	7	1952	3	11300	Y	N	10444 66TH AV S
22	003	712930	0845	11/21/02	\$265,000	1250	600	7	1955	3	5650	N	N	9822 61ST AV S
22	003	712930	0770	12/2/03	\$295,000	1250	700	7	1966	3	5650	N	N	9813 62ND AV S
22	003	252090	0042	12/2/02	\$250,000	1260	900	7	1995	3	5000	N	N	10238 RENTON AV S
22	003	387890	0670	11/5/02	\$264,000	1280	860	7	1955	3	5650	Y	N	10436 66TH AV S
22	003	022304	9002	10/10/02	\$187,000	1310	270	7	1956	3	5092	N	N	9641 59TH AV S
22	003	713130	0253	6/10/03	\$240,500	1330	400	7	1953	3	6160	N	N	9803 59TH AV S
22	003	387890	0510	2/18/03	\$240,000	1350	410	7	1963	3	5300	Y	N	10447 WATERS AV S
22	003	387890	0270	12/9/03	\$345,000	1360	0	7	1926	3	4508	Y	N	6619 S RYAN ST
22	003	806700	0050	3/28/02	\$248,000	1400	400	7	1961	3	8250	N	N	10021 61ST AV S
22	003	712930	4048	12/8/03	\$300,560	1400	860	7	1995	3	5060	N	N	9326 54TH AV S
22	003	189250	0055	4/21/03	\$239,000	1400	400	7	1950	4	10800	N	N	5742 S GAZELLE ST
22	003	712930	0346	10/28/03	\$247,000	1440	0	7	1968	3	7875	N	N	10052 62ND AV S
22	003	712930	0365	3/29/02	\$188,000	1470	0	7	1908	3	5650	N	N	10036 62ND AV S
22	003	297680	0030	10/24/03	\$235,000	1520	500	7	1955	3	7200	N	N	10718 68TH AV S
22	003	713130	0032	11/25/03	\$225,000	1540	0	7	1955	3	11622	N	N	9624 RENTON AV S
22	003	713130	0031	11/24/03	\$225,000	1540	0	7	1957	3	5110	N	N	9618 RENTON AV S
22	003	713030	0605	5/5/03	\$315,000	1540	500	7	1957	3	6215	Y	N	10032 64TH AV S
22	003	387890	0680	3/13/02	\$265,000	1560	0	7	1991	3	5266	Y	N	10406 66TH AV S
22	003	414168	0040	11/18/03	\$259,000	1570	0	7	1987	3	5762	N	N	10631 68TH PL S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	003	713030	0085	8/14/02	\$317,000	1580	0	7	1942	3	9605	Y	N	10124 66TH AV S
22	003	414168	0220	1/28/03	\$280,000	1590	600	7	1988	3	5760	N	N	10618 68TH PL S
22	003	387890	0190	11/25/03	\$263,500	1590	420	7	1949	3	5650	Y	N	10229 66TH AV S
22	003	712930	2115	4/23/02	\$250,200	1600	0	7	1913	3	8475	N	N	9746 61ST AV S
22	003	414168	0180	9/23/03	\$260,000	1610	0	7	1987	3	5760	N	N	10738 68TH PL S
22	003	189500	0015	2/24/03	\$275,000	1620	0	7	1912	3	5100	N	N	9615 57TH AV S
22	003	252090	0040	8/21/03	\$317,500	1640	0	7	1988	3	14266	N	N	10223 62ND AV S
22	003	387890	0560	4/29/03	\$260,000	1650	310	7	1949	3	11300	N	N	10424 67TH AV S
22	003	712930	2325	7/24/03	\$279,000	1740	0	7	1994	3	5650	N	N	9743 60TH AV S
22	003	387890	0590	9/10/02	\$289,950	1740	480	7	1910	4	5650	Y	N	10403 67TH AV S
22	003	806700	0065	2/6/02	\$228,000	1810	0	7	1950	3	6893	N	N	10051 61ST AV S
22	003	387890	0620	12/22/03	\$278,000	2000	0	7	1989	3	5650	N	N	10433 67TH AV S
22	003	806600	0100	4/8/03	\$280,000	2280	0	7	1963	3	5863	N	N	9414 51ST AV S
22	003	022304	9140	10/20/03	\$295,000	1290	960	8	2000	3	5000	N	N	10220 RENTON AV S
22	003	712980	0029	4/7/03	\$330,000	1400	960	8	2003	3	5956	N	N	9735 57TH AV S
22	003	712980	0024	3/5/03	\$335,000	1400	960	8	2003	3	5956	N	N	9727 57TH AV S
22	003	712980	0025	4/14/03	\$327,000	1400	960	8	2003	3	5956	N	N	9731 57TH AV S
22	003	806700	0010	3/20/02	\$358,000	1410	600	8	1960	3	31457	N	N	5915 S COOPER ST
22	003	212270	0063	6/26/03	\$275,000	1420	960	8	2003	3	8300	N	N	9031 46TH AV S
22	003	712930	0245	1/22/03	\$365,000	1580	760	8	1995	3	5101	Y	N	10022 63RD AV S
22	003	712930	0245	2/27/03	\$390,000	1580	760	8	1995	3	5101	Y	N	10022 63RD AV S
22	003	387890	0150	1/23/03	\$384,000	1650	620	8	1929	3	5650	Y	N	10208 64TH AV S
22	003	712930	2065	9/17/03	\$390,000	2030	800	8	1956	3	8475	Y	N	9745 62ND AV S
22	003	712930	4025	9/9/02	\$300,000	1680	1110	9	2002	3	5500	N	N	9360 54TH AV S
22	003	712930	2045	1/6/03	\$430,000	3220	0	9	1996	3	5600	Y	N	9723 62ND AV S
22	004	807000	0120	5/16/02	\$167,000	660	330	6	1924	4	4606	N	N	9275 ITHACA PL S
22	004	807300	0330	5/31/02	\$223,000	970	700	6	1947	4	4500	Y	N	10129 RAINIER AV S
22	004	713030	1200	9/12/03	\$300,000	1020	400	6	1921	3	6949	Y	N	6608 S COOPER ST
22	004	712930	1590	10/15/03	\$243,000	1080	0	6	1914	5	6250	Y	N	9847 RAINIER AV S
22	004	807100	0040	10/17/03	\$212,000	1200	0	6	1924	3	5304	N	N	9302 WATERS AV S
22	004	807100	0015	6/21/02	\$230,000	1380	0	6	1910	3	6000	N	N	5821 S FLETCHER ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	004	524180	0035	8/28/02	\$225,000	950	300	7	1939	3	4750	Y	N	9330 LIMA TER S
22	004	712930	1205	5/20/03	\$258,300	1050	650	7	1945	3	6000	Y	N	7220 S TAFT ST
