

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Burien/ 23  
**Previous Physical Inspection:** 1999

**Sales - Improved Summary:**

Number of Sales: 681  
 Range of Sale Dates: 1/2002 - 12/2003

| Sales – Improved Valuation Change Summary |          |           |           |            |       |        |
|---|----------|-----------|-----------|------------|-------|--------|
|   | Land     | Imps      | Total     | Sale Price | Ratio | COV*   |
| <b>2003 Value</b>                         | \$53,700 | \$137,100 | \$190,800 | \$204,300  | 93.4% | 12.82% |
| <b>2004 Value</b>                         | \$56,200 | \$144,600 | \$200,800 | \$204,300  | 98.3% | 12.83% |
| <b>Change</b>                             | +\$2,500 | +\$7,500  | +\$10,000 |            | +4.9% | -0.01% |
| <b>% Change</b>                           | +4.7%    | +5.5%     | +5.2%     |            | +5.2% | -0.08% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.08% 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     |
|-----------------------|----------|-----------|-----------|
| <b>2003 Value</b>     | \$56,200 | \$141,700 | \$197,900 |
| <b>2004 Value</b>     | \$58,700 | \$149,600 | \$208,300 |
| <b>Percent Change</b> | +4.4%    | +5.6%     | +5.3%     |

Number of one to three unit residences in the Population: 6903

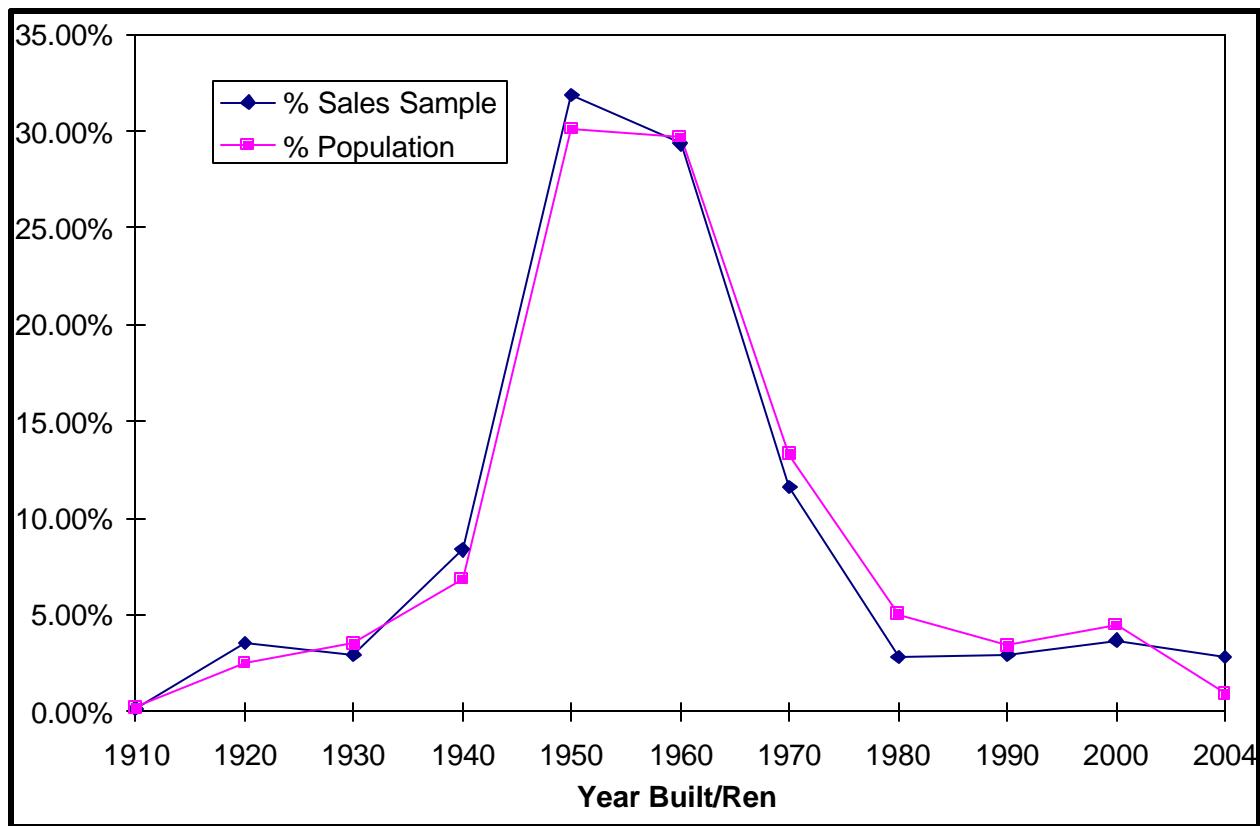
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.055 was used thus improving equalization.

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

## **Sales Sample Representation of Population - Year Built or Year Renovated**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 1         | 0.15%          |
| 1920                | 24        | 3.52%          |
| 1930                | 20        | 2.94%          |
| 1940                | 57        | 8.37%          |
| 1950                | 217       | 31.86%         |
| 1960                | 200       | 29.37%         |
| 1970                | 79        | 11.60%         |
| 1980                | 19        | 2.79%          |
| 1990                | 20        | 2.94%          |
| 2000                | 25        | 3.67%          |
| 2004                | 19        | 2.79%          |
|                     | 681       |                |

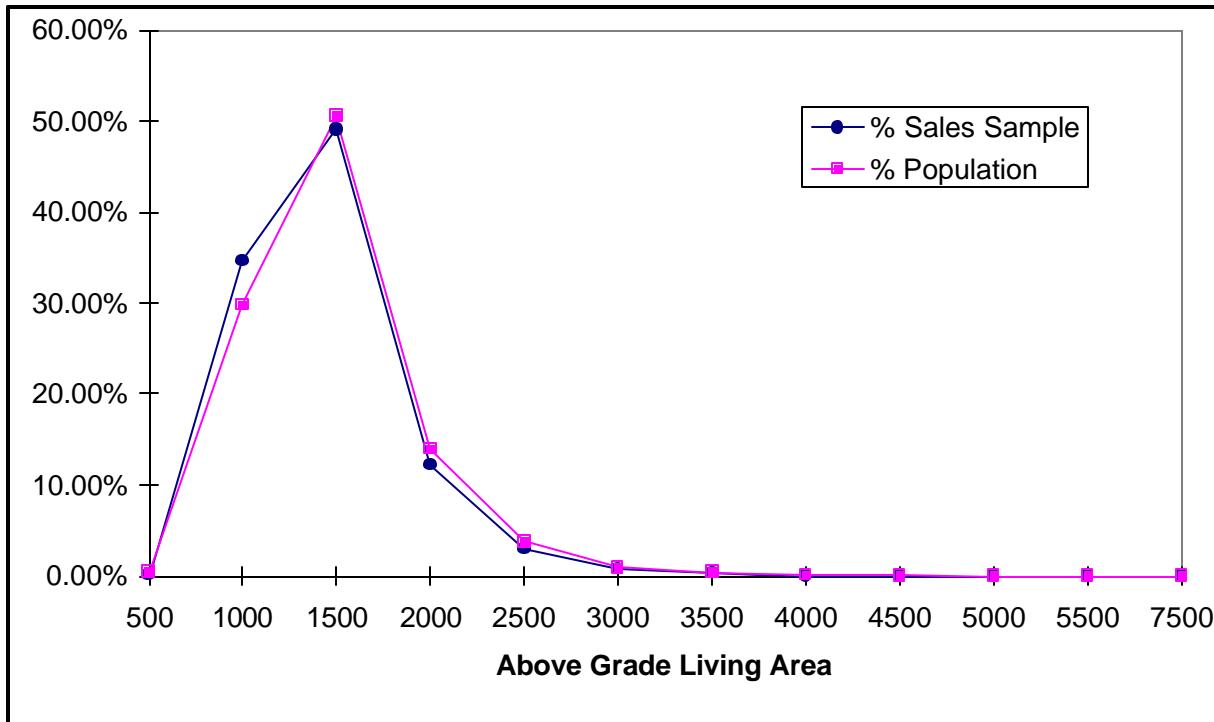
| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 14        | 0.20%        |
| 1920              | 173       | 2.51%        |
| 1930              | 242       | 3.51%        |
| 1940              | 472       | 6.84%        |
| 1950              | 2079      | 30.12%       |
| 1960              | 2052      | 29.73%       |
| 1970              | 919       | 13.31%       |
| 1980              | 346       | 5.01%        |
| 1990              | 234       | 3.39%        |
| 2000              | 309       | 4.48%        |
| 2004              | 63        | 0.91%        |
|                   | 6903      |              |



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

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

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA                | Frequency | % Sales Sample | AGLA              | Frequency | % Population |
| 500                 | 1         | 0.15%          | 500               | 34        | 0.49%        |
| 1000                | 236       | 34.65%         | 1000              | 2057      | 29.80%       |
| 1500                | 334       | 49.05%         | 1500              | 3488      | 50.53%       |
| 2000                | 83        | 12.19%         | 2000              | 963       | 13.95%       |
| 2500                | 20        | 2.94%          | 2500              | 259       | 3.75%        |
| 3000                | 5         | 0.73%          | 3000              | 62        | 0.90%        |
| 3500                | 2         | 0.29%          | 3500              | 29        | 0.42%        |
| 4000                | 0         | 0.00%          | 4000              | 9         | 0.13%        |
| 4500                | 0         | 0.00%          | 4500              | 2         | 0.03%        |
| 5000                | 0         | 0.00%          | 5000              | 0         | 0.00%        |
| 5500                | 0         | 0.00%          | 5500              | 0         | 0.00%        |
| 7500                | 0         | 0.00%          | 7500              | 0         | 0.00%        |
|                     | 681       |                |                   | 6903      |              |

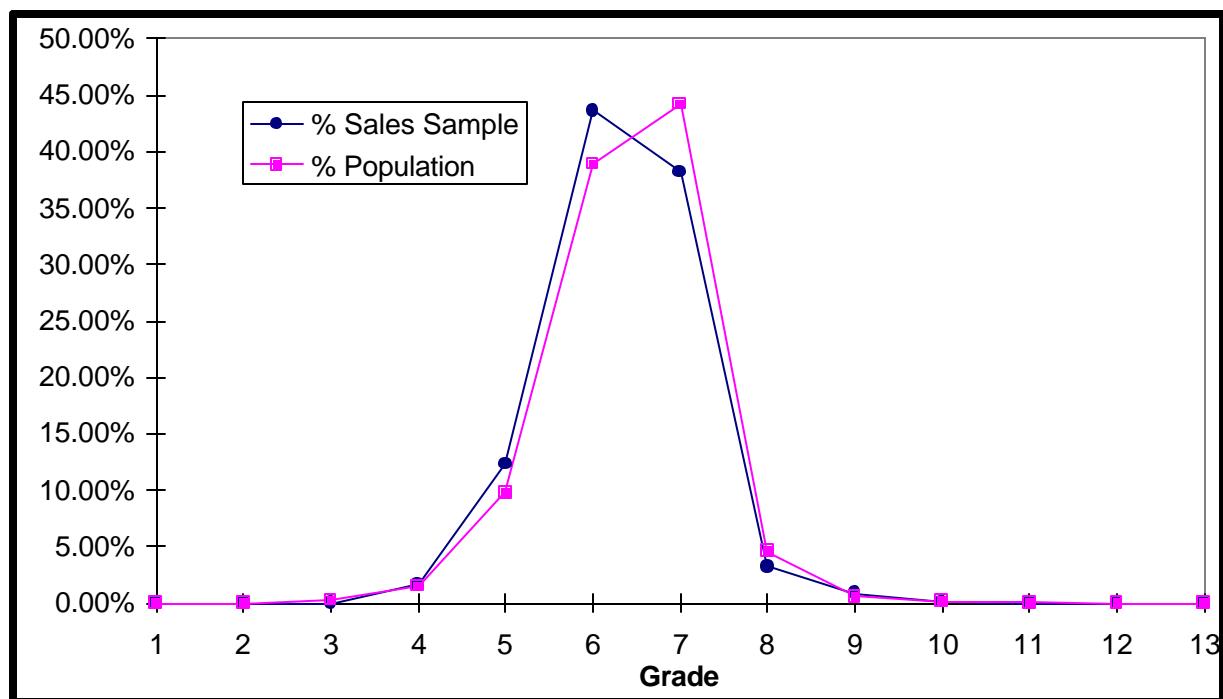


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

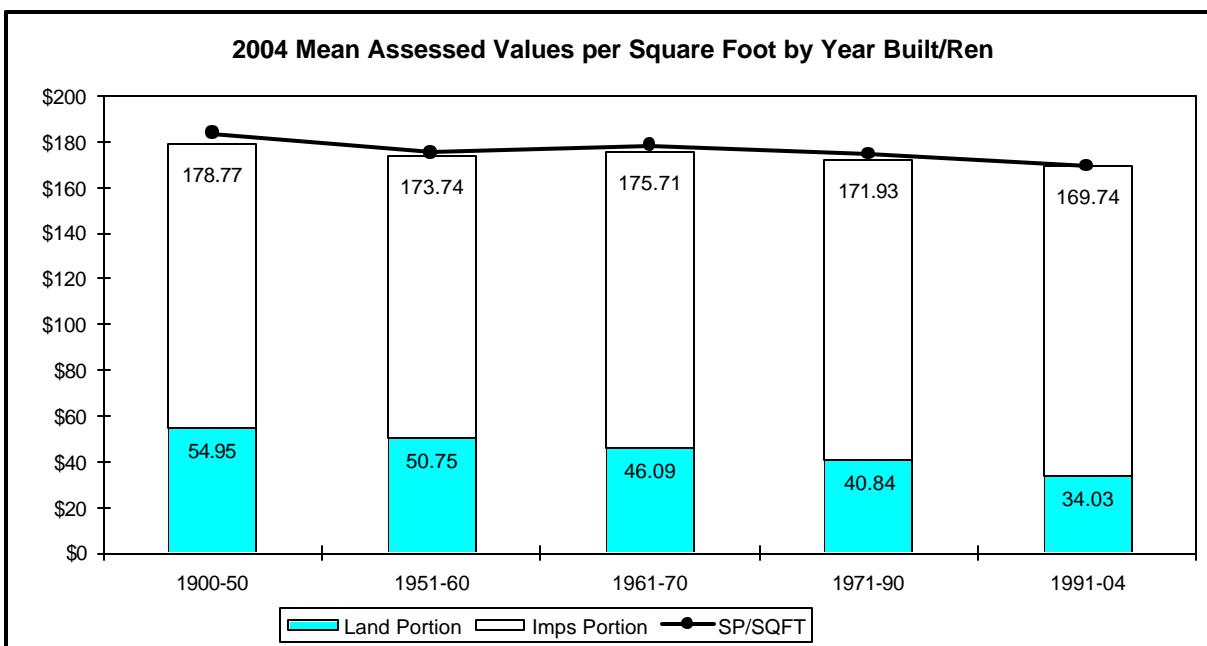
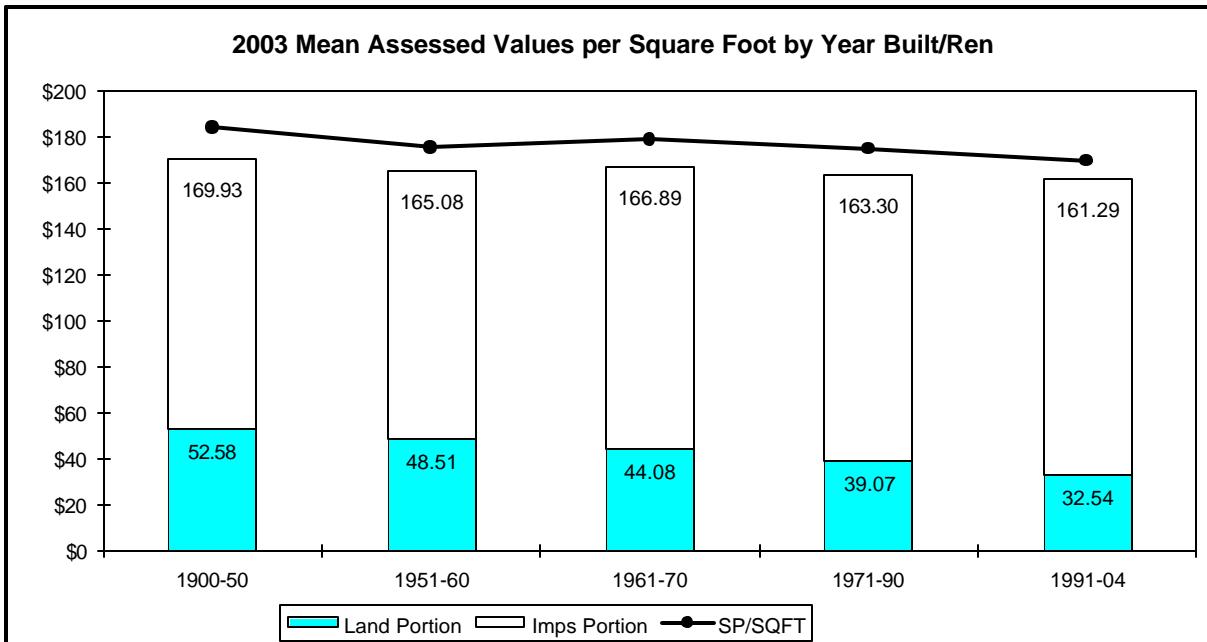
| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Grade               | Frequency | % Sales Sample |
| 1                   | 0         | 0.00%          |
| 2                   | 0         | 0.00%          |
| 3                   | 0         | 0.00%          |
| 4                   | 11        | 1.62%          |
| 5                   | 84        | 12.33%         |
| 6                   | 297       | 43.61%         |
| 7                   | 260       | 38.18%         |
| 8                   | 22        | 3.23%          |
| 9                   | 6         | 0.88%          |
| 10                  | 1         | 0.15%          |
| 11                  | 0         | 0.00%          |
| 12                  | 0         | 0.00%          |
| 13                  | 0         | 0.00%          |
|                     |           | 681            |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 0         | 0.00%        |
| 2                 | 0         | 0.00%        |
| 3                 | 21        | 0.30%        |
| 4                 | 102       | 1.48%        |
| 5                 | 674       | 9.76%        |
| 6                 | 2687      | 38.93%       |
| 7                 | 3052      | 44.21%       |
| 8                 | 316       | 4.58%        |
| 9                 | 38        | 0.55%        |
| 10                | 12        | 0.17%        |
| 11                | 1         | 0.01%        |
| 12                | 0         | 0.00%        |
| 13                | 0         | 0.00%        |
|                   |           | 6903         |



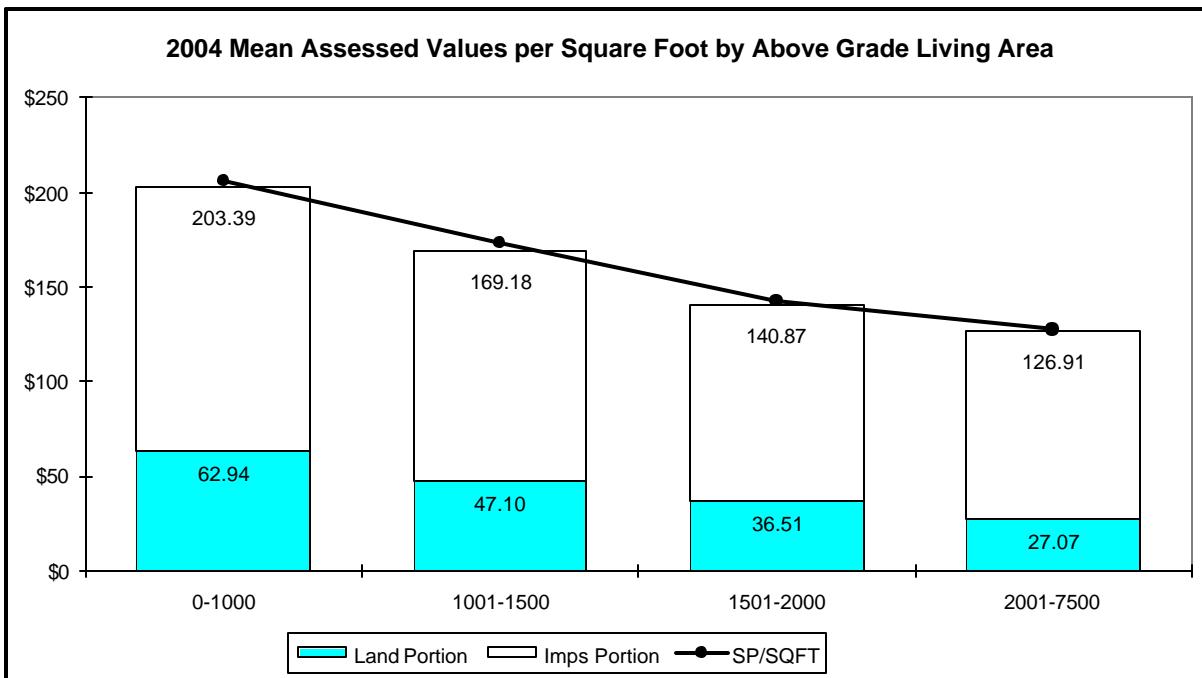
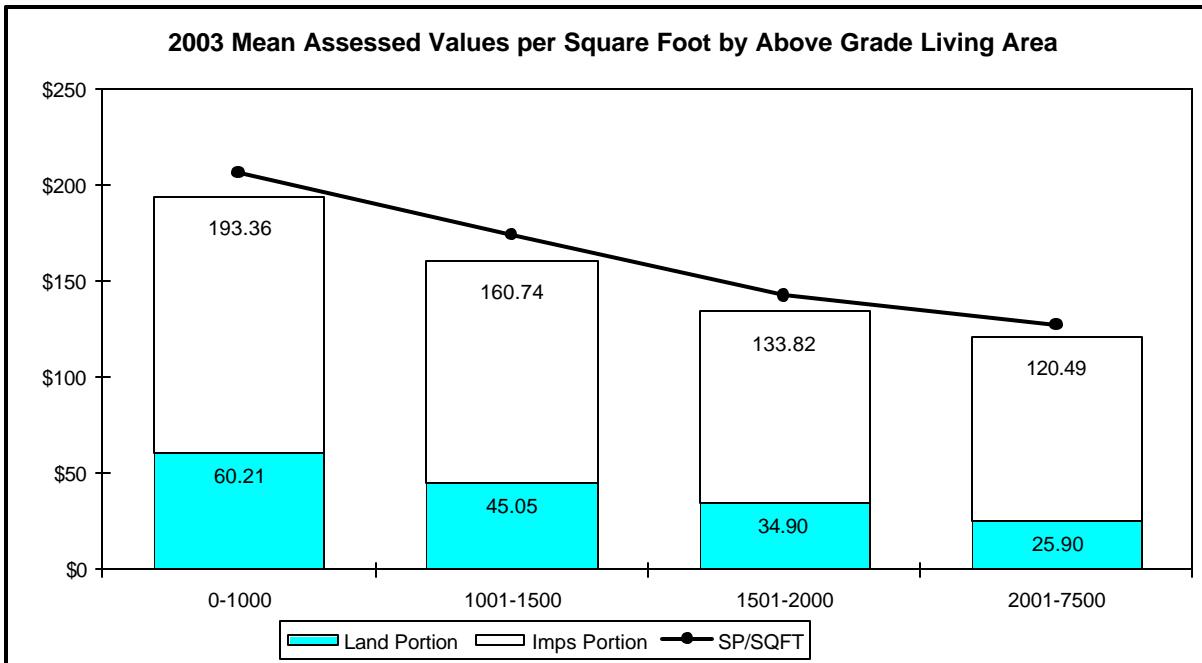
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



