

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Kentridge/ Area 29
Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 797

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$65,100	\$151,200	\$216,300	\$228,200	94.8%	8.03%
2004 Value	\$67,600	\$158,800	\$226,400	\$228,200	99.2%	7.80%
Change	+\$2,500	+\$7,600	+\$10,100		+4.4%	-0.23%
% Change	+3.8%	+5.0%	+4.7%		+4.6%	-2.86%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.23% and -2.86% represent an improvement.

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

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$65,800	\$151,700	\$217,500
2004 Value	\$68,300	\$162,400	\$230,700
Percent Change	+3.8%	+7.1%	+6.1%

Number of one to three unit residences in the Population: 6800

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 plats Glencarin Divisions 1&2 and Ruddell's 3rd Addition need a greater upward adjustment from the overall and the plats Fairfield Glen, Cedar Parke, Megan's Meadow and all of the Forest Trails Divisions need a downward adjustment.**

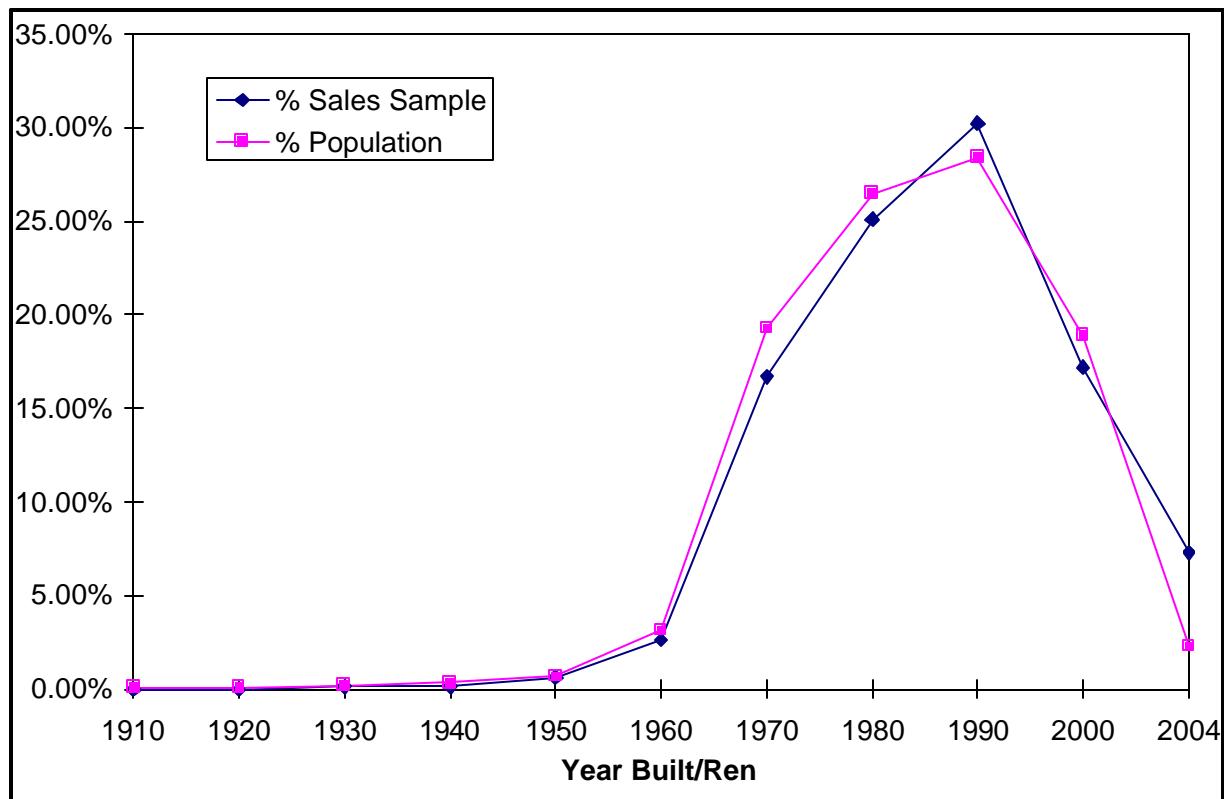
The formula adjusts for these differences thus improving equalization.

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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.13%
1940	1	0.13%
1950	5	0.63%
1960	21	2.63%
1970	133	16.69%
1980	200	25.09%
1990	241	30.24%
2000	137	17.19%
2004	58	7.28%
	797	

Population		
Year Built/Ren	Frequency	% Population
1910	6	0.09%
1920	7	0.10%
1930	14	0.21%
1940	23	0.34%
1950	47	0.69%
1960	213	3.13%
1970	1313	19.31%
1980	1802	26.50%
1990	1932	28.41%
2000	1286	18.91%
2004	157	2.31%
	6800	

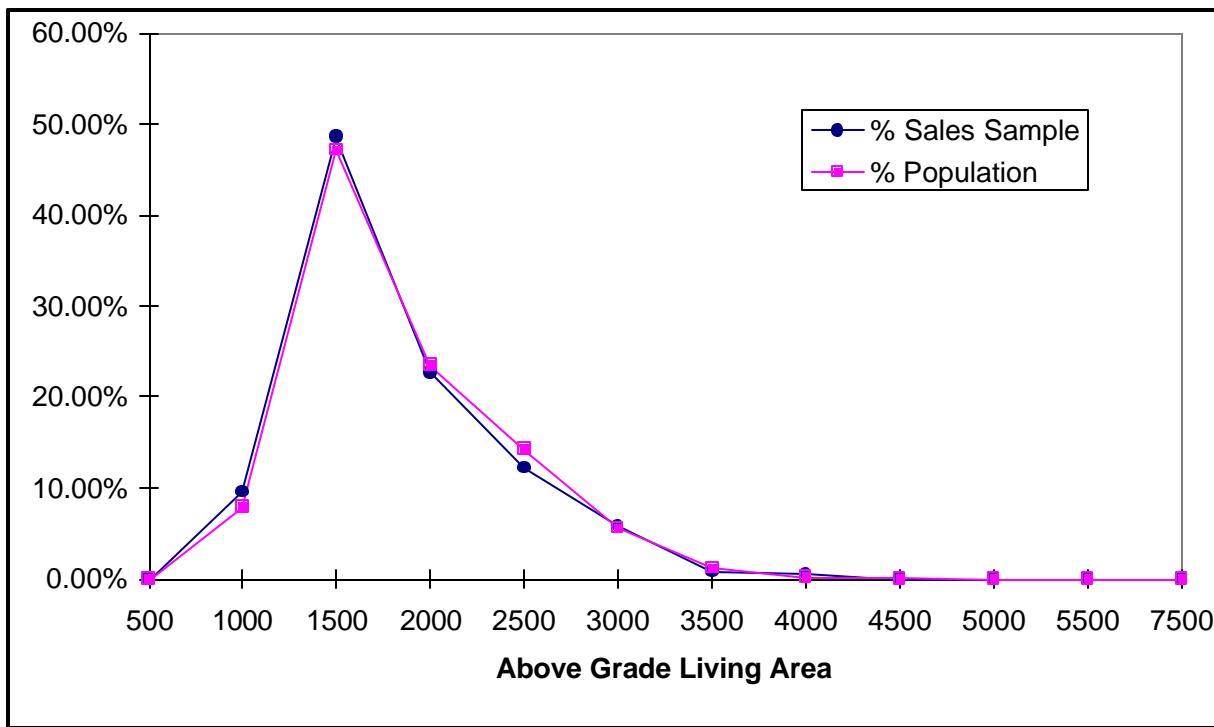


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	76	9.54%
1500	387	48.56%
2000	181	22.71%
2500	97	12.17%
3000	46	5.77%
3500	6	0.75%
4000	4	0.50%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	797	

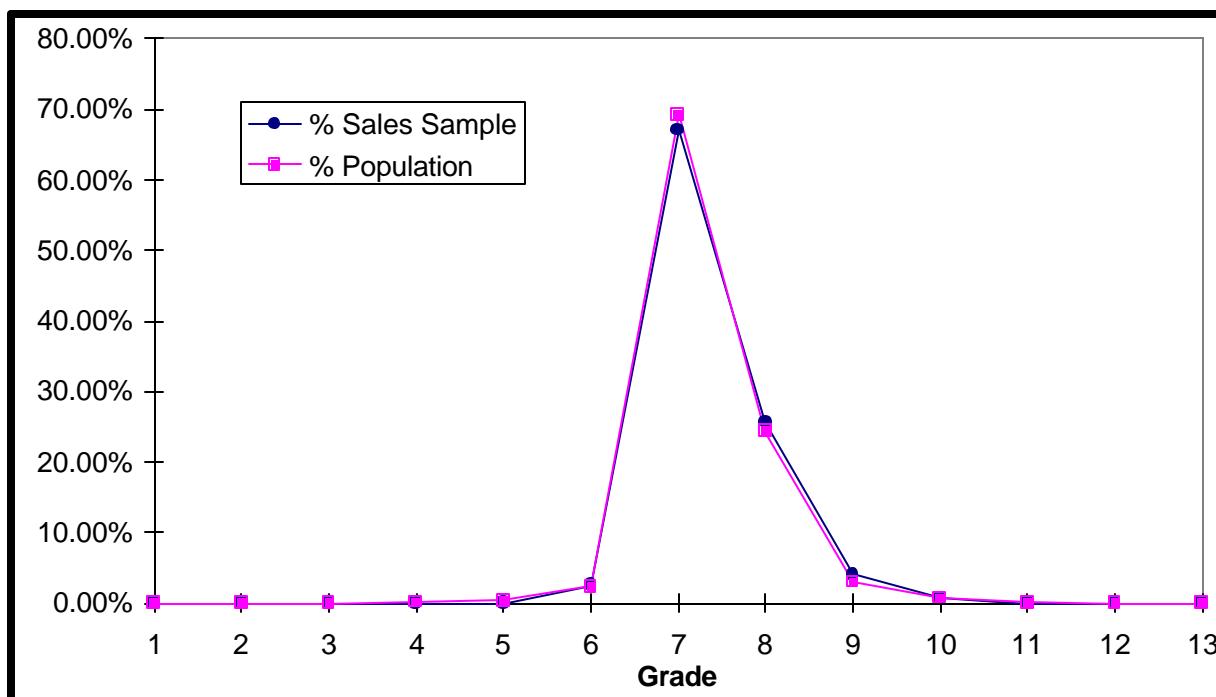
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	538	7.91%
1500	3210	47.21%
2000	1598	23.50%
2500	970	14.26%
3000	382	5.62%
3500	84	1.24%
4000	13	0.19%
4500	3	0.04%
5000	0	0.00%
5500	1	0.01%
7500	1	0.01%
	6800	



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

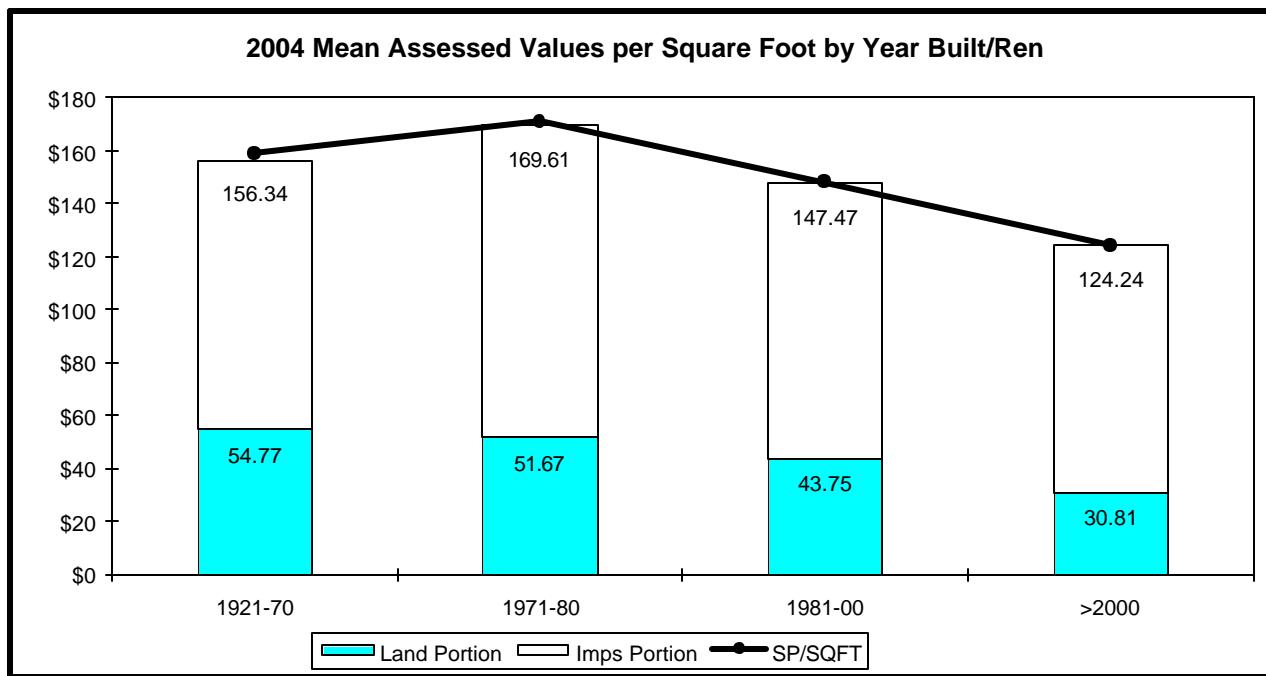
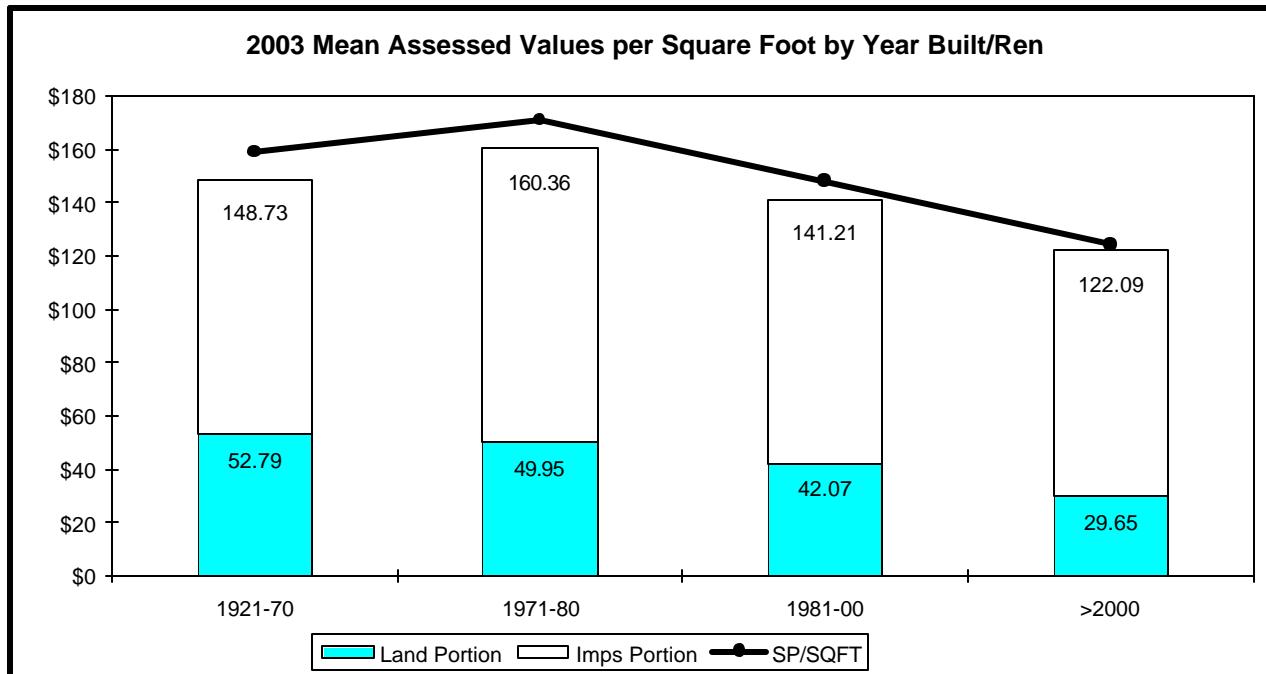
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.07%
5	0	0.00%	5	22	0.32%
6	20	2.51%	6	154	2.26%
7	534	67.00%	7	4709	69.25%
8	205	25.72%	8	1657	24.37%
9	32	4.02%	9	199	2.93%
10	6	0.75%	10	50	0.74%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	1	0.01%
13	0	0.00%	13	1	0.01%
797			6800		