22	004	712930	3010	8/25/03	\$328,000	1220	700	7	1963	3	5250	Y	N	6126 S KEPPLER ST
22	004	712930	3135	6/17/02	\$175,000	1280	0	7	1969	3	2380	N	N	9550 WATERS AV S
22	004	713030	0725	7/25/02	\$258,000	1430	400	7	1940	3	6875	Y	N	9917 RAINIER AV S
22	004	712930	3250	9/20/02	\$245,000	1440	1000	7	1969	3	6150	Y	N	6040 S ROXBURY ST
22	004	807300	0200	5/21/03	\$250,000	1850	0	7	1946	3	8040	N	N	10028 68TH AV S
22	004	712930	0015	4/3/03	\$242,000	1970	0	7	1960	3	5250	Y	N	7213 S TAFT ST
22	004	712930	1475	4/22/03	\$443,000	1420	880	8	1968	3	5460	Y	N	9916 WATERS AV S
22	004	806900	0165	5/16/03	\$360,000	1470	1320	8	1959	3	11500	Y	N	7534 S TAFT ST
22	004	713030	0775	4/15/02	\$275,000	1520	1000	8	1960	3	6250	Y	N	9943 RAINIER AV S
22	004	712930	1578	6/2/03	\$405,000	1670	710	8	1997	3	6250	Y	N	9837 RAINIER AV S
22	004	806900	0229	4/24/03	\$551,000	3300	790	8	1999	3	6910	Y	N	7514 S RYAN ST
22	004	807300	0630	10/11/03	\$665,000	2020	740	8	1976	3	1715	Y	Y	9924 RAINIER AV S
22	004	807300	0595	6/21/03	\$700,000	1470	1000	7	1946	3	11657	Y	Y	10132 RAINIER AV S
22	004	712930	3072	8/13/03	\$871,400	3000	0	9	1983	3	2433	Y	Y	9640 RAINIER AV S
22	004	712930	1335	10/28/03	\$650,000	1780	600	8	1967	4	1157	Y	Y	9902 RAINIER AV S
22	004	712930	1288	8/5/03	\$1,230,000	3070	880	12	2002	3	8645	Y	Y	10228 RAINIER AV S
22	004	405820	1565	10/2/02	\$661,500	2300	1060	8	1958	3	4375	Y	Y	10862 RAINIER AV S
22	004	405820	1525	8/14/03	\$690,000	1230	0	7	1942	4	8000	Y	Y	10932 RAINIER AV S
22	004	222040	0210	2/14/03	\$695,000	1000	1000	`	1934	5	2740	Y	Y	10818 RAINIER AV S
22	004	222040	0160	8/25/03	\$610,000	780	700	7	1941	4	4800	Y	Y	10664 RAINIER AV S
22	004	222040	0050	3/5/03	\$757,000	1260	860	7	1929	3	9030	Y	Y	10450 RAINIER AV S
22	005	936870	0287	9/19/02	\$148,000	580	0	5	1938	5	5226	N	N	5615 S FOUNTAIN ST
22	005	335240	0382	7/28/03	\$135,000	680	0	5	1924	4	6000	N	N	5135 S HAZEL ST
22	005	334840	0570	12/17/02	\$180,000	1320	0	5	1928	2	7708	Y	N	5111 S WALLACE ST
22	005	335240	2251	10/2/03	\$145,000	580	0	6	1942	3	3180	N	N	11732 BEACON AV S
22	005	335240	1003	4/14/03	\$129,950	620	0	6	1949	4	4500	N	N	5609 S AVON ST
22	005	936870	0095	12/26/03	\$172,000	640	610	6	1918	4	7925	N	N	10623 57TH AV S
22	005	335240	0567	6/24/03	\$175,000	670	0	6	1946	3	3600	N	N	5354 S LEO ST
22	005	334840	1584	4/25/03	\$203,000	700	700	6	1948	5	7300	Y	N	5160 S AUGUSTA ST

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	005	087400	0010	4/14/03	\$199,000	710	0	6	1948	3	6000	Y	N	10222 59TH AV S
22	005	335240	0005	6/16/03	\$150,000	720	0	6	1940	3	6825	Y	N	10612 51ST AV S
22	005	335240	1004	9/16/02	\$168,500	730	300	6	1949	3	9120	N	N	11116 56TH AV S
22	005	335240	2281	12/16/02	\$179,950	750	750	6	1951	4	4500	N	N	11762 BEACON AV S
22	005	335240	0661	4/17/02	\$160,000	760	0	6	1950	3	3800	N	N	11024 BEACON AV S
22	005	806800	0406	6/28/02	\$146,500	770	0	6	1941	4	6000	N	N	10456 56TH AV S
22	005	335240	0245	10/21/03	\$215,000	770	0	6	1930	4	10000	N	N	10704 53RD AV S
22	005	022304	9051	6/20/03	\$150,000	770	0	6	1942	4	15000	N	N	6215 S BANGOR ST
22	005	547620	0065	8/12/03	\$197,000	850	0	6	1931	3	6579	N	N	5113 A S RUGGLES ST
22	005	335240	1465	1/24/02	\$149,950	850	0	6	1950	3	5000	Y	N	11148 BEACON AV S
22	005	335240	1465	7/2/02	\$162,000	850	0	6	1950	3	5000	Y	N	11148 BEACON AV S
22	005	335240	0260	10/6/03	\$205,000	850	210	6	1952	4	12000	N	N	5319 S HAZEL ST
22	005	936870	0180	9/10/02	\$207,500	860	860	6	1942	4	9730	N	N	10811 56TH AV S
22	005	335240	1476	3/12/03	\$162,950	860	0	6	1949	5	5000	N	N	11152 BEACON AV S
22	005	334840	1552	12/15/03	\$202,000	880	0	6	1934	4	14484	Y	N	5309 S AUGUSTA ST
22	005	335240	0530	11/11/02	\$184,500	930	0	6	1938	4	8400	N	N	10802 53RD AV S
22	005	936870	0055	1/7/03	\$175,000	1010	0	6	1913	3	7600	N	N	5635 S BANGOR ST
22	005	297680	0776	3/19/03	\$179,900	1030	0	6	1959	4	6490	N	N	6300 S HAZEL ST
22	005	297680	0751	6/11/03	\$174,450	1030	0	6	1959	3	7679	N	N	10631 RENTON AV S
22	005	806800	0110	9/18/03	\$175,000	1110	0	6	1920	4	6000	N	N	10246 57TH AV S
22	005	936870	0282	3/11/02	\$185,000	1160	860	6	1941	3	6000	N	N	5614 S LEO ST
22	005	713130	0224	2/27/03	\$185,000	1170	0	6	1950	3	6122	N	N	9835 RENTON AV S
22	005	335240	0843	4/14/03	\$199,000	1200	0	6	1925	5	8199	N	N	5619 S LEO ST
22	005	936870	0341	10/24/03	\$259,000	1220	400	6	1955	4	6900	N	N	10727 59TH AV S