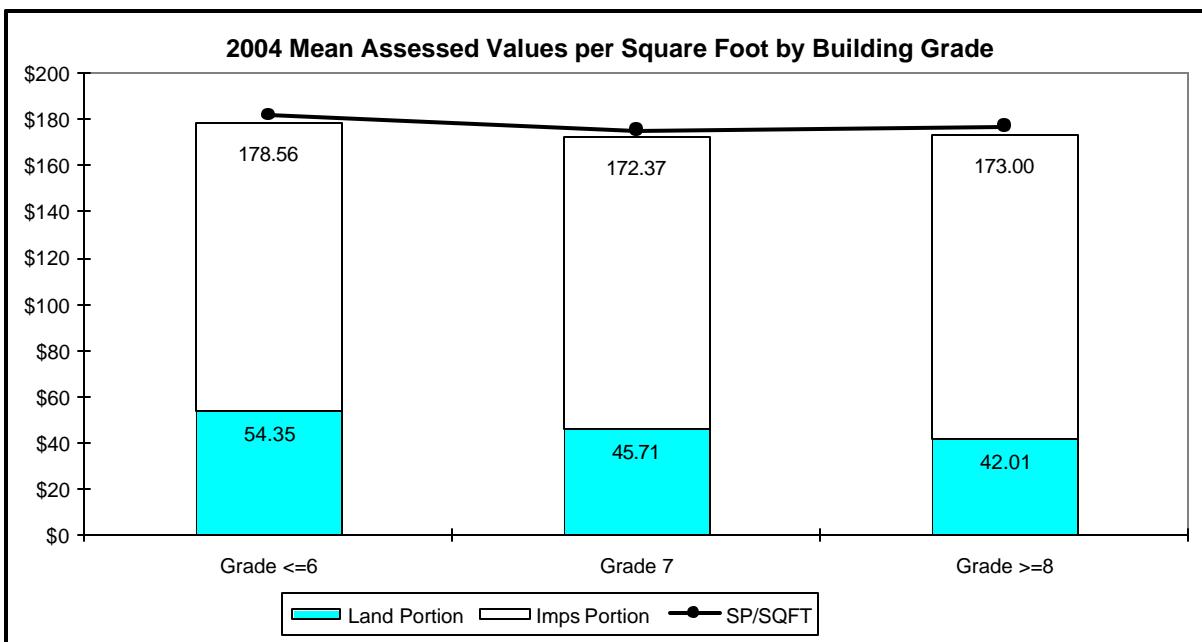
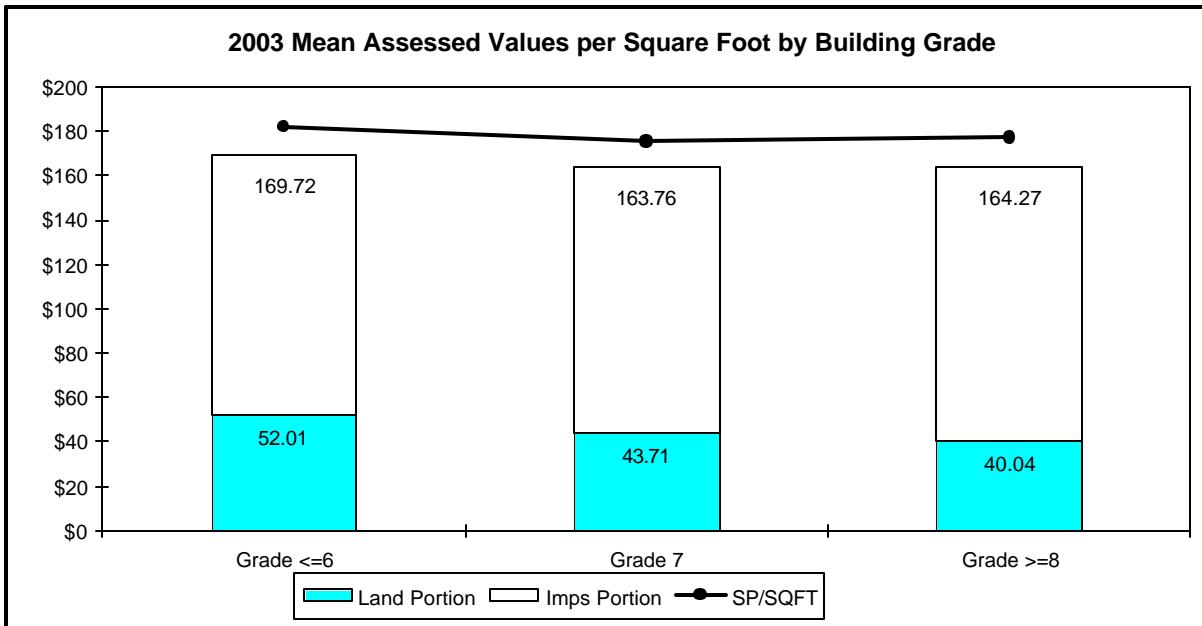
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**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 10 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.055% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.052, \text{ with the result rounded down to the next \$1,000.}$$

## ***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 681 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.

### **Improved Parcel Update (continued)**

The analysis results showed that characteristic-based and neighborhood-based variables are unsuited to use in this area using the sales available. Therefore an overall annual market adjustment of 1.055 was used thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / 0.947867299$$

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

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.055)
  - \*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", (2004 Land Value + Previous Improvement Value \* 1.00).
  - \*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 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 residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### **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:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.055, \text{ with results rounded down to the next } \$1,000$$

### **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 23 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.

### **Overall with no additional adjustments**

5.50%

#### **Comments**

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

An overall single rate adjustment was selected for Area 23.

\*This area will be physically inspected in 2005

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 23 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 0.983.

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. |
|------------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| <=6                          | 392   | 0.933              | 0.982              | 5.2%           | 0.968                | 0.996               |
| 7                            | 260   | 0.935              | 0.985              | 5.3%           | 0.971                | 0.998               |
| >=8                          | 29    | 0.936              | 0.986              | 5.3%           | 0.944                | 1.029               |
| Year Built or Year Renovated | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1900-1950                    | 319   | 0.924              | 0.972              | 5.2%           | 0.956                | 0.988               |
| 1951-1960                    | 200   | 0.943              | 0.993              | 5.3%           | 0.976                | 1.009               |
| 1961-1970                    | 79    | 0.935              | 0.984              | 5.3%           | 0.961                | 1.008               |
| 1971-1990                    | 39    | 0.944              | 0.993              | 5.3%           | 0.953                | 1.034               |
| 1991-2004                    | 44    | 0.948              | 0.997              | 5.3%           | 0.970                | 1.024               |
| Condition                    | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| Poor/Fair                    | 18    | 0.878              | 0.923              | 5.0%           | 0.834                | 1.011               |
| Average                      | 433   | 0.932              | 0.981              | 5.3%           | 0.970                | 0.993               |
| Good                         | 201   | 0.943              | 0.992              | 5.2%           | 0.973                | 1.011               |
| Very Good                    | 29    | 0.929              | 0.978              | 5.2%           | 0.932                | 1.024               |
| Stories                      | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1                            | 558   | 0.938              | 0.987              | 5.2%           | 0.976                | 0.998               |
| 1.5                          | 81    | 0.911              | 0.958              | 5.3%           | 0.927                | 0.990               |
| >=2                          | 42    | 0.936              | 0.985              | 5.3%           | 0.952                | 1.018               |
| 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                       | 237   | 0.940              | 0.988              | 5.2%           | 0.971                | 1.006               |
| 1001-1500                    | 334   | 0.928              | 0.977              | 5.3%           | 0.963                | 0.990               |
| 1501-2000                    | 83    | 0.940              | 0.990              | 5.3%           | 0.961                | 1.018               |
| 2001-7500                    | 27    | 0.948              | 0.998              | 5.3%           | 0.954                | 1.042               |

## Area 23 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 0.983.

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

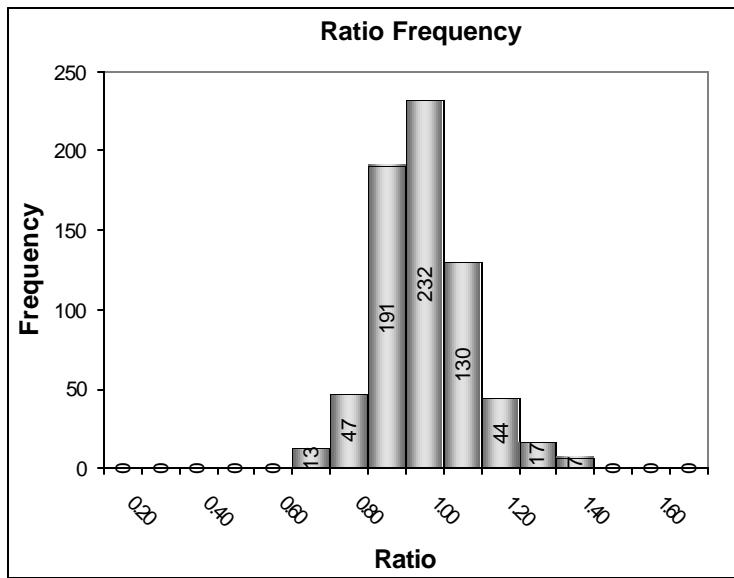
It is difficult to draw valid conclusions when the sales count is low.

| View Y/N    | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|-------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| N           | 650   | 0.935              | 0.984              | 5.2%           | 0.974                | 0.994               |
| Y           | 31    | 0.924              | 0.973              | 5.3%           | 0.929                | 1.018               |
| Sub         | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1           | 181   | 0.924              | 0.973              | 5.2%           | 0.953                | 0.993               |
| 2           | 235   | 0.934              | 0.982              | 5.2%           | 0.966                | 0.999               |
| 4           | 135   | 0.939              | 0.988              | 5.2%           | 0.967                | 1.009               |
| 6           | 82    | 0.952              | 1.002              | 5.3%           | 0.976                | 1.028               |
| 7           | 48    | 0.932              | 0.982              | 5.3%           | 0.945                | 1.018               |
| Lot Size    | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| <5000       | 30    | 0.940              | 0.989              | 5.2%           | 0.938                | 1.039               |
| 5000-8000   | 291   | 0.925              | 0.974              | 5.2%           | 0.960                | 0.987               |
| 8001-12000  | 278   | 0.941              | 0.990              | 5.2%           | 0.975                | 1.005               |
| 12001-18000 | 54    | 0.961              | 1.012              | 5.3%           | 0.970                | 1.054               |
| >18001      | 28    | 0.903              | 0.951              | 5.3%           | 0.898                | 1.004               |

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>SW District 3/Team 1 | <b>Lien Date:</b><br>01/01/2003 | <b>Date of Report:</b><br>2/27/2004             | <b>Sales Dates:</b><br>1/2002 - 12/2003 |
| <b>Area</b><br><br>Burien                     | <b>Appr ID:</b><br>KSCH         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                      |                                 |   |   |
| <b>Sample size (n)</b>                        | 681                             |   |   |
| <b>Mean Assessed Value</b>                    | 190,800                         |   |   |
| <b>Mean Sales Price</b>                       | 204,300                         |   |   |
| <b>Standard Deviation AV</b>                  | 44,984                          |   |   |
| <b>Standard Deviation SP</b>                  | 51,702                          |   |   |
| <b>ASSESSMENT LEVEL</b>                       |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>                  | 0.946                           |   |   |
| <b>Median Ratio</b>                           | 0.940                           |   |   |
| <b>Weighted Mean Ratio</b>                    | 0.934                           |   |   |
| <b>UNIFORMITY</b>                             |                                 |   |   |
| <b>Lowest ratio</b>                           | 0.620                           |   |   |
| <b>Highest ratio:</b>                         | 1.346                           |   |   |
| <b>Coefficient of Dispersion</b>              | 9.89%                           |   |   |
| <b>Standard Deviation</b>                     | 0.121                           |   |   |
| <b>Coefficient of Variation</b>               | 12.82%                          |   |   |
| <b>Price Related Differential (PRD)</b>       | 1.013                           |   |   |
| <b>RELIABILITY</b>                            |                                 |   |   |
| <b>95% Confidence: Median</b>                 |                                 |   |   |
| Lower limit                                   | 0.926                           |   |   |
| Upper limit                                   | 0.947                           |   |   |
| <b>95% Confidence: Mean</b>                   |                                 |   |   |
| Lower limit                                   | 0.937                           |   |   |
| Upper limit                                   | 0.956                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>                 |                                 |   |   |
| <b>N (population size)</b>                    | 6903                            |   |   |
| <b>B (acceptable error - in decimal)</b>      | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>         | 0.121                           |   |   |
| <b>Recommended minimum:</b>                   | 24                              |   |   |
| <b>Actual sample size:</b>                    | 681                             |   |   |
| <b>Conclusion:</b>                            | OK                              |   |   |
| <b>NORMALITY</b>                              |                                 |   |   |
| <b>Binomial Test</b>                          |                                 |   |   |
| # ratios below mean:                          | 362                             |   |   |
| # ratios above mean:                          | 319                             |   |   |
| Z:  | 1.648                           |   |   |
| <b>Conclusion:</b>                            | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i>     |                                 |   |   |



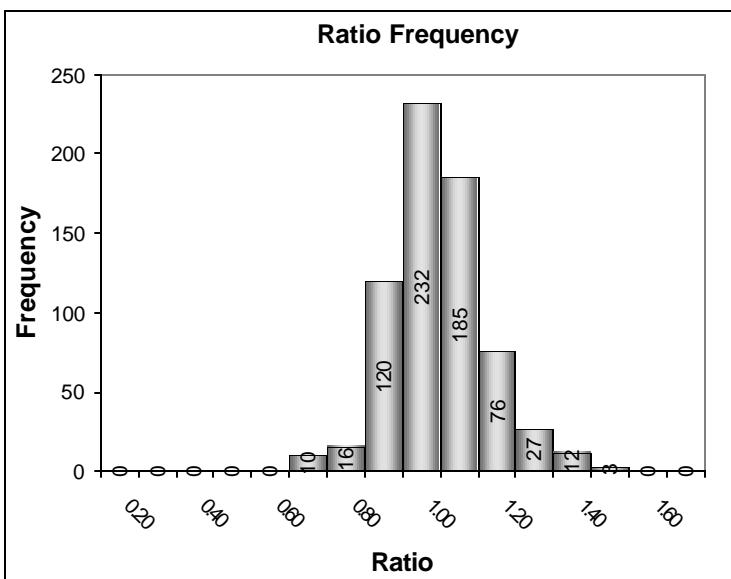
### COMMENTS:

1 to 3 Unit Residences throughout area 23

# Annual Update Ratio Study Report (After)

## 2004 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>SW District 3/Team 1 | <b>Lien Date:</b><br>01/01/2004 | <b>Date of Report:</b><br>2/27/2004             | <b>Sales Dates:</b><br>1/2002 - 12/2003 |
| <b>Area</b><br><br>Burien                     | <b>Appr ID:</b><br>KSCH         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                      |                                 |   |   |
| <b>Sample size (n)</b>                        | 681                             |   |   |
| <b>Mean Assessed Value</b>                    | 200,800                         |   |   |
| <b>Mean Sales Price</b>                       | 204,300                         |   |   |
| <b>Standard Deviation AV</b>                  | 47,448                          |   |   |
| <b>Standard Deviation SP</b>                  | 51,702                          |   |   |
| <b>ASSESSMENT LEVEL</b>                       |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>                  | 0.996                           |   |   |
| <b>Median Ratio</b>                           | 0.989                           |   |   |
| <b>Weighted Mean Ratio</b>                    | 0.983                           |   |   |
| <b>UNIFORMITY</b>                             |                                 |   |   |
| <b>Lowest ratio</b>                           | 0.654                           |   |   |
| <b>Highest ratio:</b>                         | 1.415                           |   |   |
| <b>Coefficient of Dispersion</b>              | 9.90%                           |   |   |
| <b>Standard Deviation</b>                     | 0.128                           |   |   |
| <b>Coefficient of Variation</b>               | 12.83%                          |   |   |
| <b>Price Related Differential (PRD)</b>       | 1.013                           |   |   |
| <b>RELIABILITY</b>                            |                                 |   |   |
| <b>95% Confidence: Median</b>                 |                                 |   |   |
| Lower limit                                   | 0.974                           |   |   |
| Upper limit                                   | 0.996                           |   |   |
| <b>95% Confidence: Mean</b>                   |                                 |   |   |
| Lower limit                                   | 0.986                           |   |   |
| Upper limit                                   | 1.006                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>                 |                                 |   |   |
| <b>N (population size)</b>                    | 6903                            |   |   |
| <b>B (acceptable error - in decimal)</b>      | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>         | 0.128                           |   |   |
| <b>Recommended minimum:</b>                   | 26                              |   |   |
| <b>Actual sample size:</b>                    | 681                             |   |   |
| <b>Conclusion:</b>                            | OK                              |   |   |
| <b>NORMALITY</b>                              |                                 |   |   |
| <b>Binomial Test</b>                          |                                 |   |   |
| # ratios below mean:                          | 366                             |   |   |
| # ratios above mean:                          | 315                             |   |   |
| Z:  | 1.954                           |   |   |
| <b>Conclusion:</b>                            | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i>     |                                 |   |   |



### COMMENTS:

1 to 3 Unit Residences throughout area 23

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

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 001      | 721140 | 2130  | 2/12/03   | \$119,975  | 410                | 0             | 4         | 1950           | 4    | 2500     | N    | N           | 10215 19TH AV SW   |
| 001      | 630340 | 1325  | 6/30/03   | \$140,000  | 720                | 0             | 4         | 1940           | 3    | 8382     | N    | N           | 11003 18TH AV SW   |
| 001      | 769460 | 0302  | 10/31/03  | \$110,000  | 540                | 0             | 5         | 1942           | 3    | 7091     | N    | N           | 10613 28TH AV SW   |
| 001      | 012303 | 9077  | 8/14/03   | \$125,080  | 560                | 0             | 5         | 1943           | 3    | 7343     | N    | N           | 2501 SW ROXBURY ST |
| 001      | 815160 | 1070  | 8/13/03   | \$138,000  | 600                | 0             | 5         | 1995           | 3    | 4951     | N    | N           | 10645 21ST AV SW   |
| 001      | 012303 | 9339  | 12/18/03  | \$218,500  | 720                | 0             | 5         | 1942           | 3    | 4270     | N    | N           | 9658 25TH AV SW    |
| 001      | 020600 | 0030  | 12/29/03  | \$181,000  | 720                | 0             | 5         | 1940           | 3    | 8276     | N    | N           | 2214 SW 104TH ST   |
| 001      | 159160 | 0270  | 3/18/02   | \$185,000  | 720                | 0             | 5         | 1935           | 5    | 11180    | N    | N           | 2131 SW 114TH ST   |
| 001      | 630340 | 1370  | 7/7/03    | \$181,618  | 730                | 0             | 5         | 1927           | 5    | 7935     | N    | N           | 11054 21ST AV SW   |
| 001      | 630340 | 0695  | 11/18/02  | \$167,000  | 780                | 0             | 5         | 1918           | 4    | 9144     | N    | N           | 10742 19TH AV SW   |
| 001      | 159160 | 0065  | 4/18/02   | \$197,500  | 820                | 0             | 5         | 1940           | 3    | 7800     | N    | N           | 2401 SW 112TH ST   |
| 001      | 721140 | 1445  | 5/1/02    | \$165,000  | 830                | 0             | 5         | 1947           | 4    | 5367     | N    | N           | 1721 SW 102ND ST   |
| 001      | 630340 | 1280  | 4/16/02   | \$130,000  | 840                | 0             | 5         | 1917           | 4    | 8382     | N    | N           | 11063 18TH AV SW   |
| 001      | 815160 | 0430  | 5/3/02    | \$223,000  | 860                | 0             | 5         | 1930           | 5    | 11850    | N    | N           | 10720 25TH AV SW   |
| 001      | 721140 | 2075  | 6/27/03   | \$161,500  | 860                | 0             | 5         | 1947           | 3    | 7500     | N    | N           | 10241 19TH AV SW   |
| 001      | 630340 | 0525  | 5/3/02    | \$185,000  | 880                | 0             | 5         | 1918           | 4    | 9846     | N    | N           | 10643 19TH AV SW   |
| 001      | 769460 | 0300  | 3/28/03   | \$150,000  | 910                | 550           | 5         | 1942           | 3    | 7677     | N    | N           | 10623 28TH AV SW   |
| 001      | 815160 | 0800  | 9/5/03    | \$280,000  | 920                | 0             | 5         | 1936           | 4    | 22600    | N    | N           | 10731 22ND AV SW   |
| 001      | 630340 | 0485  | 6/25/03   | \$197,000  | 940                | 0             | 5         | 1925           | 3    | 8636     | N    | N           | 10603 18TH AV SW   |
| 001      | 630340 | 1175  | 10/21/03  | \$125,000  | 960                | 0             | 5         | 1920           | 3    | 8382     | N    | N           | 11055 17TH AV SW   |
| 001      | 012303 | 9162  | 4/30/03   | \$174,950  | 970                | 0             | 5         | 1935           | 4    | 11320    | N    | N           | 10032 28TH AV SW   |
| 001      | 012303 | 9321  | 7/9/03    | \$219,000  | 980                | 0             | 5         | 1944           | 3    | 22141    | N    | N           | 10057 24TH AV SW   |
| 001      | 721140 | 0685  | 3/27/03   | \$160,000  | 990                | 0             | 5         | 1917           | 5    | 6000     | N    | N           | 10011 18TH AV SW   |
| 001      | 012303 | 9203  | 7/3/02    | \$169,950  | 1060               | 0             | 5         | 1936           | 3    | 8160     | N    | N           | 9640 25TH AV SW    |
| 001      | 630340 | 0835  | 7/22/03   | \$187,000  | 1080               | 0             | 5         | 1918           | 3    | 8382     | N    | N           | 1710 SW 110TH ST   |
| 001      | 726220 | 0080  | 9/26/02   | \$320,000  | 1230               | 380           | 5         | 1939           | 5    | 16200    | N    | N           | 9824 30TH AV SW    |
| 001      | 630340 | 0095  | 1/2/03    | \$235,000  | 1500               | 0             | 5         | 1920           | 4    | 8636     | N    | N           | 10428 19TH AV SW   |
| 001      | 630340 | 0780  | 6/10/02   | \$159,900  | 1620               | 0             | 5         | 1909           | 3    | 8573     | N    | N           | 1721 SW 107TH ST   |
| 001      | 630340 | 1320  | 1/15/02   | \$155,000  | 610                | 0             | 6         | 1942           | 3    | 8382     | N    | N           | 11011 18TH AV SW   |
| 001      | 815160 | 1072  | 6/24/03   | \$150,200  | 660                | 500           | 6         | 1945           | 3    | 4800     | N    | N           | 10638 22ND AV SW   |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 001      | 630340 | 0765  | 8/5/03    | \$158,000  | 680                | 0             | 6         | 1942           | 3    | 8382     | N    | N           | 10717 18TH AV SW |
| 001      | 012303 | 9276  | 5/10/03   | \$130,000  | 700                | 0             | 6         | 1942           | 3    | 7424     | N    | N           | 9827 20TH AV SW  |
| 001      | 815160 | 0292  | 1/7/02    | \$125,500  | 720                | 0             | 6         | 1947           | 4    | 11580    | N    | N           | 10426 26TH AV SW |
| 001      | 769460 | 0072  | 12/26/02  | \$150,000  | 740                | 0             | 6         | 1947           | 3    | 7035     | N    | N           | 2630 SW 106TH ST |
| 001      | 815160 | 1050  | 3/7/03    | \$250,000  | 770                | 770           | 6         | 1949           | 4    | 9448     | N    | N           | 10621 21ST AV SW |
| 001      | 502940 | 0050  | 1/2/03    | \$164,950  | 780                | 0             | 6         | 1950           | 3    | 7691     | N    | N           | 10756 28TH AV SW |
| 001      | 721140 | 1485  | 8/9/02    | \$150,000  | 780                | 0             | 6         | 1943           | 3    | 5000     | N    | N           | 10222 18TH AV SW |
| 001      | 721140 | 1950  | 6/9/03    | \$154,950  | 800                | 0             | 6         | 1942           | 3    | 5000     | N    | N           | 10216 20TH AV SW |
| 001      | 502940 | 0080  | 12/17/02  | \$171,000  | 810                | 0             | 6         | 1950           | 3    | 8400     | N    | N           | 10736 27TH AV SW |
| 001      | 721140 | 0255  | 7/3/03    | \$199,950  | 820                | 350           | 6         | 1949           | 3    | 5000     | N    | N           | 10008 20TH AV SW |
| 001      | 285360 | 0210  | 1/29/03   | \$179,000  | 830                | 570           | 6         | 1952           | 3    | 18000    | N    | N           | 9817 26TH AV SW  |
| 001      | 630340 | 1005  | 4/1/03    | \$144,097  | 840                | 0             | 6         | 1945           | 3    | 8382     | N    | N           | 11004 17TH AV SW |
| 001      | 815160 | 0570  | 9/3/03    | \$155,000  | 840                | 0             | 6         | 1952           | 3    | 11325    | N    | N           | 11024 24TH PL SW |
| 001      | 012303 | 9164  | 5/3/02    | \$198,950  | 860                | 0             | 6         | 1942           | 4    | 16320    | N    | N           | 9648 26TH AV SW  |
| 001      | 721140 | 1825  | 9/13/02   | \$170,000  | 860                | 0             | 6         | 1949           | 4    | 5000     | N    | N           | 10247 18TH AV SW |
| 001      | 815160 | 0701  | 6/11/02   | \$169,950  | 870                | 0             | 6         | 1940           | 4    | 11100    | N    | N           | 11062 25TH AV SW |
| 001      | 012303 | 9213  | 8/2/02    | \$190,000  | 870                | 630           | 6         | 1939           | 4    | 8160     | N    | N           | 9850 25TH AV SW  |
| 001      | 630340 | 0925  | 4/24/03   | \$178,000  | 880                | 0             | 6         | 1941           | 3    | 8382     | N    | N           | 10750 17TH AV SW |
| 001      | 721140 | 2295  | 3/26/02   | \$181,000  | 880                | 400           | 6         | 1962           | 3    | 5000     | Y    | N           | 10253 20TH AV SW |
| 001      | 630340 | 0535  | 12/8/03   | \$195,000  | 930                | 590           | 6         | 1924           | 4    | 8636     | N    | N           | 10631 19TH AV SW |
| 001      | 721140 | 0385  | 7/23/03   | \$250,000  | 940                | 230           | 6         | 1925           | 3    | 5000     | N    | N           | 10047 19TH AV SW |
| 001      | 815160 | 0190  | 2/3/03    | \$225,000  | 970                | 0             | 6         | 1930           | 4    | 12210    | N    | N           | 10800 26TH AV SW |
| 001      | 012303 | 9378  | 12/3/03   | \$193,000  | 980                | 0             | 6         | 1951           | 3    | 8160     | N    | N           | 9839 25TH AV SW  |
| 001      | 929020 | 0030  | 9/20/02   | \$135,000  | 1000               | 0             | 6         | 1955           | 3    | 6314     | N    | N           | 2815 SW 99TH ST  |
| 001      | 012303 | 9487  | 4/9/03    | \$214,950  | 1010               | 0             | 6         | 1958           | 3    | 8532     | N    | N           | 10275 26TH AV SW |
| 001      | 815160 | 0061  | 9/23/03   | \$171,500  | 1010               | 0             | 6         | 1951           | 4    | 11470    | N    | N           | 11020 26TH AV SW |
| 001      | 721140 | 0095  | 2/28/03   | \$170,000  | 1010               | 790           | 6         | 1958           | 4    | 3889     | N    | N           | 10046 21ST AV SW |
| 001      | 815160 | 0411  | 9/25/02   | \$190,000  | 1020               | 0             | 6         | 1953           | 3    | 7377     | N    | N           | 10709 24TH AV SW |
| 001      | 721140 | 2175  | 9/19/02   | \$210,000  | 1020               | 0             | 6         | 1942           | 4    | 4863     | Y    | N           | 10206 21ST AV SW |
| 001      | 012303 | 9351  | 8/28/03   | \$212,000  | 1070               | 0             | 6         | 1933           | 3    | 8160     | N    | N           | 9844 26TH AV SW  |
| 001      | 630340 | 0125  | 8/20/02   | \$225,000  | 1070               | 820           | 6         | 1992           | 3    | 8636     | N    | N           | 10419 18TH AV SW |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 001      | 630340 | 1405  | 9/19/02   | \$167,500  | 1070               | 0             | 6         | 1948           | 4    | 8382     | N    | N           | 11043 19TH AV SW |
| 001      | 769460 | 0230  | 3/29/02   | \$221,000  | 1100               | 0             | 6         | 1947           | 3    | 6090     | N    | N           | 10620 28TH AV SW |
| 001      | 630340 | 1385  | 7/29/02   | \$230,000  | 1100               | 0             | 6         | 1927           | 3    | 8945     | Y    | N           | 1904 SW 112TH ST |
| 001      | 012303 | 9183  | 2/12/02   | \$179,950  | 1110               | 0             | 6         | 1948           | 4    | 8160     | N    | N           | 9615 25TH AV SW  |
| 001      | 630340 | 1170  | 8/1/02    | \$149,500  | 1190               | 0             | 6         | 1941           | 3    | 8382     | N    | N           | 11061 17TH AV SW |
| 001      | 630340 | 0500  | 4/2/03    | \$170,000  | 1210               | 0             | 6         | 1947           | 3    | 8888     | N    | N           | 10616 21ST AV SW |
| 001      | 012303 | 9111  | 10/15/03  | \$265,000  | 1220               | 0             | 6         | 1934           | 4    | 36792    | N    | N           | 10203 26TH AV SW |
| 001      | 012303 | 9427  | 5/23/03   | \$294,500  | 1240               | 0             | 6         | 1944           | 4    | 14000    | N    | N           | 2434 SW 104TH ST |
| 001      | 502940 | 0015  | 12/20/02  | \$230,000  | 1240               | 0             | 6         | 1950           | 4    | 7631     | N    | N           | 10745 27TH AV SW |
| 001      | 815160 | 0455  | 7/15/03   | \$181,000  | 1240               | 0             | 6         | 1955           | 3    | 9750     | N    | N           | 10736 25TH AV SW |
| 001      | 122303 | 9096  | 6/17/03   | \$290,000  | 1250               | 550           | 6         | 1946           | 5    | 8855     | N    | N           | 11622 23RD AV SW |
| 001      | 502940 | 0045  | 2/25/03   | \$215,000  | 1250               | 0             | 6         | 1950           | 3    | 7680     | N    | N           | 10750 28TH AV SW |
| 001      | 122303 | 9096  | 6/26/02   | \$250,000  | 1250               | 550           | 6         | 1946           | 5    | 8855     | N    | N           | 11622 23RD AV SW |
| 001      | 012303 | 9525  | 8/29/03   | \$205,000  | 1330               | 0             | 6         | 1942           | 4    | 8160     | N    | N           | 10309 24TH AV SW |
| 001      | 726220 | 0232  | 5/15/03   | \$242,100  | 1350               | 0             | 6         | 1966           | 3    | 9879     | N    | N           | 10225 28TH AV SW |
| 001      | 630340 | 0815  | 5/23/02   | \$160,000  | 1370               | 0             | 6         | 1960           | 3    | 8382     | N    | N           | 10750 18TH AV SW |
| 001      | 815160 | 0962  | 8/5/02    | \$230,000  | 1380               | 160           | 6         | 1937           | 4    | 9180     | N    | N           | 10409 22ND AV SW |
| 001      | 012303 | 9390  | 9/4/03    | \$229,900  | 1380               | 650           | 6         | 1942           | 4    | 13410    | N    | N           | 10017 21ST AV SW |
| 001      | 721140 | 0550  | 7/29/02   | \$204,500  | 1440               | 0             | 6         | 2002           | 3    | 2500     | N    | N           | 10038 19TH AV SW |
| 001      | 721140 | 0560  | 8/28/02   | \$204,500  | 1440               | 0             | 6         | 2002           | 3    | 2500     | N    | N           | 10040 19TH AV SW |
| 001      | 721140 | 0565  | 1/13/03   | \$204,500  | 1440               | 0             | 6         | 2002           | 3    | 2500     | N    | N           | 10042 19TH AV SW |
| 001      | 721140 | 0508  | 2/25/02   | \$192,000  | 1440               | 0             | 6         | 2001           | 3    | 2500     | N    | N           | 10018 19TH AV SW |
| 001      | 721140 | 0507  | 2/15/02   | \$188,000  | 1440               | 0             | 6         | 2001           | 3    | 2500     | N    | N           | 10014 19TH AV SW |
| 001      | 630340 | 0121  | 6/17/02   | \$200,000  | 1460               | 0             | 6         | 1965           | 3    | 8636     | N    | N           | 10425 18TH AV SW |
| 001      | 630340 | 0435  | 3/18/03   | \$175,000  | 1500               | 280           | 6         | 1963           | 3    | 8636     | N    | N           | 10624 19TH AV SW |
| 001      | 502940 | 0040  | 3/3/03    | \$255,000  | 1610               | 0             | 6         | 1950           | 5    | 7676     | N    | N           | 10746 28TH AV SW |
| 001      | 502940 | 0040  | 11/18/03  | \$254,000  | 1610               | 0             | 6         | 1950           | 5    | 7676     | N    | N           | 10746 28TH AV SW |
| 001      | 630340 | 0575  | 9/5/02    | \$189,500  | 1610               | 0             | 6         | 1956           | 4    | 8382     | N    | N           | 10720 21ST AV SW |
| 001      | 815160 | 0622  | 6/13/03   | \$274,950  | 1770               | 0             | 6         | 2002           | 3    | 11250    | N    | N           | 11060 24TH PL SW |
| 001      | 721140 | 1920  | 7/3/03    | \$239,500  | 1800               | 0             | 6         | 2002           | 3    | 3300     | N    | N           | 10202 20TH AV SW |
| 001      | 012303 | 9185  | 7/22/03   | \$445,000  | 1860               | 0             | 6         | 1934           | 3    | 36608    | N    | N           | 10223 26TH AV SW |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 001      | 721140 | 1725  | 12/22/03  | \$214,000  | 810                | 580           | 7         | 1994           | 3    | 2500     | N    | N           | 10226 19TH AV SW |
| 001      | 012303 | 9513  | 12/3/03   | \$320,950  | 880                | 640           | 7         | 1959           | 3    | 7658     | N    | N           | 2846 SW 111TH PL |
| 001      | 012303 | 9438  | 7/21/03   | \$215,000  | 880                | 0             | 7         | 1954           | 3    | 6000     | N    | N           | 2805 SW 109TH ST |
| 001      | 159160 | 0717  | 12/23/03  | \$235,000  | 910                | 880           | 7         | 1964           | 3    | 9920     | N    | N           | 11212 18TH AV SW |
| 001      | 012303 | 9327  | 8/30/02   | \$223,300  | 920                | 400           | 7         | 1980           | 3    | 8159     | N    | N           | 9659 22ND AV SW  |
| 001      | 815160 | 0390  | 12/8/03   | \$181,000  | 920                | 870           | 7         | 1952           | 3    | 8513     | N    | N           | 2405 SW 106TH ST |
| 001      | 814360 | 0035  | 12/11/03  | \$275,500  | 960                | 0             | 7         | 1950           | 3    | 16320    | N    | N           | 9815 21ST AV SW  |
| 001      | 012303 | 9490  | 7/29/03   | \$240,000  | 960                | 960           | 7         | 1958           | 3    | 8160     | N    | N           | 9845 24TH AV SW  |
| 001      | 630340 | 1015  | 10/22/03  | \$206,000  | 970                | 620           | 7         | 1942           | 4    | 8382     | N    | N           | 11020 17TH AV SW |
| 001      | 012303 | 9523  | 10/3/02   | \$190,000  | 1000               | 0             | 7         | 1958           | 3    | 9966     | N    | N           | 2624 SW 104TH ST |
| 001      | 815160 | 1131  | 11/6/02   | \$214,900  | 1010               | 0             | 7         | 1960           | 3    | 7280     | N    | N           | 10751 21ST AV SW |
| 001      | 815160 | 0676  | 3/22/02   | \$217,000  | 1010               | 800           | 7         | 1961           | 3    | 7349     | N    | N           | 11061 24TH PL SW |
| 001      | 764220 | 0075  | 12/22/03  | \$198,000  | 1020               | 460           | 7         | 1955           | 3    | 7137     | N    | N           | 1804 SW 119TH ST |
| 001      | 630340 | 0015  | 11/24/03  | \$233,000  | 1040               | 940           | 7         | 1951           | 4    | 9112     | N    | N           | 10416 21ST AV SW |
| 001      | 159160 | 0436  | 11/4/02   | \$219,980  | 1050               | 0             | 7         | 1981           | 3    | 7405     | N    | N           | 11528 18TH PL SW |
| 001      | 769460 | 0400  | 2/20/02   | \$199,950  | 1050               | 250           | 7         | 1973           | 3    | 7616     | N    | N           | 2818 SW 106TH ST |
| 001      | 159160 | 0438  | 9/25/02   | \$199,950  | 1050               | 0             | 7         | 1981           | 3    | 7840     | N    | N           | 11516 18TH PL SW |
| 001      | 122303 | 9197  | 10/1/02   | \$233,000  | 1050               | 620           | 7         | 1959           | 4    | 9940     | N    | N           | 11639 23RD AV SW |
| 001      | 012303 | 9408  | 5/2/03    | \$299,000  | 1060               | 0             | 7         | 1979           | 3    | 18657    | N    | N           | 10022 28TH AV SW |
| 001      | 122303 | 9202  | 8/15/02   | \$238,000  | 1060               | 540           | 7         | 1958           | 3    | 7370     | N    | N           | 11645 23RD AV SW |
| 001      | 159160 | 0137  | 4/8/03    | \$254,000  | 1070               | 560           | 7         | 1969           | 3    | 9920     | N    | N           | 11314 25TH AV SW |
| 001      | 815160 | 0365  | 3/7/03    | \$230,000  | 1080               | 530           | 7         | 1980           | 3    | 9164     | N    | N           | 2431 SW 105TH PL |
| 001      | 764220 | 0150  | 1/23/02   | \$239,950  | 1090               | 560           | 7         | 1962           | 3    | 11000    | N    | N           | 1715 SW 119TH ST |
| 001      | 721140 | 0745  | 11/19/03  | \$188,000  | 1100               | 1190          | 7         | 1964           | 3    | 6250     | N    | N           | 10012 18TH AV SW |
| 001      | 012303 | 9497  | 6/12/03   | \$250,000  | 1110               | 400           | 7         | 1958           | 3    | 7660     | N    | N           | 2835 SW 111TH PL |
| 001      | 721140 | 0125  | 5/30/03   | \$195,000  | 1110               | 280           | 7         | 1956           | 3    | 6400     | N    | N           | 10057 20TH AV SW |
| 001      | 769400 | 0015  | 8/16/03   | \$227,500  | 1120               | 0             | 7         | 1958           | 3    | 7471     | N    | N           | 10614 27TH AV SW |
| 001      | 351050 | 0120  | 5/20/02   | \$160,000  | 1120               | 0             | 7         | 1960           | 3    | 8300     | N    | N           | 11651 18TH AV SW |
| 001      | 122303 | 9268  | 2/27/03   | \$289,000  | 1130               | 180           | 7         | 1948           | 5    | 15129    | Y    | N           | 11666 26TH AV SW |
| 001      | 159160 | 0087  | 4/4/03    | \$250,000  | 1150               | 800           | 7         | 1959           | 4    | 7680     | N    | N           | 11224 22ND AV SW |
| 001      | 075800 | 0045  | 4/8/03    | \$203,000  | 1170               | 0             | 7         | 1954           | 3    | 7515     | N    | N           | 11838 22ND AV SW |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 001      | 769460 | 0060  | 5/15/02   | \$95,000   | 1180               | 0             | 7         | 1956           | 2    | 6891     | N    | N           | 2616 SW 106TH ST |
| 001      | 159160 | 0217  | 7/29/02   | \$197,000  | 1200               | 0             | 7         | 1953           | 3    | 9920     | N    | N           | 2509 SW 114TH ST |
| 001      | 764220 | 0060  | 12/12/03  | \$270,000  | 1220               | 230           | 7         | 1962           | 3    | 7600     | N    | N           | 11822 19TH AV SW |
| 001      | 159160 | 0678  | 10/16/02  | \$244,000  | 1220               | 560           | 7         | 1957           | 3    | 7080     | N    | N           | 11212 21ST AV SW |
| 001      | 928680 | 0030  | 11/20/02  | \$272,990  | 1230               | 670           | 7         | 1952           | 3    | 19634    | N    | N           | 11017 26TH AV SW |
| 001      | 726220 | 0101  | 11/14/02  | \$228,500  | 1230               | 720           | 7         | 1965           | 3    | 7221     | N    | N           | 9862 30TH AV SW  |
| 001      | 159160 | 0066  | 7/29/03   | \$299,950  | 1240               | 600           | 7         | 1962           | 4    | 7680     | N    | N           | 11221 22ND PL SW |
| 001      | 769460 | 0165  | 1/8/03    | \$218,000  | 1240               | 0             | 7         | 1960           | 4    | 12075    | N    | N           | 10710 27TH AV SW |
| 001      | 159160 | 0037  | 9/24/03   | \$229,000  | 1270               | 0             | 7         | 1961           | 3    | 9920     | N    | N           | 11218 25TH AV SW |
| 001      | 122303 | 9174  | 8/14/03   | \$219,950  | 1270               | 0             | 7         | 1954           | 3    | 6000     | N    | N           | 11833 22ND AV SW |
| 001      | 721140 | 1810  | 5/18/03   | \$215,000  | 1270               | 0             | 7         | 1997           | 3    | 2500     | N    | N           | 10251 18TH AV SW |
| 001      | 159160 | 0120  | 4/16/02   | \$215,000  | 1270               | 670           | 7         | 1994           | 3    | 5757     | N    | N           | 2514 SW 114TH ST |
| 001      | 815160 | 0500  | 10/9/03   | \$239,000  | 1290               | 0             | 7         | 1937           | 4    | 18233    | N    | N           | 10834 25TH AV SW |
| 001      | 783280 | 0061  | 8/27/02   | \$237,000  | 1300               | 0             | 7         | 1948           | 3    | 11144    | N    | N           | 10912 28TH AV SW |
| 001      | 012303 | 9488  | 8/22/03   | \$254,950  | 1330               | 0             | 7         | 1957           | 3    | 7200     | N    | N           | 10910 29TH PL SW |
| 001      | 769460 | 0251  | 7/3/02    | \$221,500  | 1340               | 0             | 7         | 1951           | 3    | 7100     | N    | N           | 10715 28TH AV SW |
| 001      | 122303 | 9179  | 6/10/03   | \$335,000  | 1350               | 700           | 7         | 1963           | 3    | 15400    | N    | N           | 11814 22ND AV SW |
| 001      | 769460 | 0141  | 6/20/03   | \$189,500  | 1350               | 0             | 7         | 1957           | 3    | 9375     | N    | N           | 10715 26TH AV SW |
| 001      | 159160 | 0009  | 10/7/03   | \$271,000  | 1370               | 0             | 7         | 1967           | 3    | 7500     | N    | N           | 11218 26TH AV SW |
| 001      | 122303 | 9171  | 6/12/02   | \$214,000  | 1370               | 0             | 7         | 1954           | 4    | 8400     | N    | N           | 11629 21ST AV SW |
| 001      | 932000 | 0030  | 7/12/02   | \$191,400  | 1380               | 0             | 7         | 1967           | 3    | 8650     | N    | N           | 2425 SW 103RD ST |
| 001      | 159160 | 0527  | 10/1/02   | \$218,950  | 1390               | 840           | 7         | 1959           | 3    | 9120     | N    | N           | 1659 SW 114TH ST |
| 001      | 159160 | 0407  | 8/12/03   | \$234,999  | 1400               | 0             | 7         | 1953           | 4    | 7200     | N    | N           | 1914 SW 116TH ST |
| 001      | 630340 | 0720  | 5/21/02   | \$219,500  | 1410               | 0             | 7         | 1984           | 3    | 7806     | N    | N           | 10766 19TH AV SW |
| 001      | 769460 | 0372  | 11/14/02  | \$260,000  | 1420               | 940           | 7         | 1962           | 3    | 14400    | N    | N           | 10435 28TH AV SW |
| 001      | 159160 | 0077  | 12/29/03  | \$252,000  | 1440               | 0             | 7         | 1965           | 3    | 8320     | N    | N           | 2211 SW 112TH ST |
| 001      | 815160 | 0551  | 5/19/03   | \$240,000  | 1440               | 1190          | 7         | 1958           | 4    | 11259    | Y    | N           | 10935 24TH AV SW |
| 001      | 769400 | 0025  | 2/19/03   | \$221,650  | 1460               | 0             | 7         | 1958           | 3    | 7505     | N    | N           | 10630 27TH AV SW |
| 001      | 769460 | 0263  | 10/9/03   | \$255,000  | 1470               | 0             | 7         | 1957           | 3    | 7044     | N    | N           | 2815 SW 107TH ST |
| 001      | 688080 | 0070  | 4/10/02   | \$255,000  | 1470               | 0             | 7         | 1954           | 4    | 6935     | N    | N           | 10718 29TH PL SW |
| 001      | 159160 | 0506  | 2/28/02   | \$260,000  | 1520               | 80            | 7         | 1940           | 3    | 19840    | N    | N           | 1815 SW 114TH ST |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 001      | 502940 | 0005  | 6/19/02   | \$214,500  | 1520               | 0             | 7         | 1950           | 4    | 7691     | N    | N           | 10757 27TH AV SW |
| 001      | 815160 | 0921  | 6/20/03   | \$258,000  | 1520               | 1000          | 7         | 1986           | 3    | 7224     | N    | N           | 10445 22ND AV SW |
| 001      | 012303 | 9283  | 5/21/03   | \$289,000  | 1540               | 800           | 7         | 1997           | 3    | 8797     | N    | N           | 9645 22ND AV SW  |
| 001      | 351050 | 0240  | 7/22/03   | \$210,000  | 1550               | 0             | 7         | 1961           | 3    | 11500    | N    | N           | 11644 18TH AV SW |
| 001      | 815160 | 0121  | 6/23/03   | \$225,000  | 1570               | 0             | 7         | 1955           | 3    | 7770     | N    | N           | 10910 26TH AV SW |
| 001      | 159160 | 0677  | 7/22/02   | \$221,000  | 1570               | 0             | 7         | 1937           | 4    | 11210    | N    | N           | 11204 21ST AV SW |
| 001      | 764220 | 0155  | 2/14/03   | \$226,500  | 1580               | 0             | 7         | 1955           | 3    | 10200    | Y    | N           | 1719 SW 119TH ST |
| 001      | 122303 | 9102  | 7/21/03   | \$359,500  | 1610               | 0             | 7         | 1946           | 4    | 10387    | N    | N           | 11804 23RD AV SW |
| 001      | 122303 | 9181  | 1/10/02   | \$206,000  | 1620               | 0             | 7         | 1955           | 3    | 7289     | N    | N           | 2003 SW 119TH ST |
| 001      | 012303 | 9579  | 2/4/02    | \$190,000  | 1670               | 0             | 7         | 1963           | 3    | 13346    | N    | N           | 10046 26TH AV SW |
| 001      | 769460 | 0030  | 12/3/03   | \$260,000  | 1810               | 0             | 7         | 1937           | 3    | 28100    | N    | N           | 10421 26TH AV SW |
| 001      | 159160 | 0378  | 3/20/02   | \$186,000  | 1820               | 0             | 7         | 1954           | 3    | 8320     | N    | N           | 11460 21ST AV SW |
| 001      | 285360 | 0161  | 1/15/02   | \$235,000  | 1910               | 0             | 7         | 1962           | 4    | 8700     | N    | N           | 9846 28TH AV SW  |
