

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number** Star Lake / 27  
**Previous Physical Inspection:** 2000

### Sales - Improved Summary:

Number of Sales: 816  
 Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$58,300	\$146,500	\$204,800	\$215,400	95.1%	7.69%
<b>2004 Value</b>	\$60,400	\$153,700	\$214,100	\$215,400	99.4%	7.62%
<b>Change</b>	+\$2,100	+\$7,200	+\$9,300		+4.3%	-0.07%
<b>% Change</b>	+3.6%	+4.9%	+4.5%		+4.5%	-0.91%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -.91% 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>	\$59,500	\$143,200	\$202,700
<b>2004 Value</b>	\$61,700	\$150,500	\$212,200
<b>Percent Change</b>	+3.7%	+5.1%	+4.7%

Number of one to three unit residences in the Population: 6964

**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 several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **the plat Dimtrie's Place and newer homes in Sub-Area 11 required less of an upward adjustment. The plat of Woodbrook Division 2 needed a greater upward adjustment than the overall adjustment.**

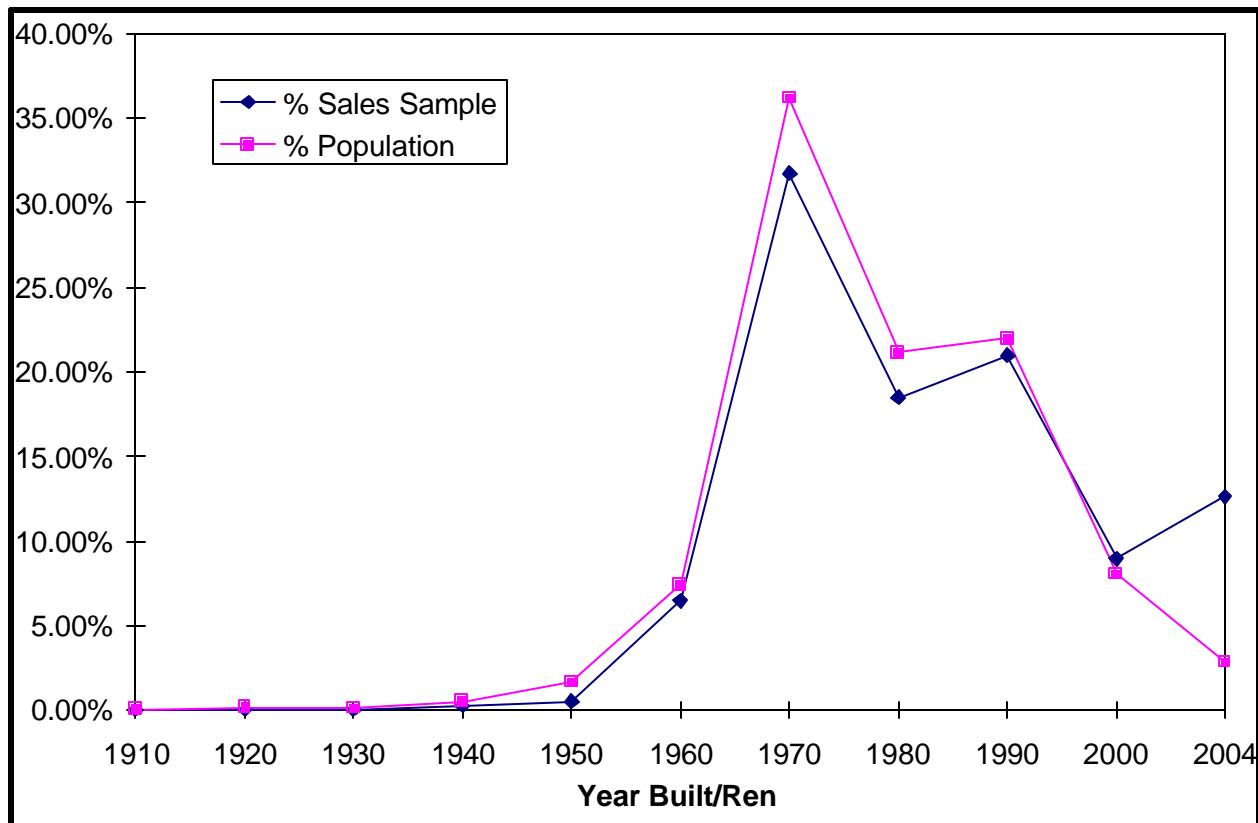
The formula adjusts for these differences thus improving equalization.

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	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.25%
1950	4	0.49%
1960	53	6.50%
1970	259	31.74%
1980	151	18.50%
1990	171	20.96%
2000	73	8.95%
2004	103	12.62%
	816	

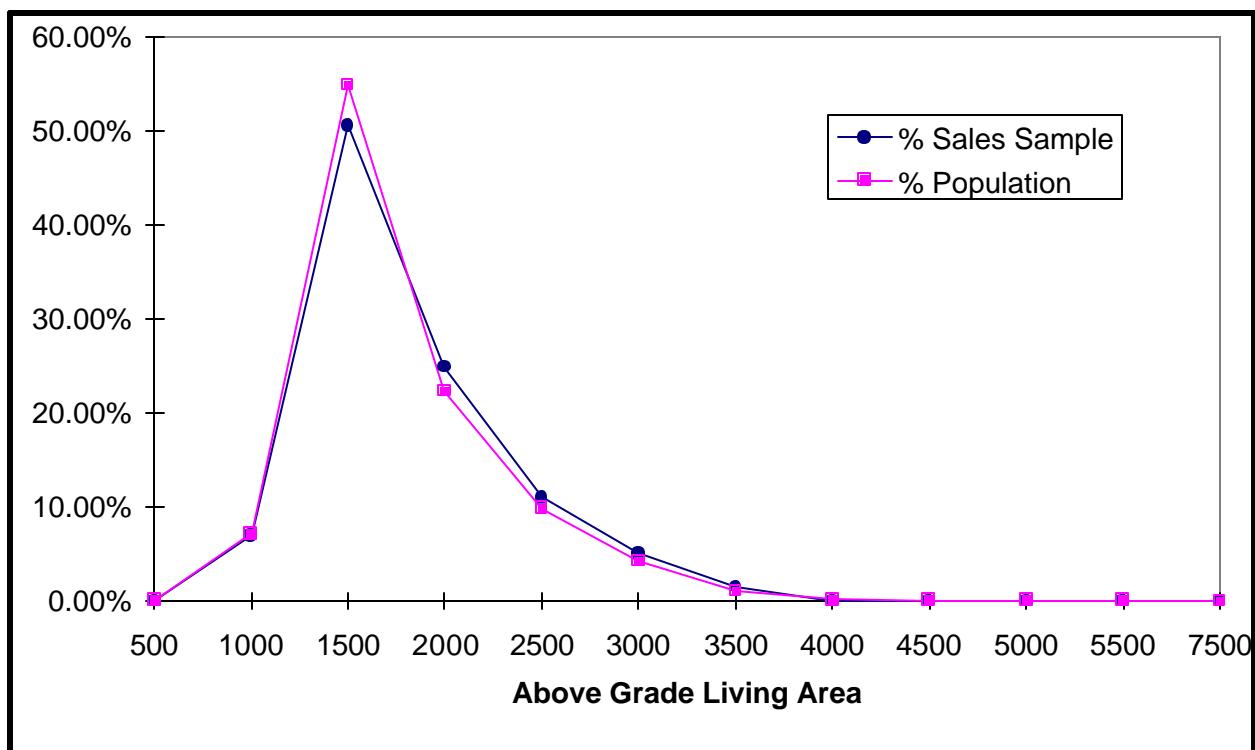
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.04%
1920	10	0.14%
1930	8	0.11%
1940	35	0.50%
1950	115	1.65%
1960	516	7.41%
1970	2521	36.20%
1980	1470	21.11%
1990	1528	21.94%
2000	561	8.06%
2004	197	2.83%
	6964	



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

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

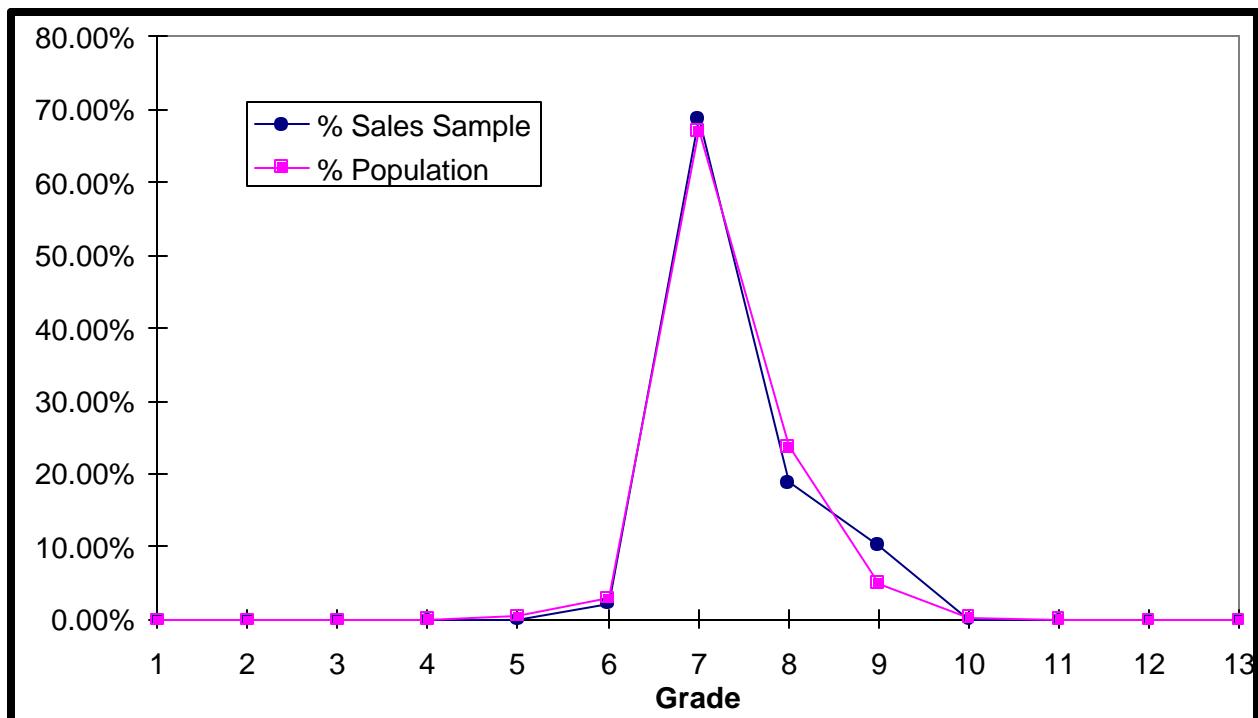
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.03%
1000	57	6.99%	1000	501	7.19%
1500	413	50.61%	1500	3822	54.88%
2000	203	24.88%	2000	1558	22.37%
2500	90	11.03%	2500	688	9.88%
3000	41	5.02%	3000	297	4.26%
3500	12	1.47%	3500	75	1.08%
4000	0	0.00%	4000	11	0.16%
4500	0	0.00%	4500	6	0.09%
5000	0	0.00%	5000	2	0.03%
5500	0	0.00%	5500	2	0.03%
7500	0	0.00%	7500	0	0.00%
	816			6964	



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

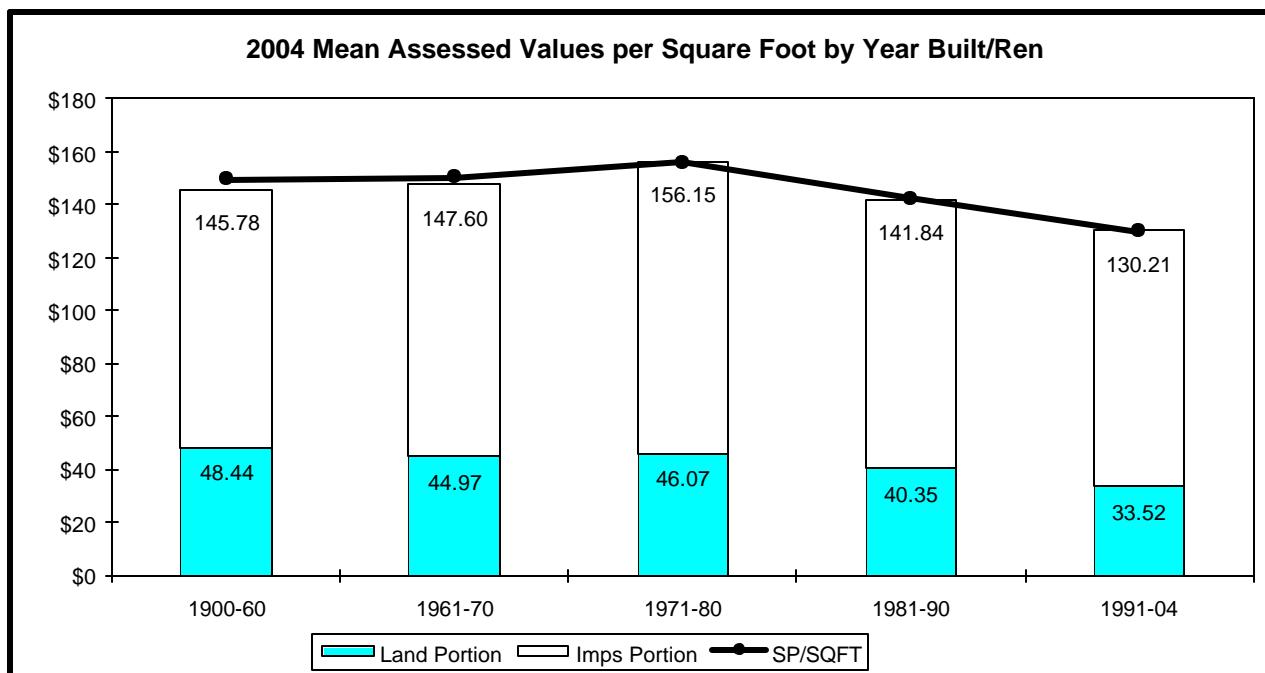
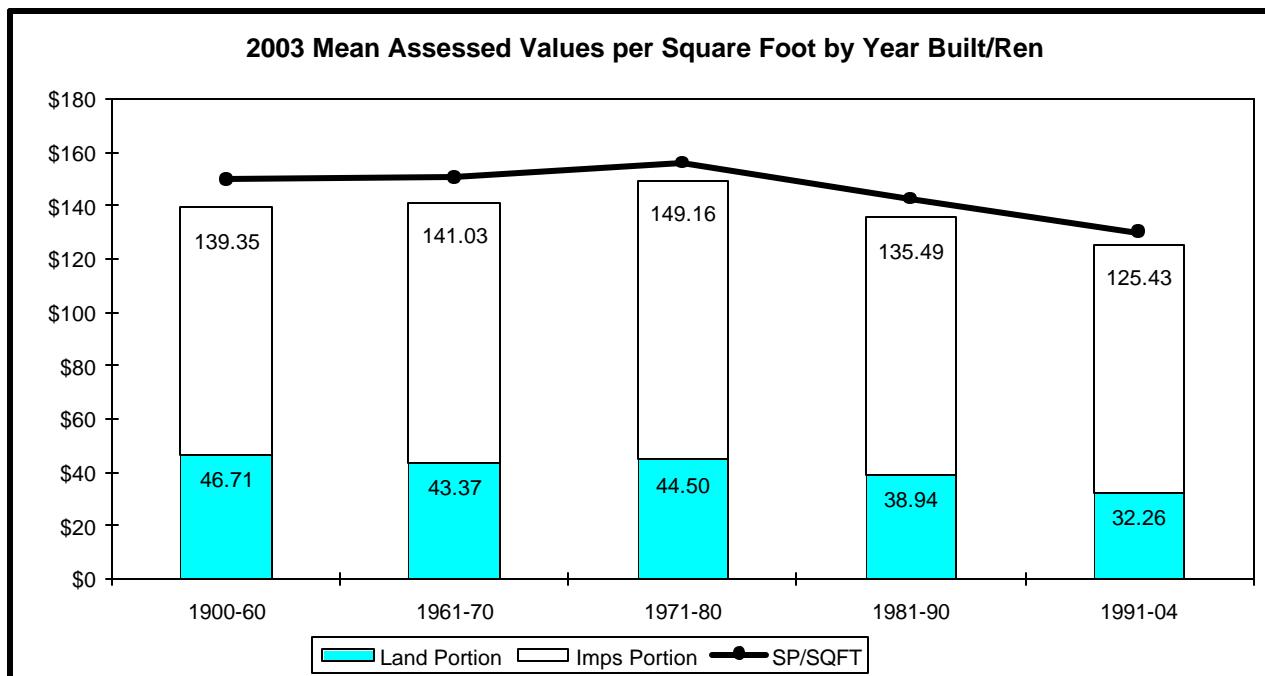
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.01%
4	0	0.00%	4	6	0.09%
5	0	0.00%	5	41	0.59%
6	18	2.21%	6	209	3.00%
7	561	68.75%	7	4672	67.09%
8	154	18.87%	8	1653	23.74%
9	83	10.17%	9	351	5.04%
10	0	0.00%	10	27	0.39%
11	0	0.00%	11	4	0.06%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	816			6964	