22	005	547620	0158	2/10/03	\$192,750	1400	360	6	1910	5	3696	N	N	5359 S CRESTON ST
22	005	297680	0840	1/14/02	\$182,500	750	260	7	1954	4	7020	N	N	6112 S HAZEL ST
22	005	297680	0805	5/31/02	\$148,000	750	0	7	1954	4	7098	N	N	10651 62ND AV S
22	005	806800	0537	7/23/03	\$210,000	810	170	7	1951	3	6320	Y	N	10528 55TH AV S
22	005	297680	0655	11/13/03	\$175,000	860	0	7	1954	3	7200	N	N	10735 63RD AV S
22	005	806800	0675	1/16/03	\$203,000	880	310	7	1952	3	10488	N	N	10308 55TH AV S
22	005	806800	0570	7/5/02	\$207,000	950	290	7	1957	4	10584	N	N	10436 55TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	005	335240	1002	3/22/02	\$166,000	950	730	7	1949	4	4500	N	N	5601 S AVON ST
22	005	335240	1002	6/2/03	\$191,500	950	730	7	1949	4	4500	N	N	5601 S AVON ST
22	005	297680	0945	6/18/03	\$211,500	950	0	7	1954	3	9520	N	N	6209 S FOUNTAIN ST
22	005	297680	0525	10/24/03	\$179,950	950	0	7	1954	3	6930	N	N	6312 S FOUNTAIN ST
22	005	444040	0245	7/22/02	\$170,000	960	0	7	1955	3	6500	N	N	10750 61ST AV S
22	005	335240	0287	5/5/03	\$162,500	960	0	7	1955	3	7350	N	N	10711 55TH AV S
22	005	297680	0675	8/21/02	\$202,500	960	0	7	1954	4	7320	N	N	6230 S FOUNTAIN ST
22	005	444040	0225	4/2/02	\$137,000	970	0	7	1956	3	6500	N	N	10702 61ST AV S
22	005	335240	2233	9/4/03	\$195,000	990	800	7	1962	4	6720	N	N	11711 LUTHER AV S
22	005	806800	0385	4/17/02	\$265,000	1000	0	7	1912	3	10000	N	N	10440 56TH AV S
22	005	335240	2016	3/8/02	\$163,000	1000	500	7	1951	3	8000	N	N	11261 57TH AV S
22	005	335240	1983	9/12/03	\$187,800	1000	0	7	1958	3	7520	N	N	11237 57TH AV S
22	005	056100	0095	2/25/03	\$169,950	1000	0	7	1955	3	5350	N	N	10648 59TH AV S
22	005	806800	0631	3/29/02	\$205,000	1010	280	7	1994	3	10808	N	N	10409 56TH AV S
22	005	297680	0700	10/1/02	\$249,880	1040	310	7	1954	3	7440	N	N	10744 62ND AV S
22	005	334840	1392	9/10/03	\$292,450	1050	1090	7	1998	3	12306	Y	N	5314 S WALLACE ST
22	005	335240	1037	3/20/02	\$200,000	1060	390	7	1963	3	6300	N	N	5718 S AUGUSTA ST
22	005	936870	0240	4/24/02	\$235,000	1070	450	7	1964	3	17400	N	N	10711 57TH AV S
22	005	547620	0123	4/14/03	\$204,000	1070	1020	7	1974	4	6630	N	N	5148 S CRESTON ST
22	005	936870	0223	9/24/02	\$222,000	1090	700	7	1951	4	7426	N	N	10720 55TH AV S
22	005	335240	0015	4/5/02	\$214,000	1090	1000	7	2002	3	7200	N	N	5119 S BANGOR ST
22	005	126270	0050	6/19/03	\$209,950	1090	0	7	1962	3	13120	N	N	11629 53RD AV S
22	005	126270	0040	5/17/02	\$211,000	1090	0	7	1962	3	9702	Y	N	5162 S WALLACE ST
22	005	936870	0045	7/12/02	\$175,000	1100	0	7	1954	3	8200	N	N	10625 59TH AV S
22	005	936870	0045	5/19/03	\$183,000	1100	0	7	1954	3	8200	N	N	10625 59TH AV S
22	005	921840	0024	4/24/03	\$250,000	1100	120	7	1916	4	3600	Y	N	5746 S RYAN ST
22	005	806800	0035	7/21/03	\$304,500	1100	900	7	1954	3	10637	Y	N	10221 59TH AV S
22	005	444040	0125	8/15/02	\$238,000	1100	900	7	1965	4	6120	N	N	5945 S EASTWOOD DR
22	005	335240	0286	5/9/02	\$180,000	1100	0	7	1955	4	7350	N	N	10717 55TH AV S
22	005	335240	0765	7/1/02	\$255,000	1110	1110	7	1954	4	7000	N	N	5558 S AVON ST
22	005	297680	0550	6/10/03	\$205,000	1130	0	7	1954	3	7200	N	N	10734 63RD AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	005	936870	0405	5/8/03	\$190,000	1140	0	7	1981	3	9880	N	N	10714 57TH AV S
22	005	335240	0764	1/23/02	\$196,600	1150	350	7	1953	4	6000	N	N	11027 56TH AV S
22	005	335240	0741	4/18/03	\$264,000	1170	530	7	2003	3	4860	N	N	11013 56TH AV S
22	005	547620	0137	10/8/03	\$257,000	1180	0	7	1962	4	8280	N	N	5329 S PRENTICE ST
22	005	547620	0132	4/18/03	\$250,000	1190	810	7	1996	3	6720	Y	N	5325 S PRENTICE ST
22	005	432760	0010	4/21/03	\$254,000	1190	600	7	1988	3	13350	N	N	5546 S 120TH ST
22	005	335240	1082	3/18/03	\$244,000	1190	620	7	1992	3	7200	N	N	5349 S AVON ST
22	005	936870	0195	12/3/02	\$188,000	1200	450	7	1957	4	15834	N	N	10820 55TH AV S
22	005	232880	0080	8/1/03	\$250,000	1200	1200	7	1958	3	6837	N	N	5339 S RUGGLES ST
22	005	957810	0120	12/1/03	\$260,000	1220	780	7	1988	3	11353	Y	N	11853 56TH PL S
22	005	713130	0225	10/22/03	\$263,000	1220	0	7	1955	3	7000	N	N	9816 55TH AV S
22	005	297680	0990	10/25/02	\$171,000	1220	0	7	1954	3	7500	N	N	6311 S FOUNTAIN ST
22	005	444040	0005	2/28/03	\$219,900	1230	0	7	1977	3	4160	N	N	10710 59TH AV S
22	005	297680	0795	9/12/03	\$270,000	1230	1000	7	1962	3	8625	N	N	10654 63RD AV S