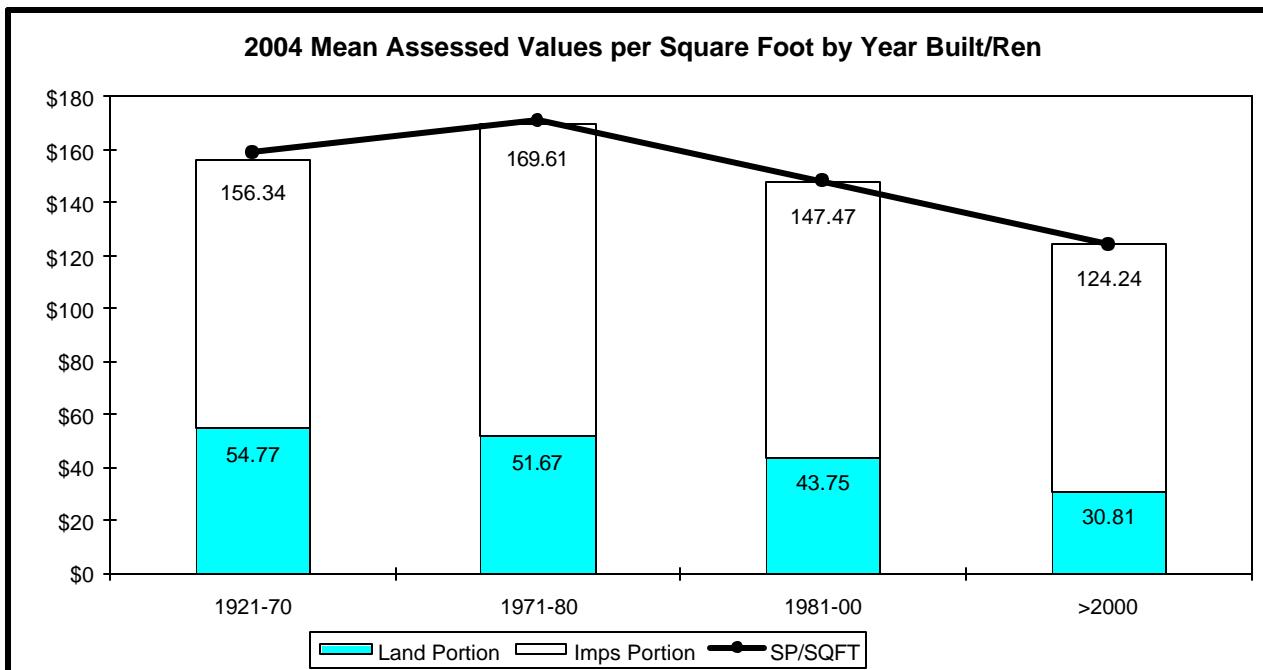
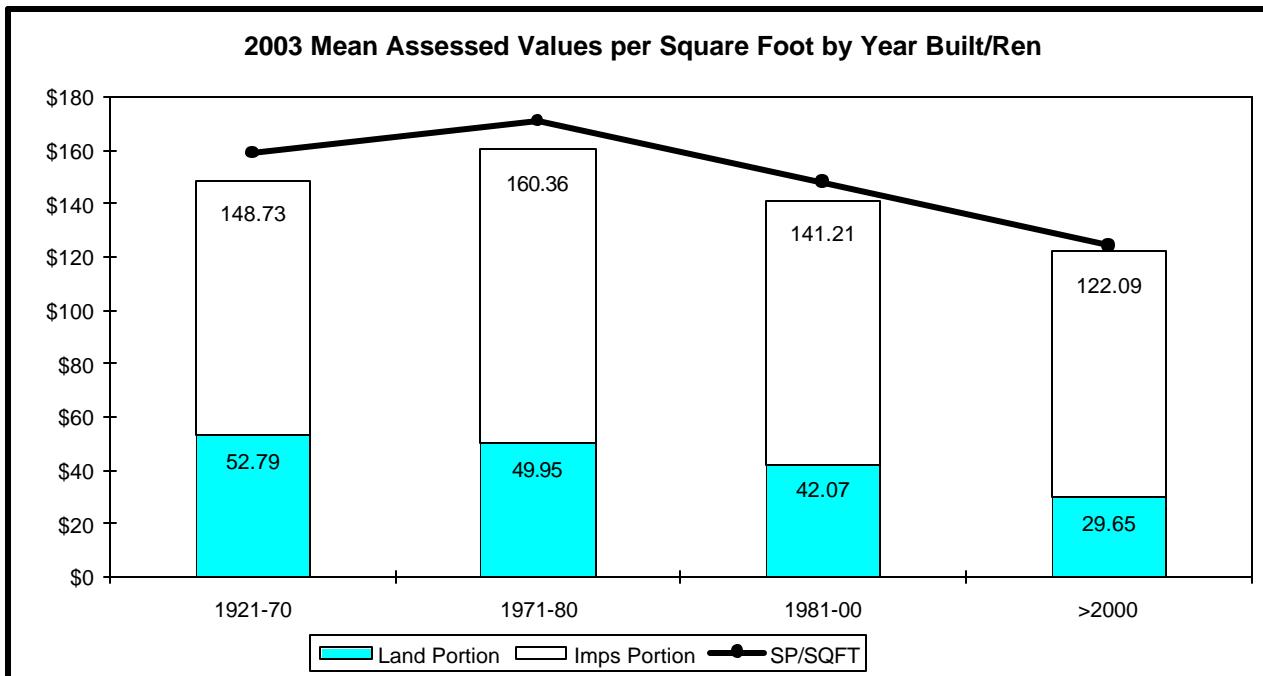
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



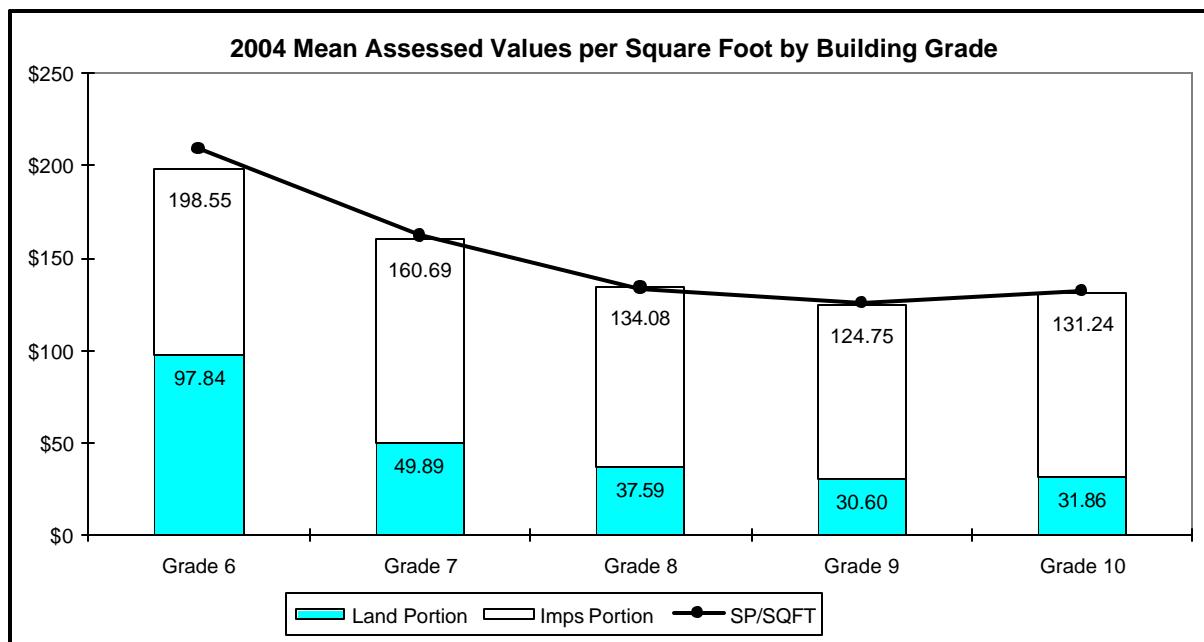
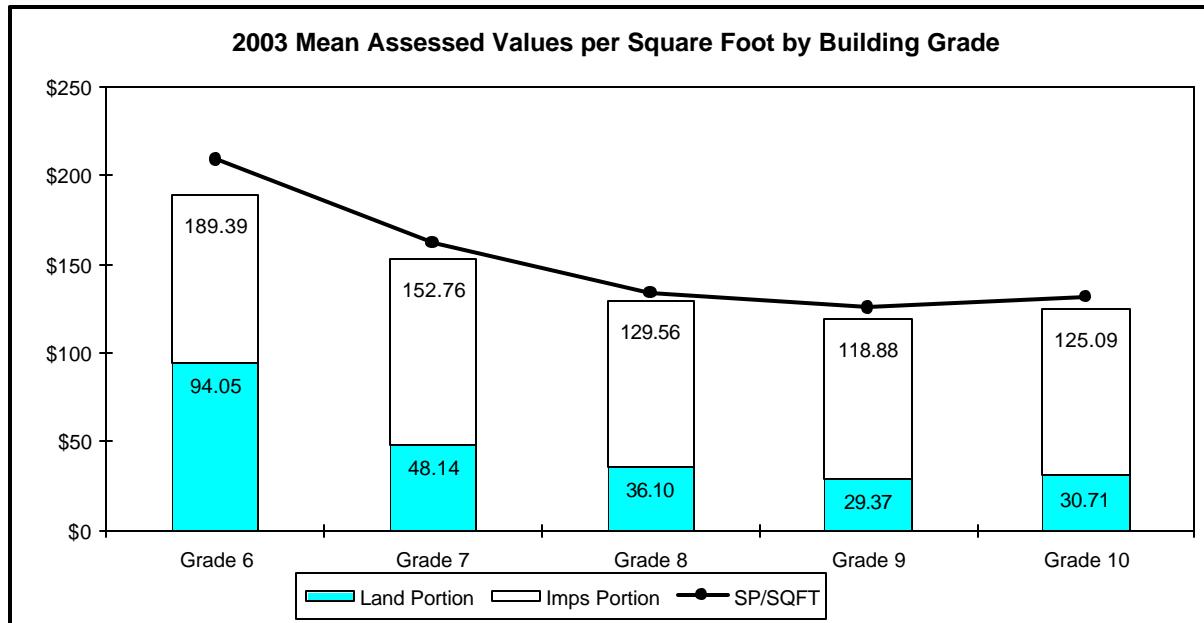
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**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 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 Building Grade**



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

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

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

Land update

Based on the **10** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **3.8%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x **1.047**, 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 **797** 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 plats Glencarin Divisions 1&2 and Ruddell's 3rd Addition need a greater upward adjustment from the overall and the plats Fairfield Glen, Cedar Parke, Megan's Meadow and all of the Forest Trails Divisions need a downward adjustment.**

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .9516501 - 4.836484E-02 * \text{Glencarin Div. 1_2} + 5.586794E-02 * \text{Fairfield Glen-} 7.137477E-02 * \text{Ruddell's+} 5.002988E-02 * \text{Cedar Parke+} 8.285417E-02 * \text{Megan's Meadow+} 2.690639E-02 * \text{Forest Trails All}$$

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 * 1.05)
 - *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 + Previous Improvement Value * 1.00).**
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

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

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.05, \text{ with results rounded down to the next } \$1,000$$

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 29 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)

5.08%

Glencarin Div	
1&2	
Majors 278730-278731	Yes
% Adjustment	5.63%
Fairfield Glen Major 245950	Yes
% Adjustment	-5.83%
Ruddell's 3rd Add	Yes
Major 746142	
% Adjustment	8.52%
Cedar Parke Major 145975	Yes
% Adjustment	-5.25%
Megan's Meadow Major 543760	Yes
% Adjustment	-8.42%
Forest Trails All Major 259230-259772	Yes
% Adjustment	-2.89%

Comments

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

For instance, a parcel in the plats of Glencarin Div. 1&2 (278730-278731) would receive an approximate upward adjustment of 10.71%. (5.08%+5.63%). This adjustment would apply to 229 parcels.

A parcel in the plat of Fairfield Glen (245950) would receive an approximate downward adjustment of -.75%. (5.08%-5.83%). This adjustment would apply to 34 parcels.

A parcel in the plat of Ruddell's 3rd Addition (746142) would receive an approximate upward adjustment of 13.60%. (5.08%+8.52%). This adjustment would apply to 93 parcels

A parcel in the plat of Cedar Parke (145975) would receive an approximate downward adjustment of -.17%. (5.08%-5.25%). This adjustment would apply to 14 parcels.

A parcel in the plat of Megans Meadow (543790) would receive an approximate downward adjustment of -3.34%. (5.08%-8.42%). This adjustment would apply to 14 parcels.

A parcel in the plats of Forest Trails (259230-259772) would receive an approximate upward adjustment of 2.19%. (5.08%-2.89%). This adjustment would apply to 286 parcels.

90% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 29 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
278730-278731-	Glencarin Div 1 & 2	27	229	11.7%	NE 09-22-05	2	7	1968-1976 (1-1990)	SE 216 th St-127 th PI SE
245950	Fairfield Glen	8	34	23%	NW 03-22-05	2	7	1985-1989	SE 192 nd St -135 th Av Se
746142	Ruddell's 3 rd Add	9	93	9.7%	NE 03-22-05	2	7	1979-1980	SE 198 th St- 147 th Av SE
145975	Cedar Parke	11	14	78%	NW 09-22-05	2	8	1999	SE 216 th St-117 th Av SE
543760	Megan's Meadow	14	14	100%	SW 15-22-05	2	8	2002	SE 234 th St-132 nd Av SE
259230-259772	Forest Trails All	38	286	13.2%	NW 03-22-05	2	7-8	1981-1989	SE 200 th St-133 rd PL SE

Area 29 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 .992

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

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

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
6	20	0.916	0.961	4.9%	0.919	1.003
7	534	0.942	0.990	5.1%	0.984	0.997
8	205	0.966	1.000	3.5%	0.991	1.009
9	32	0.940	0.986	4.9%	0.956	1.016
10	6	0.935	0.981	4.9%	0.821	1.141
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1921-1970	161	0.934	0.982	5.1%	0.966	0.997
1971-1980	200	0.937	0.991	5.7%	0.980	1.003
1981-2000	378	0.953	0.996	4.4%	0.989	1.002
>2000	58	0.975	0.995	2.1%	0.978	1.012
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
Fair/Average	687	0.949	0.992	4.6%	0.987	0.998
Good/Very Good	110	0.942	0.990	5.1%	0.973	1.008
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1	521	0.943	0.991	5.0%	0.984	0.998
1.5	12	0.964	1.011	4.9%	0.937	1.086
2	264	0.955	0.993	4.0%	0.985	1.002
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	76	0.956	1.002	4.8%	0.981	1.022
1001-1500	387	0.943	0.992	5.2%	0.985	1.000
1501-2000	181	0.955	0.994	4.1%	0.984	1.005
2001-2500	97	0.950	0.989	4.0%	0.971	1.006
2501-4000	56	0.943	0.985	4.4%	0.964	1.006
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
N	795	0.949	0.993	4.7%	0.987	0.998
Y	2	0.831	0.846	1.8%	-0.871	2.564

Area 29 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 .992

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

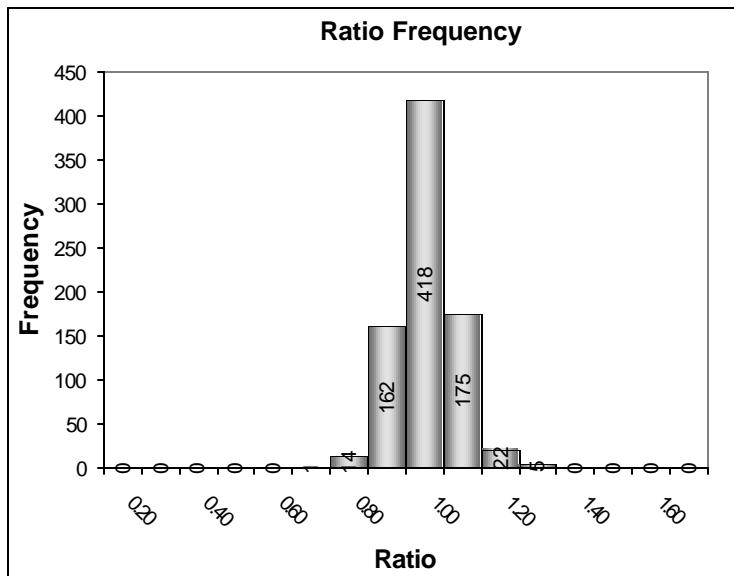
It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	797	0.948	0.992	4.6%	0.987	0.998
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5000	34	0.947	0.984	3.9%	0.954	1.014
5001-7200	209	0.967	1.006	4.0%	0.997	1.015
7201-9600	399	0.949	0.996	5.0%	0.990	1.003
9601+	155	0.923	0.967	4.8%	0.951	0.984
Glencarin Div 1&2 Majors 278730-278731	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	770	0.950	0.992	4.5%	0.987	0.998
Y	27	0.901	0.995	10.5%	0.970	1.020
Fairfield Glen Major 245950	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	789	0.948	0.992	4.7%	0.987	0.998
Y	8	1.007	0.998	-0.9%	0.971	1.025
Ruddell's 3rd Add Major 746142	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	788	0.949	0.992	4.6%	0.987	0.998
Y	9	0.879	0.995	13.3%	0.958	1.032
Cedar Parke Major 145975	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	786	0.947	0.992	4.7%	0.987	0.998
Y	11	1.001	0.998	-0.4%	0.985	1.010
Megan's Meadow Major 543760	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	783	0.947	0.992	4.8%	0.987	0.998
Y	14	1.033	0.996	-3.6%	0.978	1.014
Forest Trails All Majors 259230-259772	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	759	0.947	0.992	4.8%	0.986	0.998
Y	38	0.977	0.996	2.0%	0.979	1.013

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SouthWest District 3/Team 3	Lien Date: 01/01/2003	Date of Report: 4/2/2004	Sales Dates: 1/2002 - 12/2003
Area Kentridge	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	797		
Mean Assessed Value	216,300		
Mean Sales Price	228,200		
Standard Deviation AV	46,892		
Standard Deviation SP	52,240		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.953		
Median Ratio	0.950		
Weighted Mean Ratio	0.948		
UNIFORMITY			
Lowest ratio	0.671		
Highest ratio:	1.265		
Coefficient of Dispersion	6.15%		
Standard Deviation	0.077		
Coefficient of Variation	8.03%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.945		
Upper limit	0.958		
95% Confidence: Mean			
Lower limit	0.948		
Upper limit	0.959		
SAMPLE SIZE EVALUATION			
N (population size)	6800		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.077		
Recommended minimum:	9		
Actual sample size:	797		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	408		
# ratios above mean:	389		
Z:	0.673		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



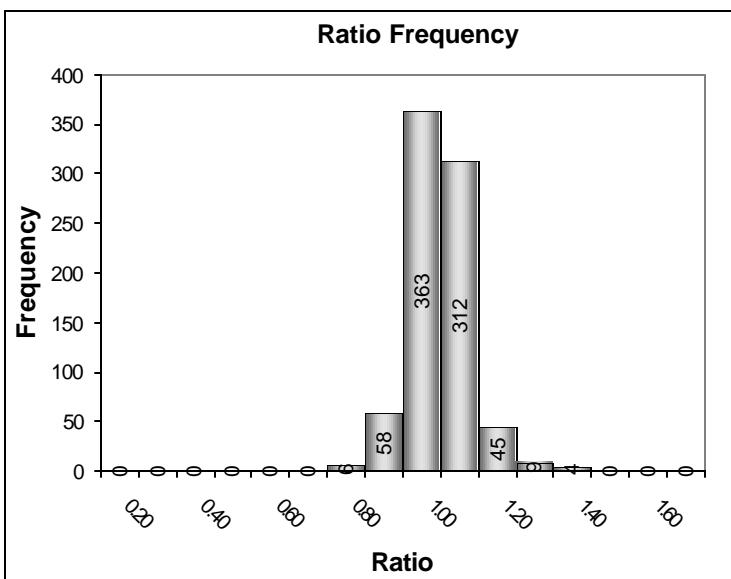
COMMENTS:

1 to 3 Unit Residences throughout area 29

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SouthWest District 3/Team 3	Lien Date: 01/01/2004	Date of Report: 4/2/2004	Sales Dates: 1/2002 - 12/2003
Area Kentridge	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	797		
Mean Assessed Value	226,400		
Mean Sales Price	228,200		
Standard Deviation AV	48,478		
Standard Deviation SP	52,240		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.702		
Highest ratio:	1.328		
Coefficient of Dispersion	5.80%		
Standard Deviation	0.078		
Coefficient of Variation	7.80%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6800		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.078		
Recommended minimum:	10		
Actual sample size:	797		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	416		
# ratios above mean:	381		
Z:	1.240		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 29