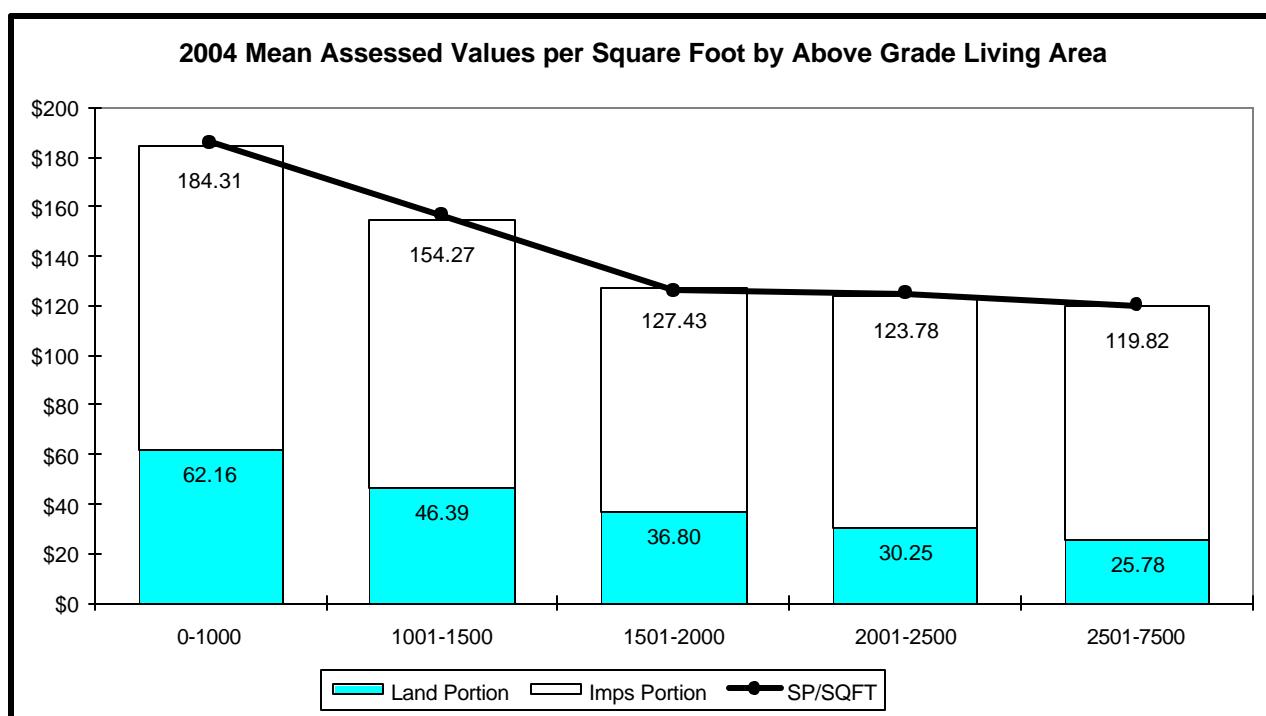
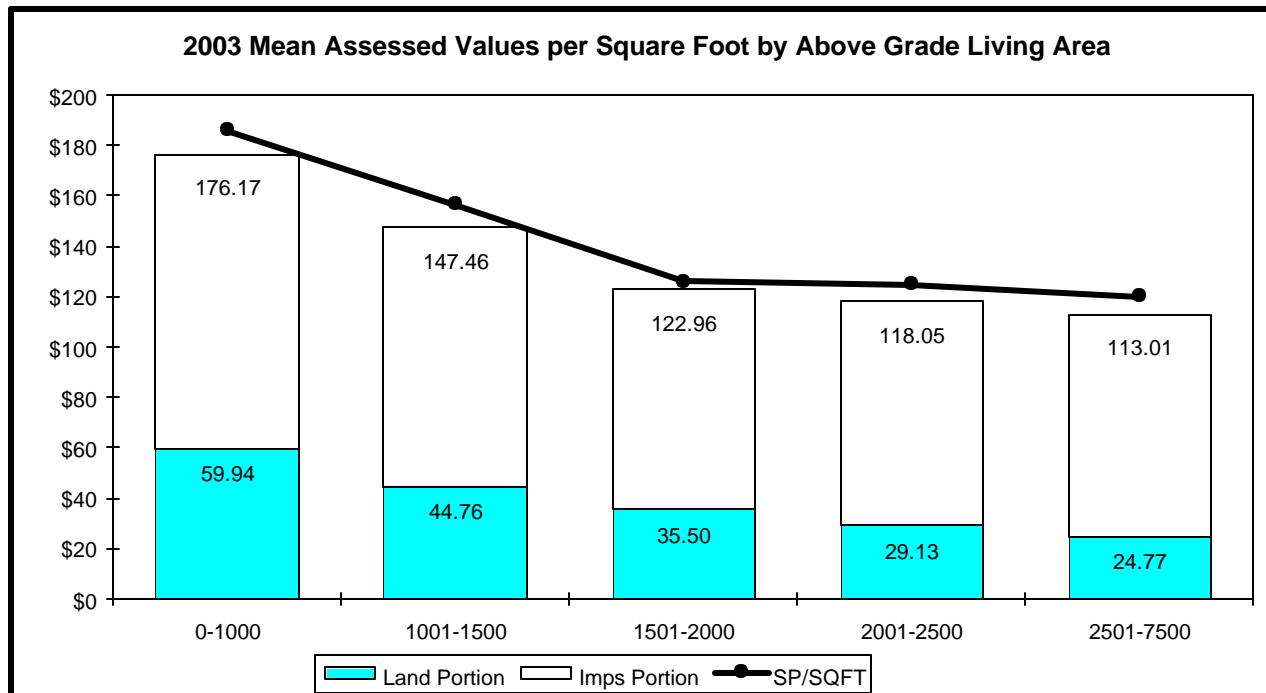
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



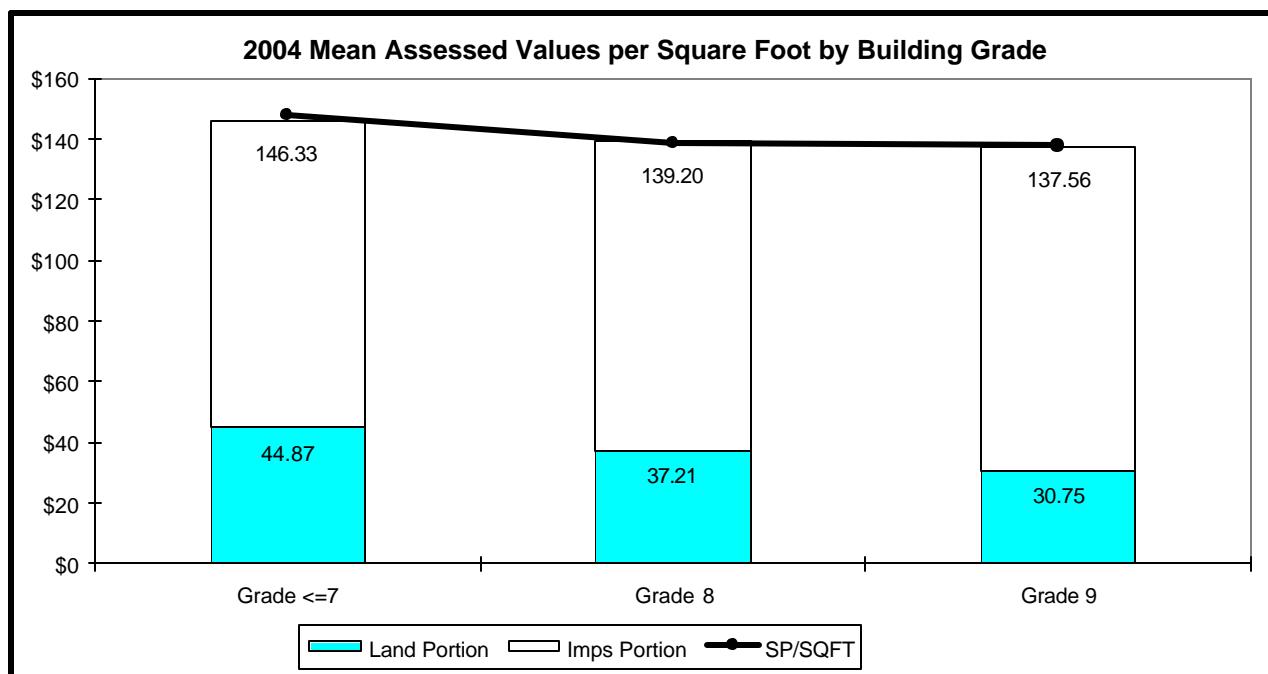
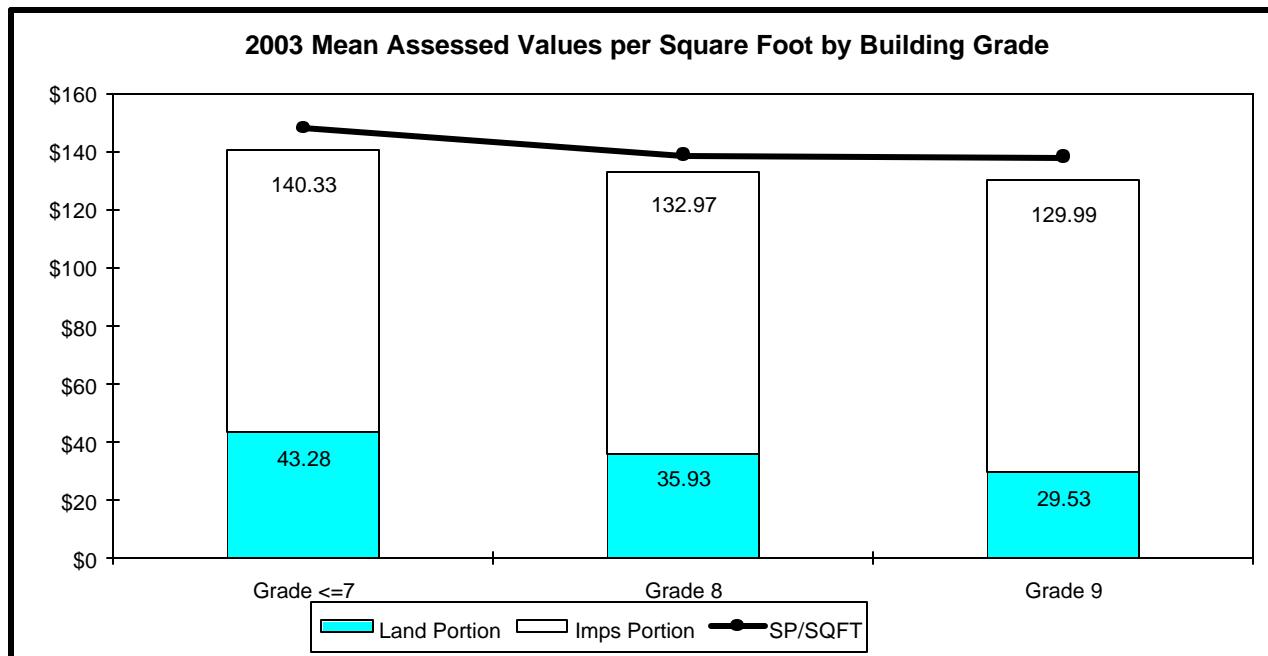
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**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 **14** 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 **1.037%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times \text{1.045}, \text{ with the result rounded down to the next \$1,000.}$$

## **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 **816** 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 several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **the plat Dimtrie's Place and newer homes in Sub-Area 11 required less of an upward adjustment. The plat of Woodbrook Division 2 needed a greater upward adjustment than the overall adjustment.**

The derived adjustment formula is: -----

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .9530024 + 4.448682E-02 * \text{Dmitrie\_s\_Place-3.194933E-02} * \text{WoodBrook\_Div\_2} + 3.338791E-02 * \text{YrBuiltBySub}$$

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 \* 1.049)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If "accessory improvements only", the new land value is used but there is no change to the previous improvement value. (2004 Land Value + 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:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.049, \text{ with results rounded down to the next } \$1,000$$

### **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 27 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 (if no other adjustments apply)**

4.93%

<b>Dmitrie's Place</b>	<b>Yes</b>
% Adjustment	-4.68%
<b>WoodBrook Div 2</b>	<b>Yes</b>
% Adjustment	3.64%
<b>Sub Area 11</b>	<b>Yes</b>
<b>Year built &gt;1998</b>	
% Adjustment	-3.55%

### **Comments**

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

A parcel in Dmitries's Place would receive an approximate .25% upward adjustment. (4.93%-4.68%) This adjustment would apply to 48 parcels.

A parcel in Woodbrook Division 2 would receive an approximate 8.57% upward adjustment. (4.93% + 3.64%) This adjustment would apply to 65 parcels.

A house in Sub Area 11 built after 1997 would receive an approximate 1.38% upward adjustment. (4.93% -3.55%) This adjustment would apply to 66 parcels.

There are no overlapping adjustments.

97% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 27 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
204800	Dmitrie's Place	29	48	60%	SW 3-21-4	12	7	2001-2003	S 302 <sup>nd</sup> & 37 <sup>th</sup> Av S
951096	WoodBrook Divison 2	27	65	41%	SW 35-22-4	9	9	2002-2003	52 <sup>ND</sup> Av S & 283 <sup>rd</sup> St S

## Area 27 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 .994

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.
<=7	579	0.950	0.990	4.2%	0.984	0.996
8	154	0.958	1.003	4.7%	0.991	1.015
9	83	0.941	0.996	5.9%	0.979	1.014
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1960	59	0.934	0.977	4.6%	0.949	1.005
1961-1970	259	0.940	0.984	4.7%	0.974	0.994
1971-1980	151	0.958	1.003	4.7%	0.991	1.014
1981-1990	171	0.951	0.996	4.7%	0.986	1.005
1991-2004	176	0.960	1.001	4.3%	0.991	1.011
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair/Average	694	0.952	0.996	4.5%	0.990	1.002
Good/Very Good	122	0.938	0.981	4.7%	0.969	0.994
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	539	0.949	0.993	4.7%	0.986	1.000
1.5	10	0.908	0.956	5.2%	0.897	1.015
2	267	0.955	0.996	4.4%	0.988	1.004
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	57	0.948	0.991	4.6%	0.970	1.013
1001-1500	413	0.942	0.985	4.6%	0.978	0.993
1501-2000	203	0.976	1.011	3.7%	1.002	1.021
2001-2500	90	0.944	0.990	4.9%	0.975	1.005
2501-7500	53	0.940	0.997	6.1%	0.975	1.018
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	780	0.952	0.995	4.6%	0.990	1.000
Y	36	0.930	0.973	4.6%	0.940	1.006

## Area 27 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 .994

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

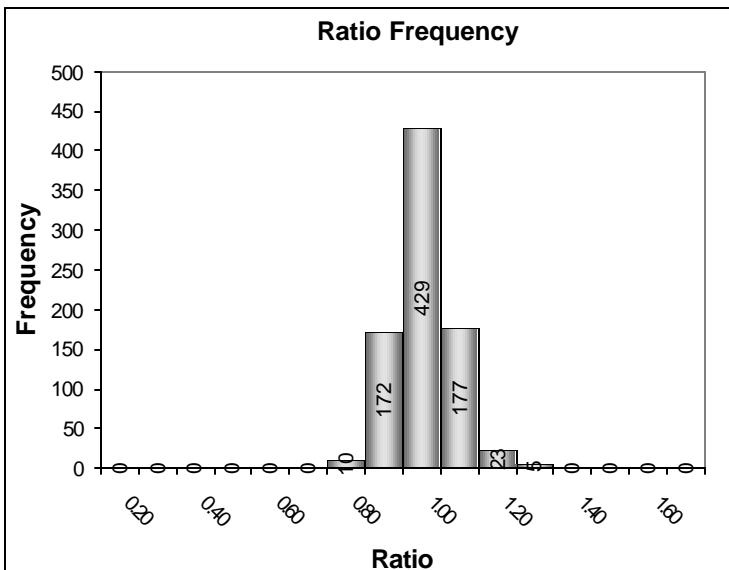
It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	238	0.952	0.997	4.7%	0.986	1.008
9	148	0.941	0.993	5.5%	0.980	1.007
11	122	0.969	1.005	3.6%	0.994	1.015
12	308	0.947	0.987	4.2%	0.979	0.995
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5001	51	0.986	0.991	0.5%	0.979	1.002
05001-08000	336	0.951	0.997	4.8%	0.988	1.005
08001-12000	326	0.946	0.992	4.9%	0.984	1.001
12001-16000	44	0.942	0.986	4.7%	0.965	1.006
16001-20000	28	0.948	0.992	4.7%	0.971	1.014
>20000	31	0.954	0.998	4.7%	0.954	1.043
Dmitrie's Place Major-204800	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	788	0.949	0.994	4.7%	0.988	0.999
Y	28	0.997	0.997	0.0%	0.983	1.010
WoodBrook Div 2 Major-951096	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	791	0.952	0.994	4.4%	0.988	0.999
Y	25	0.920	0.997	8.4%	0.960	1.035
Sub 11 Year Built >1997	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	778	0.949	0.994	4.7%	0.988	0.999
Y	38	0.986	0.997	1.1%	0.983	1.011

**Area 27 Annual Update  
Ratio Confidence Intervals  
Annual Update Ratio Study Report (Before)**

**2003 Assessments**

<b>District/Team:</b> <b>SouthWest District 3/Team 2</b>	<b>Lien Date:</b> <b>01/01/2003</b>	<b>Date of Report:</b> <b>3/17/2004</b>	<b>Sales Dates:</b> <b>1/2002 - 12/2003</b>
<b>Star Lake</b>	<b>Appr ID:</b> <b>KSCH</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	816		
<i>Mean Assessed Value</i>	204,800		
<i>Mean Sales Price</i>	215,400		
<i>Standard Deviation AV</i>	48,871		
<i>Standard Deviation SP</i>	53,361		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.955		
<i>Median Ratio</i>	0.955		
<i>Weighted Mean Ratio</i>	0.951		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.713		
<i>Highest ratio:</i>	1.220		
<i>Coefficient of Dispersion</i>	5.90%		
<i>Standard Deviation</i>	0.073		
<i>Coefficient of Variation</i>	7.69%		
<i>Price Related Differential (PRD)</i>	1.005		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.949		
<i>Upper limit</i>	0.960		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.950		
<i>Upper limit</i>	0.960		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	6965		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.073		
<i>Recommended minimum:</i>	9		
<i>Actual sample size:</i>	816		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	411		
<i># ratios above mean:</i>	405		
<i>Z:</i>	0.210		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



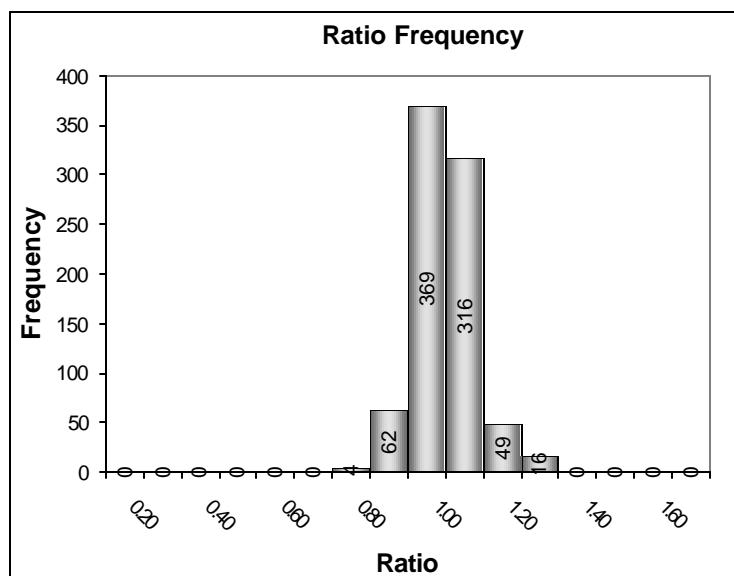
**COMMENTS:**

1 to 3 Unit Residences throughout area 27

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> SouthWest District 3/Team 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/17/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Star Lake	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 816			
<i>Mean Assessed Value</i> 214,100			
<i>Mean Sales Price</i> 215,400			
<i>Standard Deviation AV</i> 52,494			
<i>Standard Deviation SP</i> 53,361			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.998			
<i>Median Ratio</i> 0.996			
<i>Weighted Mean Ratio</i> 0.994			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.748			
<i>Highest ratio:</i> 1.280			
<i>Coefficient of Dispersion</i> 5.77%			
<i>Standard Deviation</i> 0.076			
<i>Coefficient of Variation</i> 7.62%			
<i>Price Related Differential (PRD)</i> 1.004			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.990			
Upper limit 1.000			
<b>95% Confidence: Mean</b>			
Lower limit 0.992			
Upper limit 1.003			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 6965			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.076			
<b>Recommended minimum:</b> 9			
<i>Actual sample size:</i> 816			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 419			
# ratios above mean: 397			
Z: 0.770			
<b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 27