22	005	444040	0055	10/25/02	\$193,000	1240	0	7	1956	4	6000	N	N	6003 S HAZEL ST
22	005	334840	1100	3/24/03	\$184,950	1240	0	7	1955	4	7200	N	N	11849 55TH AV S
22	005	547620	0045	8/5/03	\$285,900	1260	0	7	1918	3	10605	N	N	5171 S RUGGLES ST
22	005	547620	0070	5/7/02	\$265,000	1270	680	7	1931	5	13158	N	N	5113 S RUGGLES ST
22	005	335240	0500	10/9/03	\$260,000	1300	800	7	1961	3	7592	N	N	5140 S LEO ST
22	005	297680	0796	4/16/02	\$186,500	1300	0	7	1961	4	5898	N	N	10652 63RD AV S
22	005	921840	0055	11/20/03	\$300,000	1320	420	7	1942	3	5400	Y	N	5738 S RYAN ST
22	005	297680	0585	6/30/03	\$190,000	1320	0	7	1954	3	8216	N	N	10655 63RD AV S
22	005	806800	0517	6/6/03	\$211,000	1350	0	7	1957	3	7300	N	N	5614 S PRENTICE ST
22	005	334840	0745	6/20/02	\$227,000	1370	0	7	1993	3	11655	Y	N	5116 S WALLACE ST
22	005	806800	0165	6/16/03	\$195,000	1380	0	7	1956	3	10000	N	N	10415 59TH AV S
22	005	335240	0891	7/11/02	\$184,500	1430	0	7	1952	3	16150	N	N	5636 S AVON ST
22	005	713130	0101	5/27/03	\$210,000	1440	700	7	1932	3	5000	N	N	9686 51ST AV S
22	005	713130	0226	11/22/02	\$295,500	1450	1020	7	2001	3	5029	N	N	9833 RENTON AV S
22	005	806800	0490	6/23/03	\$215,000	1490	0	7	1909	3	8200	N	N	10216 56TH AV S
22	005	957810	0040	1/27/03	\$217,500	1500	0	7	1988	3	9605	N	N	11809 56TH PL S
22	005	335240	0125	3/18/03	\$246,000	1500	0	7	1959	3	7875	Y	N	10622 51ST AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	005	806800	0005	9/15/03	\$280,000	1510	250	7	1941	3	8190	Y	N	5722 S PRENTICE ST
22	005	713130	0220	12/6/02	\$232,500	1520	0	7	2002	3	5000	N	N	9802 55TH AV S
22	005	936870	0406	5/8/03	\$200,000	1560	0	7	1992	3	7303	N	N	10710 57TH AV S
22	005	806800	0731	5/30/02	\$211,500	1560	0	7	1951	4	10764	Y	N	5521 S RYAN ST
22	005	432760	0011	12/13/02	\$295,000	1570	0	7	1958	3	13350	Y	N	5552 S JUNIPER ST
22	005	334840	1097	6/6/02	\$229,950	1600	0	7	1970	4	19440	Y	N	11840 54TH AV S
22	005	334840	1620	10/16/02	\$230,000	1620	0	7	1949	3	9913	Y	N	5123 S AVON ST
22	005	547620	0007	10/3/03	\$270,000	1690	0	7	1968	3	7740	N	N	10206 51ST AV S
22	005	313860	0020	3/24/03	\$227,000	1700	0	7	1912	4	4000	N	N	10017 RENTON AV S
22	005	713130	0322	4/12/02	\$279,950	1730	900	7	1965	3	8925	N	N	10010 51ST AV S
22	005	936870	0115	11/20/02	\$196,850	1880	0	7	1983	3	9000	N	N	5520 S HAZEL ST
22	005	335240	0116	5/24/02	\$257,000	2090	210	7	1969	4	11400	Y	N	5112 S HAZEL ST
22	005	713130	0079	7/25/02	\$327,000	2140	0	7	1924	3	9470	N	N	9644 51ST AV S
22	005	335240	0542	7/23/03	\$197,500	2260	0	7	1954	3	11700	N	N	5321 S FOUNTAIN ST
22	005	335240	0480	11/3/03	\$415,000	2400	0	7	1994	3	17550	N	N	5133 S FOUNTAIN ST
22	005	806800	0460	7/18/02	\$315,000	2600	0	7	1916	4	13800	Y	N	5623 S RYAN ST
22	005	297680	1015	12/13/02	\$236,400	2790	0	7	1991	3	7200	N	N	10815 RENTON AV S
22	005	039300	0105	5/4/03	\$265,000	1060	460	8	1955	3	6000	Y	N	10262 59TH AV S
22	005	713130	0234	7/2/03	\$300,000	1130	750	8	2003	3	5070	N	N	9836 55TH AV S
22	005	232880	0025	1/29/03	\$299,000	1210	710	8	2002	3	5405	N	N	5423 S RYAN ST
22	005	713130	0233	7/10/03	\$298,000	1250	830	8	2003	3	5051	N	N	9832 55TH AV S
22	005	232880	0030	2/10/03	\$300,000	1250	890	8	2002	3	5600	N	N	5435 S RYAN ST
22	005	056100	0040	12/5/02	\$229,950	1380	0	8	1997	3	2687	N	N	10622 59TH AV S
22	005	936870	0192	7/16/02	\$229,900	1474	0	8	2002	3	3102	N	N	5508 S LEO ST
22	005	056100	0045	2/20/02	\$240,000	1490	0	8	1997	3	2687	N	N	10628 59TH AV S
22	005	039300	0375	1/10/02	\$242,000	1500	600	8	1958	3	7980	N	N	10420 59TH AV S
22	005	806800	0485	3/21/02	\$280,000	1520	400	8	1957	4	6900	Y	N	5601 S RYAN ST
22	005	547620	0166	6/25/02	\$252,950	1600	0	8	1930	4	10262	N	N	5345 S CRESTON ST
22	005	713130	0229	11/30/02	\$310,000	1840	0	8	2002	3	5000	N	N	9815 RENTON AV S
22	005	547620	0004	4/22/02	\$299,950	1900	340	8	1928	3	9266	N	N	5110 S RUGGLES ST
22	005	713130	0232	5/28/03	\$300,000	2040	0	8	2002	3	5091	N	N	9830 55TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
22	005	713130	0231	5/9/03	\$305,000	2184	0	8	2002	3	5035	N	N	9824 55TH AV S
22	005	713130	0230	10/31/02	\$315,000	2306	0	8	2002	3	5000	N	N	9825 RENTON AV S

Improved Sales Removed from this Annual Update Analysis

Area 22 & 25

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
22	2	32304	9071	5/30/2002	110000	DIAGNOSTIC OUTLIER
22	2	32304	9068	6/5/2003	86439	ImpCountPARTIAL INT, RELATED PARTY ETC.