| 001      | 769400 | 0020  | 3/26/02   | \$259,950  | 1980               | 0             | 7         | 1958           | 3    | 7488     | N    | N           | 10622 27TH AV SW |
| 001      | 726220 | 0032  | 12/27/02  | \$285,000  | 2290               | 0             | 7         | 2002           | 3    | 7218     | N    | N           | 9626 31ST AV     |
| 001      | 726220 | 0031  | 7/30/03   | \$305,000  | 2400               | 0             | 7         | 2003           | 3    | 7000     | N    | N           | 9630 30TH AV SW  |
| 001      | 815160 | 0830  | 10/22/02  | \$390,000  | 2950               | 0             | 7         | 1932           | 3    | 22725    | Y    | N           | 10711 22ND AV SW |
| 001      | 769460 | 0220  | 5/9/03    | \$279,000  | 1220               | 810           | 8         | 1977           | 3    | 8662     | N    | N           | 10624 28TH AV SW |
| 001      | 122303 | 9230  | 6/6/03    | \$339,500  | 1290               | 440           | 8         | 1961           | 3    | 8019     | Y    | N           | 2530 SW 119TH PL |
| 001      | 159160 | 0237  | 10/9/02   | \$290,000  | 1320               | 410           | 8         | 1965           | 3    | 7313     | N    | N           | 11411 23RD AV SW |
| 001      | 122303 | 9041  | 5/2/02    | \$309,500  | 1340               | 370           | 8         | 1962           | 3    | 12093    | Y    | N           | 2519 SW 119TH PL |
| 001      | 815160 | 0623  | 6/17/02   | \$345,000  | 1600               | 230           | 8         | 1942           | 4    | 13050    | Y    | N           | 11053 22ND AV SW |
| 001      | 815160 | 0531  | 9/4/02    | \$274,000  | 1720               | 0             | 8         | 1988           | 3    | 10438    | N    | N           | 10918 25TH AV SW |
| 001      | 815160 | 0540  | 3/13/02   | \$302,000  | 2110               | 0             | 8         | 1981           | 3    | 7055     | Y    | N           | 10927 24TH PL SW |
| 001      | 159160 | 0205  | 5/21/02   | \$299,950  | 2190               | 0             | 8         | 1988           | 3    | 8699     | N    | N           | 2521 SW 114TH ST |
| 001      | 769460 | 0262  | 12/8/03   | \$302,000  | 1590               | 0             | 9         | 2000           | 3    | 7100     | N    | N           | 10717 28TH AV S  |
| 001      | 815160 | 0760  | 1/18/02   | \$400,000  | 2470               | 0             | 9         | 1991           | 3    | 16600    | Y    | N           | 10765 22ND AV SW |
| 002      | 062304 | 9291  | 3/15/02   | \$120,000  | 600                | 0             | 4         | 1947           | 4    | 7980     | N    | N           | 10252 11TH AV SW |
| 002      | 072304 | 9184  | 2/20/03   | \$85,000   | 640                | 0             | 4         | 1938           | 4    | 9241     | N    | N           | 11802 4TH AV SW  |
| 002      | 797320 | 1715  | 5/30/02   | \$103,000  | 650                | 0             | 4         | 1943           | 3    | 5400     | N    | N           | 520 SW 102ND ST  |
| 002      | 072304 | 9147  | 5/27/03   | \$107,000  | 660                | 0             | 4         | 1932           | 4    | 5000     | N    | N           | 11229 12TH AV SW |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 002      | 388380 | 0055  | 11/26/02  | \$120,000  | 840                | 0             | 4         | 1943           | 3    | 10010    | N    | N           | 441 SW 116TH ST  |
| 002      | 752000 | 0005  | 8/12/02   | \$109,000  | 940                | 0             | 4         | 1933           | 4    | 11286    | N    | N           | 1003 SW 118TH ST |
| 002      | 938220 | 0065  | 8/7/02    | \$130,000  | 580                | 580           | 5         | 1946           | 3    | 6414     | N    | N           | 1022 SW 118TH ST |
| 002      | 752000 | 0240  | 5/15/02   | \$136,000  | 590                | 0             | 5         | 1928           | 5    | 5080     | N    | N           | 1244 SW 119TH ST |
| 002      | 714160 | 0051  | 9/18/03   | \$189,950  | 620                | 0             | 5         | 1934           | 5    | 8564     | N    | N           | 805 SW 124TH ST  |
| 002      | 660100 | 0055  | 10/23/03  | \$152,000  | 630                | 0             | 5         | 1953           | 3    | 8414     | N    | N           | 267 SW 116TH ST  |
| 002      | 172180 | 0200  | 10/22/03  | \$175,000  | 670                | 0             | 5         | 1943           | 4    | 7786     | N    | N           | 10602 4TH AV SW  |
| 002      | 072304 | 9229  | 4/10/03   | \$140,000  | 670                | 0             | 5         | 1949           | 3    | 6370     | N    | N           | 12240 4TH AV SW  |
| 002      | 662040 | 0100  | 8/22/03   | \$170,150  | 700                | 0             | 5         | 1942           | 4    | 6250     | N    | N           | 10240 1ST AV S   |
| 002      | 172180 | 0630  | 10/28/02  | \$159,000  | 700                | 0             | 5         | 1945           | 4    | 6630     | N    | N           | 10452 3RD AV SW  |
| 002      | 526920 | 0050  | 7/17/03   | \$135,000  | 700                | 0             | 5         | 1941           | 3    | 8174     | Y    | N           | 10005 11TH AV SW |
| 002      | 052304 | 9178  | 7/3/03    | \$164,800  | 720                | 0             | 5         | 1948           | 4    | 7560     | N    | N           | 142 S 100TH ST   |
| 002      | 172180 | 0245  | 7/21/03   | \$154,500  | 730                | 0             | 5         | 1934           | 5    | 8340     | N    | N           | 10624 4TH AV SW  |
| 002      | 172180 | 0860  | 9/29/03   | \$125,000  | 750                | 0             | 5         | 1946           | 2    | 6120     | N    | N           | 10411 2ND PL SW  |
| 002      | 797320 | 0685  | 2/22/02   | \$128,800  | 750                | 350           | 5         | 1938           | 4    | 5737     | N    | N           | 9617 10TH AV SW  |
| 002      | 355080 | 0062  | 1/10/02   | \$112,000  | 770                | 0             | 5         | 1940           | 3    | 7956     | N    | N           | 10226 10TH AV SW |
| 002      | 514760 | 0005  | 12/18/03  | \$190,000  | 780                | 0             | 5         | 1948           | 4    | 6545     | N    | N           | 10623 4TH AV SW  |
| 002      | 241460 | 0180  | 10/24/02  | \$165,000  | 780                | 0             | 5         | 1937           | 4    | 8925     | N    | N           | 16 SW 102ND ST   |
| 002      | 752000 | 0695  | 2/27/02   | \$143,950  | 790                | 0             | 5         | 1921           | 3    | 4495     | N    | N           | 11920 11TH PL SW |
| 002      | 172180 | 0300  | 11/6/03   | \$157,500  | 820                | 0             | 5         | 1930           | 4    | 4099     | N    | N           | 10634 4TH AV SW  |
| 002      | 752000 | 0663  | 12/9/03   | \$110,011  | 860                | 0             | 5         | 1953           | 3    | 5504     | N    | N           | 1011 SW 119TH ST |
| 002      | 297380 | 0005  | 6/6/03    | \$155,000  | 880                | 0             | 5         | 1951           | 4    | 7915     | N    | N           | 12037 4TH AV SW  |
| 002      | 062304 | 9174  | 10/10/03  | \$163,500  | 890                | 0             | 5         | 1936           | 3    | 18637    | N    | N           | 826 SW 108TH ST  |
| 002      | 241460 | 0245  | 4/1/03    | \$125,000  | 900                | 0             | 5         | 1937           | 4    | 11143    | N    | N           | 10219 1ST AV S   |
| 002      | 505580 | 0090  | 3/26/03   | \$137,500  | 950                | 0             | 5         | 1954           | 4    | 6409     | N    | N           | 1032 SW 117TH ST |
| 002      | 172180 | 1175  | 4/2/03    | \$157,500  | 970                | 0             | 5         | 1937           | 3    | 5546     | N    | N           | 10657 2ND PL SW  |
| 002      | 788960 | 1070  | 4/11/03   | \$155,000  | 1000               | 0             | 5         | 1942           | 4    | 6000     | N    | N           | 12428 1ST AV SW  |
| 002      | 062304 | 9217  | 1/9/02    | \$156,000  | 1010               | 0             | 5         | 1945           | 3    | 7200     | N    | N           | 823 SW 106TH ST  |
| 002      | 788960 | 1580  | 6/5/02    | \$152,000  | 1010               | 0             | 5         | 1941           | 5    | 7800     | N    | N           | 12429 2ND PL SW  |
| 002      | 072304 | 9342  | 7/8/02    | \$186,000  | 1060               | 0             | 5         | 1940           | 4    | 9102     | N    | N           | 428 SW 120TH ST  |
| 002      | 241460 | 0210  | 10/7/02   | \$215,000  | 1080               | 0             | 5         | 1941           | 3    | 7541     | N    | N           | 10220 1ST AV SW  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 002      | 072304 | 9319  | 6/12/02   | \$169,500  | 1090               | 0             | 5         | 1946           | 4    | 5424     | N    | N           | 1015 SW 112TH ST      |
| 002      | 062304 | 9179  | 8/15/02   | \$186,000  | 1140               | 0             | 5         | 1939           | 5    | 5800     | N    | N           | 1115 SW 106TH ST      |
| 002      | 241460 | 0025  | 7/12/02   | \$179,950  | 1190               | 600           | 5         | 1920           | 3    | 7577     | N    | N           | 318 SW 102ND ST       |
| 002      | 172180 | 0470  | 8/1/03    | \$145,000  | 1290               | 0             | 5         | 1969           | 3    | 6120     | N    | N           | 10645 2ND AV SW       |
| 002      | 072304 | 9243  | 5/22/03   | \$165,000  | 1300               | 0             | 5         | 1942           | 4    | 9169     | N    | N           | 11256 11TH AV SW      |
| 002      | 345100 | 0415  | 5/12/03   | \$170,000  | 1730               | 0             | 5         | 1949           | 2    | 21700    | N    | N           | 11028 14TH AV SW      |
| 002      | 660100 | 0050  | 1/14/03   | \$140,000  | 630                | 0             | 6         | 1952           | 3    | 8971     | N    | N           | 214 SW 116TH ST       |
| 002      | 079500 | 2320  | 1/11/02   | \$172,500  | 640                | 200           | 6         | 1947           | 3    | 6250     | N    | N           | 10442 OCCIDENTAL AV S |
| 002      | 660100 | 0100  | 5/20/03   | \$102,000  | 650                | 0             | 6         | 1952           | 2    | 8169     | N    | N           | 215 SW 116TH ST       |
| 002      | 316360 | 0330  | 12/10/02  | \$120,000  | 690                | 0             | 6         | 1939           | 2    | 6630     | N    | N           | 10857 1ST AV SW       |
| 002      | 374460 | 0662  | 8/13/02   | \$155,000  | 710                | 0             | 6         | 1953           | 3    | 8505     | N    | N           | 818 SW 126TH ST       |
| 002      | 079500 | 2125  | 8/4/03    | \$169,000  | 720                | 0             | 6         | 1950           | 3    | 7032     | N    | N           | 140 S 107TH ST        |
| 002      | 514760 | 0070  | 9/4/02    | \$165,000  | 720                | 0             | 6         | 1953           | 3    | 7718     | N    | N           | 615 SW 106TH ST       |
| 002      | 639500 | 0040  | 3/4/03    | \$155,000  | 720                | 0             | 6         | 1952           | 3    | 6185     | N    | N           | 12225 3RD AV SW       |
| 002      | 514760 | 0080  | 10/1/03   | \$159,350  | 730                | 0             | 6         | 1953           | 3    | 7753     | N    | N           | 627 SW 106TH ST       |
| 002      | 788960 | 1360  | 1/6/03    | \$135,000  | 730                | 0             | 6         | 1952           | 3    | 6000     | N    | N           | 12447 1ST AV SW       |
| 002      | 072304 | 9279  | 2/14/03   | \$175,000  | 750                | 0             | 6         | 1948           | 3    | 11200    | N    | N           | 421 SW 120TH ST       |
| 002      | 241460 | 0335  | 4/4/02    | \$144,950  | 770                | 0             | 6         | 1950           | 3    | 7114     | N    | N           | 222 SW 104TH ST       |
| 002      | 505580 | 0050  | 4/22/02   | \$144,950  | 780                | 0             | 6         | 1954           | 3    | 6411     | N    | N           | 1011 SW 116TH ST      |
| 002      | 072304 | 9126  | 11/1/02   | \$177,000  | 800                | 0             | 6         | 1938           | 3    | 8236     | N    | N           | 11211 10TH AV SW      |
| 002      | 634100 | 0111  | 9/19/03   | \$175,000  | 800                | 0             | 6         | 1942           | 4    | 7591     | N    | N           | 12420 8TH AV SW       |
| 002      | 797320 | 2250  | 9/15/03   | \$170,000  | 800                | 0             | 6         | 1920           | 4    | 8640     | N    | N           | 10231 5TH AV SW       |
| 002      | 797320 | 2175  | 3/19/02   | \$155,000  | 800                | 0             | 6         | 1941           | 4    | 8640     | N    | N           | 525 SW 102ND ST       |
| 002      | 172180 | 1655  | 10/24/02  | \$167,500  | 820                | 0             | 6         | 1941           | 4    | 5400     | N    | N           | 10427 1ST AV S        |
| 002      | 289860 | 0210  | 6/25/02   | \$151,800  | 820                | 0             | 6         | 1955           | 3    | 6000     | N    | N           | 10050 12TH AV SW      |
| 002      | 796260 | 0010  | 12/11/03  | \$148,665  | 820                | 0             | 6         | 1953           | 3    | 8504     | N    | N           | 830 SW 126TH ST       |
| 002      | 062304 | 9152  | 8/16/02   | \$142,000  | 820                | 0             | 6         | 1987           | 3    | 11145    | N    | N           | 10629 8TH AV SW       |
| 002      | 172180 | 0480  | 2/28/03   | \$156,500  | 830                | 0             | 6         | 1941           | 3    | 6120     | N    | N           | 10651 2ND AV SW       |
| 002      | 662040 | 0160  | 6/23/03   | \$210,000  | 840                | 0             | 6         | 1942           | 4    | 6227     | N    | N           | 10219 OCCIDENTAL AV S |
| 002      | 062304 | 9120  | 12/30/02  | \$120,000  | 850                | 0             | 6         | 1934           | 4    | 8448     | N    | N           | 10221 11TH AV SW      |
| 002      | 072304 | 9121  | 12/15/03  | \$98,000   | 850                | 0             | 6         | 1940           | 2    | 8100     | N    | N           | 11418 12TH AV SW      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 002      | 752000 | 0596  | 5/22/02   | \$153,750  | 860                | 0             | 6         | 1956           | 4    | 7114     | N    | N           | 1049 SW 119TH ST      |
| 002      | 079500 | 2030  | 11/17/03  | \$206,000  | 870                | 310           | 6         | 1942           | 4    | 10650    | N    | N           | 139 S 106TH ST        |
| 002      | 062304 | 9206  | 7/3/02    | \$179,500  | 870                | 600           | 6         | 1965           | 4    | 9990     | N    | N           | 10420 6TH AV SW       |
| 002      | 079500 | 2515  | 9/20/02   | \$172,000  | 870                | 640           | 6         | 1948           | 3    | 6078     | N    | N           | 10456 3RD AV S        |
| 002      | 374460 | 0886  | 9/9/03    | \$160,000  | 880                | 0             | 6         | 1952           | 4    | 8505     | N    | N           | 827 SW 126TH ST       |
| 002      | 072304 | 9219  | 8/28/02   | \$143,000  | 880                | 0             | 6         | 1942           | 5    | 10800    | N    | N           | 242 SW 122ND ST       |
| 002      | 241460 | 0215  | 9/3/02    | \$198,000  | 890                | 0             | 6         | 1941           | 3    | 15083    | N    | N           | 10226 1ST AV SW       |
| 002      | 062304 | 9178  | 8/6/03    | \$156,000  | 890                | 0             | 6         | 1956           | 3    | 8113     | N    | N           | 10223 10TH AV SW      |
| 002      | 797320 | 2225  | 5/21/03   | \$197,000  | 910                | 400           | 6         | 1948           | 3    | 8640     | N    | N           | 10256 6TH AV SW       |
| 002      | 172180 | 0215  | 6/16/03   | \$159,500  | 910                | 0             | 6         | 1955           | 3    | 7560     | N    | N           | 10612 4TH AV SW       |
| 002      | 104100 | 0100  | 8/21/03   | \$190,950  | 920                | 0             | 6         | 1959           | 3    | 6750     | N    | N           | 10728 11TH AV SW      |
| 002      | 662040 | 0120  | 11/11/02  | \$160,000  | 920                | 0             | 6         | 1939           | 4    | 5780     | N    | N           | 10261 OCCIDENTAL AV S |
| 002      | 797320 | 2380  | 11/4/03   | \$202,000  | 940                | 0             | 6         | 1957           | 3    | 8042     | N    | N           | 403 SW 102ND ST       |
| 002      | 264180 | 0060  | 11/4/03   | \$186,500  | 940                | 0             | 6         | 1950           | 3    | 8571     | N    | N           | 146 SW 115TH ST       |
| 002      | 355080 | 0040  | 9/10/03   | \$174,950  | 940                | 0             | 6         | 1961           | 3    | 7980     | N    | N           | 10245 8TH AV SW       |
| 002      | 788960 | 1485  | 9/26/03   | \$215,000  | 940                | 700           | 6         | 1994           | 3    | 3120     | N    | N           | 12424 2ND AV SW       |
| 002      | 788960 | 1030  | 8/5/03    | \$214,300  | 940                | 650           | 6         | 1998           | 3    | 3000     | N    | N           | 12404 1ST AV SW       |
| 002      | 788960 | 1045  | 8/28/02   | \$199,000  | 940                | 650           | 6         | 1993           | 3    | 3000     | N    | N           | 12416 1ST AV SW       |
| 002      | 788960 | 0515  | 7/29/02   | \$199,800  | 940                | 670           | 6         | 1994           | 3    | 3000     | N    | N           | 12210 2ND PL SW       |
| 002      | 752000 | 0166  | 8/21/03   | \$163,000  | 940                | 0             | 6         | 1946           | 4    | 7532     | N    | N           | 1227 SW 118TH ST      |
| 002      | 172180 | 0975  | 9/2/03    | \$190,000  | 950                | 170           | 6         | 1949           | 3    | 6120     | N    | N           | 214 SW 106TH ST       |
| 002      | 072304 | 9259  | 10/22/03  | \$180,000  | 950                | 0             | 6         | 1950           | 3    | 20289    | N    | N           | 1233 SW 112TH ST      |
| 002      | 388380 | 0050  | 8/6/02    | \$345,000  | 960                | 0             | 6         | 1958           | 3    | 52272    | N    | N           | 443 SW 116TH ST       |
| 002      | 264180 | 0085  | 9/23/03   | \$182,500  | 960                | 640           | 6         | 1951           | 4    | 8570     | N    | N           | 155 SW 114TH ST       |
| 002      | 388380 | 0050  | 1/7/03    | \$334,000  | 960                | 0             | 6         | 1958           | 3    | 52272    | N    | N           | 443 SW 116TH ST       |
| 002      | 172180 | 1095  | 2/26/02   | \$199,995  | 970                | 620           | 6         | 1998           | 3    | 3060     | N    | N           | 10642 2ND AV SW       |
| 002      | 258680 | 0240  | 2/7/02    | \$190,000  | 980                | 0             | 6         | 1948           | 4    | 7660     | N    | N           | 11027 10TH AV SW      |
| 002      | 072304 | 9311  | 7/25/03   | \$175,950  | 980                | 0             | 6         | 1959           | 4    | 7980     | N    | N           | 12734 2ND AV SW       |
| 002      | 316360 | 0355  | 10/29/03  | \$164,000  | 980                | 0             | 6         | 1941           | 3    | 6957     | N    | N           | 10833 1ST AV SW       |
| 002      | 316360 | 0335  | 4/23/02   | \$157,500  | 990                | 0             | 6         | 1947           | 4    | 6925     | N    | N           | 10853 1ST AV SW       |
| 002      | 662040 | 0240  | 4/28/03   | \$205,000  | 1010               | 130           | 6         | 1951           | 3    | 6253     | Y    | N           | 10044 OCCIDENTAL AV S |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 002      | 894700 | 0010  | 9/23/02   | \$168,000  | 1010               | 0             | 6         | 1954           | 3    | 8805     | N    | N           | 10411 5TH AV SW       |
| 002      | 894700 | 0010  | 3/7/02    | \$135,000  | 1010               | 0             | 6         | 1954           | 3    | 8805     | N    | N           | 10411 5TH AV SW       |
| 002      | 092000 | 0100  | 9/3/03    | \$227,500  | 1030               | 440           | 6         | 1958           | 3    | 8200     | N    | N           | 1300 SW 125TH ST      |
| 002      | 289860 | 0100  | 5/29/02   | \$171,000  | 1030               | 0             | 6         | 1924           | 3    | 7680     | N    | N           | 914 SW 102ND ST       |
| 002      | 092000 | 0105  | 7/15/02   | \$173,000  | 1030               | 690           | 6         | 1958           | 2    | 12492    | N    | N           | 12504 13TH AV SW      |
| 002      | 072304 | 9377  | 9/18/02   | \$170,000  | 1040               | 0             | 6         | 1957           | 2    | 7980     | N    | N           | 12628 2ND AV SW       |
| 002      | 241460 | 0076  | 2/28/03   | \$208,000  | 1040               | 0             | 6         | 1960           | 3    | 7808     | Y    | N           | 218 SW 102ND ST       |
| 002      | 374460 | 0402  | 8/8/02    | \$225,000  | 1050               | 300           | 6         | 1924           | 3    | 7275     | N    | N           | 822 SW 124TH ST       |
| 002      | 062304 | 9348  | 9/2/03    | \$215,000  | 1060               | 0             | 6         | 1972           | 3    | 8480     | N    | N           | 817 SW 104TH ST       |
| 002      | 797320 | 2240  | 12/9/03   | \$211,340  | 1060               | 0             | 6         | 1918           | 5    | 8640     | N    | N           | 10245 5TH AV SW       |
| 002      | 384160 | 0164  | 3/21/02   | \$218,950  | 1060               | 340           | 6         | 1994           | 3    | 12600    | Y    | N           | 11721 AMBAUM BL SW    |
| 002      | 639500 | 0010  | 4/14/03   | \$179,000  | 1060               | 0             | 6         | 1953           | 3    | 6412     | N    | N           | 317 SW 122ND ST       |
| 002      | 639500 | 0055  | 8/6/02    | \$190,000  | 1060               | 0             | 6         | 1953           | 4    | 6550     | N    | N           | 303 SW 122ND ST       |
| 002      | 634100 | 0133  | 4/23/02   | \$169,750  | 1060               | 0             | 6         | 1977           | 3    | 7807     | N    | N           | 12426 7TH AV SW       |
| 002      | 297380 | 0040  | 7/19/02   | \$169,000  | 1070               | 0             | 6         | 1954           | 4    | 6300     | N    | N           | 409 SW 121ST CT       |
| 002      | 316360 | 0215  | 12/22/03  | \$207,000  | 1080               | 0             | 6         | 1954           | 4    | 6941     | N    | N           | 10843 2ND AV SW       |
| 002      | 662040 | 0170  | 6/14/02   | \$199,000  | 1120               | 0             | 6         | 1950           | 3    | 6227     | N    | N           | 10209 OCCIDENTAL AV S |
| 002      | 079500 | 2315  | 1/16/03   | \$222,500  | 1130               | 0             | 6         | 1950           | 4    | 6250     | Y    | N           | 10436 OCCIDENTAL AV S |
| 002      | 514820 | 0080  | 1/9/03    | \$169,950  | 1160               | 0             | 6         | 1951           | 3    | 8690     | N    | N           | 10430 8TH AV SW       |
| 002      | 788960 | 1415  | 1/6/03    | \$149,950  | 1160               | 0             | 6         | 1942           | 3    | 6000     | N    | N           | 12419 1ST AV SW       |
| 002      | 289860 | 0230  | 4/17/03   | \$199,950  | 1170               | 0             | 6         | 1918           | 2    | 8235     | N    | N           | 10055 11TH AV SW      |
| 002      | 797320 | 1720  | 5/30/02   | \$155,000  | 1180               | 0             | 6         | 1916           | 3    | 11880    | N    | N           | 524 SW 102ND ST       |
| 002      | 241460 | 0400  | 8/16/02   | \$172,500  | 1190               | 0             | 6         | 1939           | 4    | 7570     | N    | N           | 10227 3RD AV SW       |
| 002      | 172180 | 1110  | 5/21/03   | \$178,000  | 1230               | 0             | 6         | 1936           | 3    | 6120     | N    | N           | 10644 2ND AV SW       |
| 002      | 241460 | 0211  | 12/23/02  | \$210,000  | 1250               | 0             | 6         | 1942           | 4    | 7541     | N    | N           | 10214 1ST AV SW       |
| 002      | 258680 | 0270  | 5/21/02   | \$169,950  | 1260               | 0             | 6         | 1925           | 4    | 7645     | N    | N           | 11008 12TH AV SW      |
| 002      | 384160 | 0190  | 3/27/03   | \$173,000  | 1270               | 0             | 6         | 1947           | 3    | 11400    | N    | N           | 11630 14TH AV SW      |
| 002      | 072304 | 9577  | 10/2/02   | \$186,500  | 1290               | 0             | 6         | 1968           | 4    | 8500     | N    | N           | 12012 2ND PL SW       |
| 002      | 797320 | 2080  | 5/30/02   | \$160,000  | 1290               | 230           | 6         | 1940           | 3    | 8640     | N    | N           | 10208 7TH AV SW       |
| 002      | 384160 | 0065  | 10/2/03   | \$166,900  | 1320               | 0             | 6         | 1942           | 4    | 18285    | N    | N           | 11616 14TH AV SW      |
| 002      | 788960 | 2055  | 1/6/03    | \$178,500  | 1340               | 0             | 6         | 1934           | 4    | 9000     | N    | N           | 12405 3RD AV SW       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 002      | 062304 | 9243  | 9/20/02   | \$135,000  | 1360               | 0             | 6         | 1948           | 4    | 8120     | N    | N           | 418 SW 108TH ST       |
| 002      | 788960 | 0655  | 7/16/03   | \$186,500  | 1370               | 0             | 6         | 1965           | 3    | 6000     | N    | N           | 12251 1ST AV SW       |
| 002      | 355080 | 0090  | 7/26/02   | \$201,200  | 1380               | 0             | 6         | 1976           | 3    | 7200     | N    | N           | 10245 9TH AV SW       |
| 002      | 079500 | 1975  | 11/6/02   | \$163,000  | 1390               | 0             | 6         | 1942           | 4    | 12000    | N    | N           | 216 S 107TH ST        |
| 002      | 514820 | 0005  | 9/9/03    | \$217,500  | 1400               | 150           | 6         | 1954           | 4    | 8637     | Y    | N           | 10428 5TH AV SW       |
| 002      | 072304 | 9188  | 3/26/03   | \$250,000  | 1420               | 0             | 6         | 1964           | 4    | 14991    | N    | N           | 246 SW 119TH ST       |
| 002      | 643300 | 0050  | 10/22/02  | \$347,500  | 1440               | 200           | 6         | 1972           | 3    | 10086    | Y    | N           | 319 S 103RD ST        |
| 002      | 788960 | 1020  | 11/3/03   | \$140,000  | 1450               | 0             | 6         | 1942           | 2    | 6000     | N    | N           | 115 SW 124TH ST       |
| 002      | 886200 | 0080  | 12/18/03  | \$219,500  | 1460               | 0             | 6         | 1956           | 3    | 7200     | N    | N           | 11312 13TH AV SW      |
| 002      | 072304 | 9157  | 3/13/02   | \$171,000  | 1460               | 0             | 6         | 1926           | 4    | 14171    | N    | N           | 11403 12TH AV SW      |
| 002      | 072304 | 9220  | 7/31/02   | \$155,000  | 1460               | 0             | 6         | 1979           | 3    | 16000    | N    | N           | 110 SW 122ND ST       |
| 002      | 241460 | 0005  | 2/28/02   | \$180,000  | 1620               | 0             | 6         | 1960           | 4    | 7263     | N    | N           | 10016 4TH AV SW       |
| 002      | 241460 | 0380  | 4/26/02   | \$211,500  | 1680               | 0             | 6         | 1984           | 3    | 7582     | N    | N           | 10238 4TH AV SW       |
| 002      | 072304 | 9156  | 5/1/03    | \$185,000  | 1700               | 0             | 6         | 1955           | 4    | 8645     | N    | N           | 12621 2ND PL SW       |
| 002      | 345100 | 0356  | 12/9/03   | \$221,018  | 1780               | 900           | 6         | 1920           | 3    | 9300     | N    | N           | 10859 12TH AV SW      |
| 002      | 886200 | 0025  | 7/25/02   | \$191,000  | 2040               | 0             | 6         | 1956           | 4    | 7290     | N    | N           | 1306 SW 114TH ST      |
| 002      | 620900 | 0165  | 4/9/02    | \$215,000  | 2290               | 0             | 6         | 1953           | 3    | 7765     | N    | N           | 11447 14TH AV SW      |
| 002      | 788960 | 2035  | 3/21/02   | \$149,950  | 780                | 0             | 7         | 1941           | 3    | 6000     | N    | N           | 12419 3RD AV SW       |
| 002      | 788960 | 1340  | 12/17/03  | \$190,000  | 850                | 0             | 7         | 1952           | 3    | 6000     | N    | N           | 12457 1ST AV SW       |
| 002      | 092000 | 0040  | 3/12/03   | \$190,000  | 880                | 320           | 7         | 1954           | 3    | 7200     | N    | N           | 12616 14TH AV SW      |
| 002      | 072304 | 9300  | 10/13/03  | \$176,300  | 910                | 470           | 7         | 1948           | 2    | 8100     | N    | N           | 11406 12TH AV SW      |
| 002      | 258680 | 0185  | 11/17/03  | \$162,000  | 910                | 500           | 7         | 1950           | 3    | 7660     | N    | N           | 11026 11TH AV SW      |
| 002      | 258680 | 0235  | 1/10/03   | \$189,900  | 920                | 230           | 7         | 1950           | 3    | 7665     | N    | N           | 11033 10TH AV SW      |
| 002      | 688380 | 0030  | 5/24/02   | \$173,000  | 930                | 0             | 7         | 1954           | 3    | 8990     | N    | N           | 628 SW 107TH ST       |
| 002      | 662040 | 0495  | 6/24/03   | \$237,000  | 940                | 390           | 7         | 1954           | 4    | 5450     | Y    | N           | 10309 3RD AV S        |
| 002      | 662040 | 0195  | 2/5/02    | \$178,000  | 940                | 280           | 7         | 1939           | 2    | 6227     | Y    | N           | 10039 OCCIDENTAL AV S |
| 002      | 166880 | 0040  | 12/1/03   | \$172,000  | 940                | 0             | 7         | 1961           | 3    | 7208     | N    | N           | 222 SW 118TH ST       |
| 002      | 258680 | 0020  | 6/23/03   | \$184,000  | 960                | 240           | 7         | 1954           | 3    | 7623     | N    | N           | 10844 12TH AV SW      |
| 002      | 862760 | 0035  | 7/14/03   | \$255,000  | 980                | 140           | 7         | 1942           | 3    | 23315    | N    | N           | 459 SW 122ND ST       |
| 002      | 062304 | 9278  | 6/23/03   | \$190,000  | 980                | 710           | 7         | 1955           | 3    | 7980     | N    | N           | 10251 10TH AV SW      |
| 002      | 688380 | 0025  | 3/19/02   | \$155,800  | 990                | 0             | 7         | 1954           | 3    | 8990     | N    | N           | 634 SW 107TH ST       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 002      | 062304 | 9161  | 10/9/02   | \$162,000  | 990                | 0             | 7         | 1964           | 4    | 5830     | N    | N           | 923 SW 102ND ST       |
| 002      | 241460 | 0351  | 2/13/02   | \$168,000  | 1000               | 0             | 7         | 1955           | 3    | 7636     | N    | N           | 10227 2ND AV SW       |
| 002      | 662040 | 0480  | 8/8/02    | \$191,500  | 1000               | 260           | 7         | 1940           | 3    | 5150     | N    | N           | 10327 3RD AV S        |
| 002      | 258680 | 0300  | 6/25/03   | \$207,000  | 1020               | 0             | 7         | 1940           | 3    | 7672     | N    | N           | 11044 12TH AV SW      |
| 002      | 345100 | 0181  | 10/29/03  | \$229,950  | 1020               | 400           | 7         | 1957           | 3    | 14260    | N    | N           | 1226 SW 107TH ST      |
| 002      | 316360 | 0045  | 3/5/02    | \$199,950  | 1020               | 400           | 7         | 1961           | 4    | 6957     | Y    | N           | 10832 4TH AV SW       |
| 002      | 079500 | 2230  | 1/25/02   | \$235,000  | 1030               | 740           | 7         | 1966           | 3    | 6250     | N    | N           | 10449 OCCIDENTAL AV S |
| 002      | 384160 | 0122  | 6/12/02   | \$194,000  | 1030               | 290           | 7         | 1967           | 3    | 9498     | N    | N           | 11621 1/2 12TH AV SW  |
| 002      | 241460 | 0066  | 11/19/02  | \$209,000  | 1050               | 730           | 7         | 1960           | 3    | 8115     | N    | N           | 10034 3RD AV SW       |
| 002      | 072304 | 9622  | 9/9/03    | \$185,000  | 1060               | 0             | 7         | 1952           | 4    | 9133     | N    | N           | 312 SW 128TH ST       |
| 002      | 062304 | 9360  | 7/10/03   | \$207,000  | 1060               | 560           | 7         | 1967           | 3    | 7680     | N    | N           | 925 SW 106TH ST       |
| 002      | 662040 | 0290  | 12/30/03  | \$220,000  | 1080               | 110           | 7         | 1953           | 3    | 5250     | Y    | N           | 10232 OCCIDENTAL AV S |
| 002      | 072304 | 9556  | 4/9/02    | \$190,000  | 1080               | 0             | 7         | 1966           | 3    | 8100     | N    | N           | 11241 10TH AV SW      |
| 002      | 281690 | 0080  | 7/9/03    | \$220,000  | 1090               | 370           | 7         | 1962           | 3    | 8220     | N    | N           | 217 SW 115TH ST       |
| 002      | 079500 | 2510  | 6/24/02   | \$234,950  | 1090               | 720           | 7         | 2002           | 3    | 4110     | N    | N           | 10460 3RD AV S        |
| 002      | 377430 | 0040  | 12/17/03  | \$217,950  | 1100               | 290           | 7         | 1972           | 3    | 8448     | Y    | N           | 11605 7TH AV SW       |
| 002      | 072304 | 9558  | 6/17/03   | \$227,977  | 1100               | 700           | 7         | 1966           | 4    | 8100     | N    | N           | 11253 10TH AV SW      |
| 002      | 662040 | 0400  | 3/13/02   | \$234,000  | 1120               | 0             | 7         | 1950           | 4    | 11800    | Y    | N           | 208 S 102ND ST        |
| 002      | 062304 | 9365  | 7/28/03   | \$220,000  | 1120               | 280           | 7         | 1967           | 3    | 7500     | N    | N           | 10415 8TH AV SW       |
| 002      | 779660 | 0080  | 5/21/03   | \$179,500  | 1130               | 0             | 7         | 1957           | 3    | 8698     | N    | N           | 630 SW 128TH ST       |
| 002      | 345100 | 0343  | 5/15/02   | \$205,000  | 1150               | 950           | 7         | 1998           | 3    | 9000     | N    | N           | 10847 12TH AV SW      |
| 002      | 079500 | 1930  | 7/5/02    | \$130,500  | 1150               | 0             | 7         | 1946           | 3    | 9375     | N    | N           | 235 S 107TH ST        |
| 002      | 779680 | 0010  | 3/22/02   | \$197,000  | 1160               | 0             | 7         | 1958           | 3    | 6500     | N    | N           | 12710 6TH AV SW       |
| 002      | 862760 | 0011  | 9/13/02   | \$245,000  | 1170               | 200           | 7         | 1970           | 3    | 7200     | N    | N           | 647 SW 122ND ST       |
| 002      | 062304 | 9267  | 6/12/03   | \$189,990  | 1180               | 0             | 7         | 1938           | 3    | 7980     | N    | N           | 10251 11TH AV SW      |
| 002      | 241460 | 0181  | 3/21/02   | \$177,000  | 1180               | 0             | 7         | 1950           | 3    | 10683    | N    | N           | 10051 1ST AV S        |
| 002      | 156460 | 0090  | 8/24/02   | \$223,000  | 1200               | 300           | 7         | 1959           | 4    | 7222     | N    | N           | 12723 8TH AV SW       |
| 002      | 634100 | 0232  | 12/9/02   | \$204,000  | 1200               | 1020          | 7         | 1964           | 3    | 13369    | N    | N           | 12511 7TH AV SW       |
| 002      | 079500 | 2400  | 7/9/02    | \$195,000  | 1210               | 0             | 7         | 1953           | 3    | 6200     | N    | N           | 211 S 104TH ST        |
| 002      | 281690 | 0020  | 12/17/03  | \$242,000  | 1220               | 500           | 7         | 1960           | 3    | 8214     | N    | N           | 255 SW 115TH ST       |
| 002      | 779660 | 0055  | 4/5/02    | \$220,000  | 1220               | 0             | 7         | 1956           | 3    | 6397     | N    | N           | 12717 6TH AV SW       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 002      | 779660 | 0075  | 8/30/02   | \$170,000  | 1220               | 0             | 7         | 1956           | 4    | 8712     | N    | N           | 624 SW 128TH ST  |
| 002      | 779660 | 0045  | 9/19/02   | \$183,000  | 1220               | 0             | 7         | 1956           | 4    | 7140     | N    | N           | 12703 6TH AV SW  |
| 002      | 072304 | 9442  | 10/7/03   | \$182,000  | 1240               | 0             | 7         | 1958           | 3    | 7186     | N    | N           | 11303 14TH AV SW |
| 002      | 752000 | 0145  | 3/18/02   | \$239,350  | 1240               | 600           | 7         | 2001           | 3    | 5057     | N    | N           | 11811 12TH AV SW |
| 002      | 072304 | 9142  | 11/20/03  | \$195,000  | 1260               | 0             | 7         | 1954           | 3    | 7500     | N    | N           | 11414 12TH AV SW |
| 002      | 079500 | 2445  | 3/6/03    | \$175,000  | 1260               | 0             | 7         | 1950           | 3    | 6250     | N    | N           | 10411 3RD AV S   |
| 002      | 289920 | 0142  | 8/26/03   | \$198,000  | 1270               | 0             | 7         | 1979           | 3    | 7620     | N    | N           | 10454 11TH AV SW |
| 002      | 327580 | 0080  | 2/25/02   | \$214,500  | 1290               | 0             | 7         | 1963           | 3    | 8254     | N    | N           | 456 SW 121ST ST  |
| 002      | 377430 | 0080  | 5/28/03   | \$233,500  | 1290               | 730           | 7         | 1962           | 3    | 8085     | N    | N           | 647 SW 116TH PL  |
| 002      | 241460 | 0075  | 10/30/02  | \$221,000  | 1300               | 830           | 7         | 1962           | 3    | 7647     | N    | N           | 224 SW 102ND ST  |
| 002      | 374460 | 0538  | 8/23/02   | \$180,000  | 1300               | 0             | 7         | 1958           | 3    | 9450     | N    | N           | 12406 14TH AV SW |
| 002      | 072304 | 9532  | 9/25/03   | \$214,950  | 1320               | 0             | 7         | 1965           | 3    | 13115    | N    | N           | 11443 12TH AV SW |
| 002      | 072304 | 9480  | 8/26/03   | \$207,500  | 1330               | 0             | 7         | 1960           | 3    | 6840     | N    | N           | 11311 14TH AV SW |
| 002      | 072304 | 9445  | 1/31/02   | \$175,000  | 1330               | 0             | 7         | 1959           | 4    | 7280     | N    | N           | 12253 3RD AV SW  |
| 002      | 327580 | 0090  | 11/17/03  | \$163,000  | 1330               | 0             | 7         | 1963           | 3    | 8826     | N    | N           | 452 SW 121ST ST  |
| 002      | 788960 | 1966  | 2/5/03    | \$210,950  | 1340               | 0             | 7         | 2002           | 3    | 1911     | N    | N           | 308 SW 126TH ST  |
| 002      | 714160 | 0090  | 5/8/03    | \$265,500  | 1350               | 540           | 7         | 1964           | 3    | 8099     | N    | N           | 840 SW 125TH ST  |
| 002      | 779660 | 0005  | 4/12/02   | \$216,000  | 1380               | 0             | 7         | 1957           | 3    | 7210     | N    | N           | 12704 8TH AV SW  |
| 002      | 374460 | 0109  | 12/12/02  | \$190,000  | 1390               | 0             | 7         | 1964           | 4    | 9198     | N    | N           | 12118 10TH AV SW |
| 002      | 345100 | 0443  | 8/22/03   | \$228,500  | 1420               | 0             | 7         | 1927           | 3    | 20625    | N    | N           | 11053 12TH AV SW |
| 002      | 505580 | 0055  | 6/6/02    | \$234,500  | 1450               | 0             | 7         | 1960           | 3    | 6412     | N    | N           | 1007 SW 116TH ST |
| 002      | 052304 | 9039  | 12/8/03   | \$284,500  | 1460               | 880           | 7         | 1990           | 3    | 15000    | Y    | N           | 9903 2ND AV S    |
| 002      | 258680 | 0045  | 3/22/02   | \$224,995  | 1500               | 260           | 7         | 1979           | 3    | 7623     | N    | N           | 10843 11TH AV SW |
| 002      | 790760 | 0040  | 2/18/02   | \$159,950  | 1500               | 0             | 7         | 1953           | 3    | 9063     | N    | N           | 214 SW 114TH ST  |
| 002      | 166880 | 0020  | 9/19/03   | \$200,000  | 1540               | 0             | 7         | 1961           | 3    | 7204     | N    | N           | 234 SW 118TH ST  |
| 002      | 072304 | 9144  | 8/20/03   | \$250,000  | 1580               | 760           | 7         | 1980           | 4    | 7266     | N    | N           | 834 SW 117TH ST  |
| 002      | 384160 | 0184  | 8/5/03    | \$215,000  | 1610               | 0             | 7         | 1968           | 3    | 9120     | N    | N           | 11636 14TH AV SW |
| 002      | 634100 | 0091  | 6/24/03   | \$237,500  | 1650               | 0             | 7         | 1963           | 3    | 9791     | N    | N           | 640 SW 124TH ST  |
| 002      | 327580 | 0070  | 6/20/03   | \$229,950  | 1690               | 0             | 7         | 1963           | 3    | 9026     | N    | N           | 600 SW 121ST ST  |
| 002      | 062304 | 9324  | 4/17/02   | \$209,500  | 1790               | 0             | 7         | 1959           | 3    | 7680     | N    | N           | 10424 11TH AV SW |
| 002      | 788960 | 1502  | 8/8/03    | \$242,500  | 1820               | 0             | 7         | 2003           | 3    | 3120     | N    | N           | 12436 2ND AV SW  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 002      | 790760 | 0020  | 6/7/02    | \$196,000  | 1830               | 0             | 7         | 1953           | 4    | 9059     | N    | N           | 238 SW 114TH ST  |
| 002      | 374460 | 0700  | 8/26/02   | \$240,000  | 1840               | 0             | 7         | 1991           | 3    | 7191     | N    | N           | 1013 SW 125TH ST |
| 002      | 072304 | 9230  | 8/1/03    | \$265,000  | 2310               | 0             | 7         | 1987           | 3    | 16668    | N    | N           | 106 SW 122ND ST  |
| 002      | 502750 | 0030  | 8/5/03    | \$257,000  | 2340               | 0             | 7         | 1958           | 4    | 8925     | N    | N           | 11832 9TH AV SW  |
| 002      | 351400 | 0035  | 2/13/02   | \$232,500  | 2380               | 0             | 7         | 1950           | 4    | 8173     | N    | N           | 11211 11TH AV SW |
| 002      | 355080 | 0005  | 8/12/02   | \$270,000  | 1210               | 560           | 8         | 1977           | 3    | 7920     | N    | N           | 10230 9TH AV SW  |
| 002      | 072304 | 9466  | 2/19/03   | \$270,000  | 1640               | 770           | 8         | 1959           | 3    | 16575    | N    | N           | 525 SW 120TH ST  |
| 002      | 643300 | 0030  | 4/22/02   | \$349,700  | 1830               | 880           | 8         | 1943           | 4    | 9200     | Y    | N           | 10218 3RD AV S   |
| 002      | 752040 | 0080  | 4/25/02   | \$289,950  | 2040               | 0             | 8         | 1997           | 3    | 7987     | N    | N           | 11833 6TH PL SW  |
| 002      | 752040 | 0070  | 10/31/02  | \$300,000  | 2160               | 0             | 8         | 1997           | 3    | 8056     | N    | N           | 11837 6TH PL SW  |
| 002      | 374460 | 0780  | 1/3/03    | \$419,500  | 2140               | 1300          | 9         | 1988           | 3    | 12100    | Y    | N           | 1401 SW 126TH ST |
| 002      | 374460 | 0060  | 6/3/03    | \$350,000  | 2520               | 0             | 9         | 1999           | 3    | 14388    | N    | N           | 1021 SW 120TH ST |
| 002      | 374460 | 0768  | 8/28/03   | \$410,000  | 3450               | 0             | 9         | 1989           | 3    | 9075     | Y    | N           | 1404 SW 126TH ST |
| 002      | 374460 | 0065  | 6/24/03   | \$390,000  | 3110               | 0             | 10        | 1989           | 3    | 19418    | N    | N           | 1025 SW 120TH ST |
| 004      | 339580 | 0495  | 6/24/03   | \$146,800  | 650                | 0             | 4         | 1950           | 3    | 4045     | N    | N           | 13256 5TH AV SW  |
| 004      | 433100 | 0106  | 4/8/03    | \$100,000  | 690                | 0             | 4         | 1941           | 3    | 6042     | N    | N           | 410 SW 143RD ST  |
| 004      | 121900 | 0183  | 6/12/02   | \$147,000  | 700                | 0             | 5         | 1952           | 3    | 7551     | N    | N           | 15836 8TH AV SW  |
| 004      | 190000 | 0090  | 6/27/02   | \$170,000  | 720                | 0             | 5         | 1925           | 5    | 7620     | N    | N           | 1044 SW 150TH ST |
| 004      | 182304 | 9094  | 10/6/03   | \$275,000  | 860                | 0             | 5         | 1948           | 3    | 45302    | N    | N           | 806 SW 132ND ST  |
| 004      | 433100 | 0590  | 2/6/02    | \$116,100  | 910                | 0             | 5         | 1947           | 3    | 13451    | N    | N           | 626 SW 142ND ST  |
| 004      | 182304 | 9129  | 7/18/02   | \$105,161  | 920                | 0             | 5         | 1943           | 3    | 6795     | N    | N           | 315 SW 134TH ST  |
| 004      | 121900 | 0491  | 3/8/02    | \$184,000  | 1060               | 0             | 5         | 1934           | 5    | 27073    | N    | N           | 15845 4TH AV SW  |
| 004      | 670720 | 0100  | 2/27/02   | \$131,000  | 1080               | 0             | 5         | 1943           | 2    | 8289     | N    | N           | 851 SW 135TH ST  |
| 004      | 182304 | 9125  | 3/10/03   | \$153,000  | 1110               | 0             | 5         | 1946           | 3    | 13125    | N    | N           | 13213 2ND AV SW  |
| 004      | 433060 | 0305  | 6/19/02   | \$181,500  | 1210               | 0             | 5         | 1947           | 3    | 16425    | N    | N           | 14310 4TH AV SW  |
| 004      | 433760 | 0130  | 11/19/02  | \$142,000  | 700                | 0             | 6         | 1943           | 3    | 10500    | N    | N           | 233 SW 137TH ST  |
| 004      | 114800 | 0220  | 2/14/02   | \$174,500  | 740                | 0             | 6         | 1947           | 3    | 8562     | N    | N           | 656 SW 136TH ST  |
| 004      | 190000 | 0045  | 7/30/02   | \$194,500  | 780                | 0             | 6         | 1948           | 3    | 7620     | N    | N           | 1050 SW 149TH ST |
| 004      | 433760 | 0295  | 6/23/03   | \$189,000  | 780                | 0             | 6         | 1943           | 4    | 9900     | N    | N           | 252 SW 139TH ST  |
| 004      | 433880 | 0495  | 6/16/03   | \$175,000  | 780                | 0             | 6         | 1944           | 3    | 7200     | N    | N           | 615 SW 139TH ST  |
| 004      | 339580 | 0175  | 1/16/03   | \$168,500  | 780                | 0             | 6         | 1951           | 4    | 8100     | N    | N           | 13247 5TH AV SW  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 004      | 433760 | 0015  | 5/28/03   | \$159,450  | 780                | 0             | 6         | 1943           | 3    | 9000     | N    | N           | 313 SW 136TH ST  |
| 004      | 433820 | 0225  | 8/28/02   | \$135,000  | 780                | 0             | 6         | 1944           | 3    | 7320     | N    | N           | 510 SW 138TH ST  |
| 004      | 433820 | 0340  | 6/18/02   | \$164,950  | 790                | 0             | 6         | 1944           | 3    | 9374     | N    | N           | 13638 6TH AV SW  |
| 004      | 433880 | 0760  | 9/18/02   | \$153,000  | 790                | 0             | 6         | 1944           | 3    | 7600     | N    | N           | 826 SW 137TH ST  |
| 004      | 433700 | 0365  | 1/17/02   | \$171,000  | 800                | 110           | 6         | 1943           | 4    | 9395     | N    | N           | 13604 2ND AV SW  |
| 004      | 121900 | 0275  | 9/17/03   | \$210,000  | 810                | 220           | 6         | 1947           | 4    | 7560     | N    | N           | 15826 7TH AV SW  |
| 004      | 240700 | 0130  | 11/7/03   | \$150,500  | 810                | 80            | 6         | 1942           | 3    | 8775     | N    | N           | 13410 2ND AV SW  |
| 004      | 240700 | 0425  | 5/13/03   | \$194,950  | 810                | 440           | 6         | 1942           | 4    | 9450     | N    | N           | 20 SW 134TH ST   |
| 004      | 433880 | 0740  | 10/28/03  | \$166,000  | 820                | 0             | 6         | 1944           | 3    | 7600     | N    | N           | 13705 10TH AV SW |
| 004      | 433700 | 0280  | 5/17/02   | \$177,500  | 820                | 0             | 6         | 1943           | 5    | 9315     | N    | N           | 13605 1ST AV SW  |
| 004      | 433760 | 0330  | 7/22/03   | \$175,000  | 830                | 0             | 6         | 1943           | 4    | 7200     | N    | N           | 229 SW 139TH ST  |
| 004      | 433700 | 0160  | 12/17/02  | \$164,950  | 830                | 0             | 6         | 1943           | 4    | 7590     | N    | N           | 13836 1ST AV SW  |
| 004      | 433700 | 0250  | 2/6/02    | \$155,000  | 830                | 0             | 6         | 1943           | 4    | 8775     | N    | N           | 13836 2ND AV SW  |
| 004      | 433180 | 0065  | 5/28/02   | \$152,500  | 830                | 0             | 6         | 1955           | 4    | 16300    | N    | N           | 665 SW 141ST ST  |
| 004      | 433880 | 0450  | 1/10/03   | \$167,449  | 860                | 0             | 6         | 1944           | 3    | 8050     | N    | N           | 646 SW 139TH ST  |
| 004      | 114800 | 0005  | 12/11/02  | \$230,000  | 880                | 390           | 6         | 1950           | 4    | 8100     | N    | N           | 661 SW 134TH ST  |
| 004      | 433700 | 0215  | 7/25/02   | \$163,500  | 890                | 0             | 6         | 1943           | 4    | 8775     | N    | N           | 13837 1ST AV SW  |
| 004      | 121900 | 0245  | 11/25/02  | \$165,000  | 900                | 0             | 6         | 1932           | 3    | 7560     | N    | N           | 709 SW 158TH ST  |
| 004      | 008400 | 0175  | 12/19/02  | \$197,000  | 900                | 900           | 6         | 1953           | 4    | 15000    | N    | N           | 12915 3RD AV SW  |
| 004      | 433760 | 0020  | 9/24/02   | \$160,000  | 910                | 0             | 6         | 1943           | 3    | 9000     | N    | N           | 307 SW 136TH ST  |
| 004      | 114800 | 0180  | 3/3/03    | \$192,000  | 920                | 0             | 6         | 1942           | 5    | 8442     | N    | N           | 608 SW 136TH ST  |
| 004      | 433180 | 0090  | 5/10/02   | \$164,500  | 920                | 0             | 6         | 1952           | 3    | 17890    | N    | N           | 627 SW 141ST ST  |
| 004      | 433100 | 0520  | 2/6/02    | \$210,000  | 930                | 400           | 6         | 1948           | 4    | 11250    | N    | N           | 833 SW 142ND ST  |
| 004      | 433880 | 0250  | 11/2/02   | \$175,000  | 940                | 0             | 6         | 1944           | 3    | 7729     | N    | N           | 651 SW 137TH ST  |
| 004      | 433820 | 0050  | 11/25/03  | \$185,000  | 940                | 0             | 6         | 1944           | 4    | 7152     | N    | N           | 405 SW 139TH ST  |
| 004      | 433820 | 0110  | 9/25/02   | \$185,000  | 940                | 0             | 6         | 1944           | 3    | 8880     | N    | N           | 424 SW 139TH ST  |
| 004      | 433820 | 0025  | 1/21/03   | \$170,000  | 940                | 0             | 6         | 1944           | 3    | 7200     | N    | N           | 501 SW 139TH ST  |
| 004      | 325640 | 0031  | 12/16/03  | \$199,950  | 990                | 120           | 6         | 1949           | 4    | 8960     | N    | N           | 13020 6TH PL SW  |
| 004      | 008400 | 0025  | 3/20/03   | \$205,000  | 1000               | 0             | 6         | 1942           | 4    | 22468    | N    | N           | 12900 1ST AV SW  |
| 004      | 433060 | 0180  | 9/3/03    | \$218,000  | 1020               | 1020          | 6         | 1947           | 4    | 8400     | N    | N           | 129 SW 142ND ST  |
| 004      | 008400 | 0205  | 5/14/02   | \$161,000  | 1020               | 0             | 6         | 1942           | 3    | 15000    | N    | N           | 214 SW 129TH ST  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 004      | 433060 | 0270  | 10/7/02   | \$227,950  | 1040               | 420           | 6         | 1947           | 4    | 10500    | N    | N           | 121 SW 143RD ST    |
| 004      | 315460 | 0025  | 4/28/03   | \$210,000  | 1040               | 100           | 6         | 1951           | 4    | 9840     | N    | N           | 13227 8TH PL SW    |
| 004      | 240700 | 0015  | 9/10/02   | \$192,500  | 1050               | 130           | 6         | 1942           | 3    | 8775     | N    | N           | 13218 2ND AV SW    |
| 004      | 433880 | 0385  | 2/25/02   | \$178,500  | 1080               | 0             | 6         | 1944           | 3    | 7475     | N    | N           | 641 SW 138TH ST    |
| 004      | 240700 | 0070  | 1/28/03   | \$223,950  | 1090               | 130           | 6         | 1942           | 4    | 8775     | N    | N           | 13249 1ST AV SW    |
| 004      | 433060 | 0440  | 11/10/03  | \$205,000  | 1110               | 0             | 6         | 1949           | 3    | 21600    | N    | N           | 14009 2ND AV SW    |
| 004      | 433880 | 0330  | 9/17/03   | \$194,000  | 1110               | 0             | 6         | 1944           | 4    | 7691     | N    | N           | 650 SW 138TH ST    |
| 004      | 433820 | 0060  | 11/13/03  | \$170,000  | 1110               | 0             | 6         | 1944           | 4    | 8184     | N    | N           | 513 SW 138TH ST    |
| 004      | 783580 | 0372  | 2/14/02   | \$165,000  | 1150               | 0             | 6         | 1926           | 5    | 8876     | N    | N           | 803 SW 134TH ST    |
| 004      | 008400 | 0145  | 2/7/02    | \$251,000  | 1180               | 770           | 6         | 1955           | 3    | 14862    | N    | N           | 212 SW 130TH ST    |
| 004      | 433100 | 0040  | 3/21/02   | \$167,000  | 1180               | 330           | 6         | 1954           | 3    | 16800    | N    | N           | 420 SW 142ND ST    |
| 004      | 433880 | 0035  | 12/15/03  | \$179,950  | 1200               | 0             | 6         | 1944           | 3    | 7345     | N    | N           | 615 SW 136TH ST    |
| 004      | 433820 | 0280  | 2/6/02    | \$189,950  | 1220               | 0             | 6         | 1944           | 5    | 9450     | N    | N           | 411 SW 136TH ST    |
| 004      | 433760 | 0250  | 9/17/03   | \$180,000  | 1220               | 0             | 6         | 1943           | 5    | 7920     | N    | N           | 13817 2ND AV SW    |
| 004      | 433060 | 0315  | 8/26/02   | \$223,950  | 1230               | 0             | 6         | 1946           | 3    | 10950    | N    | N           | 316 SW 144TH ST    |
| 004      | 433880 | 0475  | 4/10/03   | \$193,000  | 1250               | 0             | 6         | 1944           | 3    | 7200     | N    | N           | 639 SW 139TH ST    |
| 004      | 339580 | 0555  | 8/21/02   | \$193,500  | 1260               | 0             | 6         | 1946           | 3    | 8100     | N    | N           | 13233 4TH AV SW    |
| 004      | 433820 | 0180  | 8/8/03    | \$188,751  | 1270               | 0             | 6         | 1944           | 4    | 7290     | N    | N           | 415 SW 137TH ST    |
| 004      | 114800 | 0100  | 8/12/02   | \$182,000  | 1270               | 0             | 6         | 1952           | 4    | 8100     | N    | N           | 650 SW 135TH ST    |
| 004      | 182304 | 9147  | 4/16/03   | \$198,000  | 1290               | 0             | 6         | 1950           | 3    | 9600     | N    | N           | 324 SW 136TH ST    |
| 004      | 182304 | 9155  | 6/27/03   | \$175,200  | 1290               | 0             | 6         | 1952           | 3    | 8494     | N    | N           | 621 SW 128TH ST    |
| 004      | 433060 | 0095  | 6/30/03   | \$166,500  | 1300               | 0             | 6         | 1947           | 3    | 15400    | N    | N           | 21 SW 140TH ST     |
| 004      | 433060 | 0140  | 2/20/02   | \$150,500  | 1310               | 0             | 6         | 1952           | 3    | 13860    | N    | N           | 134 SW 143RD ST    |
| 004      | 182304 | 9070  | 3/7/03    | \$199,950  | 1380               | 160           | 6         | 1921           | 5    | 5400     | N    | N           | 304 SW 136TH ST    |
| 004      | 433880 | 0285  | 11/20/03  | \$202,000  | 1410               | 0             | 6         | 1944           | 3    | 8477     | N    | N           | 13705 6TH AV SW    |
| 004      | 433100 | 0215  | 4/24/03   | \$195,000  | 1410               | 0             | 6         | 1947           | 4    | 8910     | N    | N           | 443 SW 143RD ST    |
| 004      | 192304 | 9325  | 8/8/03    | \$175,000  | 1440               | 0             | 6         | 1920           | 4    | 8959     | N    | N           | 14420 4TH AV SW    |
| 004      | 121900 | 0249  | 8/7/03    | \$170,500  | 1450               | 0             | 6         | 1933           | 3    | 7551     | N    | N           | 705 SW 158TH ST    |
| 004      | 319500 | 0020  | 4/23/02   | \$165,000  | 1470               | 0             | 6         | 1951           | 3    | 10883    | N    | N           | 13048 AMBAUM BL SW |
| 004      | 433880 | 0190  | 8/13/02   | \$174,000  | 1470               | 0             | 6         | 1944           | 4    | 7410     | N    | N           | 644 SW 137TH ST    |
| 004      | 433060 | 0310  | 9/2/03    | \$160,000  | 1510               | 0             | 6         | 1953           | 3    | 10950    | N    | N           | 322 SW 144TH ST    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 004      | 433700 | 0235  | 12/30/03  | \$226,950  | 1620               | 100           | 6         | 1943           | 4    | 8845     | N    | N           | 13910 2ND AV SW  |
| 004      | 433820 | 0035  | 3/4/02    | \$193,000  | 1650               | 0             | 6         | 1944           | 3    | 7200     | N    | N           | 421 SW 139TH ST  |
| 004      | 433060 | 0300  | 5/1/03    | \$238,981  | 1710               | 200           | 6         | 1949           | 3    | 9000     | N    | N           | 247 SW 143RD ST  |
| 004      | 433880 | 0650  | 7/16/03   | \$189,500  | 1720               | 0             | 6         | 1944           | 4    | 11250    | N    | N           | 836 SW 139TH ST  |
| 004      | 433880 | 0710  | 6/10/03   | \$230,000  | 1740               | 0             | 6         | 1944           | 4    | 9000     | N    | N           | 13739 10TH AV SW |
| 004      | 433100 | 0360  | 9/23/03   | \$208,000  | 1740               | 0             | 6         | 1953           | 3    | 11600    | N    | N           | 846 SW 143RD ST  |
| 004      | 433060 | 0335  | 8/27/03   | \$185,000  | 1780               | 0             | 6         | 1947           | 3    | 10500    | N    | N           | 218 SW 144TH ST  |
| 004      | 008400 | 0285  | 8/19/02   | \$160,000  | 1780               | 0             | 6         | 1942           | 5    | 11475    | N    | N           | 247 SW 131ST ST  |
| 004      | 325640 | 0060  | 1/7/03    | \$210,000  | 2090               | 0             | 6         | 1949           | 3    | 9240     | N    | N           | 13039 6TH PL SW  |
| 004      | 433100 | 0160  | 12/18/03  | \$271,000  | 2100               | 0             | 6         | 1974           | 4    | 14400    | N    | N           | 427 SW 142ND ST  |
| 004      | 433820 | 0160  | 6/19/03   | \$215,000  | 2300               | 0             | 6         | 1944           | 4    | 6976     | N    | N           | 509 SW 137TH ST  |
| 004      | 339580 | 0077  | 7/29/02   | \$208,000  | 940                | 520           | 7         | 1995           | 3    | 4060     | N    | N           | 13312 6TH AV SW  |
| 004      | 433060 | 0090  | 3/20/03   | \$206,500  | 940                | 910           | 7         | 1950           | 3    | 16500    | N    | N           | 29 SW 140TH ST   |
| 004      | 339580 | 0790  | 1/14/03   | \$163,000  | 950                | 0             | 7         | 1951           | 4    | 6110     | N    | N           | 410 SW 136TH ST  |
| 004      | 192304 | 9311  | 12/13/02  | \$228,600  | 1010               | 0             | 7         | 1962           | 3    | 7400     | N    | N           | 14418 3RD AV SW  |
| 004      | 121900 | 0210  | 5/29/03   | \$266,000  | 1020               | 1020          | 7         | 1961           | 3    | 7560     | N    | N           | 15847 7TH AV SW  |
| 004      | 122500 | 0025  | 7/1/02    | \$210,000  | 1030               | 320           | 7         | 1953           | 3    | 8205     | N    | N           | 14630 3RD AV SW  |
| 004      | 166740 | 0070  | 5/6/02    | \$181,500  | 1030               | 0             | 7         | 1954           | 3    | 8296     | N    | N           | 620 SW 133RD ST  |
| 004      | 008400 | 0106  | 4/5/02    | \$188,500  | 1030               | 1030          | 7         | 1962           | 3    | 7500     | N    | N           | 115 SW 129TH ST  |
| 004      | 192304 | 9312  | 10/14/02  | \$257,500  | 1060               | 990           | 7         | 1961           | 4    | 8276     | N    | N           | 14426 3RD AV SW  |
| 004      | 427300 | 0115  | 5/22/03   | \$173,500  | 1070               | 0             | 7         | 1955           | 3    | 8274     | N    | N           | 627 SW 144TH PL  |
| 004      | 182304 | 9161  | 7/28/03   | \$222,450  | 1080               | 0             | 7         | 1953           | 3    | 13500    | N    | N           | 845 SW 132ND ST  |
| 004      | 182304 | 9222  | 7/10/03   | \$209,750  | 1090               | 990           | 7         | 1962           | 3    | 8750     | N    | N           | 623 SW 128TH ST  |
| 004      | 008400 | 0167  | 1/4/02    | \$155,000  | 1100               | 300           | 7         | 1959           | 2    | 12854    | N    | N           | 12928 4TH AV SW  |
| 004      | 121900 | 0305  | 9/23/03   | \$260,000  | 1110               | 400           | 7         | 1984           | 3    | 6349     | N    | N           | 15849 6TH AV SW  |
| 004      | 192304 | 9220  | 2/26/03   | \$210,000  | 1120               | 0             | 7         | 1952           | 4    | 15300    | N    | N           | 14429 2ND AV SW  |
| 004      | 166540 | 0050  | 4/22/03   | \$175,000  | 1150               | 0             | 7         | 1952           | 3    | 7522     | N    | N           | 721 SW 146TH ST  |
| 004      | 721200 | 0011  | 5/24/03   | \$185,000  | 1150               | 1150          | 7         | 1962           | 3    | 11828    | N    | N           | 13016 2ND AV SW  |
| 004      | 339580 | 0425  | 10/21/03  | \$218,500  | 1170               | 0             | 7         | 1954           | 4    | 8100     | N    | N           | 13214 5TH AV SW  |
| 004      | 182304 | 9024  | 5/14/02   | \$189,000  | 1170               | 0             | 7         | 1953           | 3    | 8703     | N    | N           | 1023 SW 132ND ST |
| 004      | 166740 | 0025  | 8/14/02   | \$190,000  | 1190               | 0             | 7         | 1954           | 3    | 8479     | N    | N           | 635 SW 132ND ST  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 004      | 182304 | 9270  | 3/20/02   | \$214,000  | 1190               | 0             | 7         | 1987           | 3    | 9807     | N    | N           | 1001 SW 130TH ST |
| 004      | 182304 | 9251  | 12/17/02  | \$205,000  | 1220               | 0             | 7         | 1968           | 4    | 11325    | N    | N           | 13310 3RD AV SW  |
| 004      | 783580 | 0388  | 10/28/03  | \$215,000  | 1250               | 0             | 7         | 1995           | 3    | 8100     | N    | N           | 837 SW 134TH ST  |
| 004      | 008400 | 0250  | 10/8/02   | \$168,000  | 1280               | 0             | 7         | 1942           | 3    | 13500    | N    | N           | 13021 2ND AV SW  |
| 004      | 433100 | 0205  | 5/14/03   | \$255,000  | 1350               | 1070          | 7         | 1948           | 3    | 11196    | N    | N           | 14318 6TH AV SW  |
| 004      | 192304 | 9349  | 8/25/03   | \$239,000  | 1350               | 0             | 7         | 1980           | 3    | 7200     | N    | N           | 303 SW 144TH ST  |
| 004      | 721200 | 0020  | 5/22/02   | \$180,000  | 1360               | 0             | 7         | 1961           | 3    | 7478     | N    | N           | 119 SW 130TH ST  |
| 004      | 120720 | 0010  | 6/19/03   | \$287,500  | 1370               | 460           | 7         | 1958           | 3    | 10416    | N    | N           | 448 SW 129TH ST  |
| 004      | 166540 | 0080  | 6/17/03   | \$200,000  | 1400               | 0             | 7         | 1952           | 3    | 7239     | N    | N           | 14631 7TH AV SW  |
| 004      | 192304 | 9185  | 6/21/02   | \$183,000  | 1460               | 0             | 7         | 1950           | 3    | 11595    | N    | N           | 459 SW 144TH ST  |
| 004      | 339580 | 0215  | 5/27/03   | \$231,500  | 1470               | 0             | 7         | 2002           | 3    | 4060     | N    | N           | 13414 6TH AV SW  |
| 004      | 427300 | 0070  | 5/15/03   | \$198,000  | 1500               | 0             | 7         | 1954           | 3    | 8075     | N    | N           | 647 SW 145TH ST  |
| 004      | 427300 | 0130  | 2/27/02   | \$165,000  | 1500               | 0             | 7         | 1953           | 3    | 8360     | N    | N           | 638 SW 145TH ST  |
| 004      | 121900 | 0225  | 9/24/03   | \$210,000  | 1510               | 0             | 7         | 1952           | 3    | 7560     | N    | N           | 15833 7TH AV SW  |
| 004      | 122500 | 0015  | 7/10/03   | \$235,000  | 1530               | 0             | 7         | 1954           | 3    | 9012     | N    | N           | 14640 3RD AV SW  |
| 004      | 117050 | 0015  | 8/14/03   | \$240,500  | 1560               | 860           | 7         | 1958           | 4    | 7200     | N    | N           | 648 SW 132ND ST  |
| 004      | 433060 | 0345  | 3/18/02   | \$222,600  | 1570               | 0             | 7         | 1954           | 5    | 10500    | N    | N           | 14333 2ND AV SW  |
| 004      | 166540 | 0025  | 5/16/03   | \$204,000  | 1590               | 0             | 7         | 1952           | 3    | 7148     | N    | N           | 14630 8TH AV SW  |
| 004      | 433700 | 0320  | 4/22/03   | \$208,000  | 1750               | 800           | 7         | 1943           | 4    | 9315     | N    | N           | 13657 1ST AV SW  |
| 004      | 166740 | 0165  | 12/22/03  | \$217,000  | 1780               | 0             | 7         | 1954           | 4    | 8296     | N    | N           | 614 SW 134TH ST  |
| 004      | 192304 | 9309  | 1/24/02   | \$190,000  | 1870               | 0             | 7         | 1962           | 3    | 10454    | N    | N           | 14438 4TH AV SW  |
| 004      | 339580 | 0680  | 5/28/02   | \$227,500  | 1920               | 0             | 7         | 1961           | 4    | 8100     | N    | N           | 13448 5TH AV SW  |
| 004      | 339580 | 0510  | 5/17/02   | \$234,950  | 1990               | 0             | 7         | 2002           | 3    | 4060     | N    | N           | 13205 4TH AV SW  |
| 004      | 339580 | 0515  | 4/9/02    | \$234,950  | 1990               | 0             | 7         | 2002           | 3    | 4060     | N    | N           | 13209 4TH AV SW  |
| 004      | 192304 | 9385  | 5/22/03   | \$345,000  | 2520               | 0             | 8         | 2001           | 3    | 9162     | N    | N           | 292 SW 146TH ST  |
| 006      | 121800 | 0185  | 12/5/03   | \$165,000  | 710                | 0             | 4         | 1947           | 2    | 7632     | N    | N           | 15637 9TH AV SW  |
| 006      | 143080 | 0135  | 11/7/03   | \$189,000  | 740                | 0             | 5         | 1942           | 3    | 9950     | N    | N           | 1239 SW 146TH ST |
| 006      | 190060 | 0220  | 3/28/03   | \$145,000  | 800                | 0             | 5         | 1918           | 3    | 8890     | N    | N           | 1226 SW 152ND ST |
| 006      | 190060 | 0025  | 8/7/02    | \$173,250  | 910                | 0             | 5         | 1919           | 4    | 6604     | N    | N           | 1219 SW 149TH ST |
| 006      | 121800 | 0716  | 6/18/03   | \$150,000  | 920                | 0             | 5         | 1947           | 2    | 7105     | N    | N           | 825 SW 158TH ST  |
| 006      | 990000 | 0215  | 9/4/03    | \$135,000  | 920                | 0             | 5         | 1932           | 2    | 8100     | N    | N           | 1250 SW 149TH ST |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 006      | 447640 | 0165  | 5/28/02   | \$219,000  | 1000               | 0             | 5         | 1933           | 4    | 10580    | N    | N           | 1918 SW 159TH ST |
| 006      | 763580 | 0340  | 4/15/03   | \$235,000  | 1060               | 0             | 5         | 1948           | 3    | 11700    | N    | N           | 14651 20TH AV SW |
| 006      | 121800 | 0405  | 7/9/03    | \$179,900  | 1180               | 0             | 5         | 1918           | 4    | 6871     | N    | N           | 15655 11TH AV SW |
| 006      | 121800 | 0125  | 8/12/03   | \$200,000  | 1390               | 0             | 5         | 1915           | 4    | 7632     | N    | N           | 15626 10TH AV SW |
| 006      | 690220 | 0205  | 2/20/02   | \$160,000  | 740                | 0             | 6         | 1942           | 3    | 7800     | N    | N           | 14625 11TH AV SW |
| 006      | 690220 | 0355  | 6/20/03   | \$166,000  | 770                | 0             | 6         | 1942           | 4    | 7860     | N    | N           | 14620 12TH AV SW |
| 006      | 143080 | 0085  | 8/29/03   | \$204,950  | 810                | 0             | 6         | 1940           | 3    | 6300     | N    | N           | 14656 16TH AV SW |
| 006      | 990000 | 0260  | 4/15/03   | \$185,000  | 820                | 0             | 6         | 1942           | 4    | 6223     | N    | N           | 1248 SW 150TH ST |
| 006      | 192304 | 9379  | 12/29/03  | \$197,000  | 870                | 0             | 6         | 1963           | 3    | 9000     | N    | N           | 1438 SW 158TH ST |
| 006      | 990000 | 0190  | 6/20/03   | \$214,950  | 880                | 440           | 6         | 1943           | 4    | 8100     | N    | N           | 1220 SW 149TH ST |
| 006      | 990000 | 0130  | 7/11/03   | \$189,950  | 910                | 0             | 6         | 1944           | 3    | 8100     | N    | N           | 1251 SW 148TH ST |
| 006      | 297080 | 0005  | 8/21/02   | \$157,000  | 910                | 0             | 6         | 1918           | 3    | 5200     | N    | N           | 14401 11TH AV SW |
| 006      | 190060 | 0010  | 2/25/03   | \$174,990  | 910                | 0             | 6         | 1920           | 4    | 6604     | N    | N           | 1235 SW 149TH ST |
| 006      | 190060 | 0190  | 8/23/02   | \$157,000  | 920                | 0             | 6         | 1953           | 4    | 6604     | N    | N           | 1215 SW 151ST ST |
| 006      | 121800 | 0165  | 7/17/02   | \$138,000  | 920                | 0             | 6         | 1953           | 3    | 7452     | N    | N           | 15615 9TH AV SW  |
| 006      | 447640 | 0209  | 9/26/03   | \$182,000  | 950                | 0             | 6         | 1959           | 3    | 8050     | N    | N           | 15625 19TH AV SW |
| 006      | 990000 | 0205  | 4/25/03   | \$195,000  | 1000               | 0             | 6         | 1943           | 3    | 8100     | N    | N           | 1238 SW 149TH ST |
| 006      | 121800 | 0715  | 6/18/03   | \$150,000  | 1010               | 0             | 6         | 1918           | 3    | 7203     | N    | N           | 817 SW 158TH ST  |
| 006      | 192304 | 9148  | 4/17/03   | \$169,950  | 1030               | 0             | 6         | 1922           | 4    | 14784    | N    | N           | 1201 SW 152ND ST |
| 006      | 690220 | 0170  | 9/26/02   | \$230,000  | 1060               | 160           | 6         | 1939           | 4    | 13000    | N    | N           | 14603 11TH AV SW |
| 006      | 763580 | 0182  | 4/17/03   | \$160,000  | 1090               | 0             | 6         | 1941           | 3    | 7200     | N    | N           | 1818 SW 149TH ST |
| 006      | 500600 | 0020  | 6/14/02   | \$226,000  | 1100               | 0             | 6         | 1944           | 3    | 7906     | N    | N           | 1441 SW 149TH ST |
| 006      | 500600 | 0150  | 3/21/02   | \$179,950  | 1100               | 0             | 6         | 1944           | 4    | 7906     | N    | N           | 1441 SW 151ST ST |
| 006      | 500600 | 0145  | 8/22/02   | \$192,000  | 1130               | 0             | 6         | 1944           | 4    | 7906     | N    | N           | 1435 SW 151ST ST |
| 006      | 121800 | 0639  | 9/17/03   | \$208,000  | 1180               | 0             | 6         | 1950           | 4    | 7039     | N    | N           | 15838 10TH AV SW |
| 006      | 297080 | 0118  | 11/27/02  | \$187,100  | 1180               | 0             | 6         | 1947           | 4    | 9170     | N    | N           | 14426 12TH AV SW |
| 006      | 690220 | 0195  | 7/3/03    | \$227,000  | 1240               | 0             | 6         | 1942           | 3    | 7800     | N    | N           | 14619 11TH AV SW |
| 006      | 763580 | 0590  | 6/27/03   | \$220,000  | 1250               | 0             | 6         | 1941           | 3    | 7204     | N    | N           | 14926 20TH AV SW |
| 006      | 500600 | 0045  | 7/7/03    | \$215,000  | 1250               | 0             | 6         | 1944           | 3    | 7906     | N    | N           | 1452 SW 150TH ST |
| 006      | 763580 | 0020  | 8/20/03   | \$305,000  | 1280               | 0             | 6         | 1916           | 4    | 19000    | N    | N           | 14612 18TH AV SW |
| 006      | 500600 | 0095  | 3/13/03   | \$220,000  | 1400               | 0             | 6         | 1944           | 4    | 7906     | N    | N           | 1445 SW 150TH ST |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 006      | 297080 | 0082  | 5/31/02   | \$175,000  | 1400               | 0             | 6         | 1960           | 4    | 4767     | N    | N           | 1114 SW 146TH ST |
| 006      | 121800 | 0025  | 3/27/03   | \$168,500  | 1400               | 0             | 6         | 1930           | 4    | 7631     | N    | N           | 15626 9TH AV SW  |
| 006      | 500600 | 0120  | 10/13/03  | \$252,000  | 1410               | 0             | 6         | 1944           | 4    | 7906     | N    | N           | 1448 SW 151ST ST |
| 006      | 990000 | 0225  | 5/1/02    | \$191,500  | 1410               | 0             | 6         | 1942           | 3    | 8255     | N    | N           | 14904 14TH AV SW |
| 006      | 500600 | 0015  | 2/25/03   | \$239,000  | 1430               | 0             | 6         | 1944           | 3    | 7906     | N    | N           | 1435 SW 149TH ST |
| 006      | 121800 | 0175  | 4/9/02    | \$153,750  | 1460               | 0             | 6         | 1948           | 3    | 7632     | N    | N           | 15629 9TH AV SW  |
| 006      | 447640 | 0280  | 5/14/03   | \$179,975  | 1580               | 0             | 6         | 1920           | 4    | 11325    | N    | N           | 15926 21ST AV SW |
| 006      | 990000 | 0360  | 6/24/03   | \$244,950  | 1940               | 0             | 6         | 1939           | 3    | 7747     | N    | N           | 1255 SW 150TH ST |
| 006      | 933540 | 0035  | 1/23/03   | \$237,000  | 1030               | 520           | 7         | 1957           | 4    | 10100    | N    | N           | 15619 16TH AV SW |
| 006      | 242303 | 9188  | 3/21/03   | \$225,000  | 1040               | 160           | 7         | 1955           | 3    | 7680     | N    | N           | 2012 SW 156TH ST |
| 006      | 121800 | 0300  | 8/1/02    | \$162,500  | 1110               | 0             | 7         | 1961           | 3    | 7315     | N    | N           | 1010 SW 158TH ST |
| 006      | 121800 | 0680  | 2/13/02   | \$200,850  | 1160               | 700           | 7         | 1950           | 3    | 7633     | N    | N           | 15821 9TH AV SW  |
| 006      | 399020 | 0096  | 8/21/02   | \$199,850  | 1170               | 0             | 7         | 1962           | 4    | 7680     | N    | N           | 1414 SW 160TH ST |
| 006      | 121800 | 0045  | 4/25/02   | \$210,000  | 1190               | 1010          | 7         | 1962           | 3    | 7632     | N    | N           | 15650 9TH AV SW  |
| 006      | 763580 | 0921  | 5/15/03   | \$179,000  | 1200               | 0             | 7         | 1956           | 3    | 5850     | N    | N           | 1611 SW 149TH ST |
| 006      | 933480 | 0065  | 7/17/02   | \$225,500  | 1230               | 0             | 7         | 1951           | 4    | 8100     | N    | N           | 15657 18TH AV SW |
| 006      | 190060 | 0142  | 2/8/02    | \$235,000  | 1240               | 0             | 7         | 1979           | 3    | 6596     | N    | N           | 1224 SW 151ST ST |
| 006      | 242303 | 9135  | 12/10/02  | \$299,000  | 1260               | 790           | 7         | 1955           | 4    | 9100     | N    | N           | 1914 SW 156TH ST |
| 006      | 190060 | 0175  | 6/20/02   | \$283,950  | 1320               | 0             | 7         | 1992           | 3    | 6596     | N    | N           | 1223 SW 151ST ST |
| 006      | 143080 | 0210  | 9/17/03   | \$210,000  | 1350               | 0             | 7         | 1959           | 3    | 10291    | N    | N           | 1215 SW 144TH PL |
| 006      | 425000 | 0030  | 10/9/02   | \$210,500  | 1380               | 0             | 7         | 1962           | 3    | 10200    | N    | N           | 15840 14TH AV SW |
| 006      | 399020 | 0148  | 7/22/02   | \$219,950  | 1380               | 700           | 7         | 1966           | 3    | 8292     | N    | N           | 15847 12TH AV SW |
| 006      | 192304 | 9216  | 10/17/02  | \$251,500  | 1410               | 0             | 7         | 1952           | 3    | 6900     | N    | N           | 1423 SW 151ST ST |
| 006      | 121800 | 0650  | 2/22/02   | \$224,900  | 1430               | 0             | 7         | 1957           | 4    | 9529     | N    | N           | 15850 10TH AV SW |
| 006      | 121800 | 0290  | 11/25/02  | \$247,000  | 1430               | 1140          | 7         | 1961           | 3    | 7632     | N    | N           | 15639 10TH AV SW |
| 006      | 190060 | 0005  | 2/13/03   | \$181,950  | 1460               | 0             | 7         | 1949           | 3    | 6402     | N    | N           | 1239 SW 149TH ST |
| 006      | 121800 | 0610  | 9/16/03   | \$273,000  | 1470               | 1000          | 7         | 1963           | 3    | 6804     | N    | N           | 15802 10TH AV SW |
| 006      | 297080 | 0057  | 9/9/03    | \$265,000  | 1480               | 0             | 7         | 1996           | 3    | 5200     | N    | N           | 14447 11TH AV SW |
| 006      | 763580 | 0842  | 7/8/02    | \$269,000  | 1610               | 0             | 7         | 1987           | 3    | 7530     | N    | N           | 1612 SW 152ND ST |
| 006      | 121800 | 0485  | 5/20/02   | \$226,500  | 1660               | 0             | 7         | 1957           | 3    | 7633     | N    | N           | 15833 11TH AV SW |
| 006      | 933480 | 0185  | 11/22/02  | \$220,000  | 1670               | 0             | 7         | 1951           | 3    | 8100     | N    | N           | 15626 19TH AV SW |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 006      | 121800 | 0330  | 1/3/02    | \$275,000  | 1720               | 0             | 7         | 1953           | 3    | 11448    | N    | N           | 15626 12TH AV SW      |
| 006      | 425000 | 0050  | 4/24/02   | \$215,000  | 1730               | 0             | 7         | 1962           | 3    | 7900     | N    | N           | 15841 14TH AV SW      |
| 006      | 121800 | 0106  | 11/19/03  | \$285,950  | 1750               | 440           | 7         | 2003           | 3    | 7632     | N    | N           | 15608 10TH AV SW      |
| 006      | 447640 | 0271  | 8/13/03   | \$299,000  | 1890               | 0             | 7         | 1953           | 4    | 12000    | N    | N           | 2015 SW 159TH ST      |
| 006      | 121800 | 0755  | 1/16/02   | \$260,000  | 1910               | 0             | 7         | 2001           | 3    | 6246     | N    | N           | 15890 9TH AV SW       |
| 006      | 447640 | 0255  | 12/31/02  | \$208,000  | 1920               | 0             | 7         | 1955           | 3    | 8775     | N    | N           | 15919 19TH AV SW      |
| 006      | 990000 | 0165  | 2/21/02   | \$176,000  | 1930               | 0             | 7         | 1943           | 3    | 8100     | N    | N           | 1209 SW 148TH ST      |
| 006      | 933480 | 0030  | 6/2/03    | \$275,000  | 2110               | 0             | 7         | 1951           | 3    | 8100     | N    | N           | 15615 18TH AV SW      |
| 006      | 933540 | 0110  | 6/7/02    | \$254,000  | 2220               | 0             | 7         | 1952           | 3    | 9484     | N    | N           | 1620 SW 160TH ST      |
| 006      | 416160 | 0060  | 3/20/03   | \$277,950  | 1500               | 0             | 8         | 1953           | 4    | 10600    | N    | N           | 15708 13TH AV SW      |
| 006      | 416160 | 0025  | 7/2/02    | \$330,000  | 1600               | 750           | 8         | 1958           | 4    | 12800    | N    | N           | 15707 13TH AV SW      |
| 006      | 399020 | 0030  | 1/29/03   | \$270,000  | 2330               | 0             | 8         | 1988           | 3    | 8681     | N    | N           | 1411 SW 158TH ST      |
| 006      | 192304 | 9094  | 11/5/02   | \$380,000  | 2620               | 0             | 8         | 1997           | 3    | 15011    | N    | N           | 1520 SW 158TH ST      |
| 006      | 763580 | 0790  | 12/11/03  | \$379,500  | 2780               | 0             | 9         | 1966           | 3    | 10030    | N    | N           | 14946 18TH AV SW      |
| 007      | 296880 | 1245  | 4/28/03   | \$165,000  | 620                | 0             | 5         | 1932           | 4    | 7620     | N    | N           | 16256 12TH AV SW      |
| 007      | 296880 | 1045  | 3/27/02   | \$130,000  | 885                | 0             | 5         | 1935           | 4    | 7620     | N    | N           | 16223 13TH AV SW      |
| 007      | 296880 | 0240  | 6/24/03   | \$178,000  | 910                | 0             | 5         | 1917           | 4    | 7620     | N    | N           | 16048 11TH AV SW      |
| 007      | 296880 | 0455  | 6/27/02   | \$170,000  | 1020               | 0             | 5         | 1947           | 3    | 8890     | N    | N           | 16019 12TH AV SW      |
| 007      | 296880 | 0485  | 4/9/02    | \$187,950  | 1380               | 0             | 5         | 1947           | 3    | 6350     | N    | N           | 1317 SW 160TH ST      |
| 007      | 296880 | 1615  | 5/22/02   | \$141,000  | 720                | 0             | 6         | 1955           | 2    | 6720     | N    | N           | 16239 8TH AV SW       |
| 007      | 296880 | 0865  | 12/9/03   | \$195,000  | 880                | 0             | 6         | 1952           | 4    | 7620     | N    | N           | 16214 15TH AV SW      |
| 007      | 419740 | 0021  | 2/7/03    | \$165,000  | 930                | 850           | 6         | 1948           | 4    | 12650    | N    | N           | 16436 8TH AV SW       |
| 007      | 296880 | 0285  | 7/29/02   | \$218,000  | 970                | 0             | 6         | 1960           | 3    | 7620     | N    | N           | 16049 10TH AV SW      |
| 007      | 024300 | 0155  | 9/1/03    | \$200,000  | 990                | 0             | 6         | 1953           | 3    | 8100     | N    | N           | 16421 13TH AV SW      |
| 007      | 419740 | 0080  | 6/28/02   | \$180,000  | 1000               | 0             | 6         | 1941           | 3    | 10182    | N    | N           | 16406 SYLVESTER RD SW |
| 007      | 296880 | 1585  | 2/27/02   | \$179,950  | 1060               | 0             | 6         | 1951           | 4    | 6780     | N    | N           | 16205 8TH AV SW       |
| 007      | 024300 | 0255  | 7/29/02   | \$195,000  | 1070               | 0             | 6         | 1954           | 3    | 8100     | N    | N           | 16435 14TH AV SW      |
| 007      | 296880 | 0505  | 3/7/02    | \$196,950  | 1080               | 0             | 6         | 1949           | 4    | 7620     | N    | N           | 16022 14TH AV SW      |
| 007      | 296880 | 1260  | 2/18/02   | \$154,000  | 1150               | 0             | 6         | 1949           | 3    | 7620     | N    | N           | 16209 11TH AV SW      |
| 007      | 296880 | 1450  | 1/7/02    | \$225,000  | 1310               | 650           | 6         | 1961           | 3    | 7620     | N    | N           | 16224 10TH AV SW      |
| 007      | 296880 | 0820  | 3/21/02   | \$225,000  | 1380               | 0             | 6         | 1982           | 3    | 7620     | N    | N           | 16233 15TH AV SW      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 007      | 296880 | 0755  | 7/17/03   | \$227,500  | 1480               | 0             | 6         | 1961           | 4    | 7980     | N    | N           | 16224 16TH AV SW      |
| 007      | 419740 | 0150  | 7/26/02   | \$325,000  | 1570               | 0             | 6         | 1934           | 5    | 43995    | N    | N           | 16639 6TH AV SW       |
| 007      | 121700 | 0285  | 11/18/03  | \$252,500  | 1600               | 0             | 6         | 1943           | 4    | 5880     | N    | N           | 16429 10TH AV SW      |
| 007      | 024300 | 0090  | 4/16/02   | \$184,500  | 830                | 0             | 7         | 1950           | 3    | 8775     | N    | N           | 16457 12TH AV SW      |
| 007      | 296880 | 0275  | 3/18/02   | \$233,950  | 1010               | 0             | 7         | 1960           | 3    | 7620     | N    | N           | 16029 10TH AV SW      |
| 007      | 296880 | 0045  | 9/11/03   | \$225,000  | 1020               | 0             | 7         | 1947           | 3    | 7620     | Y    | N           | 16050 9TH AV SW       |
| 007      | 296880 | 0825  | 1/11/02   | \$209,000  | 1050               | 400           | 7         | 1955           | 3    | 7620     | N    | N           | 16239 15TH AV SW      |
| 007      | 121700 | 0394  | 2/7/02    | \$214,950  | 1080               | 0             | 7         | 1949           | 4    | 10800    | N    | N           | 16445 11TH AV SW      |
| 007      | 296880 | 0660  | 8/14/03   | \$209,000  | 1090               | 0             | 7         | 1973           | 3    | 8640     | N    | N           | 16014 16TH AV SW      |
| 007      | 279920 | 0035  | 4/29/03   | \$215,000  | 1100               | 0             | 7         | 1954           | 4    | 6600     | N    | N           | 1230 SW 167TH ST      |
| 007      | 296880 | 0545  | 9/25/03   | \$201,500  | 1100               | 510           | 7         | 1958           | 3    | 7620     | N    | N           | 16019 13TH AV SW      |
| 007      | 024300 | 0536  | 3/21/03   | \$220,000  | 1120               | 0             | 7         | 1953           | 3    | 9720     | N    | N           | 16629 14TH AV SW      |
| 007      | 816760 | 0045  | 12/31/03  | \$230,000  | 1160               | 820           | 7         | 1954           | 3    | 10477    | N    | N           | 16615 8TH AV SW       |
| 007      | 816760 | 0040  | 6/30/03   | \$255,000  | 1220               | 830           | 7         | 1954           | 3    | 11016    | N    | N           | 16617 SYLVESTER RD SW |
| 007      | 024300 | 0160  | 7/9/03    | \$252,000  | 1220               | 0             | 7         | 1954           | 4    | 8100     | N    | N           | 16431 13TH AV SW      |
| 007      | 024300 | 0231  | 9/19/03   | \$186,500  | 1250               | 0             | 7         | 1956           | 3    | 9377     | N    | N           | 1409 SW 164TH ST      |
| 007      | 502900 | 0030  | 9/17/02   | \$269,950  | 1270               | 400           | 7         | 1963           | 3    | 9288     | N    | N           | 16415 8TH AV SW       |
| 007      | 024300 | 0145  | 8/12/02   | \$265,000  | 1300               | 0             | 7         | 1952           | 4    | 9792     | N    | N           | 16405 13TH AV SW      |
| 007      | 024300 | 0225  | 7/24/02   | \$197,000  | 1320               | 0             | 7         | 1953           | 3    | 8375     | N    | N           | 16455 15TH AV SW      |
| 007      | 296880 | 0105  | 9/16/03   | \$196,000  | 1410               | 0             | 7         | 1954           | 3    | 6257     | N    | N           | 16006 10TH AV SW      |
| 007      | 093600 | 0166  | 6/19/03   | \$365,000  | 1430               | 0             | 7         | 1936           | 4    | 18522    | N    | N           | 132 SW 166TH ST       |
| 007      | 024300 | 0540  | 3/12/03   | \$216,500  | 1440               | 0             | 7         | 1953           | 3    | 9720     | N    | N           | 16637 14TH AV SW      |
| 007      | 296880 | 0810  | 7/7/03    | \$272,500  | 1560               | 0             | 7         | 1967           | 4    | 7620     | N    | N           | 16225 15TH AV SW      |
| 007      | 296880 | 0925  | 3/13/03   | \$225,000  | 1590               | 0             | 7         | 1966           | 4    | 7620     | N    | N           | 16215 14TH AV SW      |
| 007      | 093600 | 0165  | 5/3/02    | \$325,000  | 1690               | 470           | 7         | 1957           | 5    | 15141    | N    | N           | 228 SW 166TH ST       |
| 007      | 121700 | 0365  | 3/11/02   | \$246,500  | 1740               | 0             | 7         | 1947           | 3    | 12150    | N    | N           | 16411 11TH AV SW      |
| 007      | 024300 | 0140  | 10/11/02  | \$295,950  | 1940               | 0             | 7         | 1992           | 3    | 10744    | N    | N           | 1311 SW 164TH ST      |
| 007      | 093600 | 0105  | 8/20/02   | \$355,000  | 1370               | 1370          | 8         | 1961           | 4    | 36261    | N    | N           | 16437 3RD AV SW       |
| 007      | 121700 | 0560  | 7/1/02    | \$314,000  | 1520               | 680           | 8         | 1955           | 3    | 12153    | N    | N           | 16717 8TH PL SW       |
| 007      | 419740 | 0005  | 9/9/03    | \$346,000  | 1650               | 1650          | 8         | 1954           | 4    | 21000    | Y    | N           | 16406 8TH AV SW       |
| 007      | 024300 | 0555  | 5/9/03    | \$335,000  | 2340               | 0             | 8         | 1990           | 3    | 8100     | N    | N           | 16649 14TH AV SW      |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 001             | 012303       | 9097         | 5/20/03          | \$92,000          | PROPERTY ASSESSED DIFFERENT FROM PROPERTY SOLD |
| 001             | 012303       | 9148         | 3/28/03          | \$225,000         | IMPCOUNT                                       |
| 001             | 012303       | 9154         | 12/4/03          | \$72,359          | QUIT CLAIM DEED                                |
| 001             | 012303       | 9199         | 8/20/03          | \$14,270          | QUIT CLAIM DEED;                               |
| 001             | 012303       | 9235         | 9/18/02          | \$179,950         | UNFINAREA                                      |
| 001             | 012303       | 9313         | 1/14/03          | \$116,500         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 012303       | 9318         | 4/12/02          | \$97,277          | QUIT CLAIM DEED; STATEMENT TO DOR              |
| 001             | 012303       | 9322         | 11/10/03         | \$167,000         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 012303       | 9349         | 12/26/02         | \$74,858          | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 012303       | 9370         | 1/10/02          | \$52,500          | QUIT CLAIM DEED                                |
| 001             | 012303       | 9410         | 9/12/03          | \$165,000         | UNFINAREA                                      |
| 001             | 012303       | 9483         | 4/30/03          | \$138,057         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 012303       | 9493         | 5/24/02          | \$149,500         | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 001             | 012303       | 9577         | 4/24/03          | \$91,059          | PARTIAL INTEREST (103, 102, Etc.)              |
| 001             | 012303       | 9612         | 7/10/03          | \$192,000         | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 001             | 075800       | 0030         | 2/8/02           | \$216,900         | 1031 TRADE                                     |
| 001             | 122303       | 9125         | 12/21/02         | \$375,000         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 159160       | 0077         | 6/18/02          | \$116,500         | PARTIAL INTEREST (103, 102, Etc.)              |
| 001             | 159160       | 0338         | 8/29/03          | \$80,000          | QUIT CLAIM DEED                                |
| 001             | 159160       | 0486         | 12/10/03         | \$250,000         | DIAGNOSTIC OUTLIER                             |
| 001             | 159160       | 0506         | 9/10/03          | \$102,186         | QUIT CLAIM DEED                                |
| 001             | 351050       | 0150         | 10/15/03         | \$110,000         | NON-REPRESENTATIVE SALE                        |
| 001             | 502940       | 0045         | 3/19/02          | \$188,450         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 001             | 630340       | 0165         | 5/30/03          | \$173,000         | IMPCOUNT                                       |
| 001             | 630340       | 1040         | 2/13/02          | \$152,300         | IMP. CHARACTERISTICS CHANGED SINCE SALE        |
| 001             | 630340       | 1045         | 5/8/02           | \$118,950         | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 001             | 630340       | 1120         | 6/27/02          | \$163,000         | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 001             | 630340       | 1175         | 8/22/03          | \$123,250         | EXEMPT FROM EXCISE TAX                         |
| 001             | 630340       | 1196         | 5/7/03           | \$112,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 001             | 630340       | 1196         | 12/10/03         | \$77,386          | QUIT CLAIM DEED                                |
| 001             | 630340       | 1196         | 9/9/03           | \$56,000          | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 721140       | 0160         | 1/7/03           | \$49,844          | QUIT CLAIM DEED                                |
| 001             | 721140       | 0680         | 11/22/02         | \$77,000          | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 721140       | 0685         | 12/13/02         | \$12,132,002      | EXEMPT FROM EXCISE TAX DORRatio                |
| 001             | 721140       | 1705         | 6/2/03           | \$132,140         | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 001             | 726220       | 0040         | 12/27/02         | \$67,994          | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 001             | 726220       | 0066         | 12/24/02         | \$119,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 001             | 726220       | 0095         | 5/8/02           | \$88,900          | QUIT CLAIM DEED UNFINAREA                      |
| 001             | 726220       | 0150         | 11/16/02         | \$95,000          | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 001             | 769460       | 0049         | 6/5/02           | \$47,300          | STATEMENT TO DOR                               |
| 001             | 769460       | 0263         | 10/9/03          | \$171,000         | QUIT CLAIM DEED                                |
| 001             | 769460       | 0300         | 3/27/03          | \$130,000         | MIS-IDENTIFIED                                 |
| 001             | 769460       | 0301         | 8/16/03          | \$57,000          | QUIT CLAIM DEED                                |
| 001             | 769460       | 0302         | 8/25/03          | \$43,297          | QUIT CLAIM DEED                                |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---|
| 001      | 769460 | 0310  | 3/28/03   | \$140,000  | QUIT CLAIM DEED                             |
| 001      | 769460 | 0311  | 10/11/03  | \$105,000  | QUIT CLAIM DEED                             |
| 001      | 815160 | 0171  | 3/18/03   | \$229,950  | UNFINAREA                                   |
| 001      | 815160 | 0622  | 7/22/02   | \$135,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 001      | 815160 | 0660  | 8/30/02   | \$124,998  | RELATED PARTY, FRIEND, OR NEIGHBOR;         |
| 001      | 815160 | 0821  | 4/16/02   | \$123,200  | QUIT CLAIM DEED                             |
| 002      | 052304 | 9044  | 2/25/02   | \$75,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 002      | 062304 | 9099  | 12/3/02   | \$244,000  | 1031 TRADE                                  |
| 002      | 062304 | 9157  | 4/18/03   | \$168,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002      | 062304 | 9195  | 8/21/02   | \$102,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002      | 062304 | 9216  | 10/9/03   | \$138,786  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 002      | 062304 | 9348  | 12/2/02   | \$24,894   | QUIT CLAIM DEED; AND OTHER WARNINGS         |
| 002      | 062304 | 9348  | 11/30/02  | \$24,894   | QUIT CLAIM DEED; AND OTHER WARNINGS         |
| 002      | 072304 | 9235  | 10/28/02  | \$120,000  | PREVIMP<=10K                                |
| 002      | 072304 | 9281  | 11/4/02   | \$86,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002      | 072304 | 9342  | 11/26/03  | \$91,054   | QUIT CLAIM DEED                             |
| 002      | 072304 | 9352  | 6/19/02   | \$18,210   | RELATED PARTY, FRIEND, OR NEIGHBOR;         |
| 002      | 072304 | 9362  | 5/16/03   | \$271,500  | ACTIVEPERMITBEFORESALE>25K                  |
| 002      | 072304 | 9374  | 5/17/02   | \$154,500  | UNFINAREA                                   |
| 002      | 072304 | 9399  | 10/21/03  | \$120,000  | NON-REPRESENTATIVE SALE                     |
| 002      | 072304 | 9418  | 4/25/03   | \$200,000  | \$1,000 SALE OR LESS                        |
| 002      | 072304 | 9448  | 4/23/03   | \$137,100  | EXEMPT FROM EXCISE TAX                      |
| 002      | 072304 | 9471  | 1/17/02   | \$184,000  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 002      | 072304 | 9478  | 9/12/03   | \$31,400   | QUIT CLAIM DEED                             |
| 002      | 072304 | 9542  | 9/18/02   | \$49,539   | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio  |
| 002      | 079500 | 2420  | 8/12/03   | \$44,623   | PARTIAL INTEREST (1/3, 1/2, Etc.)           |
| 002      | 079500 | 2505  | 2/25/02   | \$169,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 002      | 104100 | 0025  | 12/13/02  | \$162,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002      | 104100 | 0065  | 7/25/02   | \$100,000  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 002      | 172180 | 0295  | 11/5/03   | \$215,000  | %COMPL ACTIVEPERMITBEFORESALE>25K           |
| 002      | 172180 | 0300  | 9/18/02   | \$125,000  | SEGREGATION ANDOR MERGER                    |
| 002      | 172180 | 1065  | 8/20/03   | \$193,500  | QUIT CLAIM DEED                             |
| 002      | 172180 | 1065  | 11/24/03  | \$19,105   | QUIT CLAIM DEED                             |
| 002      | 172180 | 1885  | 5/22/02   | \$126,000  | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 002      | 241460 | 0081  | 8/9/02    | \$165,500  | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 002      | 241460 | 0090  | 2/14/03   | \$67,654   | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 002      | 241460 | 0210  | 5/31/02   | \$118,600  | EXEMPT FROM EXCISE TAX                      |
| 002      | 241460 | 0336  | 6/17/02   | \$80,000   | RELATED PARTY, FRIEND, OR NEIGHBOR;         |
| 002      | 258680 | 0160  | 5/5/02    | \$52,000   | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio  |
| 002      | 258680 | 0160  | 1/15/02   | \$52,000   | RELATED PARTY, FRIEND, OR NEIGHBOR;         |
| 002      | 258680 | 0160  | 6/6/02    | \$52,000   | TENANT; STATEMENT TO DOR DORRatio           |
| 002      | 258680 | 0270  | 7/9/03    | \$92,400   | QUIT CLAIM DEED; RELATED PARTY,             |
| 002      | 281680 | 0005  | 12/4/03   | \$122,500  | QUIT CLAIM DEED                             |
| 002      | 289860 | 0086  | 8/21/03   | \$300,000  | %COMPL ACTIVEPERMITBEFORESALE>25K           |
| 002      | 289860 | 0140  | 4/2/02    | \$193,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 002             | 289860       | 0230         | 4/8/02           | \$122,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 316360       | 0050         | 4/30/03          | \$90,000          | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 316360       | 0245         | 12/15/03         | \$280,000         | %COMPL ACTIVEPERMITBEFORESALE>25K              |
| 002             | 327580       | 0110         | 8/14/03          | \$160,503         | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;       |
| 002             | 345100       | 0181         | 6/20/03          | \$180,000         | QUESTIONABLE PER SALES IDENTIFICATION          |
| 002             | 355080       | 0005         | 4/18/02          | \$205,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 374460       | 0112         | 3/25/02          | \$199,990         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 374460       | 0125         | 5/10/02          | \$78,000          | IMP. CHARACTERISTICS CHANGED SINCE SALE        |
| 002             | 374460       | 0616         | 6/12/02          | \$219,950         | UNFINAREA                                      |
| 002             | 374460       | 0768         | 6/16/03          | \$475,150         | EXEMPT FROM EXCISE TAX                         |
| 002             | 384160       | 0151         | 3/28/02          | \$225,000         | IMPCOUNT                                       |
| 002             | 419390       | 0030         | 1/24/02          | \$237,500         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 002             | 505580       | 0010         | 1/21/03          | \$101,000         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 002             | 514700       | 0030         | 3/28/02          | \$54,901          | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 002             | 514700       | 0140         | 7/10/02          | \$29,250          | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 002             | 514760       | 0090         | 3/3/03           | \$169,950         | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 002             | 526920       | 0020         | 1/7/03           | \$183,859         | EXEMPT FROM EXCISE TAX                         |
| 002             | 526920       | 0090         | 1/22/02          | \$82,526          | FULFILLMENT OF CONTRACT DEED                   |
| 002             | 526920       | 0140         | 10/17/02         | \$169,900         | IMPCOUNT                                       |
| 002             | 634100       | 0060         | 2/14/03          | \$15,000          | EXEMPT FROM EXCISE TAX DORRatio                |
| 002             | 643300       | 0040         | 7/11/03          | \$281,250         | PROPERTY ASSESSED DIFFERENT FROM PROPERTY SOLD |
| 002             | 660100       | 0090         | 11/6/03          | \$100,000         | CONTRACT OR CASH SALE                          |
| 002             | 662040       | 0065         | 7/18/03          | \$99,372          | QUIT CLAIM DEED                                |
| 002             | 662040       | 0090         | 11/4/03          | \$68,916          | QUIT CLAIM DEED                                |
| 002             | 662040       | 0231         | 1/13/03          | \$211,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 662040       | 0290         | 6/12/03          | \$159,000         | CORPORATE AFFILIATES                           |
| 002             | 688380       | 0050         | 3/11/02          | \$100,000         | EXEMPT FROM EXCISE TAX                         |
| 002             | 688380       | 0050         | 8/28/02          | \$117,500         | QUESTIONABLE PER SALES IDENTIFICATION          |
| 002             | 714160       | 0085         | 1/7/03           | \$167,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 742130       | 0080         | 9/18/02          | \$199,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 752000       | 0145         | 3/18/02          | \$240,000         | MIS-IDENTIFIED                                 |
| 002             | 752000       | 0166         | 6/27/03          | \$140,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 752000       | 0595         | 10/24/02         | \$241,500         | IMP. CHARACTERISTICS CHANGED SINCE SALE        |
| 002             | 752000       | 0595         | 10/24/02         | \$120,000         | QUIT CLAIM DEED                                |
| 002             | 752000       | 0663         | 11/8/03          | \$45,840          | RELOCATION - SALE TO SERVICE                   |
| 002             | 752040       | 0100         | 10/17/02         | \$55,263          | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 002             | 779660       | 0080         | 4/9/03           | \$65,000          | PARTIAL INTEREST (103, 102, Etc.) DORRatio     |
| 002             | 788960       | 0720         | 8/28/03          | \$191,820         | PREVIMP<=10K DORRATIO                          |
| 002             | 788960       | 0720         | 11/26/03         | \$65,000          | PREVIMP<=10K DORRATIO                          |
| 002             | 788960       | 1047         | 7/16/02          | \$65,858          | QUIT CLAIM DEED DORRATIO                       |
| 002             | 788960       | 1502         | 4/3/02           | \$50,000          | LAND SALE                                      |
| 002             | 788960       | 2055         | 5/31/02          | \$43,647          | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 002             | 797320       | 1710         | 6/25/02          | \$145,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 002             | 797320       | 2270         | 12/27/02         | \$137,000         | BANKRUPTCY - RECEIVER OR TRUSTEE               |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                    |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 002             | 797320       | 2335         | 8/4/03           | \$95,000          | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 002             | 886200       | 0055         | 7/8/03           | \$178,700         | UNFINAREA  |
| 002             | 886200       | 0055         | 8/6/02           | \$116,000         | UNFINAREA  |
| 004             | 008400       | 0245         | 12/30/03         | \$210,000         | MULTI-PARCEL                                       |
| 004             | 034980       | 0035         | 7/19/02          | \$179,950         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004             | 120700       | 0030         | 3/19/03          | \$98,126          | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 121900       | 0252         | 5/8/02           | \$160,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004             | 122500       | 0020         | 4/29/02          | \$145,000         | NON-REPRESENTATIVE SALE                            |
| 004             | 166540       | 0140         | 2/13/02          | \$169,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004             | 166740       | 0040         | 6/24/03          | \$130,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 166740       | 0130         | 7/23/03          | \$98,000          | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio        |
| 004             | 182304       | 9129         | 3/5/03           | \$144,900         | GOVERNMENT AGENCY                                  |
| 004             | 182304       | 9147         | 7/23/02          | \$147,100         | QUESTIONABLE PER SALES IDENTIFICATION              |
| 004             | 182304       | 9175         | 4/4/03           | \$195,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 182304       | 9275         | 5/21/02          | \$179,950         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 192304       | 9385         | 6/13/02          | \$330,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004             | 325640       | 0060         | 6/25/02          | \$126,000         | CORPORATE AFFILIATES                               |
| 004             | 339580       | 0210         | 9/18/03          | \$235,400         | %COMPL ACTIVEPERMITBEFORESALE>25K                  |
| 004             | 339580       | 0245         | 5/21/03          | \$220,000         | UNFINAREA  |
| 004             | 339580       | 0395         | 4/29/02          | \$104,808         | RELATED PARTY, FRIEND, OR NEIGHBOR;                |
| 004             | 339580       | 0660         | 10/28/02         | \$15,236          | QUIT CLAIM DEED DORRatio                           |
| 004             | 433060       | 0255         | 3/27/02          | \$155,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004             | 433060       | 0355         | 12/5/02          | \$38,060          | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 433060       | 0375         | 11/7/03          | \$150,507         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004             | 433060       | 0375         | 4/18/03          | \$123,000         | QUIT CLAIM DEED                                    |
| 004             | 433100       | 0145         | 4/1/03           | \$66,000          | RELATED PARTY, FRIEND, OR NEIGHBOR %NetCond        |
| 004             | 433100       | 0310         | 1/30/02          | \$147,000         | ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR           |
| 004             | 433180       | 0070         | 7/31/03          | \$155,000         | GOVERNMENT AGENCY                                  |
| 004             | 433180       | 0080         | 7/23/03          | \$153,000         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 004             | 433700       | 0220         | 4/15/02          | \$135,500         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 004             | 433700       | 0235         | 6/4/03           | \$175,000         | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 004             | 433760       | 0015         | 5/16/02          | \$51,000          | NON-REPRESENTATIVE SALE                            |
| 004             | 433760       | 0270         | 7/9/02           | \$133,002         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 004             | 433820       | 0050         | 4/1/02           | \$140,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 433820       | 0170         | 10/29/02         | \$53,500          | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 004             | 433820       | 0285         | 4/2/03           | \$125,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 004             | 433880       | 0285         | 7/17/03          | \$152,000         | NON-REPRESENTATIVE SALE                            |
| 004             | 433880       | 0450         | 7/22/03          | \$160,000         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 004             | 433880       | 0540         | 4/16/02          | \$158,422         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 004             | 670720       | 0065         | 3/28/03          | \$148,418         | EXEMPT FROM EXCISE TAX                             |
| 004             | 670720       | 0065         | 7/14/03          | \$148,418         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 004             | 670720       | 0075         | 4/24/03          | \$60,611          | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004             | 670720       | 0105         | 2/18/03          | \$114,281         | EXEMPT FROM EXCISE TAX                             |
| 004             | 721200       | 0011         | 2/22/02          | \$159,900         | EXEMPT FROM EXCISE TAX                             |
| 004             | 783580       | 0375         | 7/7/03           | \$153,000         | BANKRUPTCY - RECEIVER OR TRUSTEE;                  |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                    |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 006             | 121800       | 0195         | 8/28/03          | \$122,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 006             | 121800       | 0215         | 3/22/02          | \$69,250          | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 006             | 121800       | 0695         | 7/1/02           | \$120,675         | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio        |
| 006             | 143080       | 0001         | 11/24/02         | \$175,950         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 006             | 143080       | 0125         | 7/10/03          | \$100,000         | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio        |
| 006             | 143080       | 0142         | 4/28/03          | \$140,000         | NON-REPRESENTATIVE SALE                            |
| 006             | 143080       | 0155         | 1/7/02           | \$80,000          | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 006             | 143080       | 0182         | 8/6/03           | \$45,000          | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 006             | 190060       | 0140         | 3/24/03          | \$150,000         | UNFINAREA  |
| 006             | 192304       | 9049         | 7/22/03          | \$1,083,300       | NO REPRESENTATION                                  |
| 006             | 192304       | 9068         | 6/17/03          | \$287,500         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 006             | 192304       | 9106         | 1/17/03          | \$215,000         | IMPCOUNT   |
| 006             | 192304       | 9373         | 8/13/02          | \$559,000         | NO REPRESENTATION                                  |
| 006             | 297080       | 0027         | 12/31/03         | \$74,574          | QUIT CLAIM DEED                                    |
| 006             | 297080       | 0057         | 2/25/02          | \$230,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 006             | 399020       | 0105         | 7/29/03          | \$167,900         | EXEMPT FROM EXCISE TAX                             |
| 006             | 399020       | 0125         | 12/17/03         | \$150,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 006             | 416160       | 0040         | 11/12/03         | \$800,000         | NO REPRESENTATION                                  |
| 006             | 763580       | 0120         | 2/20/03          | \$241,000         | IMPCOUNT   |
| 006             | 763580       | 0441         | 10/9/03          | \$225,000         | ACTIVEPERMITBEFORESALE>25K                         |
| 006             | 763580       | 0510         | 1/21/03          | \$318,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 006             | 763580       | 0682         | 8/29/02          | \$96,519          | QUIT CLAIM DEED                                    |
| 006             | 763580       | 0870         | 2/28/03          | \$225,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 007             | 024300       | 0020         | 8/14/03          | \$232,000         | RELOCATION - SALE BY SERVICE                       |
| 007             | 024300       | 0020         | 8/14/03          | \$232,000         | RELOCATION - SALE TO SERVICE                       |
| 007             | 024300       | 0175         | 4/14/03          | \$262,640         | QUESTIONABLE PER SALES IDENTIFICATION              |
| 007             | 093600       | 0095         | 6/25/02          | \$240,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 007             | 093600       | 0145         | 2/19/03          | \$132,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 007             | 121700       | 0270         | 5/8/03           | \$249,000         | IMPCOUNT EXEMPT FROM EXCISE TAX                    |
| 007             | 296880       | 0125         | 3/21/02          | \$59,583          | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 007             | 296880       | 0310         | 4/22/02          | \$178,018         | EXEMPT FROM EXCISE TAX                             |
| 007             | 296880       | 0310         | 5/1/02           | \$159,436         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 007             | 296880       | 0760         | 11/12/03         | \$86,088          | QUIT CLAIM DEED                                    |
| 007             | 296880       | 1400         | 4/24/02          | \$168,000         | DIAGNOSTIC OUTLIER                                 |
| 007             | 296880       | 1510         | 9/17/02          | \$315,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 007             | 441560       | 0015         | 4/24/02          | \$63,776          | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 007             | 502890       | 0050         | 3/7/02           | \$90,923          | RELATED PARTY, FRIEND, OR NEIGHBOR                 |

***Vacant Sales Used in this Annual Update Analysis***  
**Area 23**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 1               | 012303       | 9500         | 2/14/02          | 30000             | 51836           | N           | N                  |
| 1               | 122303       | 9006         | 12/6/02          | 35000             | 13114           | N           | N                  |
| 1               | 928680       | 0041         | 5/30/03          | 95000             | 9137            | N           | N                  |
| 2               | 079500       | 2510         | 3/1/02           | 45000             | 4110            | N           | N                  |
| 2               | 316360       | 0200         | 2/27/03          | 65000             | 6668            | N           | N                  |
| 2               | 788960       | 1502         | 4/3/02           | 50000             | 3120            | N           | N                  |
| 2               | 788960       | 1966         | 8/14/02          | 55000             | 1911            | N           | N                  |
| 2               | 938220       | 0110         | 5/22/02          | 55000             | 5132            | N           | N                  |
| 4               | 182304       | 9185         | 12/31/02         | 35000             | 9674            | N           | N                  |
| 7               | 419740       | 0049         | 1/27/03          | 92000             | 14999           | N           | N                  |

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 23**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                     |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------------------|
| 1               | 122303       | 9296         | 7/16/02          | 182000            | SEGREGATION AND/OR MERGER;          |
| 1               | 122303       | 9297         | 7/16/02          | 193000            | SEGREGATION AND/OR MERGER;          |
| 1               | 630340       | 0735         | 10/23/02         | 100000            | BANKRUPTCY - RECEIVER OR TRUSTEE;   |
| 2               | 788960       | 0145         | 2/18/03          | 33473             | RELATED PARTY, FRIEND, OR NEIGHBOR; |



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
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[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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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