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 27**  
**(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	272204	9178	4/4/02	\$147,000	1010	0	6	1967	3	6969	N	N	25817 32ND PL S
006	807540	0760	12/5/02	\$172,450	1020	0	6	1953	4	11000	N	N	23920 39TH AV S
006	807540	0400	11/4/03	\$165,000	1050	0	6	1954	3	20000	N	N	23830 38TH AV S
006	222204	9108	6/17/02	\$161,250	1130	0	6	1954	3	10018	N	N	4611 S 254TH ST
006	807540	0440	11/22/02	\$186,000	1300	0	6	1954	3	18000	N	N	3940 S 239TH ST
006	807540	0660	7/30/03	\$186,000	1360	0	6	1954	4	15750	N	N	23930 MILITARY RD S
006	807540	0510	10/28/03	\$199,500	1480	0	6	1955	3	18000	N	N	3931 S 238TH ST
006	383250	0880	8/5/02	\$185,000	770	300	7	1976	3	10275	N	N	3650 S 262ND ST
006	796770	0640	9/17/02	\$185,000	860	380	7	1981	3	7371	N	N	26905 35TH AV S
006	383271	0280	8/27/02	\$176,000	910	360	7	1979	3	7124	N	N	4327 S 263RD ST
006	155520	0250	12/16/03	\$162,958	920	0	7	1963	4	7080	N	N	24924 35TH AV S
006	155520	0150	4/17/03	\$150,000	920	0	7	1963	4	7000	N	N	25007 35TH PL S
006	796770	0570	11/26/02	\$186,150	930	420	7	1981	3	6775	N	N	27019 35TH AV S
006	796770	0040	4/28/03	\$214,950	960	600	7	1980	3	7927	N	N	3530 S 269TH ST
006	885760	0440	2/18/03	\$166,000	960	0	7	1959	4	7875	N	N	24426 35TH PL S
006	885760	0660	3/3/03	\$152,450	960	0	7	1961	3	8058	N	N	24004 35TH AV S
006	796770	0490	10/20/03	\$169,500	970	0	7	1981	3	6728	N	N	27114 35TH LN S
006	983610	0120	10/9/03	\$204,950	980	380	7	1975	3	9625	N	N	25714 35TH PL S
006	383271	0210	5/31/02	\$210,000	980	500	7	1980	3	8009	N	N	26239 43RD AV S
006	144070	0210	1/22/02	\$184,900	980	220	7	1977	3	8800	N	N	25205 45TH AV S
006	194140	0190	9/2/03	\$169,500	990	0	7	1962	3	6610	N	N	4215 S 261ST ST
006	796770	0580	3/18/02	\$165,000	1000	680	7	1981	3	7281	N	N	27013 35TH AV S
006	533570	0020	12/6/02	\$197,750	1010	380	7	1961	3	9600	N	N	26815 33RD AV S
006	796770	0260	4/9/03	\$224,300	1020	730	7	1981	3	6697	N	N	27022 35TH AV S
006	796770	0250	2/21/02	\$204,950	1020	200	7	1981	3	7556	N	N	27014 35TH AV S
006	796770	0560	9/27/02	\$193,900	1020	490	7	1981	3	7867	N	N	27025 35TH AV S
006	383271	0440	7/29/02	\$190,000	1020	600	7	1978	3	7088	N	N	26218 46TH AV S
006	155530	0480	6/13/03	\$253,500	1030	1030	7	1967	3	8800	Y	N	24901 34TH AV S
006	155530	0480	2/13/03	\$229,000	1030	1030	7	1967	3	8800	Y	N	24901 34TH AV S
006	886000	0070	8/7/03	\$180,000	1030	0	7	1955	4	9120	N	N	3612 S 242ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	886000	0005	10/17/03	\$172,500	1030	0	7	1955	3	9600	N	N	3602 S 241ST ST
006	194140	0270	7/24/03	\$201,500	1030	1030	7	1960	3	9375	N	N	4333 S 261ST ST
006	886000	0040	8/29/03	\$178,950	1030	0	7	1955	4	9120	N	N	3623 S 241ST ST
006	886000	0265	11/7/02	\$200,000	1030	410	7	1956	3	9900	Y	N	24001 41ST AV S
006	886000	0250	8/8/03	\$136,500	1030	0	7	1956	4	9680	N	N	3914 S 241ST ST
006	383271	0740	10/10/03	\$217,000	1040	500	7	1978	3	7366	N	N	26210 43RD PL S
006	194140	0020	9/10/03	\$135,000	1040	0	7	1966	3	7840	N	N	26020 42ND AV S
006	886000	0010	1/28/02	\$169,950	1060	0	7	1955	2	9600	N	N	3610 S 241ST ST
006	432450	0130	8/28/02	\$169,900	1060	0	7	1959	4	7665	N	N	24502 35TH PL S
006	432450	0470	9/17/03	\$196,000	1060	500	7	1960	4	9600	N	N	24717 35TH AV S
006	885760	0180	9/23/02	\$138,000	1060	0	7	1961	3	7952	N	N	24111 36TH AV S
006	155530	0500	10/29/03	\$170,001	1060	0	7	1969	3	7150	Y	N	24829 34TH AV S
006	885760	0550	5/19/03	\$167,500	1070	750	7	1960	3	7650	N	N	24301 35TH PL S
006	432450	0250	7/25/03	\$164,000	1090	0	7	1959	3	7490	N	N	24607 35TH PL S
006	011000	0030	11/20/03	\$182,000	1090	0	7	1960	3	8712	N	N	25623 34TH AV S
006	011000	0010	6/17/02	\$167,500	1090	400	7	1960	3	8712	N	N	25605 34TH AV S
006	383271	0340	3/12/03	\$190,300	1100	600	7	1980	3	7126	N	N	4503 S 263RD ST
006	383250	0250	9/10/03	\$246,000	1110	950	7	1963	3	7700	N	N	26214 33RD AV S
006	383250	0170	9/15/03	\$222,500	1110	690	7	1962	3	7656	N	N	3631 S 263RD ST
006	383250	0960	8/28/02	\$187,500	1110	0	7	1977	3	11560	N	N	4048 S 262ND ST
006	383250	0800	11/19/03	\$224,000	1130	0	7	1968	3	9028	N	N	3524 S 262ND ST
006	289460	0050	3/22/02	\$210,000	1140	1000	7	1959	4	8330	N	N	3822 S 250TH ST
006	383250	0400	10/4/02	\$195,000	1140	600	7	1968	3	8800	N	N	3603 S 262ND ST
006	125320	0140	5/3/02	\$140,000	1140	0	7	1959	3	7370	N	N	3711 S 249TH ST
006	885760	0090	1/10/02	\$165,950	1150	0	7	1959	3	8307	N	N	24317 36TH AV S
006	155520	0560	9/10/03	\$174,500	1150	0	7	1963	3	9680	N	N	25034 34TH PL S
006	282204	9080	2/12/03	\$188,000	1150	1150	7	1951	3	29123	N	N	3004 S 271ST ST
006	885760	0380	7/9/03	\$150,000	1150	0	7	1959	3	7384	N	N	24334 35TH PL S
006	289480	0010	6/26/03	\$241,150	1170	780	7	1966	3	9600	N	N	4203 S 252ND ST
006	383260	0110	4/25/03	\$220,000	1170	600	7	1973	4	10000	N	N	26247 39TH PL S
006	289511	0040	5/16/03	\$182,000	1180	0	7	1948	3	8250	Y	N	25215 REITH RD