22	2	32304	9254	12/17/2002	27348	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
22	2	32304	9185	1/28/2002	13000	STATEMENT TO DOR DORRatio
22	2	103500	0070	9/12/2003	218301	EXEMPT FROM EXCISE TAX
22	2	103700	0110	11/20/2002	110000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR ETC
22	2	334840	1683	1/23/2003	151970	DIAGNOSTIC OUTLIER
22	2	334840	0950	3/14/2003	150000	SEGREGATION AFTER SALE
22	2	547680	0064	8/1/2003	154400	NON-REPRESENTATIVE SALE
22	2	547680	0182	5/28/2003	113000	ImpCount
22	2	547680	0122	5/13/2002	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	2	547680	0290	4/26/2002	2400	PARTIAL INTEREST; RELATED PARTY, FRIEND, NGHBR
22	2	547680	0260	7/22/2002	141832	QCD; ASSUMPTION OF MORTGAGE
22	2	547680	0290	5/30/2002	279000	RELOCATION - SALE BY SERVICE
22	2	547680	0290	5/25/2002	279000	RELOCATION - SALE TO SERVICE
22	2	687420	0960	11/8/2002	27494	QUESTIONABLE PER SALES ID; ESTATE ADMIN
22	2	712930	5195	4/5/2002	92356	FORECLOSURE SALE
22	2	712930	5162	4/3/2002	92628	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
22	2	785900	0015	2/1/2002	69273	QCD; PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	2	918820	0155	10/22/2003	272278	%Compl ActivePermitBeforeSale>25K
22	2	918820	0145	11/25/2003	275000	%Compl ActivePermitBeforeSale>25K
22	2	918820	0150	12/29/2003	267500	%Compl UnFinArea PrevImp<=10K DORRatio
22	2	918820	0355	7/12/2002	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	2	918820	0790	5/2/2003	128220	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
22	2	918820	0795	7/16/2002	27165	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
22	3	22304	9063	8/6/2003	46743	DORRatio
22	3	22304	9086	4/2/2002	100000	BUILDER OR DEVELOPER SALES DORRatio
22	3	22304	9053	5/10/2002	144500	EXEMPT FROM EXCISE TAX
22	3	22304	9110	2/5/2003	108500	QUIT CLAIM DEED DORRatio
22	3	77000	0080	1/30/2003	136000	DIAGNOSTIC OUTLIER
22	3	77000	0085	1/17/2002	45000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	3	77000	0085	1/22/2002	45000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	3	77000	0085	1/16/2002	45000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	3	112304	9075	5/29/2003	100000	DORRatio
22	3	189500	0170	6/4/2002	173900	IMP CHARACTERISTICS CHANGED SINCE SALE
22	3	189500	0280	8/19/2003	31103	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
22	3	212270	0045	10/22/2002	225000	DIAGNOSTIC OUTLIER
22	3	212370	0440	10/8/2003	186500	BANKRUPTCY - RECEIVER OR TRUSTEE
22	3	212370	0440	2/21/2003	236994	EXEMPT FROM EXCISE TAX
22	3	252090	0265	3/17/2003	174500	DIAGNOSTIC OUTLIER
22	3	252090	0058	4/25/2003	72500	PARTIAL INTEREST; RELATED PARTY, ETC DORRatio
22	3	252090	0300	3/27/2002	96500	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
22	3	252090	0204	11/11/2002	55432	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
22	3	297680	0175	2/12/2002	154500	DIAGNOSTIC OUTLIER
22	3	387890	0155	11/19/2002	285900	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
22	3	387890	0120	1/3/2003	118539	DORRatio
22	3	387890	0950	4/3/2003	220900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	387890	0995	8/28/2003	100953	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
22	3	387890	0344	8/5/2002	82306	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
22	3	387890	0515	8/11/2003	114000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
22	3	387890	0090	9/24/2003	237900	RELOCATION - SALE BY SERVICE
22	3	387890	0090	8/26/2003	237900	RELOCATION - SALE TO SERVICE
22	3	405940	0125	1/28/2002	192000	IMP CHARACTERISTICS CHANGED SINCE SALE
22	3	405940	0225	8/22/2002	162000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	405940	0085	12/3/2003	120000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	405940	0060	9/15/2003	34987	QCD; PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	3	405940	0040	8/26/2003	179000	RELATED PARTY, FRIEND, OR NEIGHBOR
22	3	406000	0190	5/16/2003	136000	BANKRUPTCY - RECEIVER OR TRUSTEE
22	3	406000	0245	3/6/2003	167000	QUIT CLAIM DEED
22	3	406000	0105	5/6/2002	25957	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
22	3	435620	0185	7/10/2002	145000	BANKRUPTCY - RECEIVER OR TRUSTEE
22	3	712930	0790	8/18/2003	132000	IMP CHARACTERISTICS CHANGED SINCE SALE
22	3	712930	5098	4/24/2002	108100	NON-REPRESENTATIVE SALE
22	3	712930	0730	5/1/2002	122515	PARTIAL INTEREST - 1/2 UNDERLYING DEBT
22	3	712930	5101	8/18/2003	260000	ImpCount
22	3	712930	4725	12/3/2003	170000	BANKRUPTCY - RECEIVER OR TRUSTEE
22	3	712930	2020	5/24/2002	297000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	712930	1047	2/14/2002	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	712930	0525	4/8/2003	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	712930	0195	9/18/2003	229900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	3	712930	4725	8/11/2003	253381	GOVERNMENT AGENCY
22	3	712930	4315	10/1/2003	172000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
22	3	712930	3550	4/25/2002	42598	PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	3	712930	0515	9/11/2003	99738	PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	3	712930	4048	10/6/2002	18000	QUIT CLAIM DEED DORRatio
22	3	712930	5170	3/27/2003	1000	QUIT CLAIM DEED; \$1,000 SALE OR LESS DORRatio
22	3	712930	4035	10/9/2003	56258	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
22	3	712930	3660	12/20/2002	94000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
22	3	712930	4020	1/8/2002	165000	SEGREGATION AND/OR MERGER
22	3	712980	0061	5/2/2003	179000	DIAGNOSTIC OUTLIER
22	3	712980	0061	5/3/2002	181716	EXEMPT FROM EXCISE TAX
22	3	712980	0006	7/18/2002	88706	STATEMENT TO DOR DORRatio
22	3	713130	0251	8/12/2003	181000	GOVERNMENT AGENCY
22	3	713130	0251	5/8/2003	160264	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
22	3	806600	0180	7/11/2003	380000	DIAGNOSTIC OUTLIER
22	3	806600	0101	1/8/2002	83500	%Compl DORRatio
22	3	806600	0080	5/1/2003	180000	UnFinArea
22	4	62305	9018	11/3/2003	186250	DORRatio
22	4	62305	9018	11/3/2003	186250	DORRatio
22	4	62305	9018	11/4/2003	186250	DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 22 & 25

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
22	4	62305	9018	11/3/2003	186250	DORRatio
22	4	222040	0210	8/8/2002	550000	IMP CHARACTERISTICS CHANGED SINCE SALE