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 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	512695	0600	10/28/02	\$175,000	550	550	6	1981	4	9666	N	N	11708 SE 225TH ST
002	873173	0410	8/23/03	\$164,500	770	0	6	1970	3	7326	N	N	12753 SE 237TH PL
002	662340	0140	8/29/03	\$265,000	770	0	6	1949	4	98445	N	N	11061 SE 192ND ST
002	873173	0650	2/26/02	\$149,000	770	0	6	1970	4	7200	N	N	13007 SE 236TH PL
002	802570	0140	4/1/03	\$155,000	780	0	6	1969	4	10710	N	N	10954 SE 225TH ST
002	802570	0720	9/10/03	\$169,950	910	0	6	1976	3	9180	N	N	22402 111TH AV SE
002	802570	0320	10/27/03	\$169,950	940	0	6	1976	3	8019	N	N	11105 SE 225TH ST
002	802570	0930	11/20/03	\$172,500	950	0	6	1976	3	7344	N	N	11024 SE 225TH ST
002	802570	0740	11/12/03	\$169,950	950	0	6	1976	3	9900	N	N	11109 SE 224TH PL
002	802570	0770	6/2/03	\$160,000	950	0	6	1976	3	9900	N	N	11108 SE 224TH PL
002	802570	0730	6/19/03	\$172,000	970	0	6	1976	3	5750	N	N	11103 SE 224TH PL
002	082205	9004	10/17/03	\$145,000	1040	0	6	1957	3	27360	N	N	21303 116TH AV SE
002	873173	0370	2/19/03	\$168,950	1100	0	6	1970	3	7280	N	N	23623 128TH AV SE
002	042205	9035	4/14/03	\$724,500	1120	0	6	1931	3	213444	N	N	19840 116TH AV SE
002	802570	0010	12/9/03	\$195,000	1170	0	6	1976	3	8730	N	N	22325 110TH PL SE
002	802570	0240	11/21/03	\$187,850	1170	0	6	1976	3	6864	N	N	11009 SE 225TH ST
002	802570	0840	10/10/03	\$185,000	1210	0	6	1976	3	7200	N	N	22324 110TH PL SE
002	802570	0190	6/23/03	\$187,000	1220	0	6	1969	4	6930	N	N	10967 SE 225TH ST
002	802570	0060	4/4/03	\$180,000	1370	0	6	1973	3	8160	N	N	10951 SE 224TH PL
002	795508	0470	9/26/02	\$325,000	2470	690	6	1948	4	155532	N	N	13827 SE 192ND ST
002	287300	0080	3/28/03	\$180,000	860	0	7	1969	3	7210	N	N	13028 SE 204TH PL
002	287300	0750	10/13/03	\$177,000	860	0	7	1969	4	7210	N	N	20411 131ST PL SE
002	221221	0160	9/24/02	\$184,000	860	440	7	1979	3	7150	N	N	23205 115TH AV SE
002	287300	0420	6/10/02	\$135,000	860	0	7	1971	3	7210	N	N	13029 SE 206TH PL
002	052205	9211	4/2/03	\$171,500	880	0	7	1962	4	21600	N	N	11244 SE 204TH ST
002	556172	0180	1/22/02	\$205,000	910	830	7	1981	4	7865	N	N	13118 SE 228TH PL
002	176130	0400	5/21/03	\$206,000	910	600	7	1975	3	7200	N	N	23008 125TH AV SE
002	176130	0230	9/9/03	\$209,450	910	800	7	1975	4	8400	N	N	12545 SE 232ND ST
002	664825	0160	7/1/03	\$198,000	910	640	7	1979	3	6640	N	N	11208 SE 228TH PL
002	664825	0090	9/10/03	\$196,000	910	660	7	1979	3	7000	N	N	11314 SE 228TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	176130	0850	5/12/03	\$197,000	910	800	7	1975	4	7200	N	N	22816 126TH AV SE
002	440600	0280	4/22/03	\$151,000	910	0	7	1970	4	9531	N	N	19364 142ND PL SE
002	367100	0060	9/12/03	\$218,000	920	480	7	1981	3	8494	N	N	20925 127TH PL SE
002	221221	0570	6/16/03	\$215,000	920	480	7	1980	4	7200	N	N	22914 112TH PL SE
002	221221	0440	1/29/03	\$205,950	920	480	7	1980	3	7700	N	N	11416 SE 229TH PL
002	432455	0130	12/26/03	\$162,000	920	0	7	1969	4	11817	N	N	12912 SE 201ST ST
002	512695	0640	1/7/02	\$197,400	920	490	7	1981	4	8470	N	N	11632 SE 225TH ST
002	512695	0430	6/13/02	\$187,400	920	480	7	1980	3	8690	N	N	22612 119TH AV SE
002	221221	0800	6/23/03	\$182,500	920	480	7	1979	3	8075	N	N	23010 112TH PL SE
002	512695	0500	6/17/02	\$187,900	920	480	7	1980	4	7350	N	N	22625 120TH AV SE
002	512695	0020	7/30/02	\$178,300	920	480	7	1981	3	8750	N	N	11605 SE 225TH ST
002	135460	0090	4/21/03	\$170,000	920	0	7	1984	3	8068	N	N	21422 114TH PL SE
002	221221	0270	1/22/02	\$175,000	920	340	7	1980	3	7254	N	N	11421 SE 230TH PL
002	512695	0500	11/21/03	\$175,500	920	480	7	1980	4	7350	N	N	22625 120TH AV SE
002	278746	0130	9/17/03	\$224,950	940	500	7	1982	3	8418	N	N	22119 123RD AV SE
002	278746	0280	9/29/03	\$214,000	940	500	7	1982	3	8633	N	N	12303 SE 221ST ST
002	278746	0320	2/27/03	\$199,900	940	0	7	1982	3	8454	N	N	12331 SE 221ST ST
002	278746	0680	6/27/02	\$202,950	940	500	7	1983	3	7210	N	N	22006 120TH PL SE
002	512695	0080	4/17/03	\$196,000	940	480	7	1981	4	8640	N	N	11637 SE 225TH ST
002	278746	0110	7/9/02	\$195,500	940	500	7	1982	3	7239	N	N	22107 123RD AV SE
002	278746	0280	2/14/02	\$193,500	940	500	7	1982	3	8633	N	N	12303 SE 221ST ST
002	512695	0310	9/9/03	\$176,500	940	480	7	1981	3	8640	N	N	22603 119TH AV SE
002	440600	0150	7/25/03	\$209,950	950	500	7	1969	3	9732	N	N	14040 SE 194TH ST
002	664825	0030	1/27/03	\$185,000	950	420	7	1979	4	7920	N	N	11305 SE 228TH PL
002	073980	0080	7/21/03	\$219,500	960	570	7	1983	3	7201	N	N	11009 SE 220TH PL
002	278732	0570	4/16/03	\$234,000	970	640	7	1980	3	8008	N	N	12643 SE 214TH ST
002	221221	0490	10/14/03	\$214,900	980	630	7	1980	3	6882	N	N	28812 114TH WY SE
002	221221	0070	8/28/03	\$195,500	980	310	7	1979	3	7200	N	N	23113 116TH AV SE
002	221221	0740	2/20/03	\$194,000	980	480	7	1980	3	8250	N	N	11220 SE 232ND ST
002	512695	0180	8/16/02	\$193,650	980	610	7	1981	3	8925	N	N	11714 SE 225TH CT
002	512695	0390	5/9/02	\$192,000	980	680	7	1981	3	8500	N	N	22628 119TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	221221	0240	8/28/02	\$187,500	980	450	7	1979	3	7140	N	N	11403 SE 230TH PL
002	367100	0180	3/20/02	\$191,000	980	450	7	1981	3	9525	N	N	12620 SE 211TH ST
002	367100	0050	10/18/02	\$190,000	980	450	7	1981	3	7590	N	N	20917 127TH PL SE
002	367100	0090	9/26/02	\$190,000	980	450	7	1981	3	10922	N	N	12630 SE 210TH CT
002	512695	0670	8/26/02	\$179,995	980	450	7	1981	3	8120	N	N	11614 SE 225TH ST
002	511500	0180	12/10/02	\$166,000	980	0	7	1985	3	8806	N	N	11449 SE 229TH ST
002	338790	0100	10/3/03	\$182,000	990	0	7	1960	3	8400	N	N	10576 SE 228TH ST
002	432455	0430	6/26/02	\$173,000	990	0	7	1976	4	6706	N	N	20103 130TH AV SE
002	338780	0020	3/14/02	\$168,000	990	0	7	1959	3	7700	N	N	10412 SE 228TH ST
002	338780	0440	6/27/03	\$167,000	990	0	7	1959	3	7370	N	N	22929 106TH PL SE
002	338790	0570	5/28/02	\$175,000	990	0	7	1960	3	7275	N	N	10517 SE 228TH ST
002	664870	0590	10/23/02	\$174,950	990	0	7	1962	3	10062	N	N	10503 SE 235TH ST
002	338780	0040	1/9/02	\$167,500	990	0	7	1959	3	7700	N	N	10512 SE 228TH ST
002	221221	0100	11/5/02	\$183,000	990	450	7	1979	3	7234	N	N	23207 116TH AV SE
002	338780	0560	3/15/02	\$167,000	990	0	7	1961	3	7350	N	N	10609 SE 232ND ST
002	338780	0270	10/28/02	\$164,000	990	0	7	1959	4	7700	N	N	22850 105TH PL SE
002	338800	0330	10/15/02	\$150,000	990	0	7	1961	3	7350	N	N	10831 SE 228TH ST
002	338780	0490	6/30/03	\$126,500	990	0	7	1959	3	7700	N	N	22845 106TH PL SE
002	287300	0540	10/14/03	\$219,000	1000	580	7	1974	3	7210	N	N	20420 131ST PL SE
002	664825	0180	12/16/02	\$180,000	1000	0	7	1979	3	7760	N	N	22801 113TH AV SE
002	073980	0070	7/29/03	\$212,000	1000	440	7	1983	3	7741	N	N	11001 SE 220TH PL
002	176130	0780	6/23/03	\$182,450	1000	0	7	1975	4	7200	N	N	23104 126TH AV SE
002	941270	0210	3/27/03	\$165,000	1000	0	7	1969	3	10302	N	N	23302 135TH AV SE
002	032205	9005	6/14/02	\$160,000	1000	0	7	1953	5	34840	N	N	13637 SE 192ND ST
002	664870	0570	9/12/03	\$210,000	1010	410	7	1962	3	8346	N	N	10415 SE 235TH ST
002	338800	0710	2/26/03	\$184,000	1010	0	7	1962	3	8330	N	N	10845 SE 231ST ST
002	278746	0260	6/10/03	\$202,500	1010	260	7	1982	3	7205	N	N	22128 123RD AV SE
002	221221	0850	5/15/03	\$184,203	1010	0	7	1979	3	7560	N	N	23101 112TH PL SE
002	221221	0040	8/26/03	\$177,000	1010	0	7	1979	3	7200	N	N	23019 116TH AV SE
002	221221	0130	3/6/03	\$169,950	1010	0	7	1979	3	7374	N	N	23206 115TH AV SE
002	135460	0120	11/26/02	\$200,000	1010	430	7	1984	3	10191	N	N	21419 114TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	664870	0420	6/11/02	\$196,400	1010	900	7	1963	4	8581	N	N	23315 108TH AV SE
002	279610	0130	7/31/03	\$176,500	1020	0	7	1978	4	7350	N	N	12224 SE 217TH ST
002	279610	0060	4/2/02	\$163,000	1020	0	7	1978	3	7350	N	N	12301 SE 216TH ST
002	873173	0080	1/16/02	\$170,000	1020	460	7	1976	4	8050	N	N	23554 130TH CT SE
002	221221	0330	5/9/02	\$197,000	1030	680	7	1980	3	7200	N	N	11508 SE 230TH PL
002	176130	0030	12/6/02	\$196,100	1030	680	7	1975	3	10549	N	N	22815 125TH AV SE
002	176130	0080	5/31/02	\$199,950	1030	680	7	1975	4	7500	N	N	23003 125TH AV SE
002	176130	0540	10/24/02	\$192,500	1030	680	7	1975	3	9416	N	N	23007 126TH AV SE
002	546670	0370	1/22/03	\$190,000	1030	680	7	1975	3	7770	N	N	22912 126TH PL SE
002	889260	0050	11/27/02	\$156,400	1030	0	7	1966	3	10735	N	N	22321 113TH PL SE
002	546670	0110	10/10/03	\$182,000	1030	680	7	1975	4	7200	N	N	22713 126TH PL SE
002	289300	0380	4/28/03	\$204,000	1040	510	7	1974	3	7200	N	N	12014 SE 213TH ST
002	042205	9050	10/9/02	\$190,000	1040	940	7	1958	3	43560	N	N	19455 132ND AV SE
002	052205	9264	10/10/03	\$194,500	1050	0	7	1963	3	8400	N	N	11234 SE 204TH ST
002	082205	9089	6/16/03	\$198,500	1050	360	7	1976	3	7840	N	N	10824 SE 217TH ST
002	645700	0340	9/3/03	\$196,500	1050	0	7	1965	3	7946	N	N	10508 SE 226TH ST
002	541980	0950	11/6/02	\$168,000	1050	0	7	1984	3	7200	N	N	12016 SE 222ND PL
002	645700	0290	4/8/03	\$183,000	1050	970	7	1965	3	8260	N	N	10544 SE 226TH ST
002	664870	1500	7/25/02	\$180,000	1050	1010	7	1963	3	7600	N	N	10912 SE 236TH ST
002	287300	0350	11/21/03	\$187,000	1060	0	7	1968	4	10027	N	N	13028 SE 207TH PL
002	774870	0150	7/23/02	\$176,000	1060	0	7	1973	3	8423	N	N	12525 SE 203RD PL
002	774870	0580	2/12/03	\$183,000	1060	0	7	1973	3	8400	N	N	12520 SE 203RD PL
002	287300	0350	3/18/02	\$169,990	1060	0	7	1968	4	10027	N	N	13028 SE 207TH PL
002	774870	0390	4/4/03	\$168,500	1060	0	7	1973	3	8400	N	N	12432 SE 202ND PL
002	287300	0290	12/16/03	\$165,000	1060	0	7	1968	4	7462	N	N	20701 130TH AV SE
002	774870	0400	10/15/03	\$159,475	1060	0	7	1973	3	8400	N	N	12424 SE 202ND PL
002	675230	0080	5/16/02	\$204,900	1060	440	7	1981	5	9514	N	N	14536 SE 196TH PL
002	541980	0310	6/7/03	\$226,550	1070	700	7	1981	3	8004	N	N	22337 122ND AV SE
002	701690	0070	6/11/03	\$209,000	1070	260	7	1985	4	10103	N	N	13630 SE 231ST ST
002	541980	0560	7/18/03	\$181,750	1070	0	7	1981	3	7384	N	N	12226 SE 223RD DR
002	541980	0260	3/13/02	\$196,250	1070	0	7	1981	3	7770	N	N	22307 122ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	0700	3/21/03	\$177,000	1070	0	7	1981	3	8640	N	N	12116 SE 223RD DR
002	279610	0180	12/31/03	\$237,000	1080	720	7	1978	3	9600	N	N	21701 122ND PL SE
002	746142	0070	11/7/03	\$239,000	1080	720	7	1979	4	7700	N	N	19719 147TH AV SE
002	746142	0050	3/3/03	\$217,900	1080	480	7	1979	3	7610	N	N	19712 147TH AV SE
002	278731	0340	11/12/03	\$216,500	1080	530	7	1974	3	7215	N	N	21318 122ND PL SE
002	278731	1050	8/19/02	\$219,500	1080	420	7	1974	3	8019	N	N	21323 125TH AV SE
002	746142	0130	5/6/03	\$215,000	1080	480	7	1979	4	7950	N	N	14602 SE 198TH ST
002	746142	0240	9/25/03	\$217,900	1080	330	7	1979	4	6820	N	N	19527 145TH AV SE
002	073950	0220	7/10/03	\$199,000	1080	500	7	1962	3	8760	N	N	21214 109TH AV SE
002	135500	0230	2/20/03	\$187,000	1080	0	7	1970	3	7210	N	N	21009 121ST PL SE
002	440600	0480	11/14/02	\$203,500	1080	440	7	1980	3	12631	N	N	19329 142ND PL SE
002	795508	0090	6/21/02	\$225,000	1080	440	7	1981	4	9347	N	N	19808 138TH AV SE
002	278730	0200	6/20/02	\$207,000	1080	720	7	1975	3	7700	N	N	21120 124TH AV SE
002	795508	0300	6/17/03	\$213,000	1080	440	7	1981	3	8720	N	N	19609 138TH AV SE
002	746142	0790	2/20/02	\$200,000	1080	720	7	1979	3	7349	N	N	14419 SE 198TH ST
002	279610	0320	8/20/03	\$200,000	1080	740	7	1979	3	7350	N	N	12226 SE 217TH PL
002	135500	0060	11/26/02	\$185,000	1080	320	7	1973	3	8004	N	N	21043 120TH PL SE
002	135500	0240	6/5/02	\$173,000	1080	0	7	1970	3	7210	N	N	21015 121ST PL SE
002	541980	0160	3/20/03	\$199,000	1080	340	7	1981	3	7056	N	N	12013 SE 223RD DR
002	278731	0910	6/2/03	\$227,900	1090	550	7	1976	3	7480	N	N	21218 124TH AV SE
002	894417	0020	12/12/03	\$240,000	1090	750	7	1978	3	6760	N	N	11609 SE 210TH PL
002	278731	0880	1/29/03	\$222,500	1090	650	7	1975	3	7700	N	N	21314 124TH AV SE
002	338800	0560	3/19/03	\$186,000	1090	0	7	1961	3	7227	N	N	10819 SE 230TH ST
002	278731	0540	10/29/02	\$208,000	1090	500	7	1974	3	7480	N	N	12363 SE 214TH ST
002	746142	0820	7/30/03	\$189,500	1090	0	7	1979	3	7517	N	N	14517 SE 198TH ST
002	279610	0050	7/15/03	\$188,350	1090	0	7	1978	3	7350	N	N	12221 SE 216TH ST
002	664870	0790	6/11/02	\$179,000	1090	0	7	1963	3	8045	N	N	10815 SE 235TH ST
002	432420	0140	5/22/02	\$185,500	1090	0	7	1970	4	9623	N	N	12404 SE 201ST PL
002	802570	0710	10/30/02	\$209,000	1090	750	7	1976	3	8366	N	N	11108 SE 225TH ST
002	176130	0710	9/23/02	\$203,450	1090	530	7	1976	3	10366	N	N	23200 127TH AV SE
002	541980	1020	8/6/03	\$208,000	1090	530	7	1984	3	8400	N	N	11912 SE 222ND PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	279610	0670	4/29/02	\$170,000	1090	0	7	1979	3	8000	N	N	21821 123RD PL SE
002	802570	0660	5/17/02	\$182,000	1090	750	7	1976	3	7275	N	N	11216 SE 225TH ST
002	278732	0260	12/5/03	\$197,000	1100	0	7	1981	3	9430	N	N	21221 127TH PL SE
002	278732	0550	8/29/02	\$219,000	1100	750	7	1980	3	7475	N	N	12629 SE 214TH ST
002	746142	0930	9/17/02	\$191,500	1100	0	7	1979	3	8238	N	N	14725 SE 198TH ST
002	512695	0260	8/20/03	\$189,950	1100	0	7	1981	3	8625	N	N	11727 SE 225TH CT
002	666915	0880	12/23/03	\$204,000	1100	0	7	1980	3	6900	N	N	21706 125TH AV SE
002	541980	0680	11/7/02	\$183,680	1100	0	7	1981	3	8058	N	N	22225 122ND AV SE
002	221221	0510	8/25/03	\$172,500	1100	0	7	1980	3	7560	N	N	22901 112TH PL SE
002	666915	1000	4/18/02	\$191,500	1100	480	7	1978	3	7000	N	N	12520 SE 217TH ST
002	774870	0530	12/4/03	\$164,226	1100	570	7	1975	3	7615	N	N	20229 127TH PL SE
002	278731	0710	10/23/03	\$232,500	1110	530	7	1974	3	8800	N	N	21553 123RD AV SE
002	135500	0340	3/25/03	\$176,500	1110	0	7	1971	3	7480	N	N	21010 121ST PL SE
002	941270	0040	12/12/03	\$205,000	1110	820	7	1974	3	7622	N	N	13225 SE 233RD ST
002	670040	0160	4/21/03	\$184,500	1110	0	7	1991	3	6841	N	N	22121 112TH PL SE
002	432455	0190	9/24/03	\$187,500	1120	0	7	1969	4	7911	N	N	12806 SE 201ST ST
002	701690	0030	8/6/03	\$225,000	1130	290	7	1984	3	7704	N	N	13615 SE 231ST ST
002	541980	0890	9/24/03	\$215,050	1130	460	7	1984	3	7140	N	N	12023 SE 222ND PL
002	221220	0270	8/20/03	\$177,000	1130	600	7	1976	3	6900	N	N	11503 SE 234TH PL
002	222100	0130	10/20/03	\$230,499	1140	450	7	1975	3	10464	N	N	19331 140TH PL SE
002	222100	0070	11/20/02	\$226,490	1140	450	7	1974	3	7280	N	N	19318 140TH PL SE
002	278732	0450	10/13/03	\$203,000	1140	0	7	1980	3	10336	N	N	12626 SE 214TH ST
002	186291	0330	11/23/03	\$211,000	1140	0	7	1992	3	6975	N	N	21634 118TH PL SE
002	186290	0650	12/5/02	\$204,000	1140	0	7	1991	3	7078	N	N	11824 SE 219TH PL
002	186290	0660	10/3/03	\$200,000	1140	0	7	1991	3	7078	N	N	11812 SE 219TH PL
002	186290	0710	12/10/03	\$199,500	1140	0	7	1991	3	7078	N	N	11702 SE 219TH PL
002	338790	0460	6/10/02	\$193,000	1140	620	7	1960	3	7700	N	N	22846 105TH PL SE
002	432421	0100	4/28/03	\$205,000	1140	650	7	1989	3	12498	N	N	12625 SE 201ST PL
002	675230	0060	3/20/03	\$189,900	1150	0	7	1983	3	9729	N	N	14543 SE 196TH PL
002	073980	0110	12/19/02	\$227,477	1150	290	7	1984	3	7201	N	N	11033 SE 220TH PL
002	541980	1140	3/5/03	\$179,950	1150	0	7	1984	3	8880	N	N	11822 SE 223RD DR

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	664870	1660	9/15/03	\$211,000	1160	570	7	1967	3	8964	N	N	23515 110TH PL SE
002	135500	0120	6/24/02	\$222,500	1160	680	7	1978	3	7308	N	N	21079 120TH PL SE
002	664870	1120	2/25/03	\$209,000	1160	620	7	1967	4	8137	N	N	23228 108TH AV SE
002	941270	0220	6/10/02	\$185,000	1160	0	7	1970	3	8236	N	N	13502 SE 233RD ST
002	278746	0620	7/18/02	\$179,000	1160	0	7	1983	3	7243	N	N	12029 SE 220TH PL
002	073810	0190	4/19/02	\$169,000	1160	0	7	1968	3	7201	N	N	10621 SE 237TH ST
002	278730	0070	11/25/03	\$209,500	1170	460	7	1968	3	9025	N	N	12315 SE 209TH ST
002	432421	0020	4/19/02	\$202,900	1170	0	7	1988	3	11273	N	N	12533 SE 201ST PL
002	278730	0630	7/23/03	\$199,000	1170	460	7	1969	3	7140	N	N	20830 125TH AV SE
002	247295	0460	5/23/02	\$196,650	1170	0	7	1984	3	6482	N	N	19445 146TH AV SE
002	245950	0270	4/9/02	\$222,500	1170	420	7	1985	3	9142	N	N	19321 135TH AV SE
002	186291	0120	1/8/02	\$207,000	1170	340	7	1992	3	7354	N	N	21641 117TH PL SE
002	941271	0230	8/19/02	\$210,000	1170	810	7	1976	3	8000	N	N	23223 138TH AV SE
002	245950	0020	10/16/03	\$216,000	1170	420	7	1985	3	12254	N	N	19218 135TH AV SE
002	245950	0070	1/8/02	\$211,500	1170	420	7	1985	3	9425	N	N	19320 135TH AV SE
002	245950	0140	8/28/02	\$209,000	1170	420	7	1985	3	6375	N	N	19510 135TH AV SE
002	278750	0070	3/15/02	\$193,400	1170	660	7	1981	3	6500	N	N	21637 121ST PL SE
002	278731	0320	7/30/02	\$227,000	1180	800	7	1974	3	7215	N	N	21330 122ND PL SE
002	278730	0350	4/22/03	\$216,000	1180	570	7	1969	3	11000	N	N	12416 SE 210TH ST
002	896020	0220	3/24/03	\$192,000	1180	0	7	1968	3	7650	N	N	12228 SE 199TH ST
002	873173	0670	10/24/02	\$195,000	1180	0	7	1970	4	7326	N	N	23607 131ST AV SE
002	746142	0280	4/19/02	\$226,000	1180	820	7	1979	4	7920	N	N	14414 SE 198TH ST
002	896020	0320	5/20/03	\$189,000	1180	0	7	1968	4	7801	N	N	19626 122ND PL SE
002	896030	0080	5/28/02	\$189,000	1180	0	7	1969	4	8050	N	N	19450 122ND PL SE
002	746142	0450	9/30/02	\$215,000	1180	820	7	1980	3	7971	N	N	19601 143RD PL SE
002	221221	0300	5/30/02	\$185,000	1180	0	7	1980	3	7949	N	N	11513 SE 230TH PL
002	287300	0040	3/14/03	\$178,000	1180	0	7	1974	3	7210	N	N	13054 SE 204TH PL
002	896030	0100	6/17/03	\$179,990	1180	0	7	1969	3	12136	N	N	19455 122ND PL SE
002	896030	0150	6/13/02	\$183,450	1180	0	7	1969	4	7213	N	N	19519 122ND PL SE
002	873173	0040	5/21/02	\$177,900	1180	0	7	1970	3	7245	N	N	13022 SE 236TH PL
002	664870	0320	10/28/02	\$189,000	1180	340	7	1967	3	8215	N	N	23318 105TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	896020	0210	8/25/03	\$174,900	1180	0	7	1968	3	7650	N	N	12234 SE 199TH ST
002	278730	0030	1/6/03	\$186,000	1180	0	7	1968	3	6678	N	N	12308 SE 209TH ST
002	278731	0960	3/18/02	\$192,500	1180	570	7	1970	3	7210	N	N	21131 125TH AV SE
002	793260	0116	11/18/02	\$189,000	1180	0	7	1968	4	11900	N	N	12122 SE 200TH ST
002	664870	0910	5/17/02	\$185,500	1180	530	7	1963	3	7700	N	N	10638 SE 236TH ST
002	073950	0230	5/21/02	\$163,000	1180	0	7	1961	3	8760	N	N	21222 109TH AV SE
002	135500	0040	2/10/03	\$173,000	1180	570	7	1973	3	7215	N	N	21033 120TH PL SE
002	896020	0500	6/6/02	\$152,500	1180	0	7	1968	4	9835	N	N	12201 SE 199TH ST
002	278731	0490	12/4/03	\$213,000	1190	300	7	1974	3	8232	N	N	12368 SE 214TH ST
002	278731	0700	9/18/03	\$215,950	1190	410	7	1974	3	7650	N	N	21550 123RD AV SE
002	664870	1320	10/28/03	\$209,000	1190	600	7	1967	3	9480	N	N	10818 SE 232ND PL
002	541980	0440	8/21/03	\$193,000	1190	0	7	1981	3	7254	N	N	22302 122ND AV SE
002	278731	0980	2/15/02	\$192,500	1190	540	7	1970	3	7210	N	N	21145 125TH AV SE
002	541980	0540	4/29/02	\$179,950	1190	0	7	1981	3	7200	N	N	12310 SE 223RD DR
002	311080	0050	9/17/02	\$202,950	1200	0	7	1975	3	9672	N	N	20921 120TH PL SE
002	278732	0480	11/1/02	\$230,000	1200	800	7	1980	3	10296	N	N	12602 SE 214TH ST
002	186291	0500	3/26/02	\$229,950	1200	340	7	1994	3	7107	N	N	21606 117TH PL SE
002	073810	0080	1/30/03	\$188,625	1200	0	7	1968	3	7220	N	N	10602 SE 237TH ST
002	073810	0040	5/13/03	\$187,000	1200	0	7	1968	3	7220	N	N	10632 SE 237TH ST
002	073810	0150	3/27/03	\$185,500	1200	0	7	1968	3	7201	N	N	10525 SE 237TH ST
002	073800	0210	1/15/03	\$176,500	1200	0	7	1966	3	7220	N	N	10611 SE 236TH PL
002	383120	0250	8/14/02	\$197,000	1200	440	7	1979	4	7800	N	N	11213 SE 234TH PL
002	279610	0300	11/18/02	\$162,000	1200	800	7	1979	3	7875	N	N	12214 SE 217TH PL
002	073960	0330	6/3/02	\$182,400	1210	0	7	1962	3	9424	N	N	11033 SE 213TH ST
002	073950	0350	6/18/03	\$179,950	1210	0	7	1961	3	8880	N	N	10816 SE 213TH ST
002	135500	0370	10/24/02	\$179,950	1210	0	7	1971	3	9828	N	N	12032 SE 210TH PL
002	228740	0290	5/9/03	\$210,000	1210	420	7	1984	3	7492	N	N	21105 119TH PL SE
002	701690	0080	8/2/02	\$203,950	1210	270	7	1985	3	8924	N	N	13626 SE 231ST ST
002	338800	0260	6/13/02	\$186,500	1220	0	7	1961	3	8800	N	N	10826 SE 230TH ST
002	222100	0100	1/10/02	\$219,950	1220	620	7	1974	3	10723	N	N	19313 140TH PL SE
002	352930	0270	10/23/02	\$202,000	1220	0	7	1994	3	6514	N	N	22903 117TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	221221	0450	9/16/03	\$193,000	1220	0	7	1980	3	7200	N	N	11412 SE 229TH PL
002	512695	0230	11/17/03	\$190,000	1220	0	7	1981	3	12375	N	N	11715 SE 225TH CT
002	281780	0180	4/19/02	\$225,000	1220	1180	7	1978	4	7831	N	N	19202 121ST PL SE
002	796900	0091	3/14/02	\$225,000	1220	600	7	1961	4	32142	N	N	13225 SE 230TH ST
002	287300	0320	5/1/02	\$166,000	1220	0	7	1968	4	8583	N	N	13005 SE 207TH PL
002	793200	0010	10/10/03	\$188,500	1220	0	7	1950	4	29395	N	N	11637 SE 192ND ST
002	809930	0090	3/31/03	\$237,500	1230	600	7	1968	3	11880	N	N	11860 SE 227TH PL
002	338780	0030	7/29/02	\$164,000	1230	0	7	1959	3	7700	N	N	10504 SE 228TH ST
002	287300	0800	1/17/03	\$169,500	1230	0	7	1970	4	7210	N	N	20447 131ST PL SE
002	941271	0210	6/17/02	\$224,000	1230	600	7	1976	3	7125	N	N	23211 138TH AV SE
002	941271	0500	2/1/02	\$203,000	1230	580	7	1977	3	7000	N	N	13510 SE 233RD ST
002	941271	0270	12/5/02	\$190,900	1230	530	7	1977	3	7700	N	N	13622 SE 233RD ST
002	278730	0150	7/9/03	\$241,000	1240	840	7	1974	3	7725	N	N	21025 124TH AV SE
002	278731	1320	8/22/03	\$218,500	1240	640	7	1975	3	6624	N	N	21334 125TH AV SE
002	278731	1420	3/20/03	\$218,000	1240	640	7	1976	3	7210	N	N	12514 SE 213TH ST
002	432421	0110	10/29/03	\$228,000	1240	440	7	1992	3	13073	N	N	20028 127TH LN SE
002	278731	1060	1/7/02	\$224,950	1240	850	7	1974	3	7272	N	N	21329 125TH AV SE
002	278731	1020	5/15/03	\$217,000	1240	570	7	1974	3	9350	N	N	21225 125TH AV SE
002	666915	0090	9/26/02	\$231,950	1240	800	7	1978	3	6825	N	N	12324 SE 219TH PL
002	221220	0180	6/17/02	\$222,500	1240	400	7	1976	4	7200	N	N	23319 114TH PL SE
002	432421	0010	8/12/03	\$227,000	1240	440	7	1989	3	11715	N	N	12525 SE 201ST PL
002	221220	0650	10/31/03	\$207,900	1240	570	7	1977	3	7350	N	N	23311 116TH AV SE
002	278731	1100	1/24/03	\$197,000	1240	530	7	1974	3	7210	N	N	21407 125TH AV SE
002	221220	0300	10/11/02	\$197,950	1240	570	7	1976	3	7272	N	N	11527 SE 234TH PL
002	289300	0410	10/1/02	\$201,500	1240	620	7	1974	3	5700	N	N	21301 120TH AV SE
002	032205	9161	11/7/03	\$256,100	1250	0	7	1965	3	26862	N	N	19628 140TH AV SE
002	311080	0150	10/14/03	\$196,000	1250	0	7	1963	3	9600	N	N	12039 SE 209TH ST
002	645700	0660	7/17/03	\$192,000	1250	0	7	1965	3	7600	N	N	22609 108TH AV SE
002	645700	0750	8/19/03	\$190,000	1250	0	7	1965	3	7210	N	N	22534 108TH AV SE
002	278732	0080	4/18/03	\$195,000	1250	0	7	1981	3	7210	N	N	21220 127TH PL SE
002	511500	0150	8/13/03	\$204,950	1250	0	7	1984	3	8730	N	N	22907 115TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	645700	0580	4/23/03	\$191,000	1250	0	7	1965	4	7500	N	N	10533 SE 227TH ST
002	135500	0050	8/19/03	\$190,500	1250	300	7	1973	3	7383	N	N	21037 120TH PL SE
002	541980	0720	9/30/03	\$195,000	1250	0	7	1981	3	7597	N	N	12110 SE 223RD DR
002	664870	0170	6/13/02	\$182,500	1250	0	7	1967	3	10267	N	N	10510 SE 233RD PL
002	541221	0280	8/12/02	\$230,500	1250	700	7	1984	3	7029	N	N	11913 SE 220TH CT
002	541980	0450	6/13/02	\$189,000	1250	0	7	1981	3	7280	N	N	12211 SE 223RD DR
002	664870	0200	11/14/02	\$169,000	1250	0	7	1967	3	8207	N	N	10530 SE 233RD PL
002	338800	0660	11/14/02	\$172,400	1260	0	7	1962	3	7448	N	N	10812 SE 232ND ST
002	073800	0200	3/20/02	\$195,000	1260	0	7	1966	4	7220	N	N	10605 SE 236TH PL
002	941270	0100	9/2/03	\$228,000	1260	970	7	1974	4	10282	N	N	23310 133RD CT SE
002	186290	0400	6/25/03	\$193,700	1260	0	7	1992	3	6031	N	N	21706 120TH AV SE
002	278732	0790	2/10/03	\$207,000	1260	870	7	1980	3	6534	N	N	12518 SE 216TH ST
002	228740	0300	9/5/02	\$173,000	1260	0	7	1984	3	7248	N	N	21111 119TH PL SE
002	278750	0160	7/8/02	\$215,000	1260	1100	7	1983	3	7840	N	N	21821 121ST PL SE
002	221220	0660	5/7/02	\$182,500	1260	600	7	1977	3	7350	N	N	23319 116TH AV SE
002	807857	0160	9/18/02	\$249,950	1270	860	7	1989	3	10263	N	N	22340 126TH PL SE
002	073960	0360	10/28/02	\$193,000	1270	0	7	1962	4	9000	N	N	11008 SE 213TH ST
002	664870	1240	11/22/02	\$219,950	1270	1010	7	1963	3	8968	N	N	10904 SE 235TH ST
002	289300	0210	7/10/03	\$219,000	1270	690	7	1975	3	7000	N	N	12052 SE 212TH CT
002	541220	0180	6/11/03	\$228,000	1270	570	7	1983	3	6214	N	N	22006 117TH AV SE
002	666915	0730	8/5/03	\$209,925	1280	0	7	1979	3	7904	N	N	21602 127TH PL SE
002	073982	0030	12/22/03	\$214,950	1280	0	7	1985	3	8332	N	N	22137 109TH PL SE
002	807855	0270	7/14/03	\$234,000	1280	840	7	1987	3	8918	N	N	22204 123RD PL SE
002	807856	0310	2/17/03	\$233,000	1280	860	7	1988	3	8641	N	N	12518 SE 221ST PL
002	278732	0650	9/12/02	\$212,000	1280	890	7	1980	3	7600	N	N	12605 SE 215TH ST
002	666915	0070	1/22/02	\$207,990	1280	540	7	1978	3	6300	N	N	21843 124TH AV SE
002	546670	0270	1/14/02	\$192,500	1280	520	7	1977	4	7200	N	N	12623 SE 231ST ST
002	383120	0070	7/16/02	\$219,000	1290	500	7	1979	3	8967	N	N	11211 SE 235TH PL
002	073960	0080	4/7/03	\$192,500	1290	0	7	1962	3	9516	N	N	11212 SE 212TH ST
002	073960	0050	9/23/03	\$190,000	1290	0	7	1962	3	9438	N	N	11044 SE 212TH ST
002	858190	0280	11/11/03	\$234,950	1290	410	7	1984	3	7276	N	N	11816 SE 227TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	247295	0250	6/5/03	\$208,950	1290	0	7	1983	3	8308	N	N	19413 144TH PL SE
002	186300	0120	7/11/02	\$190,000	1290	0	7	1969	3	10800	N	N	11636 SE 218TH PL
002	546635	0110	11/11/03	\$210,000	1290	0	7	1994	3	7589	N	N	13306 SE 236TH PL
002	618710	0050	11/25/03	\$235,000	1290	650	7	1984	3	10305	N	N	13604 SE 239TH ST
002	541980	0670	7/21/03	\$193,500	1290	0	7	1981	3	7600	N	N	22217 122ND AV SE
002	259715	0190	12/4/02	\$229,950	1290	430	7	1981	3	8343	N	N	11301 SE 218TH PL
002	802570	0870	4/4/03	\$179,000	1290	0	7	1976	3	7344	N	N	11019 SE 224TH PL
002	432455	0420	7/24/02	\$170,000	1290	0	7	1976	4	6881	N	N	12913 SE 201ST ST
002	176130	0470	10/17/02	\$215,000	1290	760	7	1977	3	6800	N	N	22811 126TH AV SE
002	802570	0410	9/26/03	\$172,500	1290	0	7	1976	3	7350	N	N	11215 SE 225TH ST
002	802570	0860	9/13/02	\$170,000	1290	0	7	1976	3	7344	N	N	11011 SE 224TH PL
002	546635	0150	3/6/02	\$188,000	1290	0	7	1993	3	7596	N	N	13208 SE 236TH PL
002	546670	0180	12/2/03	\$190,000	1290	520	7	1977	3	7200	N	N	22831 126TH PL SE
002	432455	0250	8/12/02	\$155,000	1290	0	7	1976	4	7200	N	N	20119 128TH AV SE
002	894417	0290	2/28/03	\$247,000	1300	1000	7	1978	3	8400	N	N	11812 SE 210TH PL
002	281780	0110	5/16/03	\$251,000	1300	1100	7	1978	4	9674	N	N	19254 121ST PL SE
002	311080	0290	11/19/03	\$174,950	1300	0	7	1967	3	9600	N	N	12021 SE 210TH ST
002	172205	9186	5/10/02	\$182,000	1300	0	7	1963	4	8063	N	N	11219 SE 234TH ST
002	894417	0290	4/24/02	\$200,000	1300	1000	7	1978	3	8400	N	N	11812 SE 210TH PL
002	186291	0150	11/20/03	\$207,000	1310	0	7	1992	3	6200	N	N	11729 SE 217TH PL
002	279610	0370	7/1/02	\$187,500	1310	0	7	1979	3	7700	N	N	12201 SE 217TH PL
002	186291	0200	5/7/02	\$194,950	1310	0	7	1993	3	8505	N	N	21720 118TH PL SE
002	073800	0080	7/10/02	\$169,000	1310	0	7	1967	3	7200	N	N	10526 SE 236TH PL
002	032205	9278	10/24/03	\$344,500	1320	1120	7	1963	3	24783	N	N	14619 SE 192ND ST
002	786130	0030	8/6/03	\$240,000	1320	300	7	1988	3	9781	N	N	13714 SE 200TH ST
002	228740	0110	8/13/03	\$218,000	1320	0	7	1984	3	7206	N	N	11907 SE 212TH PL
002	858190	0170	6/23/03	\$245,000	1320	340	7	1984	3	9430	N	N	11909 SE 231ST PL
002	786130	0160	9/5/02	\$239,950	1320	590	7	1988	3	9634	N	N	13730 SE 199TH PL
002	228740	0330	2/21/03	\$231,500	1320	400	7	1984	3	7390	N	N	21127 119TH PL SE
002	664870	1010	7/18/03	\$196,500	1320	0	7	1963	3	7142	N	N	23314 108TH AV SE
002	795508	0040	6/19/03	\$209,950	1320	0	7	1981	4	7222	N	N	19914 138TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807857	0010	11/5/03	\$212,000	1320	0	7	1988	3	7104	N	N	12413 SE 223RD DR
002	278731	0930	4/22/02	\$188,250	1320	0	7	1970	3	7810	N	N	21202 124TH AV SE
002	809920	0010	3/13/02	\$195,000	1320	650	7	1963	3	11475	N	N	11604 SE 227TH PL
002	032205	9278	5/19/03	\$229,950	1320	1120	7	1963	3	24783	N	N	14619 SE 192ND ST
002	092205	9158	4/10/02	\$173,250	1320	0	7	1981	3	17594	N	N	12805 SE 218TH PL
002	556170	0160	8/21/03	\$240,000	1330	580	7	1978	3	8025	N	N	12838 SE 232ND ST
002	666915	0750	4/22/03	\$239,000	1330	440	7	1979	3	7004	N	N	21609 127TH PL SE
002	807856	0170	6/19/03	\$214,000	1330	0	7	1988	3	7980	N	N	22006 127TH CT SE
002	645700	0210	5/10/02	\$212,500	1330	0	7	1966	3	8103	N	N	10709 SE 225TH PL
002	664870	0050	5/16/02	\$220,000	1330	770	7	1967	3	13389	N	N	23341 105TH AV SE
002	664870	0110	5/1/02	\$219,000	1330	800	7	1967	3	9545	N	N	23263 105TH AV SE
002	807855	0060	9/17/03	\$233,900	1330	850	7	1987	3	6419	N	N	12360 SE 221ST ST
002	279610	0190	6/3/02	\$220,000	1330	800	7	1978	3	6800	N	N	21705 122ND PL SE
002	279610	0720	12/12/02	\$186,500	1330	0	7	1979	3	7700	N	N	12214 SE 219TH PL
002	675260	0610	3/14/02	\$215,000	1330	0	7	1994	3	7815	N	N	22509 125TH PL SE
002	858190	0380	4/22/03	\$230,000	1330	770	7	1984	3	7256	N	N	11620 SE 231ST PL
002	278730	0220	6/17/02	\$200,000	1330	600	7	1969	3	11128	N	N	12415 SE 211TH PL
002	666915	0640	2/27/02	\$200,000	1330	420	7	1979	3	6380	N	N	12623 SE 217TH PL
002	556172	0270	1/17/02	\$190,000	1330	820	7	1980	3	8108	N	N	12904 SE 228TH PL
002	556172	0160	8/12/02	\$197,300	1330	910	7	1981	4	8448	N	N	13125 SE 228TH PL
002	073800	0100	7/10/03	\$186,000	1330	750	7	1966	3	7200	N	N	10604 SE 236TH PL
002	873200	0370	12/26/03	\$208,100	1340	0	7	1964	3	11600	N	N	10824 SE 218TH ST
002	287300	0780	12/22/03	\$218,000	1340	0	7	1975	4	7210	N	N	20433 131ST PL SE
002	662401	0120	10/22/03	\$210,000	1340	0	7	1973	4	7930	N	N	20413 120TH AV SE
002	338800	0240	6/26/03	\$186,450	1340	0	7	1961	3	8800	N	N	10812 SE 230TH ST
002	873173	0210	5/23/02	\$191,750	1340	0	7	1976	3	8366	N	N	23633 129TH AV SE
002	073980	0130	5/16/02	\$189,600	1340	0	7	1984	3	7201	N	N	11113 SE 220TH PL
002	287300	0780	8/15/02	\$186,690	1340	0	7	1975	4	7210	N	N	20433 131ST PL SE
002	073800	0050	10/28/03	\$158,500	1340	0	7	1964	4	7200	N	N	10434 SE 236TH PL
002	176130	0200	8/1/02	\$150,000	1340	0	7	1970	3	7000	N	N	12529 SE 232ND ST
002	675260	0570	2/4/03	\$260,950	1350	920	7	1995	3	10295	N	N	12516 SE 225TH CT

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807855	0430	6/13/03	\$242,000	1350	900	7	1988	3	7417	N	N	22340 123RD PL SE
002	289300	0060	7/7/03	\$226,000	1350	1110	7	1976	3	7104	N	N	21420 121ST PL SE
002	807855	0570	4/16/02	\$193,500	1350	0	7	1987	3	6885	N	N	22138 124TH AV SE
002	432455	0340	4/14/03	\$173,999	1360	0	7	1970	4	7580	N	N	20130 128TH AV SE
002	541221	0020	6/12/03	\$229,950	1360	730	7	1984	3	6724	N	N	11811 SE 221ST ST
002	666915	0650	3/4/03	\$249,000	1370	900	7	1979	3	8700	N	N	12627 SE 217TH PL
002	289300	0650	7/25/03	\$240,000	1370	1000	7	1975	3	8450	N	N	12047 SE 214TH ST
002	666915	0740	6/17/03	\$240,000	1370	900	7	1979	3	7125	N	N	12637 SE 216TH ST
002	287300	0740	12/17/02	\$180,000	1370	0	7	1969	4	7639	N	N	13047 SE 204TH PL
002	289300	0340	2/26/02	\$199,950	1370	330	7	1974	3	7254	N	N	12023 SE 212TH PL
002	873200	0235	2/4/03	\$268,000	1380	0	7	1961	3	37496	N	N	10856 SE 218TH ST
002	338780	0210	11/14/03	\$177,000	1380	0	7	1959	3	7704	N	N	22934 105TH AV SE
002	092205	9149	9/6/02	\$237,490	1390	430	7	1978	3	13939	N	N	20825 119TH AV SE
002	937840	0020	8/25/03	\$275,950	1390	400	7	1989	3	7942	N	N	12346 SE 204TH ST
002	281780	0120	8/4/03	\$284,980	1400	1100	7	1978	4	11330	N	N	19248 121ST PL SE
002	809920	0110	10/7/03	\$198,000	1400	0	7	1963	4	11340	N	N	11627 SE 227TH PL
002	281780	0030	12/2/03	\$244,999	1410	470	7	1978	4	8209	N	N	19213 121ST PL SE
002	666915	0050	6/20/03	\$235,000	1410	540	7	1978	3	9900	N	N	21827 124TH AV SE
002	247295	0240	12/18/02	\$211,500	1410	0	7	1983	3	7200	N	N	19419 144TH PL SE
002	666915	0140	7/5/02	\$220,000	1410	530	7	1978	3	7446	N	N	12337 SE 219TH PL
002	135460	0300	5/13/03	\$222,000	1410	480	7	1984	3	7008	N	N	11507 SE 215TH ST
002	807855	0620	3/7/02	\$199,900	1410	0	7	1987	3	8233	N	N	21922 124TH AV SE
002	807855	0580	8/21/02	\$199,000	1410	0	7	1987	3	7319	N	N	22132 124TH AV SE
002	858190	0220	6/20/02	\$222,200	1410	620	7	1984	3	8699	N	N	11916 SE 231ST PL
002	247295	0120	10/27/02	\$193,500	1410	0	7	1983	4	7622	N	N	14618 SE 195TH PL
002	221220	0200	4/17/03	\$229,871	1420	670	7	1976	3	7455	N	N	23333 114TH WY SE
002	666915	0240	12/11/03	\$225,000	1420	570	7	1978	3	6300	N	N	12408 SE 218TH CT
002	802570	0700	4/24/03	\$190,000	1420	0	7	1976	4	7800	N	N	11116 SE 225TH ST
002	383120	0130	11/6/03	\$185,000	1420	0	7	1979	4	7000	N	N	11223 SE 235TH PL
002	858190	0030	5/21/02	\$217,500	1420	460	7	1984	3	8800	N	N	11629 SE 231ST PL
002	287300	0920	6/16/03	\$202,000	1430	0	7	1975	4	7210	N	N	13011 SE 204TH PL

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Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	278750	0250	11/12/03	\$230,000	1430	800	7	1981	3	7200	N	N	21732 121ST PL SE
002	807856	0240	2/4/03	\$245,500	1440	500	7	1988	3	6775	N	N	22012 126TH CT SE
002	807857	0330	4/17/03	\$239,000	1440	500	7	1989	3	7350	N	N	12614 SE 223RD DR
002	145090	0100	3/27/02	\$225,000	1440	0	7	1995	3	9118	N	N	11408 SE 228TH PL
002	432421	0150	8/15/03	\$200,000	1440	0	7	1988	3	7575	N	N	12548 SE 201ST PL
002	556172	0310	12/10/03	\$250,000	1450	760	7	1980	3	8100	N	N	22823 129TH AV SE
002	645700	0520	3/18/03	\$205,000	1450	0	7	1965	3	9100	N	N	22619 105TH AV SE
002	858190	0070	7/19/03	\$245,000	1450	460	7	1984	3	6763	N	N	11719 SE 231ST PL
002	645700	0280	9/24/03	\$192,500	1450	0	7	1966	3	8960	N	N	10600 SE 226TH ST
002	556170	0050	3/18/03	\$232,950	1460	780	7	1979	4	7564	N	N	23143 131ST AV SE
002	858190	0250	11/21/03	\$240,000	1460	460	7	1985	3	6568	N	N	11834 SE 231ST PL
002	858190	0130	6/17/02	\$205,000	1460	0	7	1984	3	9491	N	N	11825 SE 231ST PL
002	247295	0410	1/22/02	\$198,500	1460	0	7	1984	3	6500	N	N	19411 146TH AV SE
002	541980	1340	6/27/02	\$185,000	1460	0	7	1982	3	6887	N	N	11704 SE 223RD DR
002	541980	0940	2/15/02	\$185,000	1460	0	7	1982	3	7200	N	N	12022 SE 222ND PL
002	338790	0530	6/9/03	\$202,500	1470	0	7	1960	3	11857	N	N	10543 SE 228TH ST
002	221220	0390	3/25/03	\$220,950	1470	670	7	1976	4	7200	N	N	23318 114TH PL SE
002	796920	0130	3/13/02	\$199,950	1470	0	7	1966	3	22350	N	N	13251 SE 231ST ST
002	289300	0310	11/18/02	\$198,635	1470	670	7	1975	3	7475	N	N	12005 SE 212TH PL
002	807856	0180	6/20/02	\$230,500	1480	0	7	1988	3	10872	N	N	22007 127TH CT SE
002	941271	0460	9/19/03	\$221,500	1480	0	7	1977	3	9240	N	N	23205 136TH PL SE
002	662402	0150	10/2/03	\$212,000	1480	0	7	1980	4	11336	N	N	11809 SE 204TH ST
002	278731	0300	6/24/03	\$205,000	1480	660	7	1974	3	7215	N	N	21408 122ND PL SE
002	556171	0380	5/4/02	\$192,500	1480	0	7	1979	4	7260	N	N	12911 SE 231ST WY
002	807857	0590	5/8/02	\$254,950	1490	1000	7	1989	3	6963	N	N	22243 126TH PL SE
002	511500	0100	5/14/02	\$204,000	1490	0	7	1984	3	8371	N	N	11405 SE 229TH ST
002	541980	0280	10/22/03	\$231,500	1500	0	7	1981	3	7578	N	N	22319 122ND AV SE
002	541980	0380	10/29/03	\$213,950	1500	0	7	1981	3	9350	N	N	22340 122ND AV SE
002	052205	9259	12/24/03	\$205,000	1500	0	7	1969	4	14375	N	N	11411 SE 192ND ST
002	541980	0520	11/22/02	\$206,500	1500	0	7	1981	3	7200	N	N	12324 SE 223RD DR
002	807855	0110	8/13/02	\$204,500	1500	0	7	1987	3	8002	N	N	22107 124TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	701690	0120	10/18/02	\$221,500	1500	310	7	1984	3	7325	N	N	13602 SE 231ST ST
002	541980	0420	4/19/02	\$190,000	1500	0	7	1981	3	10500	N	N	22316 122ND AV SE
002	894417	0190	9/23/02	\$204,950	1500	1060	7	1978	3	5850	N	N	11928 SE 210TH PL
002	807855	0440	9/9/02	\$228,000	1510	550	7	1988	3	10609	N	N	22338 123RD PL SE
002	289300	0370	5/15/03	\$202,000	1510	0	7	1974	3	7200	N	N	12020 SE 213TH ST
002	145090	0060	9/29/03	\$267,000	1520	1130	7	1994	3	8502	N	N	11423 SE 228TH PL
002	858190	0200	10/29/03	\$254,950	1520	730	7	1984	3	7203	N	N	23115 120TH AV SE
002	162205	9107	9/12/03	\$290,000	1520	540	7	1974	4	45302	N	N	23019 132ND AV SE
002	618710	0130	7/30/02	\$225,000	1520	460	7	1981	3	9607	N	N	23713 137TH AV SE
002	807855	0510	9/15/03	\$233,500	1530	540	7	1987	3	6230	N	N	12351 SE 223RD DR
002	666915	0700	7/15/02	\$215,000	1530	770	7	1980	3	6996	N	N	21620 127TH PL SE
002	670040	0170	12/16/03	\$232,000	1550	0	7	1991	3	7044	N	N	22125 112TH PL SE
002	670040	0140	6/17/03	\$216,000	1550	0	7	1991	3	8134	N	N	22112 112TH PL SE
002	073950	0090	11/5/03	\$194,500	1560	0	7	1962	3	14520	N	N	21202 110TH AV SE
002	186290	0310	6/12/02	\$221,000	1560	0	7	1992	3	7133	N	N	12008 SE 218TH PL
002	338790	0400	6/4/03	\$189,500	1560	0	7	1960	3	7020	N	N	10591 SE 228TH ST
002	186290	0140	9/20/02	\$211,000	1560	0	7	1992	3	5961	N	N	21928 120TH AV SE
002	019250	0280	6/12/03	\$200,000	1570	0	7	1963	3	11347	N	N	19446 136TH PL SE
002	281780	0150	6/25/02	\$234,950	1570	540	7	1979	4	7828	N	N	19226 121ST PL SE
002	432420	0020	12/26/03	\$189,000	1570	0	7	1973	4	8230	N	N	12411 SE 201ST PL
002	172205	9128	6/3/02	\$184,900	1580	0	7	1959	3	12500	N	N	11112 SE 232ND ST
002	087850	0010	10/31/02	\$219,950	1580	0	7	1992	3	6000	N	N	20930 119TH AV SE
002	802570	0500	4/16/02	\$179,500	1580	0	7	1969	3	7575	N	N	11431 SE 225TH ST
002	432420	0030	7/8/02	\$165,000	1580	0	7	1970	5	7429	N	N	12421 SE 201ST PL
002	102205	9124	11/14/02	\$210,000	1590	0	7	1930	4	40946	N	N	21216 132ND AV SE
002	556170	0030	12/23/02	\$209,950	1600	0	7	1978	3	7772	N	N	23131 131ST AV SE
002	281780	0060	6/2/03	\$265,000	1600	1000	7	1978	4	9428	N	N	19235 121ST PL SE
002	338780	0510	10/1/02	\$197,500	1610	0	7	1960	2	8250	N	N	22910 106TH PL SE
002	019250	0140	1/24/02	\$188,000	1610	0	7	1964	4	11475	N	N	19455 136TH PL SE
002	052205	9280	9/26/03	\$295,000	1620	100	7	1947	4	22000	N	N	11215 SE 192ND ST
002	032205	9160	7/25/03	\$229,000	1620	0	7	1988	3	9626	N	N	14023 SE 198TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	1110	8/25/03	\$208,000	1620	0	7	1984	3	8528	N	N	11920 SE 223RD DR
002	186290	0490	9/18/03	\$221,950	1630	0	7	1992	3	7813	N	N	21613 120TH AV SE
002	221221	0010	12/1/03	\$177,500	1630	0	7	1979	3	7416	N	N	23001 116TH AV SE
002	311080	0160	11/12/02	\$205,000	1640	0	7	1966	3	9600	N	N	12029 SE 209TH ST
002	541980	1030	9/26/03	\$211,600	1640	0	7	1984	3	7350	N	N	11909 SE 222ND PL
002	546970	0060	8/16/02	\$252,000	1650	0	7	1976	4	16200	N	N	13004 SE 234TH ST
002	338790	0270	6/27/03	\$209,000	1650	0	7	1960	4	7920	N	N	22806 106TH PL SE
002	807857	0190	4/15/02	\$213,000	1650	0	7	1989	3	7454	N	N	22328 126TH PL SE
002	228740	0230	1/9/02	\$180,000	1650	0	7	1984	3	7201	N	N	21132 119TH AV SE
002	796910	0050	11/8/02	\$260,000	1660	0	7	2002	3	22984	N	N	22811 134TH AV SE
002	675230	0121	4/8/03	\$219,500	1660	0	7	1985	3	10569	N	N	14720 SE 197TH CT
002	793260	0114	2/27/03	\$194,500	1660	0	7	1968	3	11549	N	N	12126 SE 200TH ST
002	172205	9187	12/15/03	\$224,500	1670	0	7	1998	3	8325	N	N	11204 SE 234TH ST
002	073980	0060	4/28/03	\$217,500	1670	0	7	1983	3	7741	N	N	10929 SE 220TH PL
002	793200	0083	8/15/02	\$229,950	1670	0	7	1967	4	25266	N	N	19420 116TH AV SE
002	172205	9189	4/18/02	\$215,000	1670	0	7	1998	3	8325	N	N	11219 SE 234TH ST
002	675260	0400	5/28/03	\$225,000	1670	0	7	1994	3	6474	N	N	22449 127TH AV SE
002	176130	0260	4/18/02	\$189,900	1670	0	7	1970	3	7930	N	N	12611 SE 232ND ST
002	135460	0250	3/29/02	\$197,940	1670	0	7	1984	3	7104	N	N	11309 SE 215TH ST
002	186291	0060	7/25/02	\$240,000	1690	0	7	1992	3	7924	N	N	11715 SE 216TH CT
002	278731	1160	4/18/03	\$219,900	1690	0	7	1974	3	8075	N	N	12504 SE 216TH ST
002	807857	0110	9/29/03	\$230,000	1690	350	7	1989	3	6419	N	N	22343 126TH PL SE
002	793260	0090	11/4/02	\$381,500	1700	1430	7	1964	4	35088	N	N	19810 121ST AV SE
002	287300	0300	7/23/03	\$208,000	1700	0	7	1968	4	8917	N	N	20705 130TH AV SE
002	216330	0110	5/17/02	\$217,000	1700	0	7	1990	3	8198	N	N	11820 SE 204TH ST
002	807856	0290	4/18/03	\$219,000	1700	0	7	1988	3	5793	N	N	22013 126TH CT SE
002	807857	0320	3/1/02	\$227,000	1700	630	7	1989	3	7088	N	N	12620 SE 223RD DR
002	541980	1050	9/3/03	\$213,500	1710	0	7	1984	3	8800	N	N	11917 SE 222ND PL
002	082205	9096	11/18/03	\$270,000	1710	0	7	1991	3	89298	N	N	21611 116TH AV SE
002	670039	0160	3/20/03	\$219,000	1720	0	7	1992	3	3550	N	N	11521 SE 221ST PL
002	670039	0200	12/2/02	\$213,950	1720	0	7	1992	3	3378	N	N	11533 SE 221ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	670039	0040	2/4/02	\$210,000	1720	0	7	1992	3	3966	N	N	11532 SE 221ST PL
002	073982	0100	4/23/02	\$214,200	1730	0	7	1985	3	6442	N	N	22215 110TH AV SE
002	259715	0300	3/27/02	\$204,950	1730	0	7	1982	3	10656	N	N	11517 SE 218TH PL
002	245950	0120	7/22/02	\$210,000	1730	0	7	1985	3	7225	N	N	19430 135TH AV SE
002	073960	0260	10/22/03	\$241,000	1740	0	7	1963	4	9344	N	N	11218 SE 214TH ST
002	228740	0380	3/11/03	\$230,950	1740	0	7	1984	3	7484	N	N	21100 119TH PL SE
002	556170	0470	2/10/03	\$219,950	1740	0	7	1978	3	7000	N	N	13113 SE 231ST WY
002	073982	0060	9/11/02	\$227,300	1750	0	7	1985	3	7261	N	N	10831 SE 222ND ST
002	873200	0410	11/20/03	\$223,000	1760	0	7	1966	3	9600	N	N	10840 SE 217TH ST
002	073981	0230	1/28/03	\$211,500	1760	0	7	1985	3	6030	N	N	22102 110TH AV SE
002	670039	0050	11/19/03	\$225,900	1770	0	7	1992	3	3650	N	N	11526 SE 221ST PL
002	937840	0080	9/4/03	\$287,000	1780	730	7	1989	3	8363	N	N	12224 SE 204TH ST
002	245950	0080	5/22/03	\$228,450	1780	0	7	1985	3	8411	N	N	19328 135TH AV SE
002	245950	0180	4/2/03	\$217,000	1780	0	7	1985	3	17518	N	N	13427 SE 196TH ST
002	245950	0010	7/12/02	\$230,000	1790	0	7	1985	3	10043	N	N	19212 135TH AV SE
002	186291	0140	6/21/02	\$239,500	1810	0	7	1993	3	6324	N	N	11723 SE 217TH PL
002	556172	0250	5/7/03	\$253,000	1820	650	7	1980	3	8580	N	N	12912 SE 228TH PL
002	664870	1340	5/22/02	\$215,000	1820	0	7	1967	3	9040	N	N	10834 SE 232ND PL
002	186291	0380	3/5/02	\$238,000	1830	0	7	1993	3	11941	N	N	21617 118TH PL SE
002	807857	0420	9/11/03	\$254,000	1850	0	7	1989	3	9079	N	N	12620 SE 222ND PL
002	073981	0150	9/22/03	\$244,500	1850	0	7	1985	3	8021	N	N	22109 111TH CT SE
002	186300	0050	8/2/02	\$235,000	1850	0	7	1992	3	10800	N	N	11826 SE 218TH PL
002	807857	0100	8/23/02	\$218,000	1850	0	7	1989	3	6772	N	N	22339 126TH PL SE
002	259230	0520	9/4/03	\$253,440	1860	0	7	1986	3	7836	N	N	20235 137TH AV SE
002	338800	0010	4/11/03	\$197,000	1860	0	7	1962	3	9030	N	N	10841 SE 232ND ST
002	082205	9148	10/17/02	\$265,000	1880	0	7	1954	3	21444	N	N	22028 108TH AV SE
002	186291	0400	3/12/02	\$230,500	1880	0	7	1992	3	6344	N	N	21625 118TH PL SE
002	092205	9076	10/15/03	\$240,000	1940	0	7	1961	3	36590	N	N	13017 SE 208TH ST
002	216330	0080	11/25/03	\$255,000	1950	0	7	1990	3	7677	N	N	11838 SE 204TH ST
002	216330	0100	12/31/02	\$243,500	1950	0	7	1990	3	7283	N	N	11826 SE 204TH ST
002	894417	0310	11/5/02	\$229,000	1950	0	7	1978	3	8632	N	N	11728 SE 210TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807856	0160	7/10/02	\$219,000	1950	0	7	1988	3	10027	N	N	22010 127TH CT SE
002	338800	0150	9/15/03	\$212,900	1970	0	7	1960	4	8800	N	N	23211 107TH PL SE
002	807856	0130	5/10/02	\$227,900	1970	0	7	1988	3	7146	N	N	22026 127TH CT SE
002	186291	0510	6/10/02	\$235,950	1980	0	7	1994	3	7619	N	N	21600 117TH PL SE
002	186291	0250	8/12/02	\$234,950	1980	0	7	1994	3	5865	N	N	21626 119TH CT SE
002	894433	0030	5/14/03	\$272,500	1990	0	7	1993	3	3727	N	N	23820 141ST LN SE
002	894432	0380	2/26/02	\$246,000	1990	0	7	1989	3	3133	N	N	23872 140TH LN SE
002	894432	0120	2/28/02	\$237,900	1990	0	7	1989	3	3234	N	N	14146 SE 238TH LN
002	675260	0590	7/10/03	\$284,000	2020	0	7	1994	3	10087	N	N	12517 SE 225TH CT
002	675260	0880	10/18/02	\$260,000	2020	0	7	1994	3	11739	N	N	12519 SE 226TH ST
002	675260	0550	4/18/03	\$254,500	2020	0	7	1994	3	8336	N	N	12526 SE 225TH PL
002	019250	0260	8/7/03	\$223,000	2030	0	7	1964	4	11344	N	N	19426 136TH PL SE
002	541221	0130	5/9/03	\$240,000	2030	0	7	1985	3	6617	N	N	22024 120TH AV SE
002	042205	9053	4/16/03	\$255,000	2060	0	7	1992	3	19326	N	N	20207 124TH AV SE
002	894432	0240	7/11/03	\$281,500	2110	0	7	1989	3	4030	N	N	14014 SE 238TH LN
002	894433	0110	10/16/03	\$279,450	2110	0	7	1993	3	5027	N	N	23823 141st LN SE
002	894432	0140	11/11/03	\$275,000	2110	0	7	1989	3	4441	N	N	14142 SE 238TH LN
002	894433	0040	10/2/02	\$275,000	2110	0	7	1993	3	4455	N	N	23818 141ST LN SE
002	894432	0420	10/21/02	\$265,000	2110	0	7	1989	3	4038	N	N	14127 SE 238TH LN
002	541980	1200	12/4/02	\$235,500	2110	0	7	1985	3	8800	N	N	11819 SE 222ND CT
002	440600	0510	6/24/02	\$187,000	2110	0	7	1969	3	11390	N	N	19341 142ND PL SE
002	278731	1280	7/23/03	\$230,000	2250	0	7	1975	3	10350	N	N	12527 SE 214TH PL
002	894432	0450	8/2/02	\$274,000	2260	0	7	1989	3	3057	N	N	14117 SE 238TH LN
002	092205	9091	5/8/03	\$350,000	2260	1090	7	1963	3	111100	N	N	12833 SE 208TH ST
002	645700	0610	4/25/03	\$233,000	2340	0	7	1965	5	8300	N	N	10603 SE 226TH ST
002	162205	9037	10/6/03	\$300,000	2370	0	7	1970	3	22651	N	N	11858 SE 236TH ST
002	172205	9185	7/8/03	\$344,000	2540	0	7	1950	4	135471	N	N	22420 108TH PL SE
002	178725	0130	2/19/02	\$254,950	2580	0	7	2002	3	4675	N	N	19922 142ND PL SE
002	186490	0230	6/24/02	\$190,000	1140	800	8	1977	3	10200	N	N	20804 135TH AV SE
002	894429	0080	3/29/02	\$169,950	1220	0	8	1985	3	4287	N	N	23427 130TH AV SE
002	894429	0270	4/16/03	\$169,500	1220	0	8	1985	3	4303	N	N	23454 130TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	556172	0370	3/3/03	\$254,950	1250	630	8	1984	3	8890	N	N	23030 128TH PL SE
002	186490	0030	7/18/03	\$230,000	1250	450	8	1976	3	12600	N	N	13414 SE 209TH ST
002	186490	0070	12/9/02	\$239,000	1270	570	8	1976	3	14300	N	N	20913 134TH PL SE
002	366240	0140	5/14/03	\$245,000	1280	380	8	1990	3	11447	N	N	13901 SE 237TH PL
002	366240	0160	12/20/02	\$234,000	1280	380	8	1990	3	9121	N	N	13917 SE 237TH PL
002	259230	0250	7/10/03	\$287,000	1290	440	8	1987	3	8517	N	N	13725 SE 201ST ST
002	259769	0230	6/3/02	\$235,000	1290	370	8	1986	3	6395	N	N	19438 133RD AV SE
002	259769	0260	4/25/02	\$225,750	1290	370	8	1986	3	7000	N	N	19414 133RD AV SE
002	259230	0420	1/14/02	\$234,000	1300	390	8	1985	3	9724	N	N	13621 SE 200TH ST
002	259769	0560	3/15/02	\$229,000	1310	370	8	1986	3	8400	N	N	19633 133RD AV SE
002	259768	0170	5/17/02	\$222,900	1310	370	8	1985	3	7068	N	N	19725 133RD AV SE
002	352920	0340	11/26/02	\$225,000	1330	380	8	1990	3	6319	N	N	11720 SE 228TH PL
002	556172	0170	9/23/02	\$209,000	1330	910	8	1981	3	5103	N	N	13129 SE 228TH PL
002	250880	0180	6/13/02	\$250,000	1380	810	8	1995	3	6335	N	N	20409 121ST WY SE
002	259230	0260	3/2/02	\$262,950	1390	0	8	1987	3	8191	N	N	13733 SE 201ST ST
002	259767	0110	12/10/02	\$249,000	1390	1070	8	1987	3	9994	N	N	19844 134TH PL SE
002	259767	0470	10/15/03	\$263,950	1400	680	8	1989	3	7000	N	N	13310 SE 198TH ST
002	259769	0180	10/14/03	\$257,500	1400	680	8	1986	3	7931	N	N	13340 SE 195TH ST
002	259767	0360	11/19/03	\$249,950	1400	470	8	1989	3	9514	N	N	19852 133RD PL SE
002	259769	0120	2/13/03	\$259,000	1440	460	8	1985	3	7076	N	N	13321 SE 195TH ST
002	259768	0300	2/5/02	\$240,000	1440	460	8	1985	3	8712	N	N	19921 133RD AV SE
002	259768	0040	5/8/02	\$237,625	1440	460	8	1986	3	6781	N	N	13422 SE 200TH ST
002	793200	0120	7/17/02	\$300,000	1460	0	8	1956	4	77536	N	N	12251 SE 196TH ST
002	337450	0680	12/3/02	\$249,950	1490	680	8	1992	3	17080	N	N	13107 SE 216TH ST
002	259769	0580	2/10/03	\$252,850	1500	640	8	1986	3	8400	N	N	19709 133RD AV SE
002	894429	0190	2/7/03	\$185,000	1510	0	8	1985	3	3113	N	N	23465 130TH AV SE
002	894429	0070	7/26/02	\$179,000	1510	0	8	1985	3	3941	N	N	23423 130TH AV SE
002	259771	0410	8/26/02	\$260,000	1570	600	8	1989	3	8925	N	N	19438 134TH AV SE
002	259771	0060	7/11/03	\$255,000	1570	600	8	1987	3	9014	N	N	19339 133RD PL SE
002	259767	0190	8/21/02	\$250,000	1570	600	8	1987	3	6629	N	N	13346 SE 197TH ST
002	894429	0130	8/28/02	\$182,000	1570	0	8	1985	3	3777	N	N	23443 130TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	770825	0050	7/2/03	\$230,000	1590	0	8	1995	3	7305	N	N	14030 SE 237TH PL
002	894429	0220	4/23/03	\$189,900	1650	0	8	1985	3	2839	N	N	23468 130TH AV SE
002	894429	0330	1/1/02	\$171,000	1650	0	8	1985	3	3164	N	N	23406 131ST AV SE
002	323539	0040	7/29/03	\$235,500	1670	0	8	1991	3	7954	N	N	23901 114TH PL SE
002	259768	0120	9/17/02	\$235,000	1670	0	8	1985	3	7043	N	N	19902 133RD AV SE
002	543760	0050	7/23/02	\$219,950	1672	0	8	2002	3	5602	N	N	13218 SE 234TH ST
002	543760	0110	8/24/02	\$219,900	1672	0	8	2002	3	6144	N	N	13242 SE 234TH ST
002	543760	0150	5/17/02	\$217,500	1672	0	8	2002	3	5009	N	N	13221 SE 234TH ST
002	543760	0010	6/25/02	\$214,950	1672	0	8	2002	2	5298	N	N	13202 SE 234TH ST
002	323539	0140	5/6/03	\$234,000	1680	0	8	1992	3	10150	N	N	23832 114TH PL SE
002	948530	0410	12/9/03	\$239,950	1720	0	8	1991	3	6500	N	N	23737 126TH PL SE
002	232974	0050	2/4/03	\$234,950	1769	0	8	2003	3	6535	N	N	22555 116TH PL SE
002	232974	0020	2/5/03	\$234,950	1769	0	8	2003	3	5869	N	N	22571 116TH PL SE
002	259772	0040	12/3/02	\$234,000	1770	0	8	1988	3	8285	N	N	19632 134TH CT SE
002	447500	0160	8/28/03	\$200,000	1770	0	8	1999	3	5274	N	N	11719 SE 193RD PL
002	232974	0110	4/8/03	\$249,950	1773	0	8	2003	3	7388	N	N	22576 116TH PL SE
002	232974	0030	2/6/03	\$236,950	1773	0	8	2003	3	5491	N	N	22565 116TH PL SE
002	232974	0040	1/27/03	\$239,950	1773	0	8	2003	3	5598	N	N	22559 116TH PL SE
002	232974	0100	2/7/03	\$229,950	1773	0	8	2003	3	5753	N	N	22570 116TH PL SE
002	563520	0220	10/27/02	\$262,950	1780	0	8	1998	3	8310	N	N	12408 SE 198TH PL
002	563520	0030	7/22/02	\$259,950	1780	0	8	1997	3	9403	N	N	12413 SE 198TH PL
002	546638	0060	2/17/03	\$232,500	1790	0	8	2001	3	4928	N	N	12402 SE 238TH PL
002	556173	0200	5/7/02	\$205,000	1790	0	8	1988	3	8961	N	N	22971 130TH PL SE
002	259767	0200	5/23/02	\$235,900	1800	0	8	1987	3	7350	N	N	13340 SE 197TH ST
002	073998	0180	9/26/03	\$255,000	1810	0	8	1999	3	4950	N	N	10845 SE 214TH PL
002	073998	0130	7/23/03	\$247,000	1810	0	8	1999	3	4844	N	N	10862 SE 214TH PL
002	073998	0360	3/24/03	\$240,000	1810	0	8	1999	3	4871	N	N	11135 SE 216TH ST
002	073998	0080	3/7/03	\$240,000	1810	0	8	1999	3	5685	N	N	10896 SE 214TH PL
002	323539	0050	10/25/02	\$238,000	1820	0	8	1991	3	8961	N	N	23827 114TH PL SE
002	250880	0170	5/29/03	\$260,000	1830	0	8	1994	3	8238	N	N	20403 121ST WY SE
002	250880	0220	1/27/03	\$245,000	1830	0	8	1994	3	6360	N	N	20437 121ST WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	250880	0090	5/26/02	\$227,000	1830	0	8	1994	3	7551	N	N	20436 121ST WY SE
002	520181	0320	9/11/02	\$290,000	1840	0	8	1996	3	6714	N	N	22253 131ST AV SE
002	259769	0460	7/25/03	\$265,500	1840	0	8	1986	3	9100	N	N	19419 133RD AV SE
002	546970	0070	8/19/03	\$255,950	1850	0	8	1976	4	16200	N	N	12848 SE 234TH ST
002	073998	0330	12/16/02	\$235,000	1850	0	8	1999	3	4983	N	N	11119 SE 216TH ST
002	352930	0140	8/7/03	\$247,000	1860	0	8	1990	3	7609	N	N	22828 117TH PL SE
002	352930	0100	6/3/03	\$244,000	1860	0	8	1990	3	7200	N	N	11806 SE 229TH PL
002	770825	0020	8/22/03	\$242,500	1860	0	8	1995	3	7175	N	N	14016 SE 237TH PL
002	412800	0030	8/27/02	\$235,000	1870	0	8	1993	3	9658	N	N	14114 SE 198TH ST
002	556172	0430	3/12/02	\$213,000	1890	0	8	1984	3	8694	N	N	23006 128TH PL SE
002	259771	0170	12/3/03	\$280,000	1900	0	8	1989	3	6474	N	N	13330 SE 194TH CT
002	556172	0410	8/14/02	\$254,950	1900	860	8	1984	3	5712	N	N	23014 128TH PL SE
002	559170	0300	8/6/03	\$245,000	1910	0	8	1991	3	8893	N	N	11413 SE 219TH PL
002	520181	0270	10/10/03	\$254,950	1910	0	8	1996	3	7672	N	N	13050 SE 222ND PL
002	948530	0490	5/20/02	\$262,000	1910	0	8	1992	3	7000	N	N	23722 126TH PL SE
002	259767	0290	2/28/02	\$239,000	1910	0	8	1987	3	5775	N	N	19701 134TH PL SE
002	543760	0130	5/9/02	\$243,990	1920	0	8	2002	3	5534	N	N	13237 SE 234TH ST
002	247440	0130	4/8/02	\$236,940	1920	0	8	1989	3	8502	N	N	10909 SE 219TH PL
002	543760	0040	8/28/02	\$240,000	1920	0	8	2002	3	4835	N	N	13214 SE 234TH ST
002	543760	0070	12/16/02	\$234,950	1920	0	8	2002	3	5847	N	N	13226 SE 234TH ST
002	543760	0080	8/9/02	\$231,950	1920	0	8	2002	3	5000	N	N	13230 SE 234TH ST
002	543760	0030	8/9/02	\$225,950	1920	0	8	2002	3	5234	N	N	13210 SE 234TH ST
002	543760	0020	4/18/02	\$224,950	1920	0	8	2002	3	5001	Y	N	13206 SE 234TH ST
002	520181	0120	1/7/02	\$275,000	1930	0	8	1995	3	8915	N	N	22254 131ST AV SE
002	352920	0090	6/28/02	\$235,000	1930	0	8	1990	3	7737	N	N	22808 117TH PL SE
002	366240	0100	2/1/02	\$246,000	1930	0	8	1990	3	10636	N	N	13815 SE 237TH PL
002	352920	0230	7/24/03	\$250,000	1940	0	8	1990	3	7697	N	N	11916 SE 228TH PL
002	352920	0280	12/5/03	\$244,000	1940	0	8	1990	3	7684	N	N	11814 SE 228TH PL
002	352920	0030	7/24/03	\$244,950	1940	0	8	1989	3	7200	N	N	11615 SE 228TH PL
002	948530	0540	6/20/03	\$259,950	1940	0	8	1992	3	6642	N	N	23819 127TH PL SE
002	948530	0530	6/13/03	\$245,000	1940	0	8	1992	3	7280	N	N	23811 127TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	250880	0440	3/21/03	\$243,000	1970	0	8	1998	3	6056	N	N	20523 122ND PL SE
002	250880	0410	11/20/02	\$241,000	1970	0	8	1999	3	6193	N	N	20558 121ST WY SE
002	232974	0070	2/3/03	\$262,280	1973	0	8	2003	3	6801	N	N	22554 116TH PL SE
002	232974	0080	2/26/03	\$254,950	1973	0	8	2003	3	5239	N	N	22558 116TH PL SE
002	232974	0060	1/27/03	\$247,950	1973	0	8	2003	3	6147	N	N	22550 116TH PL SE
002	162205	9041	11/21/03	\$339,000	1980	0	8	1980	3	21344	N	N	11805 SE 234TH ST
002	352920	0210	9/12/03	\$245,000	1980	0	8	1990	3	7264	N	N	11915 SE 228TH PL
002	780080	0070	9/24/03	\$255,250	1980	0	8	1979	3	16280	N	N	23514 128TH CT SE
002	250880	0270	7/14/03	\$260,000	1990	0	8	1995	3	6782	N	N	20533 121ST WY SE
002	352930	0240	1/31/03	\$234,000	1990	0	8	1992	3	7482	N	N	11617 SE 229TH PL
002	793260	0160	10/24/03	\$349,950	2000	0	8	1965	4	35070	N	N	19715 121ST AV SE
002	259768	0270	10/15/03	\$272,250	2000	0	8	1985	3	6522	N	N	19831 132ND PL SE
002	352930	0280	7/15/03	\$232,950	2000	0	8	1992	3	6180	N	N	22911 117TH PL SE
002	352930	0320	8/28/02	\$240,000	2000	0	8	1991	3	8259	N	N	11725 SE 229TH PL
002	447500	0080	8/6/03	\$273,000	2010	0	8	1999	3	6129	N	N	11706 SE 193RD PL
002	352920	0110	11/8/02	\$249,950	2010	0	8	1989	3	7200	N	N	11723 SE 228TH PL
002	259769	0220	4/1/03	\$284,950	2020	0	8	1986	3	8174	N	N	13310 SE 195TH ST
002	145975	0140	8/4/03	\$274,000	2020	0	8	2002	3	4429	N	N	21506 117TH AV SE
002	145975	0140	3/6/02	\$264,950	2020	0	8	2002	3	4429	N	N	21506 117TH AV SE
002	145975	0130	2/21/02	\$263,950	2020	0	8	2002	3	5078	N	N	21512 117TH AV SE
002	546638	0200	4/28/03	\$243,000	2030	0	8	2001	3	5000	N	N	23848 125TH PL SE
002	259769	0450	3/11/03	\$242,000	2030	0	8	1986	3	9100	N	N	19411 133RD AV SE
002	145975	0040	7/16/02	\$276,950	2040	0	8	2001	3	5810	N	N	21515 117TH AV SE
002	559170	0240	2/20/03	\$251,300	2080	0	8	1991	3	7674	N	N	11303 SE 219TH PL
002	662403	0080	3/6/02	\$277,500	2090	0	8	1999	3	17616	N	N	20611 119TH AV SE
002	259767	0010	2/25/02	\$255,000	2090	0	8	1987	3	7631	N	N	19805 133RD PL SE
002	352920	0220	6/24/02	\$223,000	2090	0	8	1990	3	8400	N	N	22831 120TH AV SE
002	793260	0010	11/17/03	\$360,000	2100	0	8	1962	4	36511	N	N	19608 121ST AV SE
002	948530	0420	4/10/03	\$278,000	2100	0	8	1992	3	7405	N	N	23743 126TH PL SE
002	247440	0240	1/24/03	\$250,000	2100	0	8	1990	3	7200	N	N	11103 SE 219TH PL
002	352920	0010	5/23/03	\$242,200	2100	0	8	1989	3	8268	N	N	11601 SE 228TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	662403	0060	7/21/03	\$335,000	2110	0	8	1999	3	19022	N	N	20623 119TH AV SE
002	948530	0590	1/8/03	\$262,000	2120	0	8	1992	3	9523	N	N	23923 127TH PL SE
002	352920	0400	2/11/03	\$245,000	2120	0	8	1992	3	7056	N	N	11620 SE 228TH PL
002	948530	0030	10/31/03	\$255,000	2120	0	8	1992	3	6503	N	N	23814 127TH PL SE
002	948530	0030	5/23/02	\$233,000	2120	0	8	1992	3	6503	N	N	23814 127TH PL SE
002	520180	0100	8/22/03	\$299,900	2130	0	8	1997	3	7102	N	N	22225 129TH PL SE
002	145975	0050	6/5/03	\$272,000	2130	0	8	2002	3	5451	N	N	21511 117TH AV SE
002	145975	0090	5/28/02	\$269,000	2130	0	8	2002	3	5399	N	N	21536 117TH AV SE
002	145975	0050	6/26/02	\$267,950	2130	0	8	2002	3	5451	N	N	21511 117TH AV SE
002	675260	0030	1/28/02	\$248,000	2130	0	8	1998	3	7007	N	N	23024 127TH AV SE
002	172205	9049	1/28/02	\$224,500	2140	0	8	1979	4	29434	N	N	11206 SE 236TH PL
002	618710	0190	5/19/03	\$284,000	2150	0	8	1984	3	9600	N	N	23607 137TH AV SE
002	010101	0160	12/11/03	\$269,900	2150	0	8	1997	3	7330	N	N	10875 SE 218TH PL
002	259767	0250	12/18/03	\$268,950	2150	0	8	1988	3	7000	N	N	13323 SE 197TH ST
002	259767	0300	5/6/02	\$254,950	2150	0	8	1987	3	7087	N	N	19713 134TH PL SE
002	259767	0060	11/14/02	\$254,500	2150	0	8	1987	3	8411	N	N	19835 133RD PL SE
002	178663	0020	11/5/02	\$309,900	2170	0	8	2001	3	8463	N	N	13918 SE 238TH ST
002	145975	0110	8/1/02	\$269,950	2170	0	8	2001	3	5302	N	N	21524 117TH AV SE
002	145975	0120	3/25/02	\$269,950	2170	0	8	2001	3	5061	N	N	21518 117TH AV SE
002	807810	0120	4/24/03	\$247,000	2170	0	8	1992	3	19785	N	N	13019 SE 221ST PL
002	293700	0230	11/13/03	\$319,950	2180	0	8	1993	3	9482	N	N	13015 SE 203RD PL
002	247440	0380	3/11/03	\$249,950	2190	0	8	1990	3	8795	N	N	21828 110TH AV SE
002	247440	0290	5/5/03	\$277,500	2200	0	8	1990	3	9242	N	N	11118 SE 219TH PL
002	543760	0140	9/13/02	\$252,950	2242	0	8	2002	3	5105	N	N	13229 SE 234TH ST
002	543760	0090	12/24/02	\$245,000	2242	0	8	2002	3	5288	N	N	13234 SE 234TH ST
002	618710	0200	4/2/02	\$275,000	2270	0	8	1981	3	9966	N	N	23601 137TH AV SE
002	796920	0180	4/24/03	\$302,500	2270	0	8	1976	4	22500	N	N	23006 135TH AV SE
002	926580	0250	11/10/03	\$275,000	2270	0	8	1992	3	7256	N	N	11322 SE 216TH CT
002	926580	0500	3/19/03	\$286,000	2290	0	8	1991	3	6453	N	N	21625 113TH PL SE
002	259772	0100	3/12/03	\$258,000	2290	0	8	1989	3	10703	N	N	19631 134TH CT SE
002	926580	0090	7/12/02	\$284,500	2300	0	8	1991	3	7893	N	N	11307 SE 217TH ST

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	247440	0330	8/6/03	\$262,000	2300	0	8	1990	3	7319	N	N	11030 SE 219TH PL
002	337450	0340	5/21/02	\$271,400	2300	0	8	1990	3	7805	N	N	21424 129TH AV SE
002	178725	0110	3/19/02	\$264,950	2300	0	8	2001	3	4675	N	N	19910 142ND PL SE
002	178725	0090	2/21/02	\$262,950	2300	0	8	2001	3	4675	N	N	19820 142ND PL SE
002	178725	0050	1/29/02	\$264,950	2300	0	8	2002	3	5779	N	N	14228 SE 198TH ST
002	807810	0250	8/19/03	\$280,000	2310	0	8	1992	3	6880	N	N	22005 128TH PL SE
002	926580	0310	9/25/02	\$286,500	2310	0	8	1992	3	6969	N	N	11246 SE 216TH ST
002	780080	0050	5/17/02	\$273,000	2320	0	8	1980	3	18252	N	N	23509 128TH CT SE
002	520180	0220	8/4/03	\$301,000	2360	0	8	1995	3	6779	N	N	12807 SE 223RD PL
002	675260	0090	7/15/03	\$314,950	2380	0	8	1997	3	8391	N	N	12703 SE SE 229TH CT
002	926580	0360	1/3/02	\$280,000	2390	0	8	1992	3	6106	N	N	21609 112TH CT SE
002	145975	0060	9/20/02	\$284,950	2390	0	8	2001	3	7176	N	N	21507 117TH AV SE
002	770194	0020	12/3/03	\$298,100	2410	0	8	1989	3	9625	N	N	20813 126TH AV SE
002	092205	9181	9/8/03	\$394,950	2440	0	8	1999	3	96983	N	N	21929 132ND AV SE
002	352930	0160	10/6/03	\$274,000	2440	0	8	1990	3	6750	N	N	22821 117TH PL SE
002	770194	0220	5/14/02	\$277,000	2440	0	8	1990	3	10501	N	N	21126 126TH AV SE
002	337450	0470	10/18/02	\$294,000	2490	0	8	1992	3	8050	N	N	21428 129TH PL SE
002	520180	0050	3/21/03	\$326,000	2500	0	8	1996	3	7277	N	N	22226 129TH PL SE
002	926580	0400	8/13/02	\$298,000	2500	0	8	1991	3	9928	N	N	21627 112TH CT SE
002	520181	0250	6/27/02	\$304,950	2510	0	8	1996	3	9430	N	N	22223 131ST AV SE
002	337450	0560	8/1/03	\$310,000	2510	0	8	1992	3	12826	N	N	21449 130TH AV SE
002	926580	0170	5/1/03	\$297,000	2520	0	8	1991	3	6651	N	N	11302 SE 217TH ST
002	926580	0100	5/17/03	\$310,200	2530	0	8	1991	3	7197	N	N	11313 SE 217TH ST
002	926580	0230	4/22/03	\$307,500	2530	0	8	1992	3	6485	N	N	11327 SE 216TH CT
002	178663	0080	4/23/03	\$328,000	2530	0	8	2000	3	8202	N	N	23905 139TH AV SE
002	926580	0490	9/6/02	\$289,500	2530	0	8	1991	3	6436	N	N	21619 113TH PL SE
002	178663	0160	8/21/03	\$334,950	2560	0	8	2000	3	5812	N	N	13913 SE 239TH ST
002	337450	0380	2/7/03	\$280,000	2560	0	8	1992	3	7806	N	N	21427 129TH PL SE
002	543760	0100	11/15/02	\$264,950	2564	0	8	2002	3	5001	N	N	13238 SE 234TH ST
002	543760	0120	10/15/02	\$261,000	2564	0	8	2002	3	6793	N	N	13243 SE 234TH ST
002	412795	0100	5/14/03	\$322,000	2570	0	8	1998	3	5739	N	N	14627 SE 195TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	412795	0150	5/29/02	\$319,500	2570	0	8	1998	3	7870	N	N	14719 SE 195TH PL
002	412795	0040	5/21/02	\$301,250	2570	0	8	1998	3	7297	N	N	14652 SE 195TH PL
002	259771	0310	2/20/03	\$295,000	2600	0	8	1989	3	8268	N	N	13324 SE 196TH ST
002	145975	0030	3/25/02	\$295,000	2630	0	8	2001	3	5440	N	N	21531 117TH AV SE
002	081810	0090	7/16/03	\$318,000	2640	0	8	1995	3	7554	N	N	23431 134TH CT SE
002	259767	0370	6/10/03	\$283,750	2640	0	8	1989	3	7600	N	N	19830 133RD PL SE
002	546970	0800	6/21/02	\$323,950	2670	0	8	1969	4	25026	N	N	23411 127TH AV SE
002	337450	0250	8/22/02	\$285,000	2680	0	8	1990	3	7700	N	N	21505 129TH AV SE
002	092205	9189	3/27/03	\$327,000	2700	0	8	2003	3	6959	N	N	11619 SE 219TH PL
002	081810	0100	8/22/03	\$309,500	2710	0	8	1999	3	6777	N	N	23427 134TH CT SE
002	926580	0210	9/24/03	\$302,950	2710	0	8	1992	3	9499	N	N	11319 SE 216TH CT
002	042205	9127	8/19/02	\$395,000	2750	0	8	1988	3	42400	N	N	20131 124TH AV SE
002	412795	0120	2/20/02	\$309,950	2780	0	8	1998	3	9153	N	N	14651 SE 195TH PL
002	092205	9016	4/23/02	\$320,000	2820	0	8	2002	3	10236	N	N	13123 SE 221ST PL
002	520180	0030	11/8/02	\$324,950	2840	0	8	1997	3	6870	N	N	22242 129TH PL SE
002	259767	0220	7/2/03	\$289,000	2890	0	8	1989	3	7350	N	N	13324 SE 197TH ST
002	042205	9114	8/27/02	\$299,950	2020	0	9	1971	4	38900	N	N	12212 SE 201ST ST
002	383070	0060	4/29/03	\$279,950	2030	0	9	1998	3	6120	N	N	20047 139TH WY SE
002	383070	0190	2/20/03	\$254,950	2030	0	9	1998	3	6517	N	N	20006 139TH WY SE
002	152205	9091	4/3/03	\$354,500	2070	660	9	1970	3	49658	N	N	13423 SE 235TH ST
002	793390	0320	5/10/02	\$280,000	2190	0	9	1992	3	7610	N	N	19830 118TH AV SE
002	546600	0040	11/1/02	\$245,000	2270	0	9	1991	3	7691	N	N	13513 SE 239TH ST
002	293700	0110	7/23/02	\$309,950	2360	0	9	1991	3	10410	N	N	20303 131ST PL SE
002	738340	0030	3/14/02	\$299,950	2360	0	9	1991	3	9108	N	N	19313 138TH AV SE
002	383070	0120	2/28/03	\$317,000	2400	0	9	2000	3	6871	N	N	13915 SE 201ST CT
002	383070	0080	1/27/03	\$395,000	2440	1000	9	2000	3	6008	N	N	20103 139TH WY SE
002	793390	0410	6/24/03	\$340,000	2490	0	9	1991	3	6905	N	N	19833 119TH AV SE
002	383070	0180	7/25/02	\$299,950	2510	0	9	1998	3	7908	N	N	20012 139TH WY SE
002	352840	0172	3/26/02	\$311,000	2530	0	9	2001	3	10542	N	N	11660 SE 230TH PL
002	352840	0176	3/14/02	\$354,200	2533	0	9	2002	3	10151	N	N	11664 SE 230TH PL
002	793390	0070	3/27/03	\$325,000	2540	0	9	1994	3	7543	N	N	11909 SE 199TH CT

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	383070	0050	9/16/02	\$305,000	2540	0	9	1998	3	7193	N	N	20041 139TH WY SE
002	352840	0174	2/13/02	\$322,950	2600	0	9	2001	3	10331	N	N	11662 SE 230TH PL
002	064250	0050	5/5/03	\$319,950	2700	0	9	2002	3	4842	N	N	12926 SE 216th PI
002	064250	0030	10/7/02	\$369,950	2910	0	9	2002	3	5903	N	N	21612 129TH AV SE
002	064250	0180	5/7/03	\$355,950	2960	0	9	2003	3	5526	N	N	21625 129TH AV SE
002	064250	0020	6/21/02	\$349,950	2960	0	9	2002	3	5000	N	N	21606 129TH AV SE
002	064250	0100	4/3/02	\$329,950	2960	0	9	2002	3	8186	N	N	12945 SE 216TH PL
002	064250	0010	12/5/02	\$349,950	3000	0	9	2002	3	5032	N	N	21600 129TH AV SE
002	352840	0050	10/23/02	\$320,000	3010	0	9	1998	3	7860	N	N	11633 SE 230TH PL
002	064250	0220	9/11/03	\$362,503	3060	0	9	2003	3	5531	N	N	21601 129TH AV SE
002	064250	0210	6/17/03	\$386,667	3260	0	9	2003	3	5503	N	N	21607 129TH AV SE
002	064250	0170	11/8/02	\$357,950	3260	0	9	2003	3	5546	N	N	21631 129TH AV SE
002	064250	0040	7/8/03	\$369,000	3280	0	9	2003	3	5271	N	N	12920 SE 216TH PL
002	793390	0040	7/29/03	\$392,000	3350	0	9	1992	3	7862	N	N	19918 119TH AV SE
002	152205	9012	8/13/03	\$550,000	3510	0	9	1978	4	192970	N	N	23407 140TH AV SE
002	152205	9177	4/15/03	\$430,000	3620	0	9	1998	3	11644	N	N	23728 135TH PL SE
002	793200	0076	1/30/02	\$359,000	3910	0	9	1969	3	101930	N	N	11640 SE 196TH ST
002	630590	0190	10/25/02	\$325,000	2000	0	10	1990	3	8766	N	N	12317 SE 237TH PL
002	630590	0270	7/9/02	\$344,500	2720	0	10	1990	3	7700	N	N	23624 123RD PL SE
002	630590	0140	8/20/02	\$292,000	2720	0	10	1990	3	8699	N	N	12312 SE 237TH PL
002	630590	0110	5/21/03	\$350,000	2770	0	10	1990	3	8702	N	N	12332 SE 237TH PL
002	630590	0250	2/25/02	\$337,500	2870	0	10	1990	3	9284	N	N	23638 123RD PL SE
002	162205	9068	5/13/03	\$571,500	3780	0	10	2002	3	38510	Y	N	12330 SE 238TH ST

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	042205	9010	4/17/03	\$186,950	No Representation
002	052205	9001	4/15/02	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	052205	9065	9/15/03	\$1,400,000	BUILDER OR DEVELOPER SALES
002	052205	9197	9/27/02	\$147,762	EXEMPT FROM EXCISE TAX Obsol
002	064250	0080	12/23/03	\$369,950	%Compl ActivePermitBeforeSale>25K
002	064250	0090	4/25/03	\$369,000	ActivePermitBeforeSale>25K
002	064250	0130	11/21/03	\$391,540	%Compl ActivePermitBeforeSale>25K
002	073960	0170	12/10/02	\$22,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	073980	0190	4/12/02	\$110,000	DORRatio
002	073981	0330	2/20/02	\$21,556	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	081810	0080	7/10/02	\$315,000	RELOCATION - SALE BY SERVICE
002	081810	0080	7/11/02	\$315,000	RELOCATION - SALE TO SERVICE
002	082205	9085	7/8/03	\$290,000	UnFinArea
002	082205	9200	8/29/03	\$12,000	DORRatio
002	092205	9019	12/2/03	\$132,500	Diagnostic Outlier
002	092205	9078	4/26/03	\$125,000	%NetCond Prevlmp<=10K
002	092205	9105	5/13/02	\$230,000	%Compl
002	092205	9105	10/30/02	\$220,000	%Compl
002	092205	9163	1/14/03	\$550,000	BUILDER OR DEVELOPER SALES
002	092205	9188	11/21/02	\$450,000	%Compl ActivePermitBeforeSale>25K
002	092205	9190	10/27/03	\$330,000	%Compl ActivePermitBeforeSale>25K
002	135500	0320	10/15/03	\$90,000	QUIT CLAIM DEED;
002	145975	0140	10/17/03	\$274,000	RELOCATION - SALE BY SERVICE
002	152205	9012	4/10/03	\$107,472	QUIT CLAIM DEED;
002	154170	0020	11/25/03	\$259,950	Prevlmp<=10K
002	154170	0020	11/13/03	\$272,950	Prevlmp<=10K DORRatio
002	154170	0190	11/20/03	\$252,950	Prevlmp<=10K
002	154170	0220	12/16/03	\$272,950	%Compl
002	154170	0240	10/9/03	\$249,950	%Compl
002	162205	9107	4/4/02	\$219,182	Diagnostic Outlier
002	172205	9298	6/16/03	\$270,000	EXEMPT FROM EXCISE TAX
002	172205	9300	8/14/02	\$66,722	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	172205	9300	9/25/02	\$66,900	STATEMENT TO DOR DORRatio
002	178725	0070	7/9/02	\$223,679	QUIT CLAIM DEED
002	216330	0010	3/7/02	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	221090	0100	2/6/03	\$255,000	RELOCATION - SALE BY SERVICE
002	221090	0100	2/6/03	\$255,000	RELOCATION - SALE TO SERVICE
002	221220	0660	3/25/02	\$146,293	EXEMPT FROM EXCISE TAX
002	221221	0480	2/6/02	\$79,841	STATEMENT TO DOR DORRatio
002	221221	0640	12/16/03	\$83,639	DORRatio
002	221221	0790	8/1/02	\$157,527	EXEMPT FROM EXCISE TAX
002	222100	0100	7/22/03	\$106,758	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	232974	0090	2/7/03	\$229,950	RELATED PARTY, FRIEND, OR NEIGHBOR
002	247440	0020	1/28/02	\$207,000	EXEMPT FROM EXCISE TAX
002	247440	0020	6/13/02	\$222,950	QUESTIONABLE PER SALES IDENTIFICATION

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	259768	0090	5/6/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278730	0180	6/24/03	\$300,000	ActivePermitBeforeSale>25K
002	278731	0530	11/4/03	\$107,428	QUIT CLAIM DEED; STATEMENT TO DOR
002	278731	1000	1/25/02	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278731	1020	10/31/02	\$184,444	BANKRUPTCY - RECEIVER OR TRUSTEE
002	278732	0720	9/8/03	\$76,910	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	278746	0200	8/19/03	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278750	0300	4/29/02	\$145,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	278750	0340	4/24/03	\$224,500	RELOCATION - SALE BY SERVICE
002	278750	0340	3/12/03	\$224,500	RELOCATION - SALE TO SERVICE
002	279610	0090	12/20/03	\$52,500	DORRatio
002	287300	0770	4/5/02	\$174,500	RELOCATION - SALE BY SERVICE
002	287300	0770	3/23/02	\$174,500	RELOCATION - SALE TO SERVICE
002	337450	0090	10/9/02	\$284,400	RELOCATION - SALE BY SERVICE
002	337450	0090	9/4/02	\$284,400	RELOCATION - SALE TO SERVICE
002	337450	0500	9/25/02	\$85,891	QUIT CLAIM DEED;
002	338780	0210	6/2/03	\$140,000	QUIT CLAIM DEED
002	338780	0420	11/6/02	\$161,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	338790	0100	3/11/03	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	338800	0140	10/24/02	\$189,000	UnFinArea
002	338800	0780	1/25/02	\$70,467	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
002	367100	0240	4/3/03	\$183,600	BANKRUPTCY - RECEIVER OR TRUSTEE
002	374700	0030	7/9/03	\$218,500	RELOCATION - SALE BY SERVICE
002	374700	0030	7/9/03	\$218,500	RELOCATION - SALE TO SERVICE
002	412795	0070	7/18/02	\$322,950	RELOCATION - SALE BY SERVICE
002	412795	0070	7/15/02	\$322,950	RELOCATION - SALE TO SERVICE
002	412800	0020	5/1/02	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	412800	0060	11/21/02	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	432455	0190	9/22/03	\$187,500	RELOCATION - SALE TO SERVICE
002	440600	0040	10/11/02	\$35,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	440600	0480	5/21/02	\$154,100	EXEMPT FROM EXCISE TAX
002	440600	0550	10/23/02	\$206,850	BANKRUPTCY - RECEIVER OR TRUSTEE
002	440600	0560	5/13/03	\$82,500	QUIT CLAIM DEED;
002	520180	0030	11/8/02	\$324,950	RELOCATION - SALE TO SERVICE
002	520180	0200	6/3/02	\$299,950	RELOCATION - SALE BY SERVICE
002	520180	0200	6/3/02	\$290,000	RELOCATION - SALE TO SERVICE
002	520181	0220	9/18/02	\$27,922	QUIT CLAIM DEED;
002	520181	0340	6/13/03	\$300,000	RELOCATION - SALE BY SERVICE
002	520181	0340	5/5/03	\$292,950	RELOCATION - SALE TO SERVICE
002	520181	0350	2/25/03	\$279,950	RELOCATION - SALE BY SERVICE
002	520181	0350	2/24/03	\$279,950	RELOCATION - SALE TO SERVICE
002	541220	0030	10/22/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	541221	0140	1/3/03	\$59,459	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	541290	0250	8/27/02	\$158,500	Diagnostic Outlier
002	541980	0610	5/28/03	\$222,500	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	541980	0610	5/22/03	\$222,500	RELOCATION - SALE TO SERVICE
002	541980	1210	8/26/02	\$229,000	RELOCATION - SALE BY SERVICE
002	541980	1210	8/26/02	\$229,000	RELOCATION - SALE TO SERVICE
002	541980	1340	10/14/03	\$189,000	RELOCATION - SALE BY SERVICE
002	541980	1340	10/14/03	\$189,000	RELOCATION - SALE TO SERVICE
002	546970	0170	3/11/02	\$355,000	UnFinArea
002	556172	0310	9/25/02	\$215,000	RELOCATION - SALE BY SERVICE
002	556172	0310	9/25/02	\$215,000	RELOCATION - SALE TO SERVICE
002	556173	0200	8/15/03	\$86,111	QUIT CLAIM DEED;
002	559170	0260	3/27/02	\$61,370	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	559170	0320	3/14/02	\$88,468	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	563520	0050	5/21/02	\$266,000	RELOCATION - SALE BY SERVICE
002	563520	0050	5/21/02	\$266,000	RELOCATION - SALE TO SERVICE
002	645700	0660	5/3/03	\$192,000	RELOCATION - SALE TO SERVICE
002	662402	0020	4/22/02	\$69,000	DORRatio
002	662402	0080	4/30/03	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	664825	0160	2/24/03	\$141,683	EXEMPT FROM EXCISE TAX
002	664870	0670	5/23/02	\$205,000	RELOCATION - SALE BY SERVICE
002	664870	1610	9/3/03	\$229,950	RELOCATION - SALE BY SERVICE
002	664870	1610	9/3/03	\$229,950	RELOCATION - SALE TO SERVICE
002	664870	1670	12/13/02	\$80,450	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	666915	0160	12/12/02	\$205,600	BANKRUPTCY - RECEIVER OR TRUSTEE
002	666915	0880	7/18/03	\$144,714	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	670039	0050	7/2/03	\$177,000	EXEMPT FROM EXCISE TAX
002	675230	0080	3/1/02	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
002	675260	0960	6/19/02	\$234,950	RELOCATION - SALE BY SERVICE
002	675260	0960	6/19/02	\$234,950	RELOCATION - SALE TO SERVICE
002	743720	0010	9/26/03	\$229,950	%Compl ActivePermitBeforeSale>25K
002	743720	0020	9/24/03	\$232,950	%Compl ActivePermitBeforeSale>25K
002	743720	0030	11/5/03	\$232,950	%Compl
002	743720	0040	10/1/03	\$229,950	%Compl ActivePermitBeforeSale>25K
002	743720	0050	10/6/03	\$232,950	%Compl ActivePermitBeforeSale>25K
002	743720	0080	11/14/03	\$240,000	%Compl ActivePermitBeforeSale>25K
002	793200	0081	10/13/03	\$437,500	Diagnostic Outlier
002	793200	0121	6/24/03	\$91,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	793390	0170	7/19/02	\$343,750	RELOCATION - SALE BY SERVICE
002	793390	0170	7/17/02	\$343,750	RELOCATION - SALE TO SERVICE
002	802570	0100	4/23/03	\$182,650	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0170	5/26/03	\$36,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	802570	0260	7/16/03	\$169,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0370	10/17/03	\$176,000	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0750	6/27/03	\$169,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0760	8/27/03	\$169,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0850	10/2/03	\$182,000	QUESTIONABLE PER SALES IDENTIFICATION
002	807855	0040	2/22/02	\$216,900	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	807855	0040	2/20/02	\$216,900	RELOCATION - SALE TO SERVICE
002	807855	0280	1/9/03	\$204,950	RELOCATION - SALE BY SERVICE
002	807855	0280	1/15/03	\$204,950	RELOCATION - SALE TO SERVICE
002	807855	0390	1/11/02	\$200,000	RELOCATION - SALE BY SERVICE
002	807855	0390	1/11/02	\$200,000	RELOCATION - SALE TO SERVICE
002	807857	0280	1/25/03	\$55,301	QUIT CLAIM DEED
002	807857	0440	7/12/03	\$50,833	QUIT CLAIM DEED;
002	858190	0250	5/29/03	\$48,331	CORPORATE AFFILIATES DORRatio
002	873173	0250	12/29/02	\$12,000	QUIT CLAIM DEED;
002	873173	0280	2/1/02	\$64,140	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	889260	0170	6/6/02	\$140,067	EXEMPT FROM EXCISE TAX
002	889260	0170	1/28/03	\$173,040	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	894429	0360	2/24/02	\$166,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	894432	0250	1/16/03	\$58,350	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	926580	0080	8/7/03	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	937840	0030	3/20/03	\$60,451	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	937840	0030	3/20/03	\$79,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	937840	0330	7/3/02	\$80,296	QUIT CLAIM DEED;
002	941270	0050	7/30/03	\$109,000	DORRatio
002	946160	0240	5/21/03	\$54,950	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	948530	0470	6/26/02	\$245,000	RELOCATION - SALE BY SERVICE
002	948530	0470	6/25/02	\$245,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 29

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	042205	9009	5/13/03	55000	84080	N	N
2	042205	9141	10/10/03	152500	87120	N	N
2	042205	9142	10/10/03	152500	87120	N	N
2	052205	9330	1/2/02	150000	62726	N	N
2	092205	9134	4/26/03	90000	49773	N	N
2	102205	9129	5/15/03	65000	10454	N	N
2	162205	9130	9/18/03	100000	45302	N	N
2	338780	0780	9/2/03	70950	6400	N	N
2	338780	0780	11/19/03	76300	6400	N	N
2	796920	0110	8/12/02	48000	16390	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 29

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	052205	9003	12/15/02	700000	SEGREGATION AND/OR MERGER
2	052205	9038	12/10/02	375000	SEGREGATION AND/OR MERGER
2	052205	9058	10/29/03	175000	BUILDER OR DEVELOPER SALES
2	052205	9073	12/1/02	820000	SEGREGATION AND/OR MERGER
2	052205	9105	11/12/02	275000	SEGREGATION AND/OR MERGER
2	092205	9035	4/21/03	556000	SEGREGATION AND/OR MERGER
2	092205	9061	4/21/03	556000	SEGREGATION AND/OR MERGER
2	092205	9109	9/7/02	12600	EASEMENT OR RIGHT-OF-WAY;
2	383210	1300	6/25/02	50000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	743720	0070	11/5/03	232950	NEW HOUSE SALE
2	743720	0090	11/21/03	239950	NEW HOUSE SALE
2	743720	0100	12/3/03	234950	NEW HOUSE SALE



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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

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

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

SN:swr