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	155530	0520	10/11/02	\$216,000	1180	810	7	1979	3	10000	N	N	3320 S 248TH PL
006	983580	1230	9/17/02	\$195,000	1180	610	7	1968	4	7000	N	N	3431 S 252ND PL
006	983580	1270	9/17/02	\$184,950	1180	450	7	1967	3	7500	N	N	3432 S 253RD ST
006	222204	9191	11/10/03	\$176,000	1180	0	7	1985	3	7369	N	N	25115 42ND AV S
006	714940	0040	2/24/03	\$250,000	1190	360	7	1977	3	6992	N	N	3507 S 260TH ST
006	011000	0180	5/2/03	\$175,000	1190	0	7	1961	3	8712	N	N	25830 34TH AV S
006	714640	0150	11/19/03	\$260,000	1200	560	7	1961	4	14600	Y	N	4316 S 239TH PL
006	383230	0150	11/20/03	\$178,000	1200	0	7	1967	3	8250	N	N	4613 S 256TH ST
006	885760	0250	8/13/03	\$165,000	1200	0	7	1961	3	7313	N	N	24020 35TH PL S
006	383230	0070	5/3/02	\$172,950	1200	0	7	1967	3	8400	N	N	25628 45TH AV S
006	432450	0320	1/15/03	\$216,500	1210	500	7	1961	3	8030	N	N	24504 35TH AV S
006	155520	0120	7/29/03	\$181,000	1210	0	7	1963	4	7000	N	N	24919 35TH PLS
006	796770	0080	4/8/03	\$211,900	1210	780	7	1980	3	7947	N	N	26906 36TH CT S
006	131080	0120	5/22/03	\$217,000	1220	500	7	1966	4	8610	N	N	3630 S 268TH ST
006	383271	0660	12/19/03	\$214,950	1220	460	7	1978	3	7472	N	N	26208 43RD AV S
006	155520	0650	10/21/03	\$222,950	1230	950	7	1963	3	8400	N	N	24904 35TH PLS
006	383271	0570	7/17/03	\$243,300	1230	860	7	1978	3	11263	N	N	4330 S 262ND ST
006	383271	0560	5/13/03	\$225,000	1230	410	7	1978	4	9448	N	N	4410 S 262ND ST
006	714940	0310	7/30/03	\$221,000	1230	360	7	1977	3	7015	N	N	3422 S 261ST PL
006	383271	1010	11/6/03	\$225,000	1240	570	7	1977	3	7636	Y	N	26242 43RD AV S
006	383271	0950	5/29/03	\$225,000	1240	570	7	1978	3	7209	N	N	4418 S 263RD ST
006	383231	0130	10/31/02	\$213,000	1240	280	7	1979	3	12745	N	N	4503 S 257TH ST
006	763340	0050	3/21/03	\$179,750	1240	0	7	1960	3	9108	N	N	25805 33RD AV S
006	383231	0470	11/1/02	\$175,000	1240	530	7	1979	3	7331	N	N	25636 46TH AV S
006	807540	0260	10/28/02	\$149,950	1250	0	7	1954	2	12825	N	N	3932 S 238TH ST
006	983580	1170	5/21/02	\$185,500	1250	0	7	1967	4	7000	N	N	3321 S 252ND PL
006	763350	0060	3/12/02	\$198,000	1250	0	7	1961	3	7250	N	N	25641 32ND PL S
006	194140	0210	9/19/03	\$175,000	1250	420	7	1964	2	7708	N	N	4231 S 261ST ST
006	383231	0270	9/15/03	\$245,950	1260	300	7	1980	4	7288	N	N	25639 44TH AV S
006	011000	0130	4/24/03	\$180,000	1260	620	7	1961	3	8712	N	N	25622 34TH AV S
006	983580	1330	1/30/02	\$184,000	1280	460	7	1967	3	7000	N	N	3326 S 253RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	383231	0550	12/4/02	\$199,000	1280	520	7	1979	3	7624	N	N	4524 S 256TH PL
006	807540	0630	12/23/03	\$145,000	1280	0	7	1955	3	21450	N	N	23649 38TH AV S
006	432450	0430	8/5/03	\$207,500	1300	0	7	1961	4	8250	N	N	24722 35TH AV S
006	383250	0320	1/23/03	\$220,000	1300	1110	7	1963	3	8250	N	N	3431 S 262ND ST
006	939250	0140	3/11/02	\$174,000	1300	460	7	1962	3	9576	N	N	26808 37TH AV S
006	796860	0035	8/12/03	\$184,000	1320	0	7	1961	4	10220	N	N	26846 MILITARY RD S
006	272204	9033	7/24/03	\$181,000	1320	0	7	1962	3	9583	N	N	3331 S 268TH ST
006	383250	0510	12/11/02	\$205,000	1320	1320	7	1963	3	8250	N	N	3518 S 263RD ST
006	144070	0270	10/8/03	\$228,500	1330	510	7	1977	3	7700	N	N	25307 45TH AV S
006	383250	0900	3/3/03	\$227,950	1330	470	7	1976	4	9590	N	N	3664 S 262ND ST
006	939250	0220	6/20/02	\$202,500	1330	600	7	1960	3	9500	N	N	3726 S 270TH ST
006	383231	0400	4/23/03	\$185,000	1330	0	7	1981	3	7293	N	N	4514 S 257TH ST
006	155530	0080	6/11/03	\$173,000	1340	0	7	1966	3	8190	N	N	24916 34TH AV S
006	432450	0270	5/31/02	\$132,000	1350	0	7	1959	3	7350	N	N	24531 35TH PLS
006	885760	0950	3/13/03	\$177,000	1360	0	7	1960	3	8050	N	N	24325 35TH AV S
006	383231	0220	12/16/02	\$220,000	1360	1030	7	1980	3	8977	N	N	25638 44TH AV S
006	155520	0460	11/7/03	\$204,000	1370	0	7	1966	4	8000	N	N	25107 35TH AV S
006	714940	0490	8/25/03	\$206,500	1370	600	7	1977	3	8051	N	N	3525 S 261ST PL
006	383260	0130	7/19/02	\$221,000	1380	840	7	1973	4	16500	N	N	26261 39TH PLS
006	939250	0290	10/31/03	\$215,000	1390	780	7	1961	3	9600	N	N	3902 S 269TH ST
006	383230	0300	7/12/03	\$159,000	1390	0	7	1967	3	8680	N	N	4608 S 256TH ST
006	714940	0430	8/5/03	\$204,400	1390	430	7	1977	3	7081	N	N	3415 S 261ST PL
006	677780	0070	3/24/03	\$231,100	1400	190	7	1962	3	11000	N	N	25218 45TH PLS
006	939250	0040	9/19/02	\$215,000	1400	500	7	1961	3	9516	N	N	26827 37TH AV S
006	807540	0250	7/5/02	\$191,000	1400	0	7	1955	3	12825	N	N	3922 S 238TH ST
006	383271	0300	7/2/02	\$209,500	1410	340	7	1977	3	7126	N	N	4411 S 263RD ST
006	293660	0095	5/17/02	\$201,700	1420	0	7	1950	4	35511	N	N	3005 S 265TH ST
006	885760	0270	4/15/03	\$161,000	1440	0	7	1961	3	7313	N	N	24110 35TH PLS
006	885760	0310	8/8/02	\$183,500	1470	0	7	1960	3	7313	N	N	24218 35TH PLS
006	282204	9184	4/12/02	\$167,000	1490	0	7	1962	3	14374	N	N	27102 31ST AV S
006	125320	0175	7/29/03	\$216,500	1500	750	7	1961	3	7350	N	N	24906 38TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	383271	1050	2/14/02	\$233,500	1540	640	7	1978	3	7147	N	N	26216 43RD AV S
006	383271	0990	5/12/03	\$224,500	1540	1490	7	1978	3	7209	N	N	4324 S 263RD ST
006	383271	1000	11/18/02	\$227,500	1560	750	7	1978	4	7701	N	N	4318 S 263RD ST
006	886020	0025	4/2/03	\$195,950	1620	0	7	1956	4	14400	N	N	4130 S 239TH ST
006	807540	0240	4/22/02	\$198,750	1620	0	7	1954	3	21500	N	N	3914 S 238TH ST
006	272204	9156	9/9/02	\$262,500	1630	740	7	1961	4	14974	N	N	25651 LAKE FENWICK RD S
006	885760	0260	9/23/03	\$180,000	1700	0	7	1961	4	7313	N	N	24104 35TH PLS
006	885760	0780	1/23/02	\$189,950	1710	0	7	1961	4	8100	N	N	24314 35TH AV S
006	885760	0290	10/2/03	\$198,000	1720	0	7	1961	3	7313	N	N	24204 35TH PLS
006	677780	0040	8/4/03	\$228,000	1740	0	7	1978	3	10980	N	N	25215 LAKE FENWICK RD S
006	807540	0470	7/11/03	\$209,000	1760	0	7	1955	3	17550	N	N	23821 41ST AV S
006	194140	0150	10/12/02	\$217,500	1780	470	7	1965	3	11920	N	N	4238 S 261ST ST
006	383230	0250	9/25/03	\$193,500	1780	0	7	1967	3	19584	N	N	4708 S 256TH ST
006	885760	0610	9/23/02	\$195,000	1790	0	7	1962	3	7425	N	N	24113 35TH PLS
006	194140	0300	6/19/02	\$198,000	1790	0	7	1969	4	24715	N	N	26006 44TH AV S
006	144070	0180	10/21/02	\$183,000	1800	0	7	1977	3	8000	Y	N	25202 45TH AV S
006	983610	0070	1/31/02	\$215,000	1960	0	7	1976	3	8250	N	N	3424 S 257TH ST
006	383271	0120	9/18/02	\$212,000	1000	970	8	1978	3	7700	N	N	26226 42ND AV S
006	807540	0570	12/8/03	\$210,000	1130	1130	8	1960	3	12500	N	N	3704 S 239TH ST
006	383271	0190	11/14/03	\$205,000	1130	250	8	1978	3	7150	N	N	26227 43RD AV S
006	131090	0510	6/25/02	\$225,000	1160	570	8	1968	3	7575	N	N	26410 CAMBRIDGE DR
006	983580	0900	2/3/03	\$199,950	1160	400	8	1967	3	7560	N	N	25415 35TH PLS
006	131060	0120	7/22/02	\$218,780	1160	1160	8	1965	3	6970	N	N	3625 HAMPTON WY
006	383271	0160	6/3/03	\$205,000	1160	420	8	1978	3	7678	N	N	26207 43RD AV S
006	131050	0230	8/28/03	\$190,000	1160	170	8	1965	3	6728	N	N	26545 MANCHESTER AV
006	131091	0160	12/2/02	\$207,000	1170	810	8	1972	3	8085	N	N	26854 CARDIFF AV
006	131091	0110	9/26/02	\$191,500	1180	440	8	1973	3	8480	N	N	26843 CARDIFF AV
006	983580	1030	7/11/02	\$219,000	1190	590	8	1968	4	10170	N	N	25432 33RD PL S
006	666901	0140	11/26/03	\$235,000	1220	810	8	1977	3	7210	N	N	25610 36TH PL S
006	666901	0190	6/6/03	\$184,900	1220	290	8	1978	3	8820	N	N	25625 36TH PL S
006	131097	0080	5/1/02	\$226,000	1240	460	8	1978	3	8400	N	N	26924 SAXON CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	289470	0010	7/22/02	\$215,000	1250	650	8	1962	3	10050	N	N	25010 42ND AV S
006	131090	0220	6/11/03	\$226,000	1260	910	8	1968	3	9749	N	N	4022 HAMPTON WY
006	131050	0070	10/24/03	\$228,000	1280	850	8	1976	3	8100	N	N	26414 ETON CT
006	289470	0280	10/24/03	\$253,000	1300	1250	8	1962	4	10050	N	N	4227 S 248TH ST
006	666901	0230	2/7/02	\$210,000	1310	600	8	1977	3	8216	N	N	25719 36TH PL S
006	666901	0310	4/28/03	\$240,000	1330	900	8	1977	3	13500	N	N	3711 S 257TH ST
006	005950	0080	6/25/02	\$227,450	1330	330	8	1989	3	7579	N	N	27128 37TH AV S
006	983580	0720	4/23/02	\$208,500	1330	850	8	1968	3	7630	N	N	25424 32ND PL S
006	983580	0800	2/5/03	\$187,000	1330	460	8	1967	3	7000	N	N	3323 S 253RD ST
006	289470	0140	10/2/03	\$230,000	1330	1100	8	1962	4	10125	N	N	4211 S 249TH ST
006	983580	0210	9/23/03	\$186,000	1330	800	8	1967	3	11100	N	N	3527 S 252ND ST
006	983580	0370	4/29/02	\$183,000	1330	900	8	1968	3	8750	N	N	25401 32ND PL S
006	131050	0040	9/24/03	\$225,000	1340	650	8	1963	3	9800	N	N	26405 ETON CT
006	383270	0040	6/23/03	\$225,000	1340	750	8	1975	3	8000	Y	N	26410 40TH AV S
006	666902	0050	11/21/02	\$243,000	1360	1050	8	1978	3	7650	N	N	25202 37TH PL S
006	131050	0120	7/15/03	\$258,750	1360	1080	8	1963	3	10980	N	N	26401 MANCHESTER AV
006	131070	0080	8/28/02	\$255,000	1370	1200	8	1968	3	8439	N	N	26618 PRINCETON AV
006	131096	0040	8/22/03	\$224,000	1380	500	8	1977	3	7229	N	N	26910 46TH AV S
006	289470	0590	7/9/03	\$250,000	1420	0	8	1969	3	15600	Y	N	24724 43RD AV S
006	131050	0330	10/6/03	\$226,000	1420	720	8	1963	3	8496	N	N	3544 STRATTFORD CT
006	131091	0050	6/18/03	\$260,000	1430	620	8	1972	4	10560	N	N	26828 DOWNING AV
006	131050	0410	2/5/03	\$203,000	1430	0	8	1963	3	6840	N	N	3535 STRATTFORD CT
006	666901	0260	12/2/02	\$235,000	1430	360	8	1978	3	9720	N	N	25728 36TH PL S
006	983580	0700	8/29/02	\$186,000	1430	600	8	1968	3	8585	N	N	25524 32ND PL S
006	131098	0160	2/3/03	\$245,000	1440	1090	8	1979	3	7644	N	N	4504 HAMPTON CT
006	983580	0690	9/17/03	\$206,500	1450	0	8	1968	3	7070	N	N	3232 S 256TH ST
006	131050	0180	10/22/03	\$204,000	1450	0	8	1965	4	7420	N	N	26509 MANCHESTER AV
006	131096	0140	3/15/03	\$239,950	1450	890	8	1977	3	9900	N	N	26924 ARDEN CT
006	983580	0060	12/17/02	\$199,950	1460	0	8	1967	3	10240	N	N	25426 35TH PL S
006	983580	0310	4/21/03	\$214,500	1470	0	8	1967	3	8750	N	N	25225 32ND PL S
006	131060	0090	1/14/02	\$224,050	1470	800	8	1965	3	7684	N	N	26503 HIGHLAND AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	666902	0020	6/19/03	\$221,500	1500	560	8	1978	3	8400	N	N	25220 37TH PL S
006	131098	0450	12/22/03	\$224,000	1520	1470	8	1979	3	7700	N	N	4610 KENT CT
006	131096	0490	6/23/03	\$269,000	1530	890	8	1977	3	7178	N	N	4619 FENWICK CT
006	383271	0110	2/20/03	\$243,600	1530	960	8	1978	3	8250	N	N	26302 42ND AV S
006	983580	0400	4/24/02	\$182,000	1560	0	8	1968	3	8680	N	N	25421 32ND PL S
006	983580	0360	8/15/02	\$189,500	1560	0	8	1968	4	8960	N	N	25327 32ND PL S
006	666902	0610	11/26/03	\$202,100	1570	0	8	1978	4	7760	N	N	25340 36TH PL S
006	131090	0340	5/23/03	\$255,500	1570	1570	8	1974	3	7500	N	N	4116 SOMERSET LN
006	926590	0040	10/29/02	\$215,000	1590	0	8	1966	3	12600	Y	N	3630 S 243RD ST
006	005950	0360	5/1/03	\$215,000	1600	0	8	1988	3	7226	N	N	3957 S 271ST PL
006	272204	9186	5/16/02	\$205,000	1600	1110	8	1962	3	23958	N	N	3230 S 259TH PL
006	289500	0020	2/7/03	\$219,900	1640	0	8	1979	3	8448	Y	N	4209 S 247TH ST
006	131096	0020	12/3/03	\$221,000	1670	0	8	1977	3	8436	N	N	26922 46TH AV S
006	318500	0010	12/3/02	\$232,500	1690	0	8	1987	3	13154	N	N	27102 46TH AV S
006	131099	0220	2/12/03	\$190,900	1700	0	8	1984	3	7920	N	N	3806 S 254TH ST
006	131060	0100	7/26/02	\$200,000	1700	500	8	1965	3	8475	N	N	26425 HIGHLAND AV
006	289470	0200	8/6/03	\$224,950	1730	0	8	1965	4	7875	N	N	4238 S 250TH ST
006	289510	0120	11/25/03	\$320,000	1800	1700	8	1991	3	11972	Y	N	25330 42ND PL S
006	131098	0650	5/29/03	\$228,000	1840	430	8	1980	3	7420	N	N	26627 BRISTOL CT
006	131050	0210	2/14/02	\$170,000	1840	0	8	1964	3	9360	N	N	26529 MANCHESTER AV
006	318500	0030	4/23/03	\$295,000	1870	620	8	1982	3	13500	N	N	27108 46TH AV S
006	222204	9209	10/16/03	\$245,000	1870	0	8	1995	3	9533	N	N	3820 S 252ND PL
006	131090	0490	8/8/03	\$215,500	1880	0	8	1968	3	7500	N	N	26420 CAMBRIDGE DR
006	131070	0230	2/11/03	\$210,000	1880	0	8	1966	3	8250	N	N	26501 PRINCETON AV
006	666902	0390	12/10/02	\$212,000	1920	0	8	1978	3	8550	N	N	3706 S 255TH PL
006	666901	0090	3/17/03	\$245,950	1920	440	8	1978	3	7210	N	N	3712 S 257TH ST
006	131096	0560	4/11/03	\$227,000	1980	0	8	1977	3	7211	N	N	4524 CARNABY ST
006	131098	0660	1/13/03	\$236,450	1990	0	8	1983	3	7262	N	N	26703 BRISTOL CT
006	222204	9090	5/15/03	\$245,000	2060	0	8	2002	3	8095	N	N	3809 S 250TH PL
006	666902	0450	4/9/02	\$209,000	2070	0	8	1978	3	9000	N	N	3631 S 255TH PL
006	085510	0015	12/16/03	\$256,000	2070	0	8	1990	3	12001	Y	N	23621 42ND PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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	131096	0180	3/4/03	\$249,950	2080	0	8	1977	3	7210	N	N	26828 ARDEN CT
006	289490	0100	10/22/02	\$235,000	2090	0	8	1966	3	11250	N	N	4234 S 247TH CT
006	131097	0160	4/18/02	\$219,500	2160	0	8	1978	3	7220	N	N	26913 AVON CT
006	131060	0220	6/12/03	\$259,950	2230	0	8	1965	3	8840	N	N	26508 HIGHLAND AV
006	131070	0130	11/21/02	\$268,500	2250	0	8	1966	3	8025	N	N	26510 PRINCETON AV
006	131096	0350	9/5/03	\$234,950	2320	0	8	1977	3	7200	N	N	26615 DOVER CT
006	131050	0150	9/16/03	\$257,500	2360	0	8	1965	3	8060	N	N	3528 HAMPTON WY
006	131096	0280	8/20/02	\$276,500	2420	0	8	1977	3	7820	N	N	26622 DOVER CT
006	131098	0760	10/1/03	\$280,000	2440	0	8	1984	3	7210	N	N	26714 BRISTOL CT
006	222204	9091	7/16/03	\$269,950	2440	0	8	2002	3	7379	N	N	3815 S 250TH PL
006	222204	9219	5/28/03	\$271,000	2450	0	8	2002	3	7379	N	N	3811 S 250TH PL
006	289510	0040	7/18/03	\$324,950	2490	0	8	1999	3	16240	Y	N	25317 42ND PL S
006	005950	0120	6/11/02	\$287,000	2500	0	8	1988	3	7546	N	N	27026 37TH AV S
006	289500	0120	5/7/03	\$313,500	2520	0	8	1985	3	25974	Y	N	24506 43RD AV S
006	131090	0040	1/10/03	\$247,000	2560	0	8	1967	3	13130	N	N	3903 HAMPTON WY
006	131060	0160	9/12/02	\$240,000	2860	0	8	1965	3	8075	N	N	3609 HAMPTON WY
006	289470	0600	12/16/03	\$330,000	1780	1140	9	1968	3	15600	Y	N	24714 43RD AV S
006	272204	9240	12/16/02	\$327,500	2100	480	9	1990	3	16853	N	N	27005 45TH PL S
006	948578	0100	8/22/02	\$254,500	2250	0	9	1993	3	7350	N	N	27016 CARDIFF AV
006	272204	9241	6/21/02	\$322,000	2410	0	9	1989	3	21065	N	N	27021 45TH PL S
006	948578	0110	6/17/03	\$293,000	2560	0	9	1992	3	7350	N	N	27010 CARDIFF AV
006	289470	0530	6/10/02	\$335,000	2680	0	9	1965	3	18000	Y	N	24910 43RD AV S
009	342204	9174	2/5/03	\$166,000	1190	0	6	1960	3	6291	N	N	27622 32ND PL S
009	026940	0110	7/3/02	\$164,900	980	0	7	1964	2	11000	N	N	4519 S 281ST ST
009	026940	0090	9/10/03	\$167,950	980	0	7	1964	3	9775	N	N	28100 45TH AV S
009	026940	0050	5/15/02	\$155,000	980	0	7	1964	3	10320	N	N	28105 45TH AV S
009	026940	0180	10/17/03	\$154,500	980	0	7	1964	3	9000	N	N	28020 45TH AV S
009	796800	0040	11/24/03	\$145,000	1040	0	7	1982	3	10650	N	N	3055 S STAR LAKE RD
009	387400	0120	8/20/02	\$211,950	1060	170	7	1962	3	11294	N	N	3908 S 286TH ST
009	387400	0020	7/28/03	\$180,000	1070	0	7	1962	3	9692	N	N	28603 37TH PL S
009	387400	0010	7/10/03	\$174,000	1070	0	7	1962	3	9719	N	N	28611 37TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
009	796760	0226	3/28/02	\$145,000	1170	0	7	1962	3	9472	N	N	4207 S STAR LAKE RD
009	397760	0430	12/10/02	\$127,500	1180	0	7	1967	3	8400	N	N	28613 48TH AV S
009	743620	0150	9/17/03	\$211,950	1190	260	7	1964	3	9679	N	N	28634 51ST PLS
009	796800	0120	4/25/03	\$215,000	1200	800	7	1968	3	13300	N	N	3026 S STAR LAKE RD
009	387401	0470	11/26/03	\$216,000	1210	330	7	1981	3	7411	N	N	3611 S 285TH PL
009	387401	0810	10/21/02	\$199,900	1220	410	7	1988	3	10378	N	N	28519 40TH AV S
009	387390	0400	12/16/02	\$217,000	1250	300	7	1962	3	11716	N	N	3838 S 287TH ST
009	387401	0650	11/25/03	\$250,000	1260	1250	7	1988	3	8016	N	N	3600 S 285TH PL
009	387401	0800	9/18/03	\$239,000	1280	1280	7	1988	3	11646	N	N	28511 40TH AV S
009	387390	0010	8/26/03	\$168,500	1300	0	7	1962	3	12126	N	N	4114 S 288TH ST
009	546210	0140	4/23/03	\$178,900	1320	0	7	1963	3	10360	N	N	28464 49TH PLS
009	546210	0240	7/10/02	\$164,000	1320	0	7	1966	3	9000	N	N	28430 49TH AV S
009	546220	0060	1/13/03	\$153,000	1320	0	7	1963	3	9855	N	N	4910 S 287TH ST
009	387401	0660	12/4/02	\$236,450	1330	1300	7	1988	3	7200	N	N	3604 S 285TH PL
009	387400	0350	12/17/03	\$193,050	1340	0	7	1962	4	9514	N	N	3703 S 286TH ST
009	397760	0180	4/15/02	\$169,950	1370	0	7	1968	3	7125	N	N	28613 47TH PLS
009	796778	0110	6/3/03	\$196,500	1370	0	7	1993	3	6702	N	N	4022 S 277TH PL
009	387401	0670	9/2/03	\$240,000	1380	1350	7	1990	3	7200	N	N	3610 S 285TH PL
009	387401	0500	9/9/03	\$184,000	1380	0	7	1981	3	7400	N	N	28528 36TH AV S
009	796778	0050	5/23/03	\$213,850	1390	0	7	1993	3	6219	N	N	4029 S 277TH PL
009	387401	0340	6/18/03	\$188,000	1390	0	7	1987	3	9609	N	N	28512 39TH AV S
009	796720	0270	10/18/02	\$196,000	1410	0	7	1979	3	14220	N	N	27539 43RD AV S
009	387390	0300	8/25/03	\$210,000	1420	300	7	1962	3	9926	N	N	28617 37TH PLS
009	387390	0200	11/3/03	\$178,000	1430	0	7	1962	3	9680	N	N	3805 S 287TH ST
009	387401	0520	4/25/03	\$189,500	1440	0	7	1981	3	7400	N	N	28540 36TH AV S
009	026940	0160	7/25/03	\$186,000	1440	0	7	1965	4	9900	N	N	28004 45TH AV S
009	796780	0050	12/6/02	\$186,500	1480	0	7	1966	2	6846	N	N	3514 S 281ST ST
009	796720	0420	4/24/03	\$200,000	1490	0	7	1978	3	11000	N	N	4313 S 275TH CT
009	796800	0030	11/4/02	\$198,000	1500	0	7	1968	3	10000	N	N	3047 S STAR LAKE RD
009	332204	9147	3/27/03	\$210,000	1500	830	7	1962	3	16117	N	N	27529 MILITARY RD S
009	796800	0010	12/1/03	\$150,000	1500	0	7	1967	3	7989	N	N	3033 S STAR LAKE RD

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
009	332204	9150	7/2/02	\$154,888	1500	0	7	1962	3	11325	N	N	3003 S 274TH ST
009	342204	9152	11/4/03	\$205,000	1520	0	7	1955	4	16875	Y	N	3225 S 276TH ST
009	796720	0310	5/23/03	\$201,000	1540	0	7	1978	3	12870	N	N	27517 43RD AV S
009	387401	0150	6/24/03	\$215,000	1550	0	7	1988	3	9633	N	N	3829 S 284TH PL
009	387401	0070	7/18/02	\$189,990	1560	0	7	1987	3	9694	N	N	28515 41ST AV S
009	387401	0710	3/3/03	\$201,250	1570	0	7	1987	3	9740	N	N	28417 37TH AV S
009	387401	0250	6/10/02	\$183,000	1570	0	7	1987	3	9648	N	N	28438 37TH AV S
009	387401	0550	4/26/02	\$194,500	1620	0	7	1988	3	10768	N	N	28554 36TH AV S
009	572900	0030	11/7/02	\$255,000	1630	0	7	1985	3	11006	N	N	27225 33RD PL S
009	163460	0075	9/15/03	\$275,000	1640	1360	7	1967	3	38042	N	N	3511 S STAR LAKE RD
009	387401	0060	5/7/02	\$185,500	1650	0	7	1987	3	9986	N	N	28514 41ST AV S
009	397760	0450	1/28/03	\$176,500	1680	0	7	1968	2	7350	N	N	28707 48TH AV S
009	546220	0030	5/13/02	\$187,500	1700	0	7	1966	3	9500	N	N	4925 S 287TH ST
009	342204	9150	1/14/03	\$193,000	1720	0	7	1959	3	14661	N	N	3424 S 288TH ST
009	387401	0110	9/18/02	\$227,500	1900	550	7	1987	3	9668	N	N	3927 S 284TH PL
009	720590	0050	7/22/03	\$262,000	2040	0	7	1973	3	32890	N	N	27229 45TH PL S
009	387401	0120	8/18/03	\$237,000	2470	0	7	1987	3	9613	N	N	3917 S 284TH PL
009	342204	9289	8/21/02	\$227,000	1270	820	8	2002	3	6031	N	N	27812 32ND AV S
009	342204	9288	8/21/02	\$222,000	1270	820	8	2002	3	6922	N	N	27806 32ND AV S
009	259565	0330	6/19/02	\$235,000	1620	0	8	1993	3	11057	N	N	27811 50TH PL S
009	342204	9267	4/16/02	\$185,000	1630	0	8	1987	3	10982	N	N	28545 36TH AV S
009	342204	9190	9/25/03	\$182,000	1720	0	8	1967	3	15681	N	N	4417 S 272ND ST
009	259565	0050	1/11/02	\$229,950	1720	0	8	1993	3	11337	N	N	27807 48TH AV S
009	418010	0010	8/4/03	\$240,000	1750	0	8	1992	3	6966	N	N	3111 S 273RD ST
009	796760	0265	2/11/03	\$230,000	1750	380	8	1984	3	14705	N	N	27833 46TH AV S
009	796760	0010	12/11/02	\$220,000	1860	0	8	1974	3	24600	N	N	28111 34TH AV S
009	259565	0390	4/21/03	\$269,950	1880	0	8	1993	3	11249	N	N	27827 49TH AV S
009	887400	0080	10/24/03	\$251,000	1900	0	8	1998	3	5450	N	N	3227 S 272ND PL
009	259565	0230	12/6/02	\$264,950	1980	0	8	1993	3	13216	N	N	27805 50TH PL S
009	418010	0230	7/9/02	\$266,000	2020	0	8	1993	3	8728	N	N	3106 S 273RD ST
009	796790	0010	6/9/03	\$239,950	2030	0	8	1989	3	9591	N	N	27935 36TH AV S

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**Area 27**  
**(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
009	418010	0220	9/3/03	\$285,000	2130	700	8	1993	3	8999	N	N	3110 S 273RD ST
009	259565	0450	9/24/02	\$295,000	2140	0	8	1993	3	11244	N	N	27738 48TH AV S
009	259565	0020	5/16/02	\$284,500	2140	0	8	1993	3	11337	N	N	27825 48TH AV S
009	154750	0170	1/10/02	\$225,000	2170	0	8	1990	3	8477	N	N	4713 S 284TH PL
009	259565	0280	11/7/03	\$327,500	2190	0	8	1993	3	11336	N	N	27824 50TH PL S
009	440115	0210	3/26/03	\$272,000	2290	0	8	1999	3	5792	N	N	4451 S 275TH PL
009	440115	0140	12/23/02	\$262,000	2290	0	8	1999	3	6334	N	N	27532 44TH PL S
009	440115	0160	4/12/02	\$279,950	2370	0	8	1999	3	6976	N	N	4448 S 275TH PL
009	440115	0100	8/16/02	\$278,000	2370	0	8	1999	3	5523	N	N	27516 44TH PL S
009	440115	0130	8/24/02	\$274,950	2370	0	8	1999	3	6194	N	N	27516 44TH PL S
009	796760	0086	3/1/02	\$250,000	2400	0	8	1996	3	11250	N	N	3421 S 280TH ST
009	440115	0040	4/1/02	\$274,000	2460	0	8	1998	3	6050	N	N	27531 44TH PL S
009	796765	0110	5/18/02	\$284,900	2710	0	8	2001	3	7456	N	N	28053 39TH AV S
009	796765	0020	2/1/02	\$269,990	2830	0	8	2001	3	13017	N	N	28010 39TH AV S
009	796765	0030	5/15/02	\$274,950	3060	0	8	2001	3	9894	N	N	28022 39TH AV S
009	951093	0230	3/4/02	\$337,000	1550	970	9	2000	3	8333	N	N	5313 S 283RD PL
009	951096	0110	9/26/03	\$359,500	1780	1010	9	2002	3	8712	N	N	5323 S 282ND WY
009	298950	0080	9/4/03	\$287,000	1990	0	9	2001	3	7275	N	N	27645 44TH PL S
009	298950	0150	7/15/02	\$294,500	2030	0	9	2002	3	9354	N	N	27618 44TH PL S
009	951093	0060	2/5/03	\$360,000	2040	840	9	2001	3	9124	Y	N	28312 54TH AV S
009	298950	0100	7/9/02	\$285,900	2060	0	9	2002	3	7076	N	N	27653 44TH PL S
009	951093	0090	4/8/03	\$389,900	2080	1050	9	2002	3	10837	Y	N	28216 54TH AV S
009	298950	0170	7/10/02	\$304,900	2090	0	9	2002	3	8924	N	N	27608 44TH PL S
009	298950	0030	11/21/02	\$295,000	2090	0	9	2001	3	6527	N	N	27615 44TH PL S
009	298950	0060	12/12/03	\$315,000	2100	0	9	2001	3	6808	N	N	27627 44TH PL S
009	951093	0100	9/11/03	\$402,000	2110	920	9	2003	3	9671	Y	N	28208 54TH AV S
009	951093	0080	1/2/03	\$389,500	2110	920	9	2002	3	9968	Y	N	28224 54TH AV S
009	951096	0630	4/5/02	\$329,900	2200	0	9	2002	3	6922	N	N	28408 52ND AV S
009	259565	0750	6/9/03	\$375,000	2230	1100	9	1993	3	40975	N	N	27802 52ND AV S
009	298950	0140	2/10/03	\$324,950	2250	0	9	2002	3	8522	N	N	27624 44TH PL S
009	298950	0140	2/15/02	\$314,000	2250	0	9	2002	3	8522	N	N	27624 44TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
009	298950	0180	7/8/02	\$311,570	2250	0	9	2002	3	8488	N	N	27600 44TH PL S
009	951093	0430	12/11/02	\$308,500	2250	0	9	2001	3	9387	N	N	4802 S 283RD PL
009	298950	0120	9/17/02	\$298,500	2290	0	9	2002	3	7042	N	N	27636 44TH PL S
009	298950	0110	7/3/02	\$302,825	2290	0	9	2002	3	10305	N	N	27657 44TH PL S
009	298950	0090	4/10/02	\$295,500	2290	0	9	2002	3	6999	N	N	27649 44TH PL S
009	298950	0160	6/14/02	\$299,900	2290	0	9	2002	3	7958	N	N	27612 44TH PL S
009	951093	0240	8/8/02	\$336,000	2300	0	9	2001	3	6700	N	N	5319 S 283RD CT
009	298950	0130	11/5/02	\$301,000	2310	0	9	2002	3	6760	N	N	27630 44TH PL S
009	951093	0330	3/5/02	\$331,000	2400	0	9	2001	3	6925	N	N	5102 S 283RD PL
009	951096	0020	10/21/02	\$290,800	2400	0	9	2003	3	7360	N	N	5229 S 283RD ST
009	951096	0570	12/28/02	\$337,900	2420	0	9	2002	3	8643	N	N	5119 S 284th PI
009	951096	0580	11/8/02	\$349,900	2440	0	9	2002	3	7671	N	N	5125 S 284TH PL
009	951096	0010	5/23/03	\$341,999	2440	0	9	2003	3	7825	N	N	5237 S 283RD ST
009	951096	0610	5/17/02	\$349,900	2440	0	9	2002	3	10987	N	N	5143 S 284TH PL
009	951096	0060	9/24/02	\$358,000	2500	0	9	2002	3	7000	N	N	28318 52ND AV S
009	951096	0230	2/25/03	\$371,900	2650	0	9	2003	3	7180	N	N	28235 52ND AV S
009	951093	0420	6/20/02	\$369,900	2650	0	9	2002	3	11734	N	N	4810 S 283RD PL
009	951096	0620	8/19/02	\$364,500	2650	0	9	2002	3	8104	N	N	28414 52ND AV S
009	951093	0460	1/11/02	\$366,800	2650	0	9	2001	3	9121	N	N	4817 S 283RD PL
009	951096	0510	2/21/02	\$379,400	2650	0	9	2002	3	8736	N	N	5122 S 284TH PL
009	951093	0480	3/26/03	\$354,900	2650	0	9	2001	3	9050	N	N	4903 S 283RD PL
009	951096	0530	2/21/03	\$357,000	2650	0	9	2002	3	8238	N	N	5108 S 284TH PL
009	951093	0340	2/21/02	\$349,500	2700	0	9	2002	3	7677	N	N	28265 51ST PLS
009	951096	0040	6/23/03	\$359,989	2710	0	9	2003	3	9488	N	N	5213 S 283RD ST
009	951096	0140	5/15/03	\$364,900	2730	0	9	2003	3	7534	N	N	28212 52ND AV S
009	951096	0090	8/23/03	\$367,790	2730	0	9	2003	3	8745	N	N	5220 S 283rd St
009	951093	0020	11/11/03	\$403,000	2730	0	9	2000	3	8837	Y	N	28344 54TH AV S
009	951093	0410	8/11/03	\$375,900	2730	0	9	2001	3	9701	N	N	4816 S 283RD PL
009	951096	0160	8/21/02	\$377,794	2730	0	9	2002	3	7215	N	N	5322 S 282ND WY
009	951096	0500	4/19/02	\$357,300	2730	0	9	2002	3	6751	N	N	28407 52ND AV S
009	951093	0180	7/22/02	\$352,000	2760	0	9	2000	3	9105	Y	N	5326 S 283RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
009	951093	0360	8/21/03	\$382,500	2780	0	9	2001	3	8688	N	N	5008 S 283RD PL
009	951093	0250	6/10/02	\$355,000	2780	0	9	2000	3	8574	Y	N	5325 S 283RD PL
009	951093	0590	3/26/03	\$359,900	2860	0	9	2003	3	7002	N	N	28401 52ND AV S
009	951093	0150	7/24/03	\$359,900	2880	0	9	2002	3	7987	Y	N	28309 54TH AV S
009	951096	0560	8/14/02	\$366,500	2910	0	9	2002	3	11667	N	N	5113 S 284TH PL
009	951096	0130	6/24/03	\$406,710	3010	0	9	2003	3	7520	N	N	28220 52nd Av S
009	951096	0250	8/22/03	\$384,500	3050	0	9	2003	3	6857	N	N	28315 52ND AV S
009	951096	0590	5/3/02	\$384,900	3080	0	9	2002	3	7700	N	N	5131 S 284TH PL
009	951096	0520	1/24/02	\$394,900	3180	0	9	2002	3	10702	N	N	5112 S 284TH PL
009	951096	0170	3/12/03	\$394,500	3200	0	9	2002	3	7656	N	N	5316 S 282ND WY
009	951096	0030	8/25/03	\$387,900	3220	0	9	2002	3	8290	N	N	5221 S 283RD ST
009	951093	0580	4/2/03	\$377,900	3220	0	9	2003	3	7002	N	N	28351 52ND AV S
009	951093	0540	8/14/03	\$390,000	3220	0	9	2000	3	8785	N	N	5031 S 283RD PL
009	951096	0540	8/2/02	\$389,900	3220	0	9	2002	3	8801	N	N	5104 S 284TH PL
009	342204	9233	6/30/03	\$479,000	3430	0	9	1985	3	21344	Y	N	4904 S 273RD PL
011	564790	0090	2/20/02	\$178,225	920	400	7	1980	3	8750	N	N	2111 W ST NW
011	564790	0240	3/15/02	\$203,500	1000	360	7	1982	3	10943	N	N	2221 V ST NW
011	564790	0790	6/16/03	\$207,500	1040	720	7	1984	3	9853	N	N	2412 U ST NW
011	926930	0020	2/20/02	\$188,000	1090	360	7	1964	3	9746	N	N	29051 59TH PL S
011	030300	0285	10/25/02	\$199,000	1100	500	7	1976	3	16296	N	N	5651 S 305TH ST
011	286560	0030	5/21/03	\$211,000	1120	700	7	1979	3	7250	N	N	5115 S 302ND PL
011	332951	0770	4/14/03	\$225,000	1180	360	7	1984	3	7285	N	N	29766 52ND PL S
011	332951	0160	9/11/02	\$206,000	1180	360	7	1984	3	8417	N	N	5200 S 299TH CT
011	564790	0130	10/20/03	\$203,000	1190	330	7	1981	3	8500	N	N	2112 W ST NW
011	928620	0050	3/10/03	\$237,500	1200	990	7	1961	3	15028	N	N	29217 58TH PL S
011	332950	0180	10/17/03	\$215,000	1200	850	7	1982	3	8415	N	N	29734 52ND AV S
011	022104	9091	5/27/03	\$143,250	1200	0	7	1957	3	20250	N	N	28826 55TH AV S
011	564790	0450	8/26/03	\$224,198	1230	330	7	1983	3	8388	N	N	2210 V ST NW
011	332951	0270	4/22/03	\$178,000	1230	0	7	1984	3	8615	N	N	30005 51ST CT S
011	332950	0220	1/30/02	\$173,000	1250	0	7	1983	3	10458	N	N	5218 S 297TH PL
011	332950	0380	9/24/03	\$215,000	1260	0	7	1983	3	9021	N	N	5324 S 297TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
011	030300	0150	4/3/03	\$174,950	1260	0	7	1968	3	18000	N	N	5628 S 305TH ST
011	332953	0240	4/7/03	\$204,950	1270	560	7	1986	3	8876	N	N	5711 S 301ST CT
011	564790	0150	12/30/03	\$235,000	1280	630	7	1981	3	8500	N	N	2202 W ST NW
011	564790	0280	6/24/03	\$214,500	1280	0	7	1981	3	8078	N	N	2111 V ST NW
011	332951	0810	11/14/03	\$225,000	1280	410	7	1984	3	7606	N	N	29773 53RD AV S
011	564790	0830	12/4/03	\$230,000	1280	780	7	1983	3	8915	N	N	1901 24TH ST NW
011	332952	0370	12/16/02	\$181,500	1280	0	7	1984	3	8458	N	N	30030 55TH PL S
011	564790	0100	1/31/03	\$208,900	1280	630	7	1981	3	8313	N	N	2101 W ST NW
011	564790	0190	5/22/02	\$204,000	1280	610	7	1981	3	10761	N	N	2312 W ST NW
011	221480	0640	11/14/02	\$186,500	1320	830	7	1980	3	6708	N	N	29225 61ST AV S
011	664220	0660	2/20/03	\$211,500	1340	310	7	1986	3	10495	N	N	5819 S 296TH ST
011	332950	0490	11/5/03	\$215,000	1340	670	7	1983	3	8902	N	N	5421 S 296TH CT
011	221480	0250	2/18/03	\$190,000	1360	0	7	1980	3	12827	N	N	29201 63RD PL S
011	022104	9100	7/8/03	\$200,000	1380	0	7	1958	3	42900	N	N	28808 55TH AV S
011	022104	9004	6/10/03	\$218,950	1390	600	7	1979	3	10531	N	N	29250 59TH AV S
011	221480	0570	11/25/02	\$225,000	1400	310	7	1979	3	7686	Y	N	29206 61ST AV S
011	030410	0080	1/22/02	\$195,000	1400	0	7	1999	3	5393	N	N	5713 S 294TH PL
011	030410	0120	2/5/02	\$195,000	1400	0	7	1999	3	5799	N	N	29430 58TH AV S
011	332950	0520	11/11/03	\$209,000	1410	0	7	1983	3	9965	N	N	5422 S 296TH CT
011	332953	0150	10/22/03	\$204,950	1410	0	7	1986	3	8591	N	N	5622 S 301ST ST
011	332951	0230	9/29/03	\$197,000	1410	0	7	1984	3	7473	N	N	5116 S 300TH PL
011	332952	0400	7/22/03	\$194,090	1410	0	7	1984	3	7403	N	N	30021 55TH PL S
011	332951	0600	3/3/03	\$189,950	1410	0	7	1984	3	7642	N	N	30012 53RD AV S
011	332953	0050	5/21/02	\$235,500	1410	910	7	1986	3	9991	Y	N	5551 S 300TH PL
011	332951	0340	11/21/02	\$185,950	1410	0	7	1984	3	8955	N	N	30008 51ST CT S
011	332950	0560	7/8/02	\$184,950	1410	0	7	1983	3	7555	N	N	5504 S 297TH PL
011	332952	0300	7/22/02	\$184,950	1410	0	7	1984	3	8435	N	N	5520 S 300TH PL
011	332953	0180	8/14/02	\$195,500	1410	0	7	1986	3	10596	N	N	5610 S 301ST ST
011	022104	9228	9/13/02	\$185,950	1470	0	7	1992	3	10150	N	N	5832 S 296TH ST
011	022104	9123	9/20/02	\$202,000	1480	480	7	1963	3	17000	N	N	29250 51ST AV S
011	332951	0630	8/20/03	\$209,500	1490	0	7	1984	3	7280	N	N	5317 S 300TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
011	286560	0060	11/19/03	\$214,500	1510	430	7	1979	3	9455	N	N	5121 S 302ND PL
011	564790	0250	7/5/02	\$216,000	1510	480	7	1983	3	9755	N	N	2211 V ST NW
011	286560	0140	11/24/03	\$185,000	1510	430	7	1979	3	9461	N	N	30219 54TH AV S
011	221480	0050	5/5/03	\$184,500	1530	0	7	1980	3	7392	Y	N	6103 S 295TH CT
011	289555	0050	10/8/03	\$216,500	1550	0	7	2000	3	4486	N	N	5141 S 303RD PL
011	289555	0230	6/24/02	\$204,950	1550	0	7	2000	3	4465	N	N	5154 S 303RD PL
011	289555	0180	4/21/03	\$200,000	1550	0	7	2000	3	4267	N	N	5174 S 303RD PL
011	289555	0050	2/28/03	\$192,000	1550	0	7	2000	3	4486	N	N	5141 S 303RD PL
011	289555	0110	1/29/02	\$190,080	1550	0	7	2000	3	4488	N	N	5165 S 303RD PL
011	332953	0380	1/30/03	\$204,000	1570	0	7	1987	3	7840	N	N	5739 S 300TH PL
011	289555	0260	6/2/03	\$215,000	1600	0	7	2000	3	4270	N	N	5142 S 303RD PL
011	289555	0200	1/6/03	\$193,500	1600	0	7	2000	3	4268	N	N	5166 S 303RD PL
011	289555	0330	3/12/02	\$193,000	1600	0	7	2000	3	6848	N	N	5106 S 303RD PL
011	289555	0070	6/18/02	\$192,500	1600	0	7	2000	3	4487	N	N	5149 S 303RD PL
011	289555	0260	7/29/02	\$187,500	1600	0	7	2000	3	4270	N	N	5142 S 303RD PL
011	289555	0160	2/13/02	\$187,500	1600	0	7	2000	3	4163	N	N	5182 S 303RD PL
011	030300	0390	7/10/02	\$175,000	1680	0	7	1966	3	47480	N	N	30556 55TH AV S
011	289555	0250	5/23/03	\$211,000	1700	0	7	2000	3	4778	N	N	5146 S 303RD PL
011	289555	0030	7/24/02	\$197,500	1700	0	7	2000	3	4984	N	N	5133 S 303RD PL
011	289555	0290	10/13/03	\$193,500	1700	0	7	2000	3	4746	N	N	5130 S 303RD PL
011	289555	0310	6/11/02	\$193,500	1700	0	7	2000	3	4726	N	N	5118 S 303RD PL
011	289555	0040	10/3/02	\$197,500	1700	0	7	2000	3	4985	N	N	5137 S 303RD PL
011	289555	0150	7/8/03	\$197,500	1700	0	7	2000	3	5523	N	N	5186 S 303RD PL
011	289555	0210	1/15/03	\$195,000	1700	0	7	2000	3	4268	N	N	5162 S 303RD PL
011	289555	0060	2/4/02	\$194,500	1700	0	7	2000	3	4487	N	N	5145 S 303RD PL
011	289555	0100	4/15/03	\$194,500	1700	0	7	2000	3	4488	N	N	5161 S 303RD PL
011	289555	0270	9/12/02	\$193,500	1700	0	7	2000	3	4271	N	N	5138 S 303RD PL
011	289555	0240	7/26/02	\$189,500	1700	0	7	2000	3	4197	N	N	5150 S 303RD PL
011	564790	0530	11/20/02	\$221,088	1700	0	7	1983	3	52336	Y	N	2102 T ST NW
011	289555	0190	9/28/02	\$179,410	1700	0	7	2000	3	4268	N	N	5170 S 303RD PL
011	332681	0030	4/9/03	\$226,950	1730	0	7	2002	3	3881	N	N	29130 53RD PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
011	332681	0040	1/25/03	\$220,000	1730	0	7	2002	3	4128	N	N	29124 53RD PL S
011	928620	0080	12/3/03	\$190,000	1780	0	7	1962	3	45738	N	N	5855 S 292ND ST
011	332681	0020	11/25/02	\$226,950	1830	0	7	2002	3	5015	N	N	29140 53RD PL S
011	332681	0060	12/24/02	\$226,950	1830	0	7	2002	3	7295	N	N	29112 53RD PL S
011	564790	0880	2/19/02	\$204,000	1870	0	7	1984	3	56251	N	N	2101 24TH ST NW
011	332681	0050	6/27/02	\$224,950	1910	0	7	2002	3	7137	N	N	29116 53RD PL S
011	332681	0110	5/29/02	\$224,950	1910	0	7	2002	3	5068	N	N	29139 53RD PL S
011	332681	0080	6/24/02	\$229,950	1940	0	7	2002	3	5641	N	N	29104 53RD PL S
011	332681	0090	10/24/02	\$226,950	1940	0	7	2002	3	6366	N	N	29127 53RD PL S
011	332951	0380	5/2/03	\$249,000	2100	0	7	1984	3	9953	N	N	5302 S 300TH PL
011	332952	0360	11/20/03	\$220,000	2100	0	7	1985	3	8486	N	N	30018 55TH PL S
011	332681	0100	7/30/02	\$244,950	2190	0	7	2002	3	6085	N	N	29133 53RD PL S
011	332681	0120	5/29/02	\$244,950	2190	0	7	2002	3	5843	N	N	29145 53RD PL S
011	332681	0070	6/7/02	\$234,950	2190	0	7	2002	3	5231	N	N	29108 53RD PL S
011	332681	0010	5/10/02	\$234,950	2190	0	7	2002	3	5141	N	N	29146 53RD PL S
011	332850	0490	11/19/02	\$254,950	1490	440	8	1987	3	9658	N	N	28825 52ND PL S
011	664220	0360	5/13/02	\$282,000	1540	600	8	1988	3	7736	Y	N	29678 57TH PL S
011	664220	0050	9/12/02	\$238,000	1550	380	8	1986	3	7975	N	N	29625 57TH PL S
011	022104	9172	6/13/02	\$245,000	1730	0	8	1986	3	40500	N	N	6107 S 296TH ST
011	664220	0560	9/10/02	\$247,000	1760	510	8	1986	3	9636	N	N	29617 58TH PL S
011	664876	0110	9/7/03	\$255,000	1890	0	8	1992	3	12501	N	N	29236 54TH PL S
011	664876	0050	6/18/02	\$239,950	2070	0	8	1992	3	7082	N	N	29243 54TH PL S
011	022104	9232	1/6/03	\$229,000	2070	0	8	1998	3	9312	Y	N	5917 S 295TH PL
011	332850	0070	8/13/03	\$252,000	2200	0	8	1988	3	10181	N	N	28917 52ND PL S
011	664220	0410	7/18/03	\$237,000	2360	0	8	1987	3	12151	N	N	29642 57TH PL S
011	332850	0130	12/26/03	\$275,000	2530	0	8	1987	3	11524	N	N	5112 S 291ST ST
011	664220	0570	5/23/02	\$255,500	2530	0	8	1987	3	9620	N	N	29621 58TH PL S
011	332850	0290	6/19/02	\$265,950	2740	0	8	1987	3	8050	N	N	29102 52ND PL S
011	332850	0430	11/4/03	\$285,000	2920	0	8	1987	3	9736	N	N	5122 S 288TH PL
011	111545	0300	3/31/03	\$283,000	1610	1180	9	1990	3	10605	N	N	6224 S 300TH ST
011	664925	0050	12/8/03	\$275,000	1740	720	9	1989	3	9800	N	N	6020 S 296TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
011	664925	0470	5/21/03	\$289,000	1810	540	9	1988	3	11631	Y	N	6024 S 298TH PL
011	664925	0420	8/11/03	\$275,000	1810	540	9	1988	3	10795	N	N	6004 S 298TH PL
011	030300	0211	3/22/02	\$257,500	2120	0	9	1988	3	17228	N	N	30721 58TH CT S
011	664925	0340	5/28/02	\$264,500	2160	0	9	1988	3	8719	N	N	6043 S 298TH PL
011	111545	0120	9/4/02	\$305,950	2490	0	9	1990	3	11028	N	N	6311 S 298TH PL
011	664877	0150	7/7/03	\$259,950	2550	0	9	1989	3	9373	N	N	29513 55TH AV S
011	664877	0080	7/28/03	\$281,500	2580	0	9	1989	3	9703	N	N	29413 55TH AV S
011	664925	0210	11/15/02	\$295,000	2620	0	9	1989	3	7829	N	N	29826 61ST AV S
011	111545	0160	12/23/03	\$292,000	2630	0	9	1992	3	8565	N	N	6327 S 298TH PL
011	111545	0160	12/9/02	\$284,990	2630	0	9	1992	3	8565	N	N	6327 S 298TH PL
011	664925	0500	6/12/03	\$287,000	2780	0	9	1989	3	7910	N	N	6036 S 298TH PL
011	664925	0440	5/20/02	\$275,800	2820	0	9	1990	3	8766	N	N	6012 S 298TH PL
011	664925	0380	3/6/02	\$350,000	3050	0	9	1990	3	8276	Y	N	6013 S 298TH PL
012	032104	9088	4/7/03	\$257,000	820	170	6	1940	3	85813	N	N	4409 S 288TH ST
012	401320	0030	12/22/03	\$155,000	820	0	6	1942	4	41382	N	N	30640 MILITARY RD S
012	401440	0265	7/15/02	\$158,000	1080	0	6	1959	4	17415	N	N	4420 S 318TH ST
012	030300	0455	4/18/02	\$155,000	1100	0	6	1952	4	14850	N	N	30566 54TH AV S
012	401380	0166	1/20/03	\$144,685	1100	0	6	1958	3	12350	N	N	30728 38TH AV S
012	401440	0056	8/20/02	\$153,000	1110	0	6	1952	3	12048	N	N	31044 42ND AV S
012	032104	9186	6/18/02	\$152,000	1170	0	6	1976	4	8961	N	N	29401 34TH AV S
012	032104	9075	11/23/03	\$263,500	1200	390	6	1952	4	33105	N	N	3429 S 288TH ST
012	030300	0410	12/11/03	\$217,500	1330	0	6	1958	4	13280	N	N	5425 S 305TH ST
012	032104	9078	11/21/02	\$176,130	1330	0	6	1936	4	16117	N	N	28820 34TH AV S
012	131030	0110	9/25/03	\$184,000	810	780	7	1976	3	7316	N	N	3343 S 290TH ST
012	131291	0220	3/13/02	\$176,616	840	390	7	1984	3	9240	N	N	4002 S 302ND PL
012	769650	0260	6/23/03	\$160,000	860	0	7	1970	4	7200	N	N	29816 47TH PLS
012	131110	0230	9/17/02	\$186,000	860	860	7	1963	4	8800	N	N	29306 37TH PLS
012	293500	0110	3/27/03	\$138,000	860	0	7	1970	3	7140	N	N	29650 43RD PLS
012	789550	0320	2/13/03	\$122,900	860	0	7	1970	3	7526	N	N	4346 S 300TH ST
012	401250	0080	12/6/02	\$179,000	880	210	7	1968	4	11438	N	N	3864 S 305TH PL
012	293500	0260	2/20/03	\$176,900	900	470	7	1970	3	6300	N	N	4303 S 296TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	789550	0570	3/18/03	\$180,900	900	470	7	1973	3	7650	N	N	29805 43RD PL S
012	401380	0207	8/7/02	\$143,000	910	0	7	1961	3	9520	N	N	31042 38TH AV S
012	293500	0140	3/11/03	\$179,950	930	460	7	1970	3	7000	N	N	4232 S 297TH PL
012	293500	0200	11/7/03	\$183,610	930	470	7	1970	4	7360	N	N	29620 42ND PL S
012	131291	0210	10/16/02	\$178,000	940	660	7	1985	3	8475	N	N	4004 S 302ND PL
012	555680	0220	12/19/03	\$180,000	950	0	7	1967	3	8400	N	N	29016 40TH AV S
012	131291	0150	8/20/03	\$206,000	950	570	7	1983	3	12000	N	N	4042 S 302ND PL
012	246050	0100	3/27/03	\$162,999	970	0	7	1970	3	7840	N	N	4432 S 296TH PL
012	555690	0090	8/15/03	\$168,000	970	0	7	1978	3	6900	N	N	29113 35TH PL S
012	246060	0040	7/23/03	\$162,000	970	0	7	1973	3	7300	N	N	29825 45TH AV S
012	769660	0310	6/24/03	\$164,450	970	0	7	1971	4	7500	N	N	30012 47TH PL S
012	246060	0100	6/5/03	\$179,500	970	290	7	1975	3	7310	N	N	4356 S 300TH ST
012	246060	0190	5/15/02	\$177,150	970	580	7	1975	3	10530	N	N	29808 45TH AV S
012	769650	0340	11/21/03	\$163,000	970	0	7	1968	4	7800	N	N	4538 S 298TH PL
012	769660	0130	7/26/02	\$152,000	970	0	7	1970	3	7420	N	N	4407 S 300TH ST
012	769650	0080	10/30/02	\$159,950	970	0	7	1968	4	8424	N	N	29855 45TH PLS
012	246060	0070	1/21/02	\$142,000	970	0	7	1971	3	7828	N	N	29837 45TH AV S
012	769650	0120	4/22/02	\$149,500	970	0	7	1968	4	7920	N	N	29852 45TH PLS
012	769660	0280	8/20/03	\$133,280	970	0	7	1971	3	7280	N	N	30011 47TH PL S
012	246060	0130	7/23/02	\$175,000	980	580	7	1974	3	7446	N	N	29834 45TH AV S
012	030200	0370	5/12/03	\$184,900	980	0	7	1962	4	16960	N	N	5205 S 314TH ST
012	293500	0160	7/29/03	\$184,950	990	400	7	1977	3	6960	N	N	4218 S 297TH PL
012	753120	0020	4/26/02	\$154,500	990	0	7	1968	3	8455	N	N	3524 S 295TH ST
012	769662	0200	12/13/03	\$205,000	1000	580	7	1976	3	7600	N	N	30029 45TH AV S
012	769662	0250	7/15/03	\$190,000	1000	580	7	1976	4	7200	N	N	4523 S 300TH PL
012	555680	0010	3/11/03	\$200,000	1010	840	7	1967	3	7650	N	N	28803 40TH AV S
012	337600	0050	2/10/03	\$164,850	1010	0	7	1967	3	7665	N	N	28910 45TH PLS
012	934650	0030	7/1/02	\$159,950	1010	0	7	1966	3	8960	N	N	31444 44TH AV S
012	293500	0180	9/19/03	\$159,999	1010	0	7	1977	3	6300	N	N	4210 S 297TH PL
012	337600	0120	6/12/02	\$151,700	1010	0	7	1967	3	7315	N	N	28910 44TH PLS
012	337600	0010	3/27/02	\$146,950	1010	0	7	1967	3	8400	N	N	28804 45TH PLS

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	401380	0197	4/12/02	\$185,000	1020	700	7	1961	3	11400	N	N	31012 38TH AV S
012	387650	0140	6/19/03	\$159,750	1020	0	7	1967	4	7200	N	N	29330 32ND PL S
012	387660	0030	1/29/02	\$144,456	1020	0	7	1967	3	9020	N	N	29529 32ND PL S
012	815962	0050	6/6/02	\$185,000	1030	710	7	1977	4	12880	N	N	4814 S 292ND ST
012	131100	0410	9/5/03	\$207,500	1040	880	7	1962	4	7140	N	N	29126 39TH AV S
012	401440	0065	11/21/02	\$154,700	1040	0	7	1967	4	13500	N	N	31008 42ND AV S
012	131190	0100	10/20/03	\$203,500	1050	450	7	1968	3	7350	N	N	29616 40TH PL S
012	131100	0720	10/20/03	\$206,000	1050	760	7	1962	4	7360	N	N	29031 39TH AV S
012	131160	0140	8/26/03	\$205,000	1050	780	7	1966	3	7350	N	N	29231 45TH PL S
012	337600	0210	8/20/03	\$165,500	1050	0	7	1967	3	6900	N	N	28807 44TH PL S
012	131180	0120	7/15/02	\$188,500	1050	480	7	1967	3	7125	N	N	4715 S 295TH PL
012	131150	0160	2/20/02	\$182,500	1050	440	7	1966	3	7840	N	N	29407 39TH AV S
012	131160	0030	11/11/02	\$180,000	1050	800	7	1965	3	7350	N	N	29005 45TH PL S
012	131150	0130	11/20/02	\$179,000	1050	920	7	1966	3	7812	N	N	29337 40TH AV S
012	131120	0090	2/14/02	\$165,000	1050	460	7	1963	3	7280	N	N	3962 S 293RD ST
012	131100	0550	9/20/03	\$160,000	1050	470	7	1962	4	7210	N	N	28824 39TH AV S
012	131110	0350	6/19/03	\$196,500	1060	760	7	1962	3	10552	N	N	29368 38TH PL S
012	246050	0130	9/24/03	\$206,300	1060	1060	7	1976	4	7490	N	N	4416 S 296TH PL
012	131140	0260	4/29/02	\$185,000	1060	1010	7	1963	3	7245	N	N	4272 S 290TH ST
012	769663	0320	12/23/03	\$194,950	1060	630	7	1976	4	7620	N	N	30220 42ND PL S
012	131120	0200	7/31/03	\$175,000	1060	900	7	1963	3	7350	N	N	29005 43RD AV S
012	769661	0090	10/10/02	\$183,000	1060	310	7	1975	3	6375	N	N	4826 S 300TH PL
012	131120	0730	12/18/03	\$169,950	1060	1010	7	1963	3	7350	N	N	29242 45TH AV S
012	131110	0690	8/30/02	\$188,000	1070	760	7	1962	3	10712	N	N	29328 36TH AV S
012	815963	0370	8/24/03	\$224,000	1080	770	7	1977	4	12000	N	N	4601 S 292ND ST
012	131100	0400	3/25/03	\$201,000	1080	800	7	1962	4	7210	N	N	29204 39TH AV S
012	131110	0030	8/30/02	\$173,000	1080	580	7	1962	4	8030	N	N	29304 34TH AV S
012	387650	0280	2/28/02	\$157,400	1080	0	7	1967	3	7820	N	N	3205 S 295TH ST
012	800110	0140	1/17/02	\$165,900	1080	0	7	1996	3	5815	N	N	3305 S S 300TH PL
012	131110	0370	1/21/03	\$178,500	1090	0	7	1962	4	8640	N	N	29453 38TH PL S
012	815963	0010	5/28/02	\$195,000	1090	410	7	1977	4	13120	N	N	29126 47TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	102104	9036	6/2/03	\$190,000	1090	0	7	1961	4	60112	N	N	31806 MILITARY RD S
012	131120	0120	12/19/03	\$203,000	1100	560	7	1963	3	7210	N	N	29141 43RD AV S
012	949180	0280	9/17/03	\$195,000	1100	0	7	1990	3	9184	N	N	3219 S 299TH ST
012	387650	0360	9/17/03	\$180,000	1100	0	7	1966	4	7210	N	N	29409 34TH AV S
012	769662	0110	11/10/03	\$191,500	1100	380	7	1976	3	7200	N	N	30033 45TH CT S
012	949180	0010	3/24/03	\$182,000	1100	0	7	1990	3	6679	N	N	3203 S 298TH ST
012	949180	0220	2/22/02	\$172,000	1100	0	7	1990	3	8660	N	N	3218 S 299TH ST
012	131160	0510	9/18/03	\$202,000	1110	450	7	1968	4	7125	N	N	29210 45TH PLS
012	131100	0010	2/25/03	\$170,000	1120	0	7	1962	3	9375	N	N	28803 38TH AV S
012	815963	0050	10/2/02	\$227,000	1120	330	7	1977	4	12000	N	N	29109 47TH AV S
012	131110	0300	9/8/03	\$192,000	1120	940	7	1963	4	7700	N	N	29320 38TH PLS
012	131110	0330	12/11/03	\$175,000	1120	650	7	1963	3	8250	N	N	29356 38TH PLS
012	131290	0060	7/17/03	\$193,000	1130	830	7	1967	3	8160	N	N	3216 S 292ND ST
012	934650	0180	6/19/03	\$167,000	1130	0	7	1967	3	9900	N	N	4451 S 314TH ST
012	934650	0230	6/13/02	\$165,000	1130	0	7	1967	3	9607	N	N	4422 S 314TH ST
012	934650	0180	6/23/03	\$162,250	1130	0	7	1967	3	9900	N	N	4451 S 314TH ST
012	934650	0180	6/21/02	\$159,000	1130	0	7	1967	3	9900	N	N	4451 S 314TH ST
012	032104	9006	5/28/03	\$169,500	1130	0	7	1959	4	15246	N	N	29024 34TH AV S
012	131180	0260	12/5/03	\$219,950	1140	530	7	1967	4	8000	N	N	29501 45TH PLS
012	387671	0040	6/7/02	\$185,000	1140	800	7	1978	3	7296	N	N	29727 34TH AV S
012	608460	0200	1/27/03	\$185,000	1150	260	7	1985	3	7152	N	N	30701 48TH AV S
012	131190	0200	2/26/03	\$210,000	1160	570	7	1968	3	7000	N	N	29611 40TH PLS
012	131120	0440	6/22/02	\$195,000	1160	900	7	1963	4	7416	N	N	4308 S 293RD ST
012	131120	0300	11/7/02	\$190,000	1160	900	7	1963	3	7950	N	N	4346 S 291ST ST
012	131190	0030	2/21/02	\$180,000	1160	570	7	1968	3	9030	N	N	4013 S 297TH PL
012	131200	0240	7/22/02	\$182,850	1160	860	7	1965	4	7225	N	N	28812 41ST AV S
012	131110	0560	11/24/03	\$169,900	1170	0	7	1962	3	7590	N	N	3524 S 293RD PL
012	131290	0130	9/19/02	\$203,500	1180	690	7	1967	4	7200	N	N	29215 32ND PL S
012	800121	0190	7/25/02	\$199,500	1180	400	7	1978	3	7350	N	N	4626 S 289TH PL
012	131280	0010	10/23/02	\$192,000	1180	1150	7	1966	4	7500	N	N	3244 S 291ST ST
012	131180	0270	2/13/02	\$152,500	1180	0	7	1967	3	7200	N	N	29507 45TH PLS

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	131120	0130	8/27/03	\$214,950	1190	1000	7	1963	3	7210	N	N	29135 43RD AV S
012	131150	0030	10/2/03	\$204,950	1190	570	7	1966	4	7830	N	N	29316 41ST AV S
012	555680	0300	6/10/03	\$169,000	1190	0	7	1967	3	7280	N	N	28832 40TH AV S
012	131291	0020	7/18/03	\$177,950	1190	0	7	1985	3	7420	N	N	3725 S 302ND ST
012	131140	0300	8/14/02	\$196,950	1190	1140	7	1964	4	7245	N	N	4250 S 290TH ST
012	131291	0010	8/19/02	\$171,500	1190	0	7	1985	3	7475	N	N	3717 S 302ND ST
012	131291	0060	2/19/02	\$158,000	1190	0	7	1985	3	6820	N	N	3819 S 302ND ST
012	131100	0610	2/20/02	\$159,950	1190	900	7	1962	4	7210	N	N	28830 38TH AV S
012	387660	0090	9/25/02	\$205,000	1200	900	7	1967	3	7000	N	N	3233 S 295TH PL
012	789550	0580	7/25/03	\$174,500	1200	0	7	1971	3	7900	N	N	29809 43RD PL S
012	261670	0220	7/5/02	\$178,000	1200	0	7	1985	3	7094	N	N	4526 S 301ST DR
012	661850	0010	1/9/03	\$209,000	1200	400	7	1991	3	8244	N	N	29753 48TH AV S
012	555680	0200	10/27/03	\$155,000	1200	0	7	1967	3	7360	N	N	4006 S 291ST ST
012	131292	0080	5/10/03	\$160,500	1200	0	7	1983	3	7600	N	N	3810 S 303RD CT
012	131100	0060	12/17/03	\$182,500	1210	0	7	1962	3	7350	N	N	28833 38TH AV S
012	873235	0180	9/20/02	\$200,000	1210	700	7	1979	4	8400	N	N	3633 S 299TH PL
012	753120	0180	4/24/02	\$155,000	1210	0	7	1969	4	6800	N	N	29452 34TH AV S
012	873235	0070	9/9/02	\$191,750	1210	810	7	1978	3	7050	N	N	3629 S 298TH PL
012	815961	0250	5/7/02	\$205,000	1220	880	7	1975	3	5605	N	N	5005 S 291ST ST
012	815963	0270	4/18/02	\$190,000	1220	530	7	1976	3	8819	N	N	29017 46TH PL S
012	815962	0110	6/25/03	\$186,000	1230	0	7	1977	3	7884	N	N	4811 S 292ND ST
012	800121	0260	3/4/03	\$195,000	1230	500	7	1978	3	8000	N	N	4645 S 289TH PL
012	030200	0175	4/28/03	\$265,000	1250	580	7	1964	3	32841	N	N	5260 S 312TH ST
012	131160	0450	5/16/03	\$177,000	1250	0	7	1966	3	7350	N	N	29306 45TH PL S
012	131160	0360	8/28/03	\$186,000	1250	0	7	1966	4	8085	N	N	4221 S 294TH ST
012	131180	0210	7/9/02	\$174,950	1250	0	7	1967	3	7350	N	N	4706 S 295TH PL
012	131190	0160	12/2/02	\$179,950	1250	0	7	1968	3	7440	N	N	4014 S 296TH ST
012	131150	0400	3/13/02	\$170,000	1250	0	7	1966	3	7350	N	N	4103 S 294TH ST
012	131210	0170	11/13/02	\$178,500	1250	0	7	1966	4	8250	N	N	3454 S 290TH ST
012	800123	0020	4/23/03	\$207,500	1250	800	7	1978	3	7525	N	N	28811 46TH PL S
012	131160	0570	9/13/02	\$165,000	1250	0	7	1965	3	7210	N	N	29022 45TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	131160	0580	2/1/02	\$174,500	1250	0	7	1965	4	7220	N	N	29014 45TH PL S
012	131180	0400	2/25/02	\$161,000	1250	0	7	1967	3	7650	N	N	4526 S 297TH PL
012	131160	0180	5/28/02	\$155,000	1250	0	7	1965	3	7350	N	N	29319 45TH PL S
012	873235	0170	1/15/03	\$213,500	1270	470	7	1979	3	8400	N	N	3621 S 299TH PL
012	030200	0315	12/26/03	\$195,000	1270	0	7	1957	4	18450	N	N	31425 52ND AV S
012	387660	0120	11/14/02	\$158,000	1270	510	7	1967	3	6600	N	N	3222 S 295TH PL
012	246050	0060	7/29/03	\$187,000	1280	0	7	1969	4	7140	N	N	29704 45TH AV S
012	032104	9194	10/11/02	\$207,000	1280	530	7	1978	3	9153	N	N	3379 S 290TH ST
012	248250	0030	5/10/02	\$150,000	1280	0	7	1967	3	9782	N	N	30656 MILITARY RD S
012	131160	0250	5/22/03	\$214,950	1300	600	7	1966	3	7480	N	N	4218 S 294TH ST
012	769663	0110	9/29/03	\$177,000	1300	0	7	1976	4	8750	N	N	30016 42ND PL S
012	608460	0380	7/17/02	\$214,950	1310	420	7	1985	3	7221	N	N	30837 47TH AV S
012	565150	0150	7/29/03	\$189,950	1310	0	7	1989	3	8399	N	N	4947 S 298TH ST
012	131111	0030	5/15/02	\$185,000	1310	0	7	1995	3	6600	N	N	3216 S 302ND PL
012	261670	0280	7/21/03	\$200,800	1320	0	7	1985	3	9038	N	N	4410 S 301ST DR
012	815963	0240	8/28/02	\$194,500	1320	0	7	1976	3	9691	N	N	28915 46TH PLS
012	387670	0120	7/23/02	\$173,000	1320	0	7	1967	3	8280	N	N	29606 32ND PL S
012	815963	0260	7/25/03	\$188,500	1320	0	7	1976	4	8819	N	N	29009 46TH PLS
012	815963	0250	11/19/03	\$187,500	1320	0	7	1976	4	8819	N	N	29001 46TH PL S
012	769661	0140	10/27/03	\$199,000	1320	330	7	1975	3	7500	N	N	29914 48TH PL S
012	815963	0280	5/22/03	\$185,000	1320	0	7	1976	4	8819	N	N	29025 46TH PL S
012	769650	0310	4/24/02	\$158,950	1320	0	7	1971	3	7380	N	N	29800 47TH PLS
012	815963	0210	6/2/03	\$167,990	1320	0	7	1976	4	7047	N	N	4622 S 290TH PL
012	789550	0350	4/16/03	\$175,500	1330	0	7	1970	3	7420	N	N	4324 S 300TH ST
012	261670	0020	1/18/02	\$184,900	1330	0	7	1985	3	7538	N	N	5010 S 301ST DR
012	131292	0090	7/11/03	\$218,900	1330	940	7	1989	3	6533	N	N	30240 38TH PLS
012	261670	0450	6/21/02	\$174,000	1330	0	7	1987	3	9831	N	N	4523 S 301ST DR
012	131191	0060	7/25/02	\$195,275	1330	850	7	1967	3	7200	N	N	29630 41ST PLS
012	030300	0490	9/12/03	\$187,500	1350	0	7	1963	3	13280	N	N	5217 S 305TH ST
012	204800	0270	10/28/02	\$188,900	1350	0	7	2001	3	3219	N	N	3326 S 301ST PL
012	204800	0280	3/28/02	\$188,900	1350	0	7	2001	3	3307	N	N	3322 S 301ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	274400	0040	1/22/02	\$210,000	1350	440	7	1987	3	8251	N	N	28831 43RD PL S
012	387670	0060	9/4/02	\$172,500	1370	0	7	1967	3	7600	N	N	3204 S 296TH PL
012	131140	0050	8/19/03	\$188,500	1370	0	7	1964	4	7665	N	N	29110 42ND AV S
012	401320	0063	9/17/03	\$155,000	1370	0	7	1963	4	8501	N	N	3266 S 308TH PL
012	387660	0050	5/12/03	\$169,950	1380	0	7	1967	4	8500	N	N	29540 32ND PL S
012	401440	0210	6/10/02	\$165,000	1380	0	7	1993	3	15000	N	N	31901 44TH AV S
012	261670	0550	5/21/02	\$188,000	1390	0	7	1985	3	10352	N	N	30151 46TH AV S
012	401440	0064	11/21/02	\$167,000	1400	0	7	1968	4	13500	N	N	31006 42ND AV S
012	131160	0290	5/12/03	\$218,900	1410	360	7	1966	4	11200	N	N	4122 S 294TH ST
012	555680	0320	7/15/02	\$194,950	1410	0	7	1967	4	7700	N	N	28820 40TH AV S
012	608460	0370	2/6/02	\$194,000	1410	0	7	1985	3	7220	N	N	30831 47TH AV S
012	131210	0080	9/18/03	\$215,000	1410	470	7	1967	4	7200	N	N	29014 34TH AV S
012	565150	0090	12/5/03	\$237,950	1420	450	7	1989	3	7217	N	N	29912 50TH CT S
012	661850	0060	7/15/02	\$199,950	1420	0	7	1991	3	8391	N	N	29723 48TH AV S
012	387671	0210	3/24/03	\$177,000	1420	0	7	1978	3	7200	N	N	3206 S 298TH ST
012	800110	0150	2/5/02	\$208,000	1420	380	7	1996	3	5741	N	N	3311 S 300TH PL
012	608460	1060	10/10/02	\$196,000	1420	350	7	1986	3	8640	N	N	4825 S 308TH ST
012	248250	0050	2/13/03	\$174,000	1430	0	7	1967	3	10175	N	N	30648 MILITARY RD S
012	131280	0030	6/13/03	\$226,600	1430	600	7	1966	4	7200	N	N	3232 S 291ST ST
012	032104	9147	11/21/02	\$150,900	1430	0	7	1964	3	7405	N	N	28851 34TH AV S
012	204800	0350	7/25/03	\$169,900	1430	0	7	2001	3	3291	N	N	3339 S 301ST PL
012	608460	0120	4/29/03	\$205,000	1432	0	7	1986	3	7411	N	N	4824 S 308TH ST
012	608460	0150	11/13/02	\$210,000	1432	0	7	1987	4	6652	N	N	30722 48TH AV S
012	131160	0160	6/24/02	\$184,500	1450	0	7	1965	4	7350	N	N	29307 45TH PL S
012	131140	0190	8/7/02	\$175,000	1450	0	7	1964	4	7392	N	N	4263 S 290TH ST
012	131200	0020	6/23/03	\$175,000	1450	0	7	1965	4	7800	N	N	4112 S 288TH PL
012	131150	0340	4/1/02	\$167,963	1450	0	7	1966	3	7227	N	N	3901 S 294TH ST
012	131160	0040	7/21/03	\$166,500	1450	0	7	1965	3	7245	N	N	29009 45TH PL S
012	032104	9195	10/7/02	\$186,000	1460	180	7	1977	3	10890	N	N	30019 38TH AV S
012	401440	0035	4/24/03	\$162,650	1470	0	7	1966	3	19046	N	N	31015 44TH AV S
012	246060	0060	9/15/03	\$190,000	1480	0	7	1973	3	6966	N	N	29835 45TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	401280	0060	10/21/03	\$170,000	1480	0	7	1961	3	13158	N	N	4414 S 318TH ST
012	815961	0040	3/27/02	\$174,200	1490	0	7	1975	3	10591	N	N	29006 50TH PLS
012	204800	0380	9/18/03	\$196,900	1520	0	7	2003	3	3118	N	N	30066 34TH AV S
012	204800	0080	12/12/03	\$194,900	1520	0	7	2003	3	4178	N	N	30110 36TH PLS
012	204800	0440	3/13/03	\$194,000	1520	0	7	2003	3	2984	N	N	30030 34TH AV S
012	204800	0400	4/15/02	\$183,900	1520	0	7	2001	3	3115	N	N	30054 34TH AV S
012	204800	0020	8/27/03	\$181,000	1520	0	7	2001	3	3000	N	N	30144 36TH PLS
012	204800	0420	1/16/02	\$180,000	1520	0	7	2001	3	3115	N	N	30042 34TH AV S
012	204800	0320	4/23/02	\$179,900	1520	0	7	2001	3	2515	N	N	3315 S 301ST PL
012	541320	0020	8/15/02	\$209,000	1530	0	7	1990	3	7206	N	N	3408 S 298TH PL
012	541320	0050	8/19/03	\$207,950	1530	0	7	1990	3	7423	N	N	3417 S 298TH PL
012	541320	0070	5/16/02	\$191,000	1530	0	7	1990	3	7309	N	N	3409 S 298TH PL
012	401380	0126	11/26/03	\$193,000	1540	0	7	1961	4	11330	N	N	30404 38TH AV S
012	949180	0320	11/25/03	\$206,000	1540	0	7	1990	3	9921	N	N	3309 S 299TH ST
012	949180	0270	11/4/02	\$205,000	1540	0	7	1990	3	7323	N	N	3211 S 299TH ST
012	401380	0126	8/2/02	\$174,950	1540	0	7	1961	4	11330	N	N	30404 38TH AV S
012	949180	0040	12/24/02	\$197,000	1540	0	7	1990	3	10332	N	N	3221 S 298TH ST
012	769660	0020	11/19/02	\$174,950	1540	0	7	1973	3	7300	N	N	30047 45TH PLS
012	131191	0140	10/9/02	\$185,000	1550	0	7	1968	3	7875	N	N	4104 S 296TH ST
012	204800	0430	4/2/03	\$191,000	1550	0	7	2003	3	3129	N	N	30036 34TH AV S
012	204800	0370	7/24/03	\$189,900	1550	0	7	2003	3	2872	N	N	30072 34TH AV S
012	204800	0390	4/23/02	\$183,900	1550	0	7	2001	3	3115	N	N	30060 34TH AV S
012	204800	0410	2/14/02	\$183,000	1550	0	7	2001	3	3115	N	N	30048 34TH AV S
012	204800	0310	12/2/02	\$182,900	1550	0	7	2001	3	2962	N	N	3307 S 301ST PL
012	204800	0070	10/14/03	\$197,000	1560	0	7	2003	3	3046	N	N	30114 36TH PL S
012	551560	0195	9/5/02	\$178,500	1560	0	7	1943	3	28260	N	N	30663 MILITARY RD S
012	949180	0020	4/14/03	\$204,450	1570	0	7	1990	3	7917	N	N	3209 S 298TH ST
012	949180	0330	6/5/03	\$202,950	1570	0	7	1990	3	10534	N	N	3315 S 299TH ST
012	949180	0200	6/21/02	\$190,000	1570	0	7	1990	3	9535	N	N	3226 S 299TH ST
012	949180	0050	3/21/02	\$188,000	1570	0	7	1990	3	10690	N	N	3227 S 298TH ST
012	030200	0195	10/14/03	\$242,000	1580	0	7	1961	4	37800	N	N	5134 S 312TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	769650	0300	3/27/02	\$203,000	1580	0	7	1971	4	7700	N	N	29802 47TH PL S
012	769661	0400	9/26/03	\$200,000	1580	0	7	1975	3	7776	N	N	5023 S 300TH PL
012	769662	0120	9/15/03	\$191,000	1580	0	7	1976	3	7300	N	N	30039 45TH CT S
012	541320	0040	6/19/03	\$204,000	1580	0	7	1990	3	7704	N	N	3416 S 298TH PL
012	769662	0020	3/21/03	\$188,500	1580	0	7	1976	3	7650	N	N	4604 S 300TH PL
012	769662	0040	4/15/02	\$177,500	1580	0	7	1976	3	7200	N	N	30032 46TH AV S
012	789560	0020	4/28/03	\$168,000	1580	0	7	1971	3	7490	N	N	4325 S 300TH ST
012	608460	1070	5/28/02	\$202,500	1590	0	7	1988	3	9346	N	N	4831 S 308TH ST
012	261670	0170	10/8/03	\$213,500	1600	0	7	1985	3	8532	N	N	4700 S 301ST DR
012	274400	0110	4/1/03	\$254,500	1600	320	7	1985	3	9132	N	N	4314 S 289TH PL
012	204800	0300	8/3/03	\$193,750	1600	0	7	2003	3	3000	N	N	3308 S 301ST PL
012	769663	0070	5/20/03	\$187,000	1600	0	7	1976	3	7250	N	N	4308 S 300TH PL
012	204800	0290	5/20/03	\$190,000	1600	0	7	2003	3	2540	N	N	3316 S 301ST PL
012	204800	0150	3/17/03	\$188,900	1600	0	7	2002	3	2727	N	N	30149 36TH PL S
012	204800	0330	8/28/03	\$180,000	1600	0	7	2003	3	2231	N	N	3323 S 301ST PL
012	204800	0340	8/28/03	\$180,000	1600	0	7	2003	3	2800	N	N	3331 S 301ST PL
012	565150	0070	2/26/02	\$185,000	1600	0	7	1989	3	7201	N	N	29922 50TH CT S
012	204800	0160	9/27/02	\$184,900	1602	0	7	2002	3	3041	N	N	30155 36TH PLS
012	204800	0140	3/14/02	\$184,900	1610	0	7	2001	3	3037	N	N	30143 36TH PL S
012	204800	0100	6/26/03	\$181,000	1610	0	7	2003	3	2780	N	N	20102 36TH PL S
012	204800	0090	7/25/03	\$190,000	1620	0	7	2003	3	3581	N	N	30106 36TH PL S
012	769663	0130	8/22/02	\$190,000	1620	0	7	1976	4	8750	N	N	30013 42ND PL S
012	293500	0060	7/23/02	\$172,450	1620	0	7	1976	3	6862	N	N	4233 S 297TH PL
012	204800	0130	6/29/02	\$181,500	1620	0	7	2002	3	2961	N	N	30137 36TH PLS
012	769663	0020	4/5/02	\$176,000	1620	0	7	1976	3	7076	N	N	30024 44TH CT S
012	769662	0190	4/1/02	\$160,000	1620	0	7	1976	3	7200	N	N	30023 45TH AV S
012	608460	0780	3/10/03	\$209,950	1630	0	7	1988	3	7588	N	N	30851 49TH CT S
012	608460	0340	3/15/02	\$204,000	1630	0	7	1986	3	7217	N	N	30813 47TH AV S
012	204800	0260	9/25/02	\$186,900	1630	0	7	2002	3	3555	N	N	3328 S 301ST PL
012	204800	0250	1/21/03	\$183,900	1630	0	7	2002	3	3273	N	N	3332 S 301ST PL
012	800110	0070	6/24/03	\$209,900	1640	0	7	1996	3	5150	N	N	3336 S S 300TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	555680	0270	6/24/02	\$157,000	1640	0	7	1967	3	8100	N	N	28850 40TH AV S
012	030200	0145	12/17/03	\$230,000	1650	0	7	1954	5	25380	N	N	5235 S 310TH ST
012	131280	0160	5/17/02	\$175,000	1660	0	7	1966	4	7740	N	N	3243 S 291ST ST
012	030200	0310	1/7/03	\$169,500	1670	0	7	1961	2	18450	N	N	31415 52ND AV S
012	769661	0190	5/5/03	\$195,000	1680	0	7	1975	3	6750	N	N	29925 48TH PL S
012	769661	0060	7/2/03	\$175,000	1680	0	7	1975	3	7600	N	N	4908 S 300TH PL
012	769661	0230	2/21/03	\$170,000	1680	0	7	1975	4	8030	N	N	30060 47TH PL S
012	608460	0210	8/4/03	\$235,000	1720	0	7	1985	3	9034	N	N	30705 48TH AV S
012	131100	0080	7/10/02	\$199,000	1760	0	7	1962	4	7350	N	N	28849 38TH AV S
012	815963	0060	8/27/03	\$197,950	1760	0	7	1977	3	9360	N	N	4609 S 291ST ST
012	401320	0060	4/25/03	\$173,100	1770	0	7	1956	3	24375	N	N	30655 34TH PL S
012	934650	0100	8/22/02	\$193,575	1930	0	7	1991	3	9600	N	N	31505 46TH AV S
012	726320	0055	10/9/02	\$219,950	1960	0	7	1990	3	34500	N	N	3135 S 299TH ST
012	753120	0010	4/21/03	\$219,000	2040	0	7	1968	5	7216	N	N	29427 36TH AV S
012	555690	0320	10/18/02	\$200,000	2050	0	7	1974	3	8316	N	N	3517 S 291ST ST
012	608460	1000	8/26/03	\$246,000	2120	0	7	1987	3	7663	N	N	4717 S 308TH ST
012	608460	0260	12/19/03	\$226,900	2140	0	7	1987	3	7204	N	N	30733 48TH AV S
012	608460	0160	6/18/03	\$254,950	2150	0	7	1986	3	8375	N	N	30716 48TH AV S
012	608460	0130	6/10/03	\$224,950	2180	0	7	1986	3	9232	N	N	4810 S 308TH ST
012	401440	0106	10/21/02	\$235,000	2180	0	7	1953	4	20000	N	N	30836 44TH AV S
012	800110	0180	7/30/03	\$239,900	2200	0	7	1996	3	7190	N	N	3325 S S 300TH PL
012	131110	0640	9/2/03	\$212,000	2280	0	7	1962	4	8175	N	N	29369 38TH PL S
012	800110	0190	9/12/02	\$252,500	2850	0	7	1996	3	8202	N	N	3331 S S 300TH PL
012	800145	0420	11/22/02	\$247,900	1350	1270	8	1990	3	16150	N	N	31321 47TH AV S
012	800145	0060	7/17/03	\$260,700	1400	1250	8	1990	3	9920	N	N	4524 S 313TH ST
012	240860	0070	8/12/02	\$255,000	1424	448	8	1996	3	18632	N	N	3223 S 314TH PL
012	030200	0275	8/21/02	\$260,000	1440	950	8	1967	3	19740	N	N	5400 S 314TH ST
012	401380	0161	8/22/03	\$235,633	1660	0	8	1984	3	18263	N	N	3820 S 307TH PL
012	800145	0470	12/30/02	\$206,000	1700	0	8	1990	3	9391	N	N	4423 S 313TH ST
012	800140	0020	3/8/02	\$203,000	1830	0	8	1988	3	11972	N	N	5014 S 310TH PL
012	401380	0162	10/28/02	\$245,000	1850	0	8	1984	3	19850	N	N	3832 S 307TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(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
012	800145	0290	8/13/03	\$299,950	1900	620	8	1990	3	17540	N	N	31410 48TH AV S
012	800160	0180	3/25/02	\$239,950	1910	610	8	1989	3	8687	N	N	4920 S 315TH PL
012	800140	0070	5/19/03	\$213,000	1910	0	8	1988	3	8680	N	N	4906 S 310TH PL
012	800140	0290	11/11/03	\$229,995	1920	0	8	1988	3	10304	N	N	4920 S 313TH PL
012	800145	0350	3/13/03	\$239,649	2000	0	8	1989	3	12372	N	N	4717 S 315TH PL
012	800140	0080	9/17/02	\$221,500	2060	0	8	1988	3	11997	N	N	4834 S 311TH CT
012	800140	0150	10/3/02	\$249,950	2090	0	8	1988	3	13850	N	N	4821 S 311TH CT
012	800145	0090	3/7/02	\$260,500	2240	0	8	1990	3	20586	N	N	4712 S 313TH ST
012	800140	0310	8/8/02	\$264,000	2250	0	8	1988	3	11797	N	N	31312 49TH AV S
012	800160	0050	9/10/02	\$255,000	2440	0	8	1988	3	8250	N	N	31343 49TH AV S
012	800160	0240	11/13/03	\$286,000	2600	0	8	1988	3	8436	N	N	4909 S 315TH PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 27**  
**(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	011000	0120	4/7/03	\$156,250	BANKRUPTCY - RECEIVER OR TRUSTEE
006	125320	0050	7/25/03	\$190,000	RELOCATION - SALE BY SERVICE
006	125320	0050	7/25/03	\$190,000	RELOCATION - SALE TO SERVICE
006	131050	0050	3/21/02	\$207,450	RELOCATION - SALE BY SERVICE
006	131050	0110	7/30/03	\$191,000	UnFinArea
006	131050	0270	7/31/02	\$68,500	PARTIAL INTEREST (103, 102, Etc.);
006	131050	0620	10/10/03	\$48,000	DORRatio
006	131070	0310	12/11/02	\$239,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	131099	0260	6/26/02	\$280,000	RELOCATION - SALE BY SERVICE
006	131099	0260	6/3/02	\$280,000	RELOCATION - SALE TO SERVICE
006	131099	0320	10/28/03	\$60,500	DORRatio
006	194140	0220	6/12/03	\$71,499	DORRatio
006	222204	9013	2/12/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	222204	9082	9/6/02	\$67,000	DORRatio
006	272204	9056	6/26/03	\$135,000	No Representation
006	272204	9083	2/8/02	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	272204	9111	8/30/02	\$181,280	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	272204	9134	1/11/02	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	282204	9080	8/20/03	\$93,285	DORRatio
006	282204	9147	3/27/03	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	289470	0420	6/27/03	\$275,000	UnFinArea
006	383230	0310	2/14/03	\$159,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	383230	0310	2/18/03	\$159,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	383231	0180	11/4/03	\$99,671	DORRatio
006	383250	0620	4/17/03	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	383260	0130	2/1/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	383260	0170	8/8/02	\$95,000	QUIT CLAIM DEED;
006	533570	0040	7/8/02	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	538760	0040	12/18/03	\$183,000	Obsol
006	666901	0240	5/12/03	\$50,000	QUIT CLAIM DEED DORRatio
006	666902	0370	12/31/02	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	666902	0550	2/26/02	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	714640	0060	10/22/03	\$220,500	Obsol
006	714940	0040	11/19/02	\$220,000	DIVORCE
006	714940	0200	6/11/03	\$187,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714941	0240	10/8/03	\$165,000	Diagnostic Outlier
006	763340	0040	5/31/02	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	763350	0010	11/14/03	\$160,000	Diagnostic Outlier
006	763350	0040	6/30/03	\$210,500	STATEMENT TO DOR
006	763350	0050	9/19/02	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	796770	0230	6/18/03	\$163,274	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	796770	0490	6/28/02	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	807540	0290	4/4/02	\$149,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	807540	0450	9/13/02	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 27**  
**(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	807540	0790	3/19/03	\$145,000	NO MARKET EXPOSURE; FORCED SALE
006	885760	0070	6/18/03	\$164,400	UnFinArea
006	885760	0160	10/27/03	\$95,500	Diagnostic Outlier
006	885760	0510	4/3/03	\$130,100	EXEMPT FROM EXCISE TAX
006	885760	1000	1/8/02	\$110,000	NON-REPRESENTATIVE SALE
006	886000	0005	9/27/02	\$100,000	NON-REPRESENTATIVE SALE
006	886000	0245	4/8/02	\$154,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	983580	0210	3/14/03	\$193,304	EXEMPT FROM EXCISE TAX
006	983580	0690	4/18/02	\$152,900	QUESTIONABLE PER SALES IDENTIFICATION
006	983580	0950	1/6/03	\$189,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	983580	1300	4/4/03	\$175,000	QUESTIONABLE PER SALES IDENTIFICATION
009	026950	0060	3/13/02	\$73,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
009	259565	0110	2/27/03	\$260,000	RELOCATION - SALE BY SERVICE
009	259565	0110	3/14/03	\$260,000	RELOCATION - SALE TO SERVICE
009	259565	0230	10/3/02	\$102,404	PARTIAL INTEREST (103, 102, Etc.);
009	259565	0240	9/24/03	\$132,500	DORRatio
009	342204	9227	9/15/03	\$310,000	No Representation
009	342204	9240	10/17/03	\$124,000	No Representation
009	352204	9037	9/12/02	\$190,000	Diagnostic Outlier
009	352204	9044	9/29/03	\$259,000	Diagnostic Outlier
009	352204	9044	1/15/02	\$237,000	Diagnostic Outlier
009	352204	9081	4/29/02	\$288,500	FORCED SALE
009	387390	0210	9/26/03	\$138,900	Diagnostic Outlier
009	387390	0280	6/27/03	\$57,002	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	387390	0290	5/24/02	\$173,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	387400	0240	6/18/03	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387400	0240	2/21/03	\$144,479	EXEMPT FROM EXCISE TAX
009	387401	0060	2/25/02	\$166,739	EXEMPT FROM EXCISE TAX
009	387401	0470	11/26/03	\$216,000	RELOCATION - SALE TO SERVICE
009	397760	0290	12/4/02	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	440115	0140	12/23/02	\$262,000	RELOCATION - SALE TO SERVICE
009	546210	0160	7/8/03	\$36,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
009	572900	0080	11/18/02	\$500,000	Diagnostic Outlier
009	796720	0200	8/22/02	\$234,950	RELATED PARTY, FRIEND, OR NEIGHBOR
009	796760	0010	8/26/02	\$150,300	EXEMPT FROM EXCISE TAX
009	796760	0085	8/7/03	\$257,500	Obsol
009	796760	0090	3/7/02	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea
009	796760	0294	3/20/02	\$210,000	Diagnostic Outlier
009	796790	0230	5/9/02	\$264,000	UnFinArea
009	951093	0300	6/11/02	\$360,000	RELOCATION - SALE BY SERVICE
009	951093	0300	6/10/02	\$360,000	RELOCATION - SALE TO SERVICE
009	951093	0360	8/19/03	\$382,500	RELOCATION - SALE TO SERVICE
009	951096	0050	8/18/03	\$412,000	Diagnostic Outlier
009	951096	0070	7/23/02	\$102,000	DORRatio
009	951096	0120	5/21/02	\$95,000	DORRatio

***Improved Sales Removed from this Annual Update Analysis***

**Area 27**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	951096	0280	10/28/03	\$386,900	%Compl ActivePermitBeforeSale>25K
009	951096	0330	10/22/03	\$339,000	%Compl ActivePermitBeforeSale>25K
009	951096	0340	9/18/03	\$398,500	%Compl ActivePermitBeforeSale>25K
009	951096	0460	12/5/03	\$385,100	%Compl ActivePermitBeforeSale>25K
009	951096	0600	12/4/02	\$359,900	Diagnostic Outlier
011	030300	0195	10/15/02	\$142,871	RELATED PARTY, FRIEND, OR NEIGHBOR
011	111545	0290	11/22/02	\$22,244	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	221480	0250	8/30/02	\$199,340	EXEMPT FROM EXCISE TAX
011	221480	0640	2/8/02	\$165,101	EXEMPT FROM EXCISE TAX
011	221480	0810	3/18/02	\$181,000	RELOCATION - SALE BY SERVICE
011	332850	0460	12/20/02	\$252,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	332950	0060	3/11/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	332950	0500	9/25/03	\$140,000	NON-REPRESENTATIVE SALE
011	332951	0490	2/21/02	\$51,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	332951	0740	10/31/03	\$162,522	Diagnostic Outlier
011	332952	0070	8/7/03	\$91,212	DORRatio
011	564790	0450	10/31/03	\$227,000	Mis-Identified on e-slip
011	564790	0650	11/21/03	\$475,000	Diagnostic Outlier
011	664877	0070	1/29/02	\$67,346	PARTIAL INTEREST (103, 102, Etc.);
011	664925	0230	5/16/02	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE
012	030200	0055	10/28/02	\$114,500	Diagnostic Outlier
012	030200	0150	3/12/03	\$195,000	Diagnostic Outlier
012	030200	0150	11/22/02	\$185,036	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	030200	0170	3/28/03	\$199,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	030200	0310	5/24/02	\$75,000	STATEMENT TO DOR DORRatio
012	030200	0355	6/6/02	\$105,000	Diagnostic Outlier
012	030200	0580	6/7/02	\$177,000	UnFinArea
012	030200	0590	3/5/03	\$75,500	QUIT CLAIM DEED;
012	030200	0590	3/5/03	\$75,500	QUIT CLAIM DEED;
012	032104	9031	11/21/03	\$305,500	Obsol ActivePermitBeforeSale>25K
012	032104	9033	7/1/02	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	032104	9097	10/18/02	\$125,000	GOVERNMENT AGENCY
012	032104	9100	8/25/03	\$12,746	DORRatio
012	102104	9023	5/28/03	\$228,000	No Representation
012	131100	0660	8/28/02	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	131110	0240	11/13/03	\$74,903	DORRatio
012	131110	0580	7/15/03	\$143,450	EXEMPT FROM EXCISE TAX
012	131120	0050	5/22/02	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	131140	0300	1/27/03	\$96,782	PARTIAL INTEREST (103, 102, Etc.);
012	131150	0220	12/17/02	\$169,500	QUESTIONABLE PER SALES IDENTIFICATION
012	131180	0360	2/21/02	\$53,500	QUIT CLAIM DEED;
012	131180	0590	1/23/02	\$150,000	Diagnostic Outlier
012	131190	0240	7/12/03	\$150,000	Diagnostic Outlier
012	131191	0070	4/5/02	\$120,847	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	131292	0010	3/7/02	\$59,667	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***

**Area 27**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	152104	9068	8/14/03	\$155,000	No Representation
012	204800	0360	2/15/02	\$191,900	Diagnostic Outlier
012	246050	0170	8/12/02	\$50,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
012	261670	0540	9/25/02	\$165,169	EXEMPT FROM EXCISE TAX
012	274400	0060	3/21/02	\$29,150	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
012	337600	0010	11/19/03	\$135,300	DIVORCE
012	387650	0070	6/13/03	\$206,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	387650	0120	7/7/03	\$139,329	QUIT CLAIM DEED
012	387671	0110	4/4/03	\$19,526	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
012	401250	0210	7/21/03	\$24,728	DORRatio
012	401320	0120	1/10/02	\$357,000	No Representation
012	401380	0025	3/21/03	\$350,000	No Representation
012	401380	0055	6/5/02	\$300,000	No Representation
012	401380	0075	12/8/03	\$205,000	Obsol
012	401380	0105	12/12/02	\$365,000	ImpCount
012	401440	0283	11/13/02	\$171,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	401440	0291	5/22/03	\$160,000	Quit Claim Deed
012	401440	0303	3/10/03	\$192,900	BANKRUPTCY - RECEIVER OR TRUSTEE
012	401440	0303	3/19/02	\$240,811	EXEMPT FROM EXCISE TAX
012	401440	0327	11/12/02	\$239,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	541320	0040	7/19/02	\$153,100	EXEMPT FROM EXCISE TAX
012	545070	0070	5/30/03	\$128,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
012	551560	0150	11/7/03	\$246,000	Diagnostic Outlier
012	551560	0163	7/12/02	\$317,573	PERSONAL PROPERTY INCLUDED;
012	555680	0090	11/19/02	\$108,100	Diagnostic Outlier
012	555680	0220	9/25/03	\$105,000	NON-REPRESENTATIVE SALE
012	608460	0780	12/23/02	\$157,836	BANKRUPTCY - RECEIVER OR TRUSTEE
012	608460	0790	1/15/02	\$72,921	DORRatio
012	608460	0950	7/25/03	\$72,123	QUIT CLAIM DEED DORRatio
012	769660	0230	6/25/02	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	769661	0250	12/10/02	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
012	769661	0320	4/14/03	\$195,564	EXEMPT FROM EXCISE TAX
012	769661	0320	9/25/03	\$195,564	GOVERNMENT AGENCY
012	769661	0320	12/17/03	\$174,000	GOVERNMENT AGENCY
012	769662	0260	4/17/03	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	769662	0260	2/4/03	\$166,965	EXEMPT FROM EXCISE TAX
012	789550	0380	6/21/02	\$130,000	Diagnostic Outlier
012	800121	0220	3/4/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	800140	0030	3/26/03	\$205,500	BANKRUPTCY - RECEIVER OR TRUSTEE
012	800145	0320	4/24/02	\$251,400	RELOCATION - SALE BY SERVICE
012	800145	0320	2/25/02	\$251,400	RELOCATION - SALE TO SERVICE
012	800160	0200	8/12/02	\$269,500	RELOCATION - SALE BY SERVICE
012	800160	0200	8/6/02	\$269,500	RELOCATION - SALE TO SERVICE
012	815961	0130	12/21/02	\$171,621	EXEMPT FROM EXCISE TAX
012	815961	0130	4/14/03	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Area 27**  
**(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>
012	815961	0150	6/6/03	\$190,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	815962	0170	7/9/02	\$166,900	BANKRUPTCY - RECEIVER OR TRUSTEE
012	815962	0260	3/18/02	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	949180	0140	2/7/02	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	949180	0170	12/11/02	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	949180	0300	1/26/02	\$81,094	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio

***Vacant Sales Used in this Annual Update Analysis***  
**Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Min or</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	272204	9006	12/19/03	150000	91911	N	N
6	272204	9085	2/27/03	82500	24496	N	N
6	272204	9239	4/25/03	78000	17614	N	N
6	272204	9253	4/10/02	52500	15074	N	N
6	282204	9083	3/21/03	85000	66211	N	N
9	026940	0060	3/17/03	10000	9675	N	N
9	342204	9140	1/25/02	140000	98445	Y	N
9	342204	9281	11/20/03	75000	11800	N	N
9	352204	9007	7/25/03	380000	377229	N	N
9	796775	0190	9/11/03	97500	19975	N	N
12	042104	9021	2/12/03	53500	42253	N	N
12	401440	0211	6/14/02	69000	194277	N	N
12	401440	0306	11/5/02	75000	40690	N	N
12	800145	0020	2/28/03	60000	8862	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	222204	9081	5/22/03	66000	QUIT CLAIM DEED;
6	677780	0060	1/14/03	70000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	677780	0060	3/25/02	65000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	342204	9235	8/6/03	636000	CHURCH/RELATED PARTIES/MULTI PARCEL
9	951096	0080	4/25/03	125000	BUILDER OR DEVELOPER SALES
9	951096	0180	1/23/03	125000	BUILDER OR DEVELOPER SALES
12	030200	0585	1/2/02	50000	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  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[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