22	4	222040	0090	8/20/2002	650000	%Compl
22	4	222040	0210	3/13/2002	450000	RELOCATION - SALE BY SERVICE
22	4	222040	0010	7/1/2003	785000	RELOCATION - SALE BY SERVICE
22	4	222040	0210	2/18/2002	450000	RELOCATION - SALE TO SERVICE
22	4	222040	0010	6/27/2003	785000	RELOCATION - SALE TO SERVICE
22	4	712930	1900	12/22/2003	425000	DIAGNOSTIC OUTLIER
22	4	712930	1525	1/30/2002	172000	NON-REPRESENTATIVE SALE
22	4	712930	1900	6/11/2002	399950	PROPERTY CHARACTERISTICS CHANGED SINCE SALE
22	4	712930	1390	6/6/2002	395000	DIAGNOSTIC OUTLIER
22	4	712930	1900	9/26/2003	525000	SEGREGATION AFTER SALE
22	4	712930	3055	2/22/2003	583000	DIAGNOSTIC OUTLIER
22	4	712930	2675	2/13/2002	300000	UnFinArea
22	4	712930	3040	4/23/2002	387000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	4	712930	2680	1/7/2002	258000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	4	712930	1540	7/10/2003	319500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	4	712930	3105	11/6/2002	262500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;DORRatio
22	4	712930	1255	8/15/2003	52921	QCD;RELATED PARTY,FRIEND,OR NEIGHBOR DORRatio
22	4	713030	0750	5/31/2002	220000	DIAGNOSTIC OUTLIER
22	4	806900	0190	1/29/2002	247500	UnFinArea
22	4	806900	0190	10/31/2003	110446	QUIT CLAIM DEED UnFinArea DORRatio
22	4	807000	0205	11/25/2003	222300	UnFinArea
22	4	807000	0245	7/23/2003	220000	1031 TRADE
22	4	807000	0110	5/13/2003	2940	PARTIAL INT;RELATED PARTY, FRIEND, OR NGHBR
22	4	807100	0076	2/21/2003	400000	DIAGNOSTIC OUTLIER
22	4	807100	0077	2/21/2003	80000	DORRatio
22	4	807300	0350	2/27/2002	235000	DIAGNOSTIC OUTLIER
22	4	807300	0565	5/16/2003	818200	ImpCount
22	4	807300	0190	7/22/2003	115000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
22	5	22304	9106	12/10/2003	103125	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
22	5	39300	0090	8/13/2003	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	5	56100	0440	9/23/2002	46121	PARTIAL INT; RELATED PARTY, FRIEND, OR NGHBR
22	5	126270	0040	9/11/2003	103315	DORRatio
22	5	297680	1000	12/26/2002	144000	DIAGNOSTIC OUTLIER
22	5	297680	0985	5/28/2002	156600	BANKRUPTCY - RECEIVER OR TRUSTEE
22	5	297680	0746	2/11/2002	66620	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
22	5	334840	1430	11/19/2002	147500	NON-REPRESENTATIVE SALE
22	5	334840	0735	3/26/2002	175444	RELATED PARTIES, FRIENDS OR NEIGHBOR
22	5	334840	1050	7/1/2003	30000	DORRatio
22	5	334840	1620	7/24/2002	165000	BANKRUPTCY - RECEIVER OR TRUSTEE
22	5	334840	1430	2/14/2002	293250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	5	334840	0570	7/22/2002	76000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	5	334840	1482	4/9/2002	3000	QUIT CLAIM DEED DORRatio
22	5	334840	1482	7/8/2003	166600	QCD; PARTIAL INTEREST; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
22	5	334840	1510	8/20/2003	67319	QCD RELATED PARTY,FRIEND,OR NEIGHBOR;DORRatio
22	5	334840	1453	11/3/2003	275000	RELATED PARTY, FRIEND, OR NEIGHBOR
22	5	334840	1771	2/25/2003	55086	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
22	5	335240	1476	7/5/2002	118000	IMP CHARACTERISTICS CHANGED SINCE SALE
22	5	335240	1476	3/11/2002	90000	NON-REPRESENTATIVE SALE
22	5	335240	2180	7/29/2002	118000	DIAGNOSTIC OUTLIER
22	5	335240	1051	3/13/2002	193000	DIAGNOSTIC OUTLIER
22	5	335240	0741	8/21/2002	56000	DORRatio
22	5	335240	0335	4/5/2002	74000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
22	5	335240	0195	2/19/2002	60507	QUIT CLAIM DEED DORRatio
22	5	335240	0555	3/18/2003	120000	RELATED PARTY, FRIEND, OR NEIGHBOR
22	5	335240	0320	12/31/2003	47094	STATEMENT TO DOR DORRatio
22	5	547620	0121	4/23/2002	154000	DIAGNOSTIC OUTLIER
22	5	547620	0002	2/12/2003	67836	DORRatio
22	5	547620	0140	5/2/2003	45812	DORRatio
22	5	547620	0167	4/26/2002	46870	QCD;RELATED PARTY,FRIEND,OR NEIGHBOR; DORRatio
22	5	713130	0103	11/5/2003	420000	DIAGNOSTIC OUTLIER
22	5	713130	0083	7/11/2003	254500	DIAGNOSTIC OUTLIER
22	5	713130	0083	7/22/2002	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
22	5	806800	0280	3/21/2003	285000	DIAGNOSTIC OUTLIER
22	5	806800	0266	6/11/2003	27299	DORRatio
22	5	806800	0266	6/11/2003	27299	DORRatio
22	5	806800	0050	5/15/2003	179000	UnFinArea
22	5	806800	0725	6/9/2003	241850	EXEMPT FROM EXCISE TAX
22	5	936870	0287	2/25/2002	95000	NON-REPRESENTATIVE SALE
22	5	936870	0108	4/10/2002	181500	DIAGNOSTIC OUTLIER
22	5	936870	0194	6/20/2003	45394	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
22	5	936870	0330	6/25/2003	195000	UnFinArea
22	5	936870	0355	2/5/2002	141271	EXEMPT FROM EXCISE TAX
22	5	957810	0240	9/13/2002	165592	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
25	1	18500	0071	4/29/2003	135000	DIAGNOSTIC OUTLIER
25	1	18500	0171	10/16/2003	130000	DIAGNOSTIC OUTLIER
25	1	18500	0200	11/14/2002	184500	UnFinArea
25	1	18500	0141	7/3/2002	116000	RELATED PARTY, FRIEND, OR NEIGHBOR;DORRatio
25	1	39900	0300	10/3/2003	240000	SP LOW - SELLER NEEDED QUICK SALE
25	1	39900	0250	8/12/2003	180950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	39920	0095	8/13/2002	29500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	1	94900	0005	10/7/2002	121681	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	112304	9180	11/20/2002	239000	DIAGNOSTIC OUTLIER
25	1	112304	9164	12/5/2002	124500	DIAGNOSTIC OUTLIER
25	1	112304	9073	7/9/2003	495000	SALE INCLUDES APPROVAL FOR 10 LOTS
25	1	112304	9221	8/20/2003	321000	%Compl ActivePermitBeforeSale>25K
25	1	112304	9220	9/26/2003	321000	%Compl ActivePermitBeforeSale>25K
25	1	112304	9141	4/16/2002	110000	DORRatio
25	1	112304	9119	3/25/2003	166325	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
25	1	142304	9016	6/25/2002	215000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	182305	9097	6/5/2003	105000	DORRatio
25	1	214370	1021	3/18/2003	166000	DIAGNOSTIC OUTLIER
25	1	214370	0590	9/24/2003	330000	%Compl ActivePermitBeforeSale>25K
25	1	214370	0635	10/17/2003	135000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	1	214370	1000	12/12/2002	100000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
25	1	214370	0155	1/8/2002	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	214370	0635	11/22/2002	175000	EXEMPT FROM EXCISE TAX
25	1	214370	1000	9/23/2003	178000	PARTIAL INTEREST (103, 102, Etc.)
25	1	214370	1084	3/12/2003	370000	RELATED PARTY, FRIEND, OR NEIGHBOR
25	1	214370	0830	3/27/2002	134000	RELATED PARTY,FRIEND,NGHBR;STATEMENT TO DOR
25	1	214480	0811	3/25/2003	150000	NON-REPRESENTATIVE SALE
25	1	214480	0820	1/20/2003	82000	DORRatio
25	1	217140	0045	10/10/2002	93000	DIAGNOSTIC OUTLIER
25	1	217200	0825	11/12/2003	280000	DIAGNOSTIC OUTLIER
25	1	298880	0076	9/24/2003	40145	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DORRatio
25	1	298880	0125	8/16/2002	111298	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	1	315160	0010	3/4/2003	210000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	1	315160	0025	2/7/2002	143999	QUESTIONABLE PER SALES IDENTIFICATION
25	1	396930	0190	3/10/2003	158000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
25	1	396930	0180	7/29/2002	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
25	1	418790	0020	3/12/2002	118554	DORRatio
25	1	670640	0090	3/19/2003	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	677800	0090	3/6/2003	215000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	1	677800	0100	12/30/2003	258240	EXEMPT FROM EXCISE TAX
25	1	683320	0035	9/4/2002	90000	%Compl DORRatio
25	1	758020	0450	3/25/2003	115000	CASH SALE - FORCED SALE
25	1	768960	0205	4/16/2002	120000	CASH SALE - FORCED SALE
25	1	768960	0450	7/2/2003	99000	NON-REPRESENTATIVE SALE
25	1	768960	0245	6/20/2002	113000	NON-REPRESENTATIVE SALE
25	1	768960	0770	11/14/2002	123000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	1	768960	0520	10/30/2002	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	780540	0140	10/28/2003	180000	DIAGNOSTIC OUTLIER
25	1	780610	0180	6/11/2002	338950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	781250	0240	4/22/2002	111393	PARTIAL INTEREST;RELATED PARTY,FRIEND,NEIGHBOR
25	1	781280	1410	12/7/2002	177500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	781280	1355	6/3/2003	159000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	781280	1345	2/4/2002	119000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	781320	0035	7/28/2003	158000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	1	781320	0120	4/24/2003	74189	RELATED PARTY,FRIEND,NEIGHBOR;DORRatio
25	1	787840	0134	6/16/2003	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	1	788720	0269	1/25/2002	249000	DIAGNOSTIC OUTLIER
25	1	798980	0016	1/6/2003	132000	IMP. CHARACTERISTICS CHANGED SINCE SALE
25	1	798980	0151	6/26/2002	115000	RELOCATION - SALE BY SERVICE
25	2	62305	9006	7/23/2003	111500	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 22 & 25
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
25	2	118000	0580	3/21/2002	161000	DEMO & SEGREGATION AFTER SALE
25	2	118000	1220	5/16/2002	225000	NON-REPRESENTATIVE SALE
25	2	118000	7015	10/29/2003	130000	DIAGNOSTIC OUTLIER
25	2	118000	0830	7/3/2002	120000	DIAGNOSTIC OUTLIER
25	2	118000	6630	9/3/2002	180000	DIAGNOSTIC OUTLIER
25	2	118000	5345	11/11/2003	219390	DIAGNOSTIC OUTLIER
25	2	118000	4785	6/19/2003	259600	DIAGNOSTIC OUTLIER
25	2	118000	3200	6/23/2003	135000	ImpCountPARTIAL INT, RELATED PARTY ETC.
25	2	118000	2510	5/8/2003	277000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
25	2	118000	2103	9/25/2003	335000	%Compl ActivePermitBeforeSale>25K
25	2	118000	0640	7/12/2002	75000	DORRatio
25	2	118000	0628	7/12/2002	75000	DORRatio
25	2	118000	3090	7/21/2003	70000	DORRatio
25	2	118000	2290	1/10/2003	74158	DORRatio
25	2	118000	2104	6/20/2002	137000	DORRatio
25	2	118000	8035	3/6/2003	322400	BANKRUPTCY - RECEIVER OR TRUSTEE
25	2	118000	5370	12/13/2002	110000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
25	2	118000	3175	8/11/2003	176000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	118000	3455	4/11/2003	178501	EXEMPT FROM EXCISE TAX
25	2	118000	0790	1/3/2003	44344	PARTIAL INTEREST (103, 102, Etc.) DORRatio
25	2	118000	8175	2/12/2003	46620	QUIT CLAIM DEED DORRatio
25	2	118000	4435	3/13/2003	17000	QCD;EXEMPT FROM EXCISE TAX;DORRatio
25	2	118000	3385	4/22/2003	56569	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DORRatio
25	2	118000	1650	3/20/2002	61331	QUIT CLAIM DEED; STATEMENT TO DOR DOR Ratio
25	2	118000	1105	6/18/2002	95712	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
25	2	118000	6805	1/17/2002	85666	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	118000	8175	2/12/2003	46620	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	118000	1650	3/5/2002	65000	RELATED PARTY, FRIEND, OR NEIGHBOR;DORRatio
25	2	122304	9146	11/25/2003	82640	QCD; PARTIAL INTEREST (103, 102, Etc.) DORRatio
25	2	163760	0007	10/3/2002	41419	PARTIAL INTEREST;RELATED PARTY,FRIEND,NEIGHBOR
25	2	163760	0036	5/8/2003	25000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	182305	9224	10/30/2002	96500	DORRatio
25	2	182305	9177	1/7/2003	285000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	204580	0250	1/23/2002	180000	DIAGNOSTIC OUTLIER
25	2	204580	0066	10/22/2003	175000	DIAGNOSTIC OUTLIER
25	2	204580	0005	7/26/2002	238000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	214480	0040	12/3/2003	141000	DIAGNOSTIC OUTLIER
25	2	214480	0235	6/21/2002	245000	RELATED PARTY, FRIEND, OR NEIGHBOR
25	2	318560	0020	1/6/2003	155000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	2	381000	0045	7/13/2002	130000	DIAGNOSTIC OUTLIER
25	2	381000	0485	4/24/2002	169000	DIAGNOSTIC OUTLIER
25	2	381000	0315	7/17/2003	232500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	381000	0562	8/27/2003	64661	PARTIAL INTEREST;RELATED PARTY,FRIEND,NEIGHBOR
25	2	381000	0490	5/26/2003	76855	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DORRatio
25	2	381000	0050	9/20/2002	34000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 22 & 25

(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
25	2	381000	0050	9/23/2002	36000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	381000	0050	9/19/2002	36000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	381000	0050	9/2/2002	36000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	381000	0050	9/20/2002	36000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	399140	0060	3/25/2003	255000	DIAGNOSTIC OUTLIER
25	2	405820	0640	9/11/2002	140000	DIAGNOSTIC OUTLIER
25	2	405820	0975	1/13/2003	250000	DIAGNOSTIC OUTLIER
25	2	405820	0450	1/3/2003	86616	DORRatio
25	2	405820	0595	11/20/2003	311000	EST ADM, GUARDIAN, EXECUTOR; BANKRUPTCY
25	2	405820	0640	7/28/2003	32500	QCD; PARTIAL INTEREST (103, 102, Etc.) DORRatio
25	2	405820	0945	7/21/2003	8500	QCD; PARTIAL INTEREST; AND OTHER WARNINGS
25	2	405880	1100	7/16/2003	270000	BANKRUPTCY - RECEIVER OR TRUSTEE
25	2	405880	1235	5/15/2002	163201	EXEMPT FROM EXCISE TAX
25	2	405880	0700	5/28/2003	110561	EXEMPT FROM EXCISE TAX DORRatio
25	2	405880	1510	2/7/2002	262300	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
25	2	420240	0345	5/22/2002	160000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	420240	0305	1/10/2002	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
25	2	420240	0077	5/15/2002	85745	RELATED PARTY, FRIEND, NEIGHBOR; DORRatio
25	2	420440	0283	5/8/2003	75000	NON-REPRESENTATIVE SALE
25	2	420440	0309	12/22/2003	367500	%Compl ActivePermitBeforeSale>25K
25	2	420440	0070	7/9/2003	80000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	420440	0070	8/8/2003	80000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGHBR
25	2	670630	0140	11/19/2003	157801	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGHBR
25	2	758020	0340	6/18/2003	120500	NON-REPRESENTATIVE SALE
25	2	758020	0405	4/24/2002	75000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	765700	0505	5/28/2003	110000	DIAGNOSTIC OUTLIER
25	2	765700	0105	1/6/2002	165000	1031 TRADE
25	2	765700	0260	3/19/2003	70810	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
25	2	765760	0035	12/19/2003	206000	ActivePermitBeforeSale>25K
25	2	765760	0165	1/10/2002	37118	PARTIAL INTEREST (103, 102, Etc.) DORRatio
25	2	781280	0710	8/16/2002	140000	NON-REPRESENTATIVE SALE
25	2	781280	0470	1/20/2003	130000	NON-REPRESENTATIVE SALE
25	2	781280	0910	5/29/2003	150000	DIAGNOSTIC OUTLIER
25	2	781280	0691	9/17/2003	149350	DIAGNOSTIC OUTLIER
25	2	781280	0490	7/29/2002	117000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	781280	0455	6/17/2003	182000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	781280	1105	4/9/2003	59753	PARTIAL INTEREST (103, 102, Etc.) DORRatio
25	2	781280	1040	3/6/2002	63046	PARTIAL INTEREST; RELATED PARTY, FRIEND, NEIGHBOR
25	2	781280	1105	7/23/2003	63946	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
25	2	796140	0010	12/11/2003	4517	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
25	2	913360	0030	4/2/2003	200000	%NetCond
25	2	928280	1640	1/22/2002	147239	RELATED PARTY, FRIEND, NGHBR; STATEMENT TO DOR
25	2	956480	0165	2/21/2002	325000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
25	2	956480	0095	12/8/2003	191000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 22 & 25

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
022	2	334840	1730	9/5/2003	65000	28100	N	N
022	2	918820	1005	7/26/2002	75000	12420	N	N
022	3	387890	0678	7/28/2003	112500	5650	Y	N
022	3	405940	0730	8/5/2002	1000	3176	N	N
022	3	712930	4025	1/9/2002	60000	5500	N	N
022	4	712930	3375	12/10/2002	150000	13962	Y	N
022	4	713030	0900	11/18/2002	114000	5650	Y	N
022	4	806900	0150	10/15/2003	140000	6550	Y	N
022	5	334840	1612	8/21/2002	75000	11331	Y	N
022	5	334840	1385	10/30/2002	75000	12377	N	N
022	5	547620	0003	4/22/2002	59950	7445	N	N
022	5	713130	0223	4/11/2002	75000	5002	N	N
022	5	713130	0223	5/1/2002	90000	5002	N	N
022	5	806800	0310	1/8/2003	85500	10000	N	N
025	1	112304	9198	10/29/2002	70000	10036	N	N
025	1	298880	0145	10/8/2003	75000	15900	N	N
025	1	683320	0040	7/10/2003	69900	4225	N	N
025	2	115910	0140	11/14/2003	80000	7400	N	N
025	2	118000	8370	3/8/2002	71500	7125	Y	N
025	2	118000	6350	4/10/2002	65000	6000	Y	N
025	2	118000	5892	7/11/2002	72500	3000	N	N
025	2	118000	8273	9/11/2002	58000	3800	N	N
025	2	118000	8365	10/14/2002	89000	3000	Y	N
025	2	204620	0011	5/5/2003	120000	15352	Y	N
025	2	405880	1810	6/4/2003	150000	9447	Y	N
025	2	420440	0200	9/9/2003	250000	66000	N	N
025	2	420440	0306	11/17/2003	90000	8250	N	N
025	2	928280	1050	5/6/2003	70000	3299	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 22 & 25

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
022	2	103700	0130	10/27/2003	8750	BANKRUPTCY - RECEIVER OR TRUSTEE;
022	2	103700	0130	10/27/2003	8750	BANKRUPTCY - RECEIVER OR TRUSTEE;
022	2	687420	0275	4/2/2003	18000	DIAGNOSTIC OUTLIER
022	2	918820	0510	9/30/2003	261082	Per e-slip, land with new bldg
022	2	918820	0060	8/25/2003	102000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
022	3	212370	0330	1/28/2003	200000	LARGE LOT - EST PLANS TO SEG AFTER SALE
022	3	387890	0679	12/18/2003	463400	Per e-slip, land with new bldg
022	3	387890	0679	3/6/2003	107500	DIAGNOSTIC OUTLIER
022	4	806900	0200	12/18/2002	115000	MULTI-PARCEL SALE;
022	4	807000	0110	4/15/2002	2600	Est Not at market
022	5	334840	1428	12/4/2003	327000	Per e-slip, land with new bldg
022	5	334840	1441	6/24/2003	20000	RELATED PARTY, FRIEND, OR NEIGHBOR;
022	5	334840	1501	2/28/2003	60000	DIAGNOSTIC OUTLIER
022	5	335240	2000	7/31/2003	1000	DORRatio
022	5	335240	0072	11/10/2003	60000	DIAGNOSTIC OUTLIER
022	5	936870	0026	1/10/2003	75000	DIAGNOSTIC OUTLIER
025	1	018200	0042	6/19/2002	38000	DIAGNOSTIC OUTLIER
025	1	018500	0109	4/28/2003	25000	DORRatio
025	1	112304	9198	10/6/2003	334000	Per e-slip, land with new bldg
025	1	214370	1030	6/27/2002	63250	Tear Down
025	1	214370	0795	12/18/2003	75000	SEG AFTER SALE
025	1	214370	1020	5/28/2003	110000	DIAGNOSTIC OUTLIER
025	1	214480	0331	12/18/2003	75000	DORRatio
025	1	217140	0201	12/17/2003	330000	Per e-slip, land with new bldg
025	1	739040	0023	3/18/2003	40000	DORRatio
025	1	780600	0005	12/26/2002	10000	DORRatio
025	1	798980	0017	2/12/2003	65000	DORRatio
025	2	118000	5892	7/18/2003	319950	Per e-slip, land with previously used bldg
025	2	118000	0625	3/12/2002	75000	RELATED PARTY, FRIEND, OR NEIGHBOR;
025	2	118000	6350	6/24/2002	100000	DIAGNOSTIC OUTLIER
025	2	204580	0035	2/12/2003	239000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
025	2	204580	0025	2/11/2003	50000	DORRatio
025	2	204620	0011	10/4/2002	402000	Per e-slip, land with previously used bldg
025	2	381000	0150	8/26/2003	225000	SEG AFTER SALE AND RE-SOLD
025	2	420440	0310	12/26/2003	412300	Per e-slip, land with new bldg
025	2	758020	0245	9/5/2003	5000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;QCD



**King County
Department of Assessments**

King County Administration Bldg.
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers
FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr