

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Central Bellevue /92  
**Previous Physical Inspection:** 1999

**Sales - Improved Summary:**

Number of Sales: 590  
 Range of Sale Dates: 1/2002 - 12/2003

| Sales – Improved Valuation Change Summary |           |           |           |            |       |        |
|---|-----------|-----------|-----------|------------|-------|--------|
|   | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
| <b>2003 Value</b>                         | \$192,000 | \$214,000 | \$406,000 | \$432,400  | 93.9% | 12.03% |
| <b>2004 Value</b>                         | \$210,800 | \$214,600 | \$425,400 | \$432,400  | 98.4% | 11.65% |
| <b>Change</b>                             | +\$18,800 | +\$600    | +\$19,400 |            | +4.5% | -0.38% |
| <b>% Change</b>                           | +9.8%     | +0.3%     | +4.8%     |            | +4.8% | -3.16% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.38% and -3.16% represent an improvement.

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

**Population - Improved Parcel Summary:**

|                       | Land      | Imps      | Total     |
|-----------------------|-----------|-----------|-----------|
| <b>2003 Value</b>     | \$191,900 | \$194,900 | \$386,800 |
| <b>2004 Value</b>     | \$210,700 | \$194,200 | \$404,900 |
| <b>Percent Change</b> | +9.8%     | -0.4%     | +4.7%     |

Number of one to three unit residences in the Population: 5273

**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, properties located in Sub Area 6 had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward. Similarly, homes in very good condition and homes grade greater than 10 had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties downward.

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.

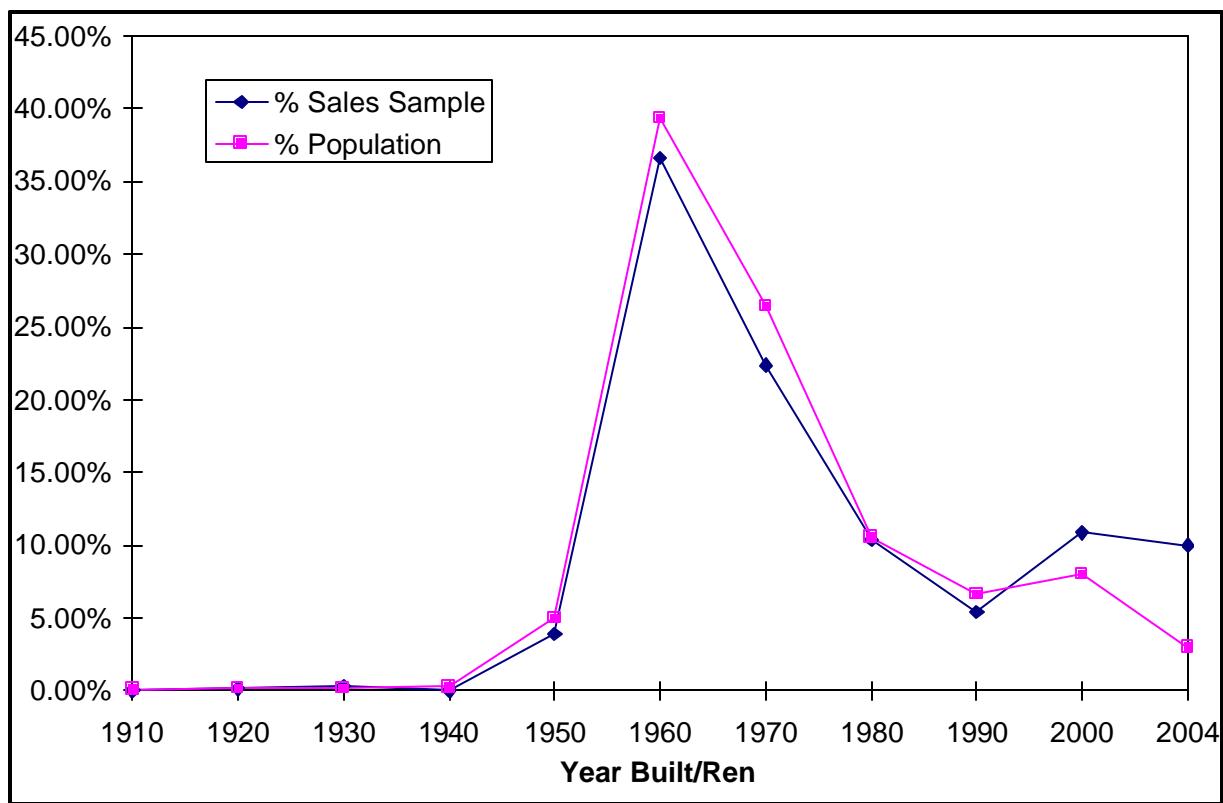
## **Sales Sample Representation of Population - Year Built or Year Renovated**

### **Sales Sample**

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910           | 0         | 0.00%          |
| 1920           | 1         | 0.17%          |
| 1930           | 2         | 0.34%          |
| 1940           | 0         | 0.00%          |
| 1950           | 23        | 3.90%          |
| 1960           | 216       | 36.61%         |
| 1970           | 132       | 22.37%         |
| 1980           | 61        | 10.34%         |
| 1990           | 32        | 5.42%          |
| 2000           | 64        | 10.85%         |
| 2004           | 59        | 10.00%         |
|                | 590       |                |

### **Population**

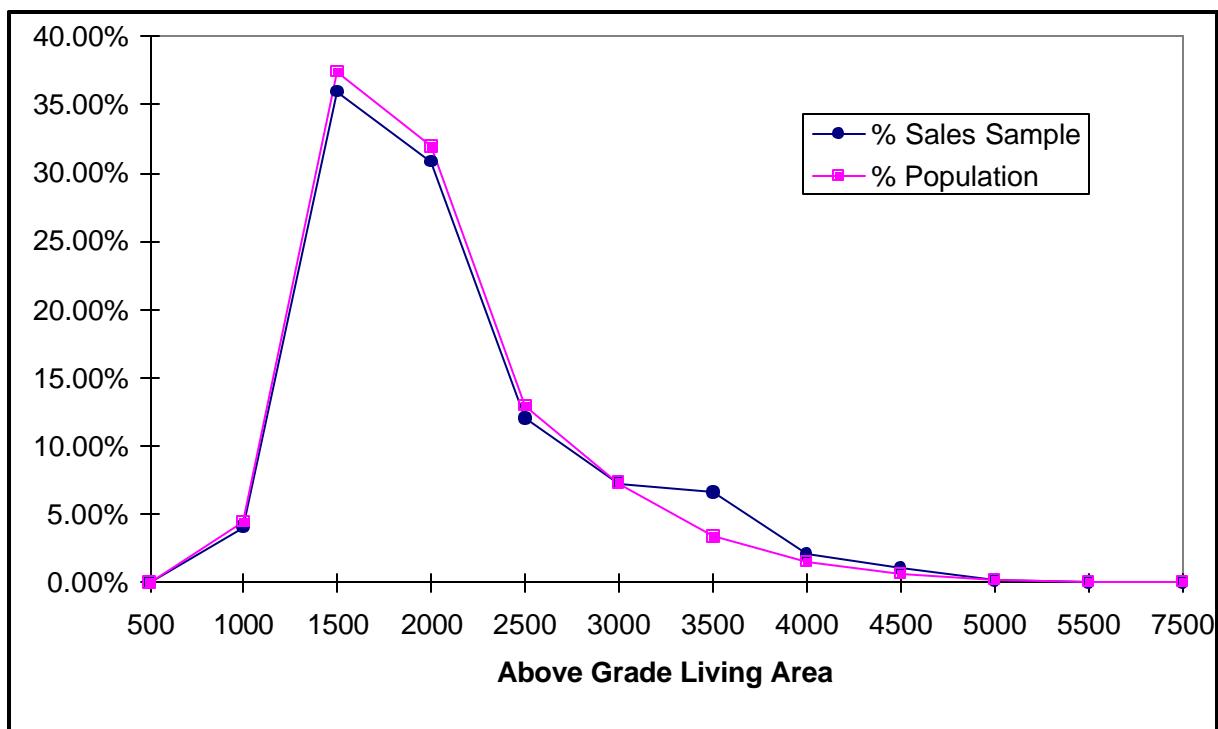
| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910           | 6         | 0.11%        |
| 1920           | 11        | 0.21%        |
| 1930           | 12        | 0.23%        |
| 1940           | 16        | 0.30%        |
| 1950           | 266       | 5.04%        |
| 1960           | 2076      | 39.37%       |
| 1970           | 1395      | 26.46%       |
| 1980           | 557       | 10.56%       |
| 1990           | 352       | 6.68%        |
| 2000           | 424       | 8.04%        |
| 2004           | 158       | 3.00%        |
|                | 5273      |              |



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

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

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA                | Frequency | % Sales Sample | AGLA              | Frequency | % Population |
| 500                 | 0         | 0.00%          | 500               | 1         | 0.02%        |
| 1000                | 24        | 4.07%          | 1000              | 237       | 4.49%        |
| 1500                | 212       | 35.93%         | 1500              | 1972      | 37.40%       |
| 2000                | 182       | 30.85%         | 2000              | 1685      | 31.96%       |
| 2500                | 71        | 12.03%         | 2500              | 683       | 12.95%       |
| 3000                | 43        | 7.29%          | 3000              | 385       | 7.30%        |
| 3500                | 39        | 6.61%          | 3500              | 178       | 3.38%        |
| 4000                | 12        | 2.03%          | 4000              | 79        | 1.50%        |
| 4500                | 6         | 1.02%          | 4500              | 35        | 0.66%        |
| 5000                | 1         | 0.17%          | 5000              | 11        | 0.21%        |
| 5500                | 0         | 0.00%          | 5500              | 4         | 0.08%        |
| 7500                | 0         | 0.00%          | 7500              | 3         | 0.06%        |
|                     | 590       |                |                   | 5273      |              |

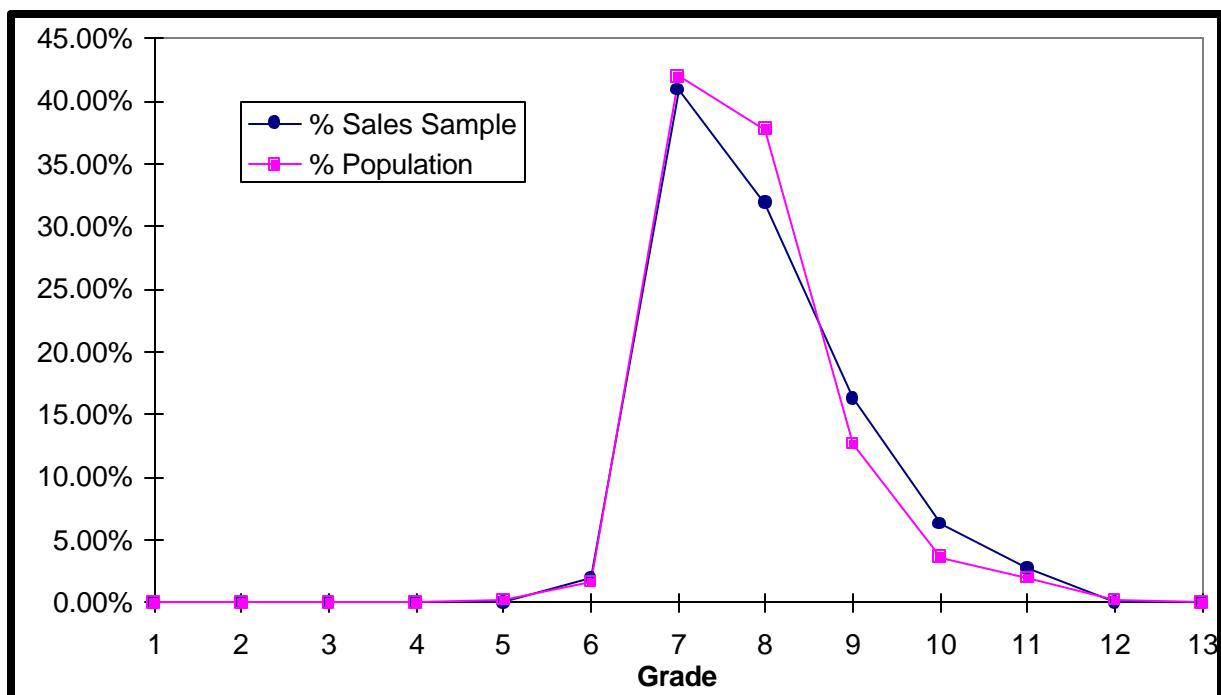


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

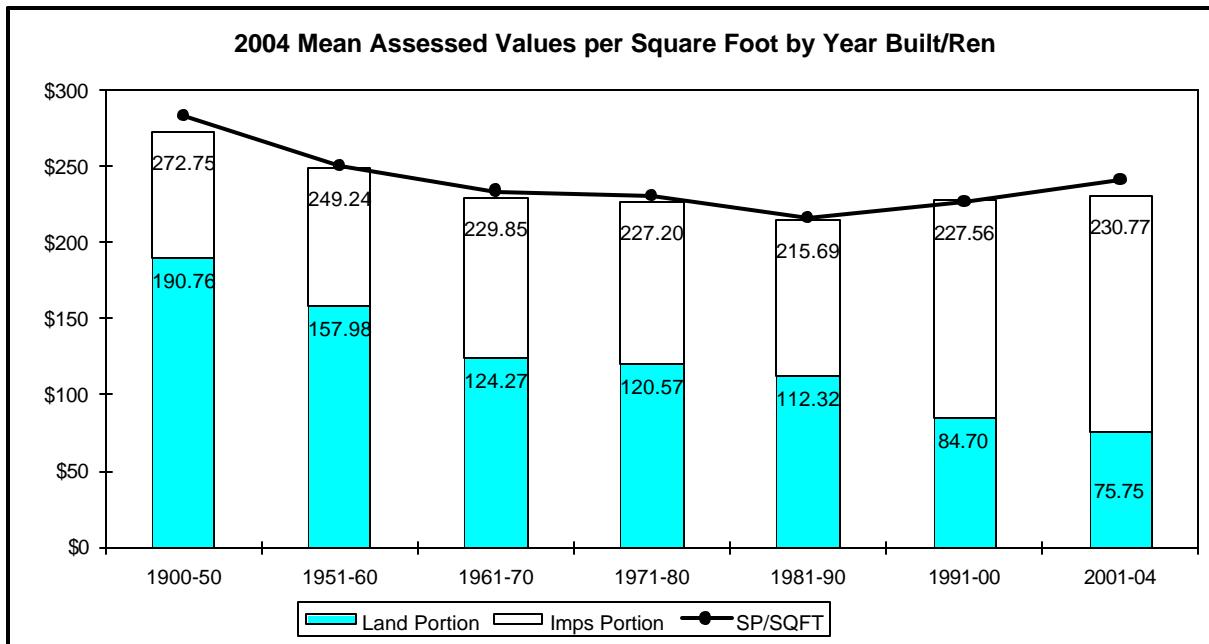
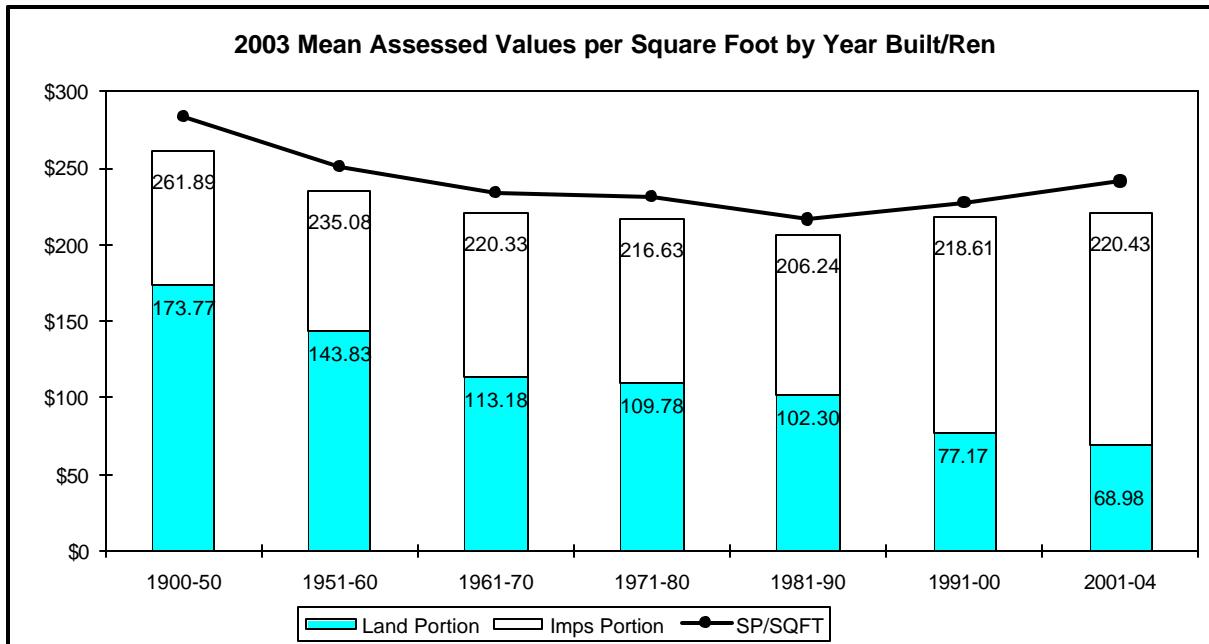
| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Grade               | Frequency | % Sales Sample |
| 1                   | 0         | 0.00%          |
| 2                   | 0         | 0.00%          |
| 3                   | 0         | 0.00%          |
| 4                   | 0         | 0.00%          |
| 5                   | 0         | 0.00%          |
| 6                   | 12        | 2.03%          |
| 7                   | 241       | 40.85%         |
| 8                   | 188       | 31.86%         |
| 9                   | 96        | 16.27%         |
| 10                  | 37        | 6.27%          |
| 11                  | 16        | 2.71%          |
| 12                  | 0         | 0.00%          |
| 13                  | 0         | 0.00%          |
|                     | 590       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 1         | 0.02%        |
| 2                 | 0         | 0.00%        |
| 3                 | 0         | 0.00%        |
| 4                 | 0         | 0.00%        |
| 5                 | 10        | 0.19%        |
| 6                 | 86        | 1.63%        |
| 7                 | 2212      | 41.95%       |
| 8                 | 1991      | 37.76%       |
| 9                 | 666       | 12.63%       |
| 10                | 191       | 3.62%        |
| 11                | 103       | 1.95%        |
| 12                | 13        | 0.25%        |
| 13                | 0         | 0.00%        |
|                   | 5273      |              |



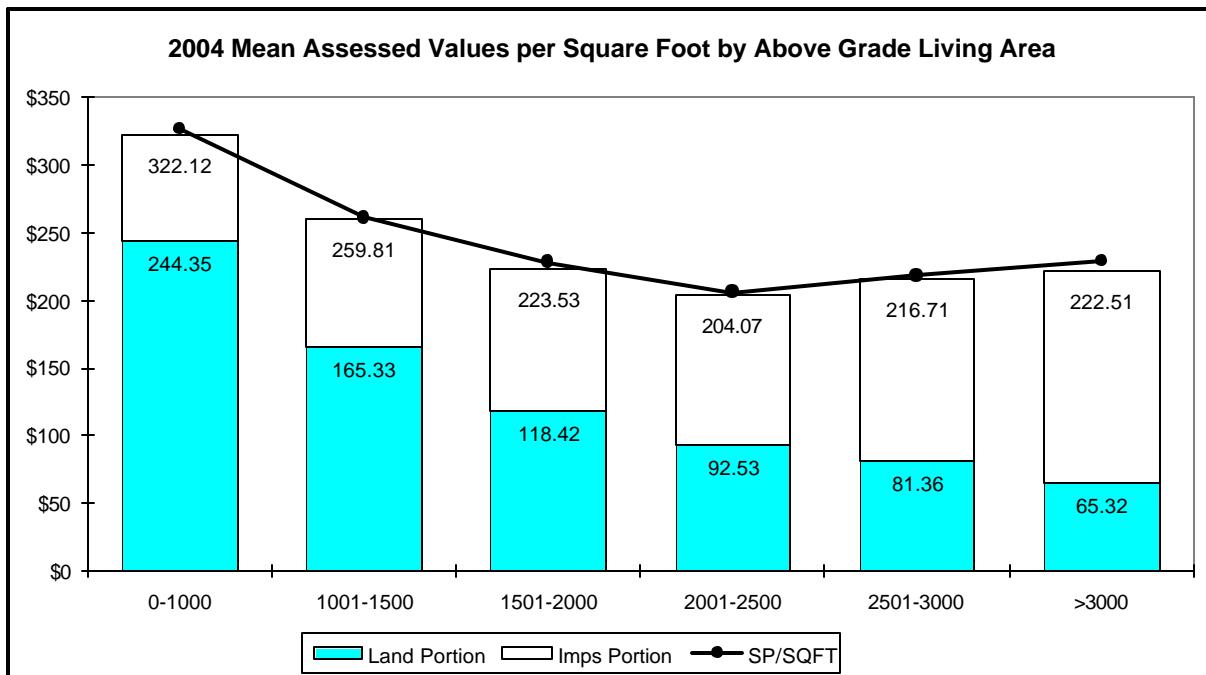
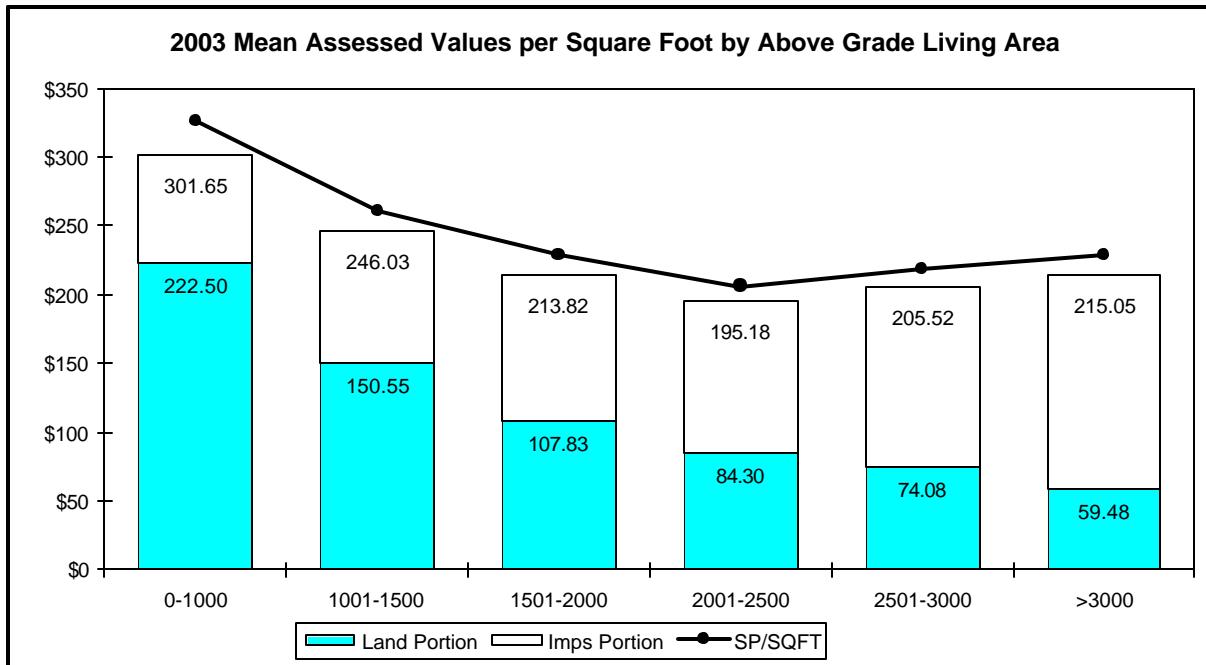
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



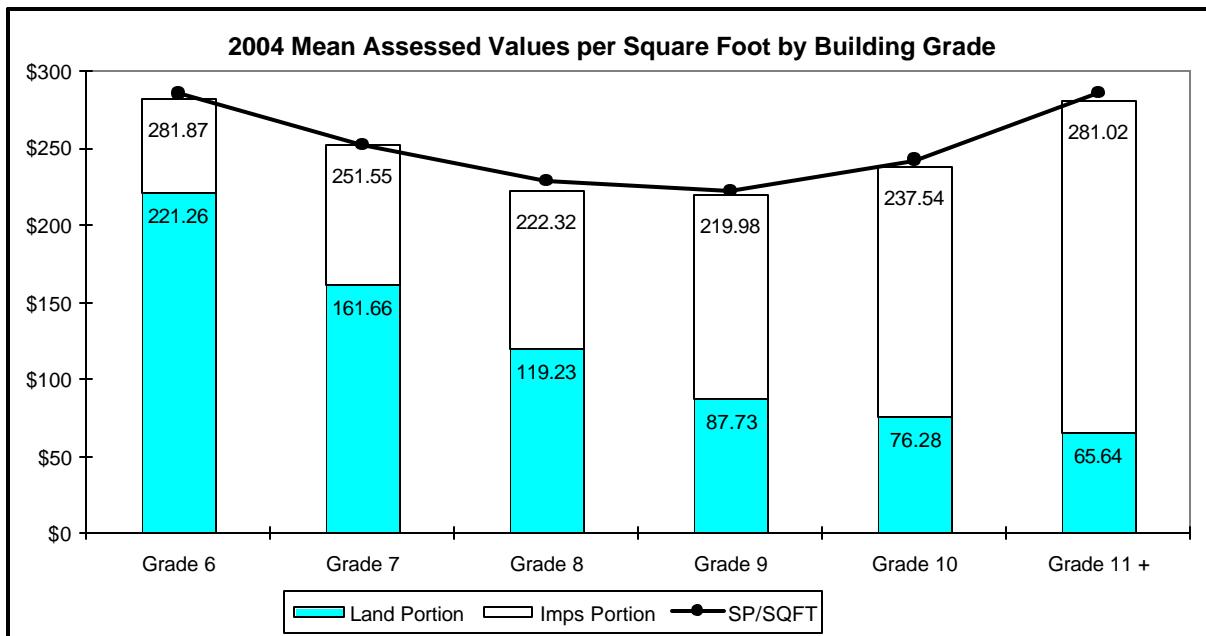
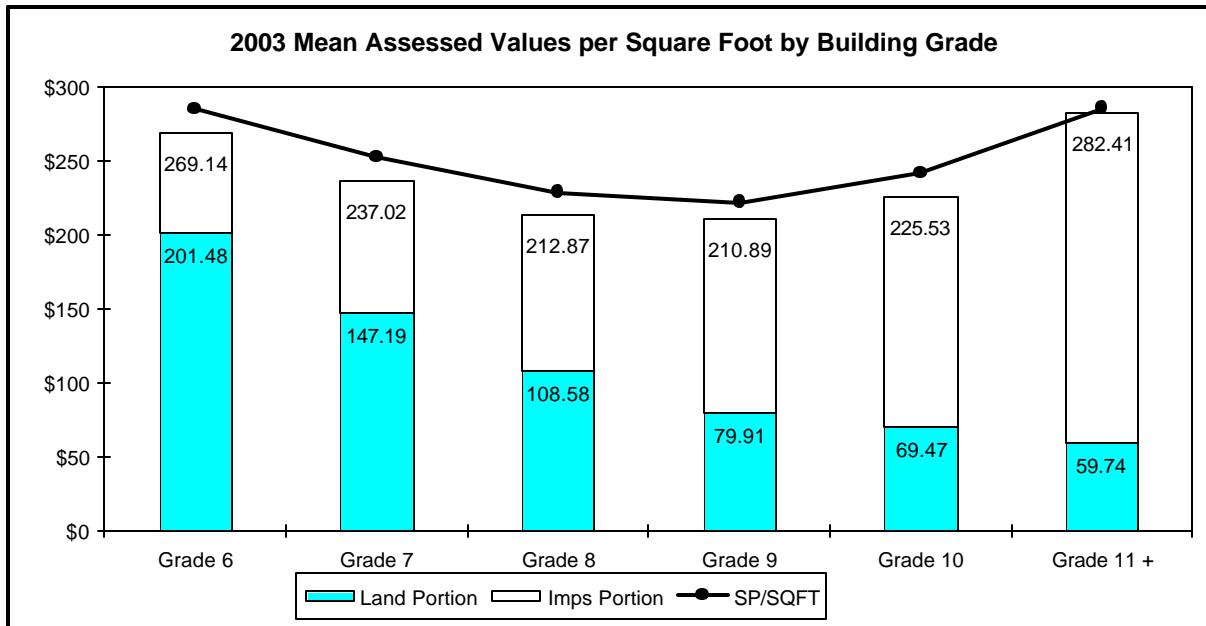
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area**



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

**Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade**



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

# **Annual Update Process**

## ***Data Utilized***

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

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

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

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

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

## ***Land update***

Based on the 7 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 10% increase in land assessment for the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 590 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, properties located in Sub Area 6 had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward. Similarly, homes in very good condition, and homes grade greater than 10 had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties downward.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .957078 - (0.05387964 \text{ if Sub Area 6}) + (0.04964772 \text{ if Very Good Condition}) + (0.07811029 \text{ if Grade Greater than 10})$$

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 model is applied to the principle building (2004 Total Value minus 2004 Land Value).

\*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”, New Total 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).

\*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.00, \text{ with results rounded down to the next } \$1,000$$

### **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 92 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

4.48%

|                   |            |
|-------------------|------------|
| <b>Vgood Cond</b> | <b>Yes</b> |
| % Adjustment      | -5.15%     |
| <b>Subarea 6</b>  | <b>Yes</b> |
| % Adjustment      | 5.33%      |
| <b>Grade 11</b>   | <b>Yes</b> |
| % Adjustment      | -7.88%     |

### **Comments**

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

For instance, a very good condition improvement would receive a downward adjustment of -.67% (4.48% Overall -5.15% Vgood Condition). There are 67 sales, 696 in the population. 13% of the total population would receive this adjustment.

Sub Area 6 would receive an upward adjustment of +9.81% (4.48% Overall +5.33% SubArea 6 adjustment). There are 141 sales, 1202 in the population. 22% of the total population would receive this adjustment.

Note: There are 47 Grade 11's in SubArea 6 which would receive both the SubArea 6 and Grade 11 Adjustment. There are also 118 improvements in SubArea 6 in VeryGood condition they also would receive both the SubArea 6 and VGood condition adjustments.

Grade 11's would receive a downward adjustment of -3.40% (4.48% Overall -7.88% for Grade 11). There are 16 sales, 103 in the population. 2% of the total population would receive this adjustment.

63% of the population of 1 to3 family home parcels in the area are adjusted by the overall alone.

## Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

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                            | 12    | 0.953              | 0.995              | 4.4%           | 0.926                | 1.063                |
| 7                            | 241   | 0.938              | 0.995              | 6.1%           | 0.980                | 1.011                |
| 8                            | 188   | 0.930              | 0.972              | 4.4%           | 0.955                | 0.988                |
| 9                            | 96    | 0.943              | 0.987              | 4.6%           | 0.964                | 1.010                |
| 10                           | 37    | 0.929              | 0.978              | 5.2%           | 0.940                | 1.016                |
| 11                           | 16    | 0.982              | 0.977              | -0.5%          | 0.919                | 1.035                |
| Year Built or Year Renovated | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| <=1950                       | 26    | 0.932              | 0.969              | 3.9%           | 0.922                | 1.015                |
| 1951-1960                    | 216   | 0.936              | 0.990              | 5.8%           | 0.973                | 1.007                |
| 1961-1970                    | 132   | 0.946              | 0.987              | 4.3%           | 0.967                | 1.006                |
| 1971-1980                    | 61    | 0.938              | 0.983              | 4.9%           | 0.957                | 1.010                |
| 1981-1990                    | 32    | 0.958              | 1.001              | 4.6%           | 0.968                | 1.035                |
| 1991-2000                    | 64    | 0.965              | 1.002              | 3.8%           | 0.976                | 1.028                |
| >2000                        | 59    | 0.911              | 0.952              | 4.6%           | 0.921                | 0.983                |
| Condition                    | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| Average                      | 258   | 0.934              | 0.983              | 5.2%           | 0.968                | 0.997                |
| Good                         | 265   | 0.938              | 0.989              | 5.5%           | 0.975                | 1.003                |
| Very Good                    | 67    | 0.967              | 0.970              | 0.3%           | 0.940                | 1.000                |
| Stories                      | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| 1                            | 418   | 0.931              | 0.978              | 5.1%           | 0.967                | 0.990                |
| 1.5                          | 9     | 0.913              | 0.968              | 6.0%           | 0.872                | 1.064                |
| >=2                          | 163   | 0.954              | 0.994              | 4.2%           | 0.977                | 1.011                |
| Above Grade Living Area      | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| <=1000                       | 24    | 0.923              | 0.986              | 6.8%           | 0.942                | 1.030                |
| 1001-1500                    | 212   | 0.941              | 0.994              | 5.6%           | 0.978                | 1.009                |
| 1501-2000                    | 182   | 0.937              | 0.979              | 4.5%           | 0.961                | 0.997                |
| 2001-2500                    | 71    | 0.944              | 0.987              | 4.6%           | 0.962                | 1.013                |
| 2501-3000                    | 43    | 0.940              | 0.991              | 5.4%           | 0.956                | 1.027                |
| >3000                        | 58    | 0.937              | 0.969              | 3.4%           | 0.936                | 1.002                |

## Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

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

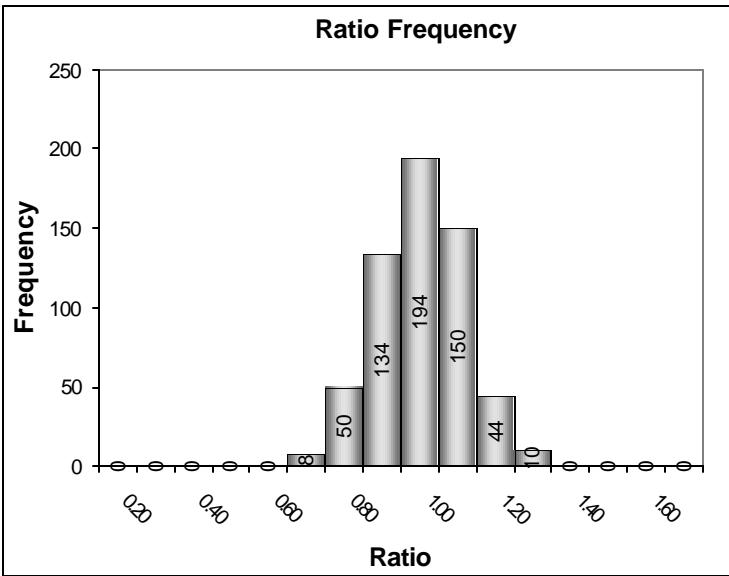
It is difficult to draw valid conclusions when the sales count is low.

| View Y/N    | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
|-------------|-------|--------------------|--------------------|----------------|----------------------|----------------------|
| N           | 557   | 0.939              | 0.985              | 4.8%           | 0.975                | 0.994                |
| Y           | 33    | 0.934              | 0.974              | 4.2%           | 0.923                | 1.025                |
| Wft Y/N     | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| N           | 590   | 0.939              | 0.984              | 4.8%           | 0.974                | 0.993                |
| Sub         | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| 6           | 141   | 0.898              | 0.977              | 8.8%           | 0.955                | 0.999                |
| 7           | 299   | 0.950              | 0.982              | 3.3%           | 0.969                | 0.994                |
| 10          | 150   | 0.960              | 0.996              | 3.7%           | 0.977                | 1.014                |
| Lot Size    | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L.. |
| <8001       | 94    | 0.951              | 0.992              | 4.4%           | 0.970                | 1.015                |
| 08001-12000 | 357   | 0.939              | 0.987              | 5.1%           | 0.975                | 0.999                |
| 12001-16000 | 77    | 0.934              | 0.974              | 4.2%           | 0.948                | 0.999                |
| 16001-20000 | 33    | 0.945              | 0.982              | 4.0%           | 0.929                | 1.035                |
| >20000      | 29    | 0.921              | 0.961              | 4.4%           | 0.912                | 1.011                |

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>NE / Team-1      | <b>Lien Date:</b><br>01/01/2003 | <b>Date of Report:</b><br>7/7/2004              | <b>Sales Dates:</b><br>1/2002 - 12/2003 |
| <b>Area</b><br><b>92-6/7/10</b>           | <b>Appr ID:</b><br>PPAG         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                  |                                 |   |   |
| <b>Sample size (n)</b>                    | 590                             |   |   |
| <b>Mean Assessed Value</b>                | 406,000                         |   |   |
| <b>Mean Sales Price</b>                   | 432,400                         |   |   |
| <b>Standard Deviation AV</b>              | 163,007                         |   |   |
| <b>Standard Deviation SP</b>              | 182,549                         |   |   |
| <b>ASSESSMENT LEVEL</b>                   |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>              | 0.952                           |   |   |
| <b>Median Ratio</b>                       | 0.951                           |   |   |
| <b>Weighted Mean Ratio</b>                | 0.939                           |   |   |
| <b>UNIFORMITY</b>                         |                                 |   |   |
| <b>Lowest ratio</b>                       | 0.674                           |   |   |
| <b>Highest ratio:</b>                     | 1.255                           |   |   |
| <b>Coefficient of Dispersion</b>          | 9.72%                           |   |   |
| <b>Standard Deviation</b>                 | 0.114                           |   |   |
| <b>Coefficient of Variation</b>           | 12.03%                          |   |   |
| <b>Price Related Differential (PRD)</b>   | 1.014                           |   |   |
| <b>RELIABILITY</b>                        |                                 |   |   |
| <b>95% Confidence: Median</b>             |                                 |   |   |
| Lower limit                               | 0.941                           |   |   |
| Upper limit                               | 0.963                           |   |   |
| <b>95% Confidence: Mean</b>               |                                 |   |   |
| Lower limit                               | 0.943                           |   |   |
| Upper limit                               | 0.961                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>             |                                 |   |   |
| <b>N (population size)</b>                | 5273                            |   |   |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>     | 0.114                           |   |   |
| <b>Recommended minimum:</b>               | 21                              |   |   |
| <b>Actual sample size:</b>                | 590                             |   |   |
| <b>Conclusion:</b>                        | OK                              |   |   |
| <b>NORMALITY</b>                          |                                 |   |   |
| <b>Binomial Test</b>                      |                                 |   |   |
| # ratios below mean:                      | 296                             |   |   |
| # ratios above mean:                      | 294                             |   |   |
| Z:  | 0.082                           |   |   |
| <b>Conclusion:</b>                        | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i> |                                 |   |   |



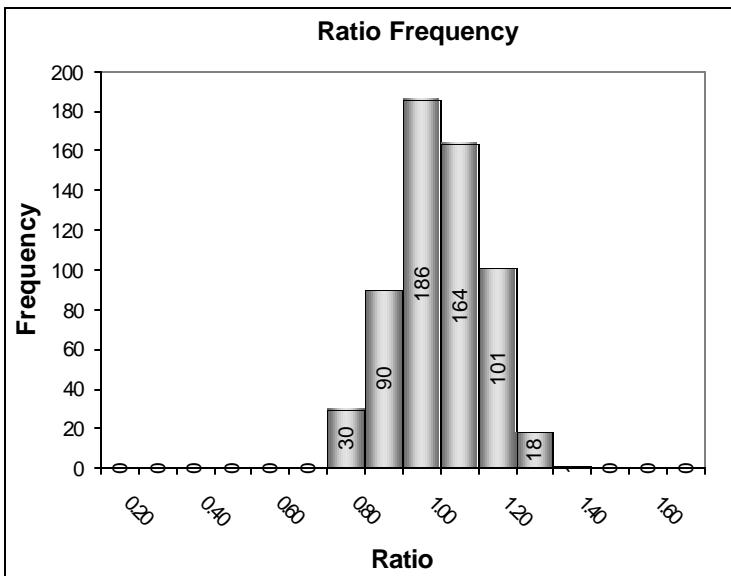
### COMMENTS:

1 to 3 Unit Residences throughout area 92

# Annual Update Ratio Study Report (After)

## 2004 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>NE / Team-1      | <b>Lien Date:</b><br>01/01/2004 | <b>Date of Report:</b><br>7/7/2004              | <b>Sales Dates:</b><br>1/2002 - 12/2003 |
| <b>Area</b><br><b>92-6/7/10</b>           | <b>Appr ID:</b><br>PPAG         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                  |                                 |   |   |
| <b>Sample size (n)</b>                    | 590                             |   |   |
| <b>Mean Assessed Value</b>                | 425,400                         |   |   |
| <b>Mean Sales Price</b>                   | 432,400                         |   |   |
| <b>Standard Deviation AV</b>              | 166,556                         |   |   |
| <b>Standard Deviation SP</b>              | 182,549                         |   |   |
| <b>ASSESSMENT LEVEL</b>                   |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>              | 0.999                           |   |   |
| <b>Median Ratio</b>                       | 0.993                           |   |   |
| <b>Weighted Mean Ratio</b>                | 0.984                           |   |   |
| <b>UNIFORMITY</b>                         |                                 |   |   |
| <b>Lowest ratio</b>                       | 0.714                           |   |   |
| <b>Highest ratio:</b>                     | 1.309                           |   |   |
| <b>Coefficient of Dispersion</b>          | 9.47%                           |   |   |
| <b>Standard Deviation</b>                 | 0.116                           |   |   |
| <b>Coefficient of Variation</b>           | 11.65%                          |   |   |
| <b>Price Related Differential (PRD)</b>   | 1.015                           |   |   |
| <b>RELIABILITY</b>                        |                                 |   |   |
| <b>95% Confidence: Median</b>             |                                 |   |   |
| Lower limit                               | 0.986                           |   |   |
| Upper limit                               | 1.009                           |   |   |
| <b>95% Confidence: Mean</b>               |                                 |   |   |
| Lower limit                               | 0.989                           |   |   |
| Upper limit                               | 1.008                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>             |                                 |   |   |
| <b>N (population size)</b>                | 5273                            |   |   |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>     | 0.116                           |   |   |
| <b>Recommended minimum:</b>               | 22                              |   |   |
| <b>Actual sample size:</b>                | 590                             |   |   |
| <b>Conclusion:</b>                        | OK                              |   |   |
| <b>NORMALITY</b>                          |                                 |   |   |
| <b>Binomial Test</b>                      |                                 |   |   |
| # ratios below mean:                      | 305                             |   |   |
| # ratios above mean:                      | 285                             |   |   |
| Z:  | 0.823                           |   |   |
| <b>Conclusion:</b>                        | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i> |                                 |   |   |



### COMMENTS:

1 to 3 Unit Residences throughout area 92

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 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 006      | 126620 | 0115  | 1/28/03   | \$256,000  | 790                | 0             | 6         | 1950           | 3    | 9660     | N    | N           | 11051 NE 15TH ST    |
| 006      | 808540 | 0495  | 4/22/03   | \$330,000  | 830                | 0             | 6         | 1953           | 4    | 8100     | N    | N           | 9844 NE 26TH ST     |
| 006      | 808540 | 0507  | 4/26/02   | \$319,000  | 930                | 0             | 6         | 1954           | 4    | 8640     | N    | N           | 9851 NE 26TH ST     |
| 006      | 202505 | 9037  | 3/12/02   | \$350,000  | 1270               | 0             | 6         | 1925           | 3    | 14907    | N    | N           | 2802 BELLEVUE WY NE |
| 006      | 953310 | 0050  | 11/21/02  | \$312,500  | 880                | 450           | 7         | 1952           | 4    | 8640     | N    | N           | 10214 NE 21ST PL    |
| 006      | 808540 | 0440  | 8/26/02   | \$340,000  | 910                | 820           | 7         | 1953           | 3    | 8100     | N    | N           | 9832 NE 27TH ST     |
| 006      | 953310 | 0245  | 9/1/03    | \$370,000  | 920                | 360           | 7         | 1952           | 3    | 8714     | N    | N           | 10231 NE 20TH PL    |
| 006      | 025000 | 0250  | 7/15/03   | \$266,750  | 930                | 0             | 7         | 1954           | 3    | 7679     | N    | N           | 10621 NE 26TH ST    |
| 006      | 953360 | 0050  | 10/21/02  | \$360,000  | 950                | 800           | 7         | 1953           | 3    | 10273    | N    | N           | 10021 NE 22ND ST    |
| 006      | 070800 | 0085  | 3/27/03   | \$315,000  | 960                | 600           | 7         | 1954           | 3    | 9593     | N    | N           | 10631 NE 16TH ST    |
| 006      | 434880 | 0010  | 1/28/02   | \$300,000  | 960                | 600           | 7         | 1952           | 4    | 9112     | N    | N           | 1210 111TH AV NE    |
| 006      | 507840 | 0120  | 4/4/02    | \$314,000  | 1000               | 700           | 7         | 1952           | 3    | 7350     | N    | N           | 1430 102ND AV NE    |
| 006      | 953410 | 0025  | 8/27/02   | \$270,000  | 1010               | 0             | 7         | 1955           | 3    | 10150    | N    | N           | 10540 NE 21ST PL    |
| 006      | 126620 | 0025  | 12/3/03   | \$305,000  | 1010               | 0             | 7         | 1949           | 4    | 10260    | N    | N           | 11034 NE 15TH ST    |
| 006      | 808540 | 0385  | 12/18/02  | \$370,000  | 1020               | 0             | 7         | 1950           | 4    | 9384     | N    | N           | 9814 NE 28TH ST     |
| 006      | 024900 | 0010  | 4/14/03   | \$255,750  | 1030               | 0             | 7         | 1952           | 3    | 6754     | N    | N           | 2423 105TH AV NE    |
| 006      | 886100 | 0135  | 6/6/03    | \$427,500  | 1050               | 1000          | 7         | 1953           | 4    | 14403    | N    | N           | 10219 NE 30TH PL    |
| 006      | 025000 | 0240  | 6/3/02    | \$285,000  | 1080               | 0             | 7         | 1954           | 4    | 8233     | N    | N           | 10635 NE 26TH ST    |
| 006      | 953360 | 0085  | 9/23/03   | \$385,000  | 1100               | 640           | 7         | 1953           | 3    | 10230    | N    | N           | 10009 NE 21ST ST    |
| 006      | 070800 | 0070  | 5/22/02   | \$280,000  | 1110               | 0             | 7         | 1953           | 3    | 8630     | N    | N           | 1411 108TH AV NE    |
| 006      | 953360 | 0135  | 1/8/03    | \$350,000  | 1120               | 1350          | 7         | 1953           | 3    | 10584    | N    | N           | 1814 100TH AV NE    |
| 006      | 953360 | 0090  | 12/8/03   | \$405,000  | 1120               | 710           | 7         | 1954           | 4    | 10230    | Y    | N           | 10017 NE 21ST ST    |
| 006      | 886100 | 0130  | 5/19/03   | \$380,000  | 1120               | 300           | 7         | 1953           | 3    | 13468    | N    | N           | 10209 NE 30TH PL    |
| 006      | 953360 | 0095  | 8/6/02    | \$390,000  | 1130               | 0             | 7         | 1953           | 3    | 10273    | Y    | N           | 10025 NE 21ST ST    |
| 006      | 024900 | 0045  | 10/6/03   | \$250,000  | 1140               | 0             | 7         | 1953           | 5    | 8009     | N    | N           | 10506 NE 26TH ST    |
| 006      | 024900 | 0135  | 10/31/03  | \$360,000  | 1140               | 0             | 7         | 1953           | 5    | 9137     | N    | N           | 2634 106TH AV NE    |
| 006      | 025000 | 0055  | 3/4/03    | \$309,000  | 1150               | 0             | 7         | 1954           | 4    | 8391     | N    | N           | 2713 107TH AV NE    |
| 006      | 808540 | 0401  | 11/20/02  | \$439,000  | 1160               | 600           | 7         | 1953           | 3    | 9656     | N    | N           | 9854 NE 28TH ST     |
| 006      | 068500 | 0195  | 4/1/03    | \$336,000  | 1170               | 850           | 7         | 1952           | 3    | 8618     | N    | N           | 2322 100TH AV NE    |
| 006      | 068500 | 0145  | 10/7/03   | \$405,000  | 1170               | 570           | 7         | 1968           | 3    | 8442     | N    | N           | 10223 NE 24TH ST    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 006      | 634400 | 0010  | 7/19/02   | \$290,000  | 1180               | 0             | 7         | 1958           | 4    | 9112     | N    | N           | 10638 NE 18TH ST |  |
| 006      | 025000 | 0050  | 6/21/02   | \$283,500  | 1180               | 0             | 7         | 1954           | 3    | 7761     | N    | N           | 2705 NE 107TH ST |  |
| 006      | 126620 | 0005  | 8/6/02    | \$315,000  | 1180               | 0             | 7         | 1952           | 3    | 10260    | N    | N           | 11004 NE 15TH ST |  |
| 006      | 953310 | 0160  | 11/25/02  | \$379,000  | 1180               | 0             | 7         | 1952           | 3    | 8640     | N    | N           | 10216 NE 20TH PL |  |
| 006      | 025000 | 0320  | 9/23/03   | \$329,000  | 1190               | 0             | 7         | 1954           | 4    | 9293     | N    | N           | 10807 NE 26TH ST |  |
| 006      | 068500 | 0155  | 2/11/02   | \$285,000  | 1200               | 300           | 7         | 1968           | 4    | 8442     | N    | N           | 10211 NE 24TH ST |  |
| 006      | 292505 | 9188  | 10/24/03  | \$307,000  | 1200               | 0             | 7         | 1952           | 3    | 11269    | N    | N           | 1211 112TH AV NE |  |
| 006      | 292505 | 9183  | 6/3/03    | \$310,000  | 1200               | 0             | 7         | 1952           | 3    | 6831     | N    | N           | 1209 112TH AV NE |  |
| 006      | 339150 | 0060  | 3/19/02   | \$302,500  | 1210               | 0             | 7         | 1955           | 4    | 10191    | N    | N           | 11006 NE 18TH PL |  |
| 006      | 808540 | 0365  | 6/27/03   | \$345,000  | 1210               | 0             | 7         | 1954           | 3    | 9384     | N    | N           | 9831 NE 29TH ST  |  |
| 006      | 953310 | 0030  | 8/14/03   | \$323,000  | 1240               | 0             | 7         | 1952           | 3    | 8640     | N    | N           | 10240 NE 21ST PL |  |
| 006      | 024900 | 0220  | 1/3/03    | \$365,000  | 1250               | 0             | 7         | 1952           | 4    | 10350    | N    | N           | 10536 NE 24TH ST |  |
| 006      | 808540 | 0465  | 12/19/03  | \$325,000  | 1260               | 0             | 7         | 1952           | 4    | 8100     | N    | N           | 9833 NE 27TH ST  |  |
| 006      | 325050 | 0010  | 7/26/02   | \$364,000  | 1260               | 0             | 7         | 1951           | 3    | 11700    | N    | N           | 1911 100TH AV NE |  |
| 006      | 292505 | 9140  | 11/13/02  | \$300,000  | 1270               | 800           | 7         | 1956           | 5    | 9147     | N    | N           | 1216 108TH AV NE |  |
| 006      | 068500 | 0070  | 2/26/03   | \$317,500  | 1280               | 0             | 7         | 1953           | 3    | 8968     | N    | N           | 10239 NE 23RD ST |  |
| 006      | 024900 | 0150  | 7/24/02   | \$282,000  | 1310               | 0             | 7         | 1952           | 5    | 8555     | N    | N           | 10504 NE 25TH ST |  |
| 006      | 278580 | 0010  | 6/22/02   | \$401,000  | 1310               | 1310          | 7         | 1957           | 3    | 10802    | N    | N           | 2508 102ND AV NE |  |
| 006      | 796390 | 0095  | 5/19/03   | \$329,950  | 1310               | 0             | 7         | 1977           | 3    | 14250    | N    | N           | 1920 109TH AV NE |  |
| 006      | 068500 | 0030  | 6/13/02   | \$360,600  | 1310               | 0             | 7         | 1953           | 3    | 9046     | N    | N           | 10037 NE 23RD ST |  |
| 006      | 507840 | 0185  | 3/12/03   | \$460,000  | 1320               | 0             | 7         | 1952           | 3    | 9180     | Y    | N           | 10048 NE 13TH ST |  |
| 006      | 664590 | 0040  | 1/9/03    | \$297,000  | 1390               | 0             | 7         | 1953           | 4    | 10209    | N    | N           | 10031 NE 29TH PL |  |
| 006      | 025000 | 0020  | 6/23/03   | \$329,900  | 1400               | 0             | 7         | 1954           | 4    | 8352     | N    | N           | 10710 NE 28TH ST |  |
| 006      | 292505 | 9171  | 8/13/03   | \$372,000  | 1410               | 0             | 7         | 1955           | 5    | 9147     | N    | N           | 1226 108TH AV NE |  |
| 006      | 953310 | 0285  | 6/11/03   | \$435,000  | 1410               | 0             | 7         | 1952           | 3    | 8241     | Y    | N           | 2045 102ND AV NE |  |
| 006      | 025000 | 0325  | 4/1/03    | \$297,500  | 1420               | 0             | 7         | 1954           | 3    | 8400     | N    | N           | 2516 108TH AV NE |  |
| 006      | 634400 | 0135  | 5/8/02    | \$322,000  | 1420               | 0             | 7         | 1953           | 3    | 9380     | N    | N           | 1707 108TH AV NE |  |
| 006      | 953310 | 0180  | 5/10/03   | \$282,000  | 1450               | 0             | 7         | 1952           | 3    | 8640     | N    | N           | 10240 NE 20TH PL |  |
| 006      | 808540 | 0450  | 4/8/03    | \$345,000  | 1450               | 110           | 7         | 1953           | 4    | 8370     | N    | N           | 9856 NE 27TH ST  |  |
| 006      | 808540 | 0426  | 6/25/02   | \$510,000  | 1450               | 1370          | 7         | 1962           | 4    | 8520     | N    | N           | 2724 98TH AV NE  |  |
| 006      | 808540 | 0426  | 5/7/03    | \$512,000  | 1450               | 1370          | 7         | 1962           | 4    | 8520     | N    | N           | 2724 98TH AV NE  |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 006      | 066300 | 0015  | 6/3/03    | \$389,000  | 1460               | 0             | 7         | 1951           | 4    | 10000    | N    | N           | 10424 NE 17TH ST |
| 006      | 238700 | 0070  | 4/26/02   | \$344,000  | 1490               | 0             | 7         | 1963           | 4    | 9000     | N    | N           | 10434 NE 16TH PL |
| 006      | 507840 | 0280  | 5/6/02    | \$388,400  | 1490               | 0             | 7         | 1951           | 4    | 11360    | Y    | N           | 10028 NE 15TH ST |
| 006      | 507840 | 0280  | 10/1/02   | \$388,900  | 1490               | 0             | 7         | 1951           | 4    | 11360    | Y    | N           | 10028 NE 15TH ST |
| 006      | 808540 | 0570  | 5/14/02   | \$450,000  | 1500               | 0             | 7         | 1970           | 4    | 10800    | N    | N           | 9825 NE 25TH ST  |
| 006      | 024900 | 0185  | 7/22/02   | \$385,000  | 1540               | 0             | 7         | 1952           | 5    | 8642     | N    | N           | 10523 NE 26TH ST |
| 006      | 066300 | 0045  | 7/3/02    | \$450,000  | 1550               | 0             | 7         | 1951           | 4    | 14356    | N    | N           | 10435 NE 17TH ST |
| 006      | 025000 | 0235  | 11/7/03   | \$383,000  | 1580               | 0             | 7         | 1967           | 4    | 8260     | N    | N           | 10705 NE 26TH ST |
| 006      | 072600 | 0105  | 6/17/03   | \$437,870  | 1580               | 0             | 7         | 1954           | 5    | 9024     | N    | N           | 10609 NE 13TH ST |
| 006      | 068500 | 0275  | 11/20/03  | \$392,500  | 1600               | 0             | 7         | 1953           | 3    | 8442     | N    | N           | 10242 NE 23RD ST |
| 006      | 068500 | 0290  | 5/13/03   | \$315,000  | 1630               | 0             | 7         | 1952           | 3    | 7808     | N    | N           | 2317 103RD AV NE |
| 006      | 070800 | 0140  | 7/25/02   | \$350,000  | 1630               | 0             | 7         | 1953           | 4    | 8710     | N    | N           | 10627 NE 14TH ST |
| 006      | 953310 | 0090  | 4/1/02    | \$307,500  | 1660               | 0             | 7         | 1954           | 3    | 9450     | N    | N           | 2019 104TH AV NE |
| 006      | 953310 | 0205  | 4/1/02    | \$307,500  | 1660               | 0             | 7         | 1954           | 3    | 9450     | N    | N           | 2007 104TH AV NE |
| 006      | 953310 | 0210  | 10/16/03  | \$323,951  | 1660               | 0             | 7         | 1954           | 4    | 9458     | N    | N           | 1925 104TH AV NE |
| 006      | 664290 | 0010  | 10/24/03  | \$379,000  | 1670               | 600           | 7         | 1982           | 3    | 10200    | N    | N           | 10035 NE 28TH PL |
| 006      | 024900 | 0245  | 2/12/02   | \$405,000  | 1670               | 0             | 7         | 1952           | 5    | 8964     | N    | N           | 10505 NE 25TH ST |
| 006      | 066300 | 0050  | 7/1/03    | \$367,000  | 1680               | 0             | 7         | 1951           | 4    | 17136    | N    | N           | 10425 NE 17TH ST |
| 006      | 953360 | 0065  | 5/5/03    | \$408,500  | 1680               | 0             | 7         | 1953           | 3    | 10230    | Y    | N           | 10020 NE 21ST ST |
| 006      | 025000 | 0090  | 2/7/02    | \$320,000  | 1690               | 0             | 7         | 1954           | 5    | 7660     | N    | N           | 10705 NE 28TH ST |
| 006      | 142420 | 0090  | 8/29/02   | \$375,000  | 1690               | 0             | 7         | 1953           | 4    | 13300    | N    | N           | 9838 NE 14TH ST  |
| 006      | 953360 | 0185  | 11/3/03   | \$344,500  | 1700               | 0             | 7         | 1953           | 4    | 8534     | N    | N           | 1820 101ST AV NE |
| 006      | 808540 | 0491  | 11/17/03  | \$350,000  | 1700               | 0             | 7         | 1952           | 4    | 8100     | N    | N           | 9826 NE 26TH ST  |
| 006      | 068500 | 0230  | 6/12/02   | \$364,950  | 1700               | 0             | 7         | 1953           | 3    | 8442     | N    | N           | 10034 NE 23RD ST |
| 006      | 068500 | 0230  | 4/25/03   | \$495,000  | 1700               | 0             | 7         | 1953           | 3    | 8442     | N    | N           | 10034 NE 23RD ST |
| 006      | 025000 | 0150  | 3/12/03   | \$450,000  | 1710               | 0             | 7         | 1954           | 4    | 12466    | N    | N           | 10728 NE 26TH ST |
| 006      | 202505 | 9134  | 7/17/03   | \$360,000  | 1760               | 0             | 7         | 1953           | 3    | 16928    | N    | N           | 10314 NE 28TH PL |
| 006      | 808600 | 0090  | 12/29/03  | \$499,950  | 1770               | 350           | 7         | 1958           | 4    | 11057    | N    | N           | 9840 NE 22ND ST  |
| 006      | 339150 | 0215  | 7/22/02   | \$339,000  | 1800               | 0             | 7         | 1955           | 4    | 10000    | N    | N           | 10916 NE 17TH ST |
| 006      | 292505 | 9176  | 1/13/03   | \$420,000  | 1940               | 0             | 7         | 1978           | 4    | 16552    | N    | N           | 1602 108TH AV NE |
| 006      | 292505 | 9110  | 9/6/02    | \$850,000  | 2000               | 0             | 7         | 1918           | 5    | 38803    | N    | N           | 2004 104TH AV NE |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 006      | 808600 | 0061  | 1/14/02   | \$405,000  | 2040               | 0             | 7         | 1958           | 3    | 10853    | N    | N           | 9849 NE 23RD ST  |  |
| 006      | 808600 | 0056  | 4/3/03    | \$407,000  | 2110               | 0             | 7         | 1958           | 3    | 11008    | N    | N           | 9855 NE 23RD ST  |  |
| 006      | 953310 | 0290  | 2/21/02   | \$432,000  | 2130               | 0             | 7         | 1953           | 5    | 8321     | Y    | N           | 2051 102ND AV NE |  |
| 006      | 808540 | 0435  | 6/27/02   | \$469,000  | 2160               | 0             | 7         | 1952           | 5    | 8100     | N    | N           | 9814 NE 27TH ST  |  |
| 006      | 202505 | 9111  | 1/7/03    | \$405,000  | 2260               | 700           | 7         | 1953           | 4    | 10390    | N    | N           | 2630 100TH AV NE |  |
| 006      | 507840 | 0170  | 3/24/03   | \$440,000  | 2640               | 0             | 7         | 1950           | 4    | 8925     | Y    | N           | 10024 NE 13TH ST |  |
| 006      | 953440 | 0100  | 5/1/02    | \$435,000  | 2760               | 0             | 7         | 1973           | 3    | 7537     | N    | N           | 10293 NE 22ND PL |  |
| 006      | 808540 | 0246  | 4/5/02    | \$450,000  | 1330               | 1210          | 8         | 1953           | 4    | 9248     | N    | N           | 9848 NE 29TH ST  |  |
| 006      | 292505 | 9326  | 2/14/02   | \$305,500  | 1370               | 990           | 8         | 1978           | 3    | 9169     | N    | N           | 1909 108TH AV NE |  |
| 006      | 339150 | 0135  | 7/29/03   | \$305,000  | 1420               | 0             | 8         | 1980           | 3    | 10092    | N    | N           | 1715 112TH AV NE |  |
| 006      | 339150 | 0140  | 12/29/03  | \$360,000  | 1420               | 0             | 8         | 1980           | 3    | 10102    | N    | N           | 1655 112TH AV NE |  |
| 006      | 856240 | 0030  | 8/13/03   | \$390,000  | 1430               | 0             | 8         | 1952           | 4    | 9485     | N    | N           | 10456 NE 15TH ST |  |
| 006      | 202505 | 9150  | 12/26/03  | \$415,000  | 1440               | 0             | 8         | 1967           | 4    | 13296    | N    | N           | 10208 NE 26TH ST |  |
| 006      | 808540 | 0375  | 5/16/03   | \$405,000  | 1450               | 0             | 8         | 1959           | 4    | 8976     | N    | N           | 2818 98TH AV NE  |  |
| 006      | 796390 | 0130  | 11/20/02  | \$537,000  | 1460               | 1080          | 8         | 1958           | 4    | 12960    | N    | N           | 2020 109TH AV NE |  |
| 006      | 292505 | 9234  | 6/13/02   | \$350,000  | 1490               | 350           | 8         | 1978           | 3    | 12100    | N    | N           | 1411 110TH AV NE |  |
| 006      | 796390 | 0005  | 10/2/03   | \$585,000  | 1680               | 900           | 8         | 1956           | 5    | 13970    | N    | N           | 10809 NE 20TH ST |  |
| 006      | 068690 | 0050  | 11/20/03  | \$650,000  | 1800               | 1160          | 8         | 1966           | 4    | 10050    | N    | N           | 2646 109TH PL NE |  |
| 006      | 138910 | 0110  | 9/2/03    | \$445,000  | 1960               | 0             | 8         | 1979           | 3    | 12450    | N    | N           | 10612 NE 19TH PL |  |
| 006      | 068500 | 0090  | 9/8/03    | \$420,000  | 2020               | 0             | 8         | 1967           | 3    | 9694     | N    | N           | 10290 NE 22ND PL |  |
| 006      | 953440 | 0060  | 8/5/03    | \$432,000  | 2140               | 0             | 8         | 1966           | 3    | 9751     | N    | N           | 10253 NE 22ND PL |  |
| 006      | 953360 | 0100  | 1/19/03   | \$571,500  | 2197               | 0             | 8         | 1999           | 3    | 10292    | Y    | N           | 10024 NE 20TH ST |  |
| 006      | 025000 | 0115  | 3/15/02   | \$680,000  | 2270               | 1050          | 8         | 1999           | 3    | 20381    | N    | N           | 2624 107TH AV NE |  |
| 006      | 808660 | 0060  | 1/31/03   | \$690,000  | 2350               | 0             | 8         | 1959           | 4    | 11803    | N    | N           | 9838 NE 21ST ST  |  |
| 006      | 808540 | 0586  | 3/7/02    | \$654,500  | 2500               | 0             | 8         | 1974           | 3    | 18225    | N    | N           | 9818 NE 24TH ST  |  |
| 006      | 068680 | 0095  | 4/21/03   | \$619,000  | 2230               | 0             | 9         | 1953           | 4    | 29189    | N    | N           | 11035 NE 26TH PL |  |
| 006      | 202620 | 0055  | 7/1/02    | \$975,000  | 2530               | 0             | 9         | 1999           | 3    | 35481    | N    | N           | 11 106TH AV NE   |  |
| 006      | 068500 | 0170  | 1/10/02   | \$565,000  | 2700               | 0             | 9         | 2001           | 3    | 8442     | N    | N           | 10115 NE 24TH ST |  |
| 006      | 126620 | 0327  | 10/22/03  | \$559,000  | 2730               | 0             | 9         | 2001           | 3    | 8556     | N    | N           | 1249 112TH AV NE |  |
| 006      | 808540 | 0490  | 6/6/02    | \$655,000  | 2770               | 0             | 9         | 2002           | 3    | 8100     | N    | N           | 9832 NE 26TH ST  |  |
| 006      | 808540 | 0441  | 6/26/03   | \$853,375  | 2980               | 0             | 9         | 2003           | 3    | 8100     | N    | N           | 9826 NE 27TH ST  |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 006      | 126620 | 0329  | 1/21/02   | \$620,000   | 3470               | 0             | 9         | 2001           | 3    | 9762     | N    | N           | 1241 112TH AV NE |
| 006      | 126620 | 0329  | 7/8/03    | \$675,000   | 3470               | 0             | 9         | 2001           | 3    | 9762     | N    | N           | 1241 112TH AV NE |
| 006      | 068500 | 0055  | 3/11/03   | \$783,143   | 4260               | 0             | 9         | 2003           | 3    | 8998     | N    | N           | 10223 SE 23RD ST |
| 006      | 068500 | 0055  | 7/28/03   | \$875,000   | 4260               | 0             | 9         | 2003           | 3    | 8998     | N    | N           | 10223 NE 23RD ST |
| 006      | 202505 | 9263  | 4/4/02    | \$800,000   | 2560               | 340           | 10        | 2000           | 3    | 45719    | N    | N           | 11036 NE 24TH ST |
| 006      | 808540 | 0461  | 3/18/02   | \$770,000   | 2910               | 0             | 10        | 2001           | 3    | 8100     | N    | N           | 9839 NE 27TH ST  |
| 006      | 571000 | 0060  | 1/10/03   | \$925,000   | 3010               | 0             | 10        | 1993           | 3    | 10080    | N    | N           | 9832 NE 15TH ST  |
| 006      | 292505 | 9265  | 3/25/02   | \$930,000   | 3050               | 0             | 10        | 2001           | 3    | 9583     | N    | N           | 1524 108TH AV NE |
| 006      | 202505 | 9152  | 7/11/02   | \$799,000   | 3110               | 0             | 10        | 1991           | 3    | 12001    | N    | N           | 2412 100TH AV NE |
| 006      | 142420 | 0096  | 6/13/02   | \$850,000   | 3180               | 0             | 10        | 2001           | 3    | 13300    | N    | N           | 9904 NE 14TH ST  |
| 006      | 434000 | 0070  | 9/12/03   | \$880,000   | 2580               | 0             | 11        | 1995           | 3    | 8064     | N    | N           | 1238 108TH AV NE |
| 006      | 434000 | 0050  | 2/13/02   | \$865,000   | 2710               | 0             | 11        | 1995           | 3    | 8578     | N    | N           | 1242 108TH AV NE |
| 006      | 434000 | 0060  | 10/13/03  | \$873,000   | 3060               | 0             | 11        | 1996           | 3    | 7728     | N    | N           | 1244 108TH AV NE |
| 006      | 507840 | 0160  | 10/9/03   | \$1,325,000 | 3390               | 1010          | 11        | 2003           | 3    | 15500    | N    | N           | 1404 100TH AV NE |
| 006      | 507840 | 0011  | 8/8/03    | \$1,400,000 | 3570               | 1490          | 11        | 2001           | 3    | 13596    | N    | N           | 10021 NE 13TH ST |
| 006      | 507840 | 0030  | 6/17/03   | \$1,500,000 | 3890               | 1720          | 11        | 2002           | 3    | 10413    | Y    | N           | 10045 NE 13TH ST |
| 006      | 086200 | 0005  | 11/1/03   | \$1,451,600 | 4380               | 800           | 11        | 2001           | 3    | 15381    | Y    | N           | 1726 99TH AV NE  |
| 006      | 507840 | 0270  | 4/8/02    | \$1,425,000 | 4830               | 0             | 11        | 2001           | 3    | 11433    | N    | N           | 1622 100TH AV NE |
| 007      | 342505 | 9045  | 9/24/02   | \$250,000   | 1170               | 0             | 6         | 1959           | 5    | 15246    | N    | N           | 13815 SE 7TH ST  |
| 007      | 032405 | 9045  | 3/29/02   | \$290,000   | 1180               | 0             | 6         | 1942           | 5    | 35719    | N    | N           | 809 140TH AV SE  |
| 007      | 102405 | 9092  | 10/2/02   | \$230,000   | 1180               | 0             | 6         | 1962           | 5    | 17761    | N    | N           | 13602 SE 26TH ST |
| 007      | 620550 | 0460  | 12/11/03  | \$282,000   | 890                | 0             | 7         | 1950           | 4    | 8829     | N    | N           | 2601 121ST AV SE |
| 007      | 255200 | 0050  | 2/22/02   | \$226,000   | 940                | 0             | 7         | 1962           | 3    | 7728     | N    | N           | 2633 146TH AV SE |
| 007      | 620610 | 0030  | 7/17/03   | \$260,000   | 980                | 0             | 7         | 1953           | 5    | 10960    | N    | N           | 12310 SE 23RD ST |
| 007      | 507670 | 0150  | 2/19/03   | \$268,000   | 1010               | 750           | 7         | 1961           | 4    | 8535     | N    | N           | 2811 126TH AV SE |
| 007      | 620550 | 0190  | 8/27/02   | \$299,000   | 1010               | 860           | 7         | 1950           | 4    | 11244    | N    | N           | 2412 123RD AV SE |
| 007      | 051450 | 0045  | 8/1/03    | \$224,950   | 1040               | 0             | 7         | 1967           | 4    | 7500     | N    | N           | 2408 137TH AV SE |
| 007      | 618920 | 0170  | 1/28/02   | \$286,500   | 1060               | 440           | 7         | 1981           | 3    | 14250    | N    | N           | 2423 124TH PL NE |
| 007      | 177650 | 0100  | 11/6/03   | \$250,000   | 1090               | 0             | 7         | 1963           | 3    | 15580    | N    | N           | 605 124TH AV NE  |
| 007      | 954160 | 0476  | 8/12/03   | \$270,000   | 1100               | 0             | 7         | 1964           | 4    | 10455    | N    | N           | 1703 128TH AV SE |
| 007      | 358490 | 0020  | 7/24/03   | \$325,000   | 1100               | 680           | 7         | 1967           | 4    | 9896     | N    | N           | 12976 SE 23RD ST |

**Improved Sales Used in this Annual Update Analysis**  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 007      | 620610 | 0035  | 9/24/03   | \$275,512  | 1110               | 0             | 7         | 1954           | 4    | 10960    | N    | N           | 12318 SE 23RD ST |  |
| 007      | 620550 | 0210  | 9/30/03   | \$342,000  | 1130               | 940           | 7         | 1950           | 4    | 12960    | N    | N           | 2506 123RD AV SE |  |
| 007      | 507670 | 0130  | 6/2/03    | \$355,000  | 1140               | 1120          | 7         | 1962           | 5    | 11010    | N    | N           | 12421 SE 28TH PL |  |
| 007      | 326010 | 0170  | 3/28/02   | \$295,000  | 1140               | 400           | 7         | 1969           | 4    | 6300     | N    | N           | 12422 SE 4TH PL  |  |
| 007      | 620610 | 0025  | 6/24/02   | \$232,000  | 1170               | 0             | 7         | 1953           | 4    | 10960    | N    | N           | 12302 SE 23RD ST |  |
| 007      | 620610 | 0025  | 12/29/03  | \$276,000  | 1170               | 0             | 7         | 1953           | 4    | 10960    | N    | N           | 12302 SE 23RD ST |  |
| 007      | 154680 | 0130  | 5/30/02   | \$306,000  | 1190               | 1190          | 7         | 1958           | 5    | 11844    | N    | N           | 2422 127TH AV NE |  |
| 007      | 951200 | 0150  | 1/13/03   | \$276,285  | 1200               | 620           | 7         | 1966           | 4    | 10419    | N    | N           | 12647 SE 27TH ST |  |
| 007      | 154680 | 0055  | 8/7/03    | \$316,000  | 1200               | 670           | 7         | 1966           | 4    | 9752     | N    | N           | 2635 127TH AV NE |  |
| 007      | 326000 | 0610  | 5/20/03   | \$309,500  | 1210               | 1210          | 7         | 1963           | 4    | 7245     | N    | N           | 443 129TH AV SE  |  |
| 007      | 358490 | 0170  | 4/1/02    | \$279,900  | 1230               | 530           | 7         | 1967           | 3    | 8890     | N    | N           | 12935 SE 23RD ST |  |
| 007      | 169360 | 0020  | 7/29/03   | \$280,000  | 1250               | 735           | 7         | 1967           | 4    | 8054     | N    | N           | 12455 SE 29TH ST |  |
| 007      | 326010 | 0040  | 1/17/02   | \$300,000  | 1250               | 460           | 7         | 1963           | 4    | 5750     | N    | N           | 12640 SE 4TH PL  |  |
| 007      | 358490 | 0160  | 2/13/03   | \$280,000  | 1260               | 620           | 7         | 1967           | 3    | 7182     | N    | N           | 12929 SE 23RD ST |  |
| 007      | 326010 | 0310  | 12/27/02  | \$309,950  | 1260               | 1000          | 7         | 1974           | 4    | 7416     | N    | N           | 12517 SE 4TH PL  |  |
| 007      | 051450 | 0155  | 5/13/03   | \$240,000  | 1270               | 0             | 7         | 1956           | 4    | 7200     | N    | N           | 2446 138TH AV SE |  |
| 007      | 051450 | 0125  | 4/6/03    | \$247,000  | 1290               | 0             | 7         | 1956           | 5    | 7200     | N    | N           | 2404 138TH AV SE |  |
| 007      | 020100 | 0330  | 6/5/02    | \$343,500  | 1290               | 410           | 7         | 1967           | 4    | 9250     | N    | N           | 3020 128TH AV NE |  |
| 007      | 020100 | 0690  | 8/8/03    | \$348,500  | 1310               | 0             | 7         | 1966           | 4    | 11520    | N    | N           | 12927 NE 29TH ST |  |
| 007      | 530710 | 0280  | 9/5/03    | \$282,000  | 1320               | 500           | 7         | 1960           | 4    | 8316     | N    | N           | 12804 SE 29TH ST |  |
| 007      | 332505 | 9166  | 3/12/03   | \$320,000  | 1320               | 1260          | 7         | 1967           | 4    | 15200    | N    | N           | 12252 NE 5TH ST  |  |
| 007      | 051450 | 0115  | 3/27/02   | \$212,000  | 1350               | 0             | 7         | 1956           | 3    | 7500     | N    | N           | 2411 138TH AV SE |  |
| 007      | 530710 | 0190  | 4/29/03   | \$294,000  | 1350               | 410           | 7         | 1961           | 4    | 8773     | N    | N           | 2918 129TH AV SE |  |
| 007      | 042405 | 9067  | 7/10/03   | \$272,200  | 1370               | 460           | 7         | 1959           | 4    | 19602    | N    | N           | 1805 132ND PL SE |  |
| 007      | 326000 | 0110  | 7/7/02    | \$295,000  | 1370               | 0             | 7         | 1963           | 3    | 7350     | N    | N           | 512 129TH AV SE  |  |
| 007      | 154660 | 0365  | 9/12/03   | \$315,000  | 1380               | 810           | 7         | 1968           | 4    | 11368    | N    | N           | 3101 127TH AV NE |  |
| 007      | 954160 | 0430  | 9/30/03   | \$385,000  | 1400               | 280           | 7         | 1956           | 3    | 13750    | N    | N           | 1812 127TH AV SE |  |
| 007      | 620550 | 0161  | 6/19/03   | \$342,388  | 1420               | 930           | 7         | 1952           | 4    | 12019    | N    | N           | 2540 122ND AV SE |  |
| 007      | 332505 | 9174  | 11/18/02  | \$298,400  | 1420               | 0             | 7         | 1970           | 4    | 13068    | N    | N           | 12604 NE 7TH ST  |  |
| 007      | 247140 | 0015  | 9/10/02   | \$292,500  | 1430               | 0             | 7         | 1959           | 4    | 11094    | N    | N           | 639 130TH AV NE  |  |
| 007      | 951200 | 0130  | 3/11/03   | \$290,500  | 1430               | 0             | 7         | 1961           | 4    | 10190    | N    | N           | 12639 SE 27TH ST |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 007      | 020100 | 0450  | 6/10/02   | \$338,000  | 1430               | 0             | 7         | 1967           | 4    | 6804     | N    | N           | 12917 NE 31ST ST |
| 007      | 507670 | 0040  | 11/14/03  | \$299,950  | 1440               | 0             | 7         | 1961           | 5    | 9216     | N    | N           | 12604 SE 29TH ST |
| 007      | 326000 | 0480  | 1/23/03   | \$260,000  | 1450               | 0             | 7         | 1966           | 4    | 7245     | N    | N           | 612 128TH AV SE  |
| 007      | 956030 | 0045  | 9/23/03   | \$333,000  | 1470               | 350           | 7         | 1959           | 4    | 10276    | N    | N           | 2566 128TH AV SE |
| 007      | 956070 | 0055  | 2/19/03   | \$320,000  | 1480               | 1480          | 7         | 1960           | 4    | 9877     | N    | N           | 12627 SE 26TH PL |
| 007      | 620750 | 0045  | 1/7/03    | \$337,000  | 1510               | 1510          | 7         | 1958           | 4    | 9926     | N    | N           | 2504 127TH AV SE |
| 007      | 956050 | 0035  | 6/23/03   | \$299,500  | 1530               | 0             | 7         | 1959           | 4    | 12000    | N    | N           | 2616 129TH AV SE |
| 007      | 923820 | 0025  | 4/4/02    | \$280,000  | 1550               | 0             | 7         | 1958           | 4    | 9338     | N    | N           | 12628 SE 30TH ST |
| 007      | 326000 | 0580  | 9/22/03   | \$374,450  | 1550               | 1550          | 7         | 1963           | 4    | 7245     | N    | N           | 519 129TH AV SE  |
| 007      | 956050 | 0015  | 1/28/03   | \$315,000  | 1600               | 0             | 7         | 1959           | 5    | 8820     | N    | N           | 2623 129TH AV SE |
| 007      | 278500 | 0300  | 4/19/03   | \$424,500  | 1600               | 1570          | 7         | 1960           | 4    | 11815    | N    | N           | 28 129TH AV SE   |
| 007      | 721571 | 0060  | 6/27/02   | \$329,800  | 1630               | 580           | 7         | 1996           | 3    | 2666     | N    | N           | 2753 124TH AV SE |
| 007      | 721571 | 0020  | 5/3/03    | \$365,000  | 1630               | 480           | 7         | 1996           | 3    | 2847     | N    | N           | 2761124TH AV SE  |
| 007      | 954200 | 0305  | 12/20/02  | \$304,000  | 1750               | 0             | 7         | 1960           | 4    | 15293    | N    | N           | 1412 123RD AV SE |
| 007      | 954200 | 0305  | 9/22/03   | \$365,000  | 1750               | 0             | 7         | 1960           | 4    | 15293    | N    | N           | 1412 123RD AV SE |
| 007      | 507690 | 0035  | 8/15/02   | \$320,000  | 1790               | 0             | 7         | 1959           | 3    | 10884    | N    | N           | 2712 124TH AV SE |
| 007      | 721571 | 0160  | 12/19/02  | \$300,000  | 1800               | 0             | 7         | 1996           | 3    | 3367     | N    | N           | 2769 124TH AV SE |
| 007      | 342505 | 9053  | 12/31/03  | \$396,000  | 1830               | 0             | 7         | 1952           | 5    | 18295    | N    | N           | 503 140TH AV SE  |
| 007      | 951200 | 0080  | 11/19/02  | \$285,000  | 1840               | 0             | 7         | 1963           | 4    | 8705     | N    | N           | 2704 126TH AV SE |
| 007      | 410000 | 0060  | 7/17/03   | \$370,000  | 1860               | 0             | 7         | 1961           | 4    | 11880    | N    | N           | 12446 SE 26TH PL |
| 007      | 358490 | 0220  | 2/26/03   | \$285,000  | 1870               | 0             | 7         | 1967           | 4    | 9800     | N    | N           | 12971 SE 23RD ST |
| 007      | 020100 | 0580  | 7/9/03    | \$419,000  | 1900               | 0             | 7         | 1967           | 4    | 10266    | N    | N           | 2919 130TH AV NE |
| 007      | 154660 | 0450  | 6/18/03   | \$326,000  | 1920               | 0             | 7         | 1969           | 4    | 10416    | N    | N           | 12738 NE 30TH ST |
| 007      | 954160 | 0200  | 11/5/03   | \$355,000  | 1930               | 0             | 7         | 1956           | 5    | 7875     | N    | N           | 1719 126TH AV SE |
| 007      | 721571 | 0080  | 1/6/03    | \$328,800  | 1970               | 0             | 7         | 1996           | 3    | 3065     | N    | N           | 2741 124TH AV SE |
| 007      | 721571 | 0100  | 5/6/03    | \$349,000  | 1970               | 0             | 7         | 1996           | 3    | 2882     | N    | N           | 2745 124TH AV SE |
| 007      | 954160 | 0195  | 10/8/02   | \$340,000  | 1990               | 0             | 7         | 1958           | 4    | 7875     | N    | N           | 1725 126TH AV SE |
| 007      | 530710 | 0090  | 7/10/02   | \$296,500  | 2050               | 0             | 7         | 1961           | 4    | 12486    | N    | N           | 2923 129TH AV SE |
| 007      | 247140 | 0030  | 6/20/02   | \$310,000  | 2110               | 0             | 7         | 1962           | 4    | 11180    | N    | N           | 615 130TH AV NE  |
| 007      | 342505 | 9041  | 4/11/02   | \$515,500  | 2110               | 0             | 7         | 1994           | 3    | 19665    | N    | N           | 13819 SE 1ST ST  |
| 007      | 954260 | 0060  | 3/11/03   | \$302,500  | 1170               | 1080          | 8         | 1962           | 4    | 7290     | Y    | N           | 1418 127TH AV SE |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 007      | 781122 | 0080  | 1/15/02   | \$349,000  | 1190               | 400           | 8         | 1984           | 3    | 10400    | N    | N           | 1907 136TH PL SE |  |
| 007      | 954260 | 0110  | 7/6/03    | \$412,000  | 1220               | 1130          | 8         | 1962           | 4    | 11250    | Y    | N           | 1520 127TH AV SE |  |
| 007      | 953890 | 0170  | 5/28/03   | \$335,000  | 1240               | 130           | 8         | 1986           | 4    | 12000    | N    | N           | 13519 SE 24TH ST |  |
| 007      | 278510 | 0050  | 4/28/03   | \$355,500  | 1260               | 1210          | 8         | 1962           | 4    | 9760     | N    | N           | 402 128TH AV SE  |  |
| 007      | 931650 | 0050  | 7/29/03   | \$295,950  | 1310               | 0             | 8         | 1982           | 3    | 8625     | N    | N           | 2105 120TH PL SE |  |
| 007      | 620610 | 0150  | 8/21/03   | \$360,000  | 1330               | 260           | 8         | 1958           | 4    | 16000    | N    | N           | 2342 127TH AV SE |  |
| 007      | 954220 | 0730  | 12/9/02   | \$465,000  | 1340               | 700           | 8         | 1962           | 4    | 5850     | Y    | N           | 12128 SE 19TH ST |  |
| 007      | 092405 | 9237  | 5/23/03   | \$329,500  | 1350               | 700           | 8         | 1978           | 4    | 9116     | N    | N           | 12403 SE 29TH ST |  |
| 007      | 278500 | 0050  | 3/14/02   | \$290,500  | 1370               | 0             | 8         | 1968           | 4    | 10000    | N    | N           | 36 128TH AV SE   |  |
| 007      | 282505 | 9154  | 6/7/03    | \$365,000  | 1370               | 220           | 8         | 1977           | 4    | 13004    | N    | N           | 839 132ND AV NE  |  |
| 007      | 282505 | 9249  | 9/18/03   | \$370,000  | 1370               | 220           | 8         | 1977           | 4    | 10000    | N    | N           | 807 132ND AV NE  |  |
| 007      | 278500 | 0200  | 11/21/03  | \$385,000  | 1370               | 1320          | 8         | 1962           | 4    | 7020     | N    | N           | 12826 SE 2ND ST  |  |
| 007      | 781121 | 0070  | 6/26/02   | \$315,000  | 1380               | 840           | 8         | 1971           | 4    | 8480     | N    | N           | 2310 138TH AV SE |  |
| 007      | 954200 | 0255  | 4/1/02    | \$295,000  | 1410               | 290           | 8         | 1959           | 4    | 11464    | N    | N           | 12206 SE 12TH ST |  |
| 007      | 342505 | 9034  | 2/11/02   | \$365,000  | 1410               | 1110          | 8         | 2003           | 3    | 22106    | N    | N           | 13646 SE 5TH ST  |  |
| 007      | 781110 | 0050  | 12/8/02   | \$302,500  | 1420               | 500           | 8         | 1966           | 4    | 9085     | N    | N           | 1822 138TH PL SE |  |
| 007      | 781121 | 0330  | 3/18/03   | \$346,000  | 1430               | 0             | 8         | 1972           | 4    | 11700    | N    | N           | 2337 138TH AV NE |  |
| 007      | 278500 | 0100  | 1/13/03   | \$350,000  | 1430               | 280           | 8         | 1962           | 4    | 10000    | N    | N           | 136 128TH AV SE  |  |
| 007      | 326000 | 0240  | 6/12/02   | \$310,000  | 1430               | 0             | 8         | 1966           | 4    | 7475     | N    | N           | 12923 SE 6TH PL  |  |
| 007      | 071000 | 0190  | 2/20/03   | \$355,000  | 1440               | 680           | 8         | 1972           | 4    | 10560    | N    | N           | 12506 NE 3RD PL  |  |
| 007      | 781120 | 0120  | 12/26/02  | \$300,000  | 1450               | 750           | 8         | 1968           | 4    | 13200    | N    | N           | 13703 SE 23RD ST |  |
| 007      | 154660 | 0580  | 9/25/03   | \$415,000  | 1450               | 1030          | 8         | 1974           | 4    | 11305    | N    | N           | 2901 129TH AV NE |  |
| 007      | 954220 | 0060  | 2/12/02   | \$385,000  | 1460               | 770           | 8         | 1965           | 4    | 9180     | N    | N           | 12032 SE 20TH ST |  |
| 007      | 278500 | 0370  | 6/11/03   | \$423,000  | 1470               | 1260          | 8         | 1962           | 4    | 10400    | N    | N           | 22 130TH AV SE   |  |
| 007      | 326020 | 0160  | 7/30/03   | \$290,000  | 1480               | 0             | 8         | 1968           | 4    | 7344     | N    | N           | 12633 SE 7TH PL  |  |
| 007      | 933280 | 0110  | 3/22/02   | \$395,000  | 1490               | 800           | 8         | 1966           | 4    | 10857    | N    | N           | 12807 NE 28TH ST |  |
| 007      | 154660 | 0020  | 1/31/03   | \$387,900  | 1490               | 780           | 8         | 1973           | 4    | 12750    | N    | N           | 2909 124TH AV NE |  |
| 007      | 781121 | 0090  | 6/6/02    | \$315,000  | 1500               | 860           | 8         | 1976           | 5    | 8162     | N    | N           | 2334 138TH AV SE |  |
| 007      | 781122 | 0070  | 6/10/03   | \$310,000  | 1510               | 0             | 8         | 1984           | 3    | 11120    | N    | N           | 1911 136TH PL SE |  |
| 007      | 154660 | 0180  | 6/21/02   | \$357,000  | 1520               | 0             | 8         | 1958           | 4    | 10710    | N    | N           | 12504 NE 29TH ST |  |
| 007      | 954240 | 0035  | 4/23/02   | \$278,000  | 1540               | 0             | 8         | 1959           | 3    | 11041    | N    | N           | 1505 125TH AV SE |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 007      | 953890 | 0140  | 5/30/02   | \$352,000  | 1540               | 430           | 8         | 1980           | 3    | 10140    | N    | N           | 2221 135TH PL SE |
| 007      | 954270 | 0080  | 2/22/02   | \$335,950  | 1540               | 0             | 8         | 1983           | 3    | 11498    | N    | N           | 2455 130TH AV SE |
| 007      | 332500 | 0120  | 12/26/02  | \$500,000  | 1540               | 1460          | 8         | 1968           | 4    | 10115    | N    | N           | 253 NE 129TH ST  |
| 007      | 954160 | 0545  | 10/23/02  | \$353,000  | 1560               | 870           | 8         | 1970           | 4    | 12432    | N    | N           | 2008 128TH AV SE |
| 007      | 233020 | 0010  | 12/16/02  | \$416,500  | 1560               | 850           | 8         | 1958           | 4    | 12000    | N    | N           | 102 128TH AV NE  |
| 007      | 233290 | 0060  | 11/6/03   | \$410,000  | 1560               | 720           | 8         | 1977           | 4    | 5600     | N    | N           | 13001 NE 1ST ST  |
| 007      | 933280 | 0040  | 5/24/02   | \$349,000  | 1570               | 700           | 8         | 1969           | 3    | 10400    | N    | N           | 12904 NE 28TH ST |
| 007      | 954160 | 0420  | 8/20/03   | \$389,500  | 1570               | 1090          | 8         | 1968           | 4    | 9375     | N    | N           | 1821 128TH AV SE |
| 007      | 233000 | 0035  | 4/28/03   | \$362,000  | 1570               | 0             | 8         | 1963           | 4    | 10250    | N    | N           | 151 129TH AV NE  |
| 007      | 115940 | 0070  | 10/17/03  | \$540,000  | 1570               | 2000          | 8         | 1967           | 4    | 11760    | N    | N           | 610 129TH PL NE  |
| 007      | 737960 | 0100  | 4/23/02   | \$305,250  | 1580               | 0             | 8         | 1962           | 4    | 8800     | N    | N           | 2217 142ND AV SE |
| 007      | 953890 | 0050  | 3/20/03   | \$349,500  | 1580               | 440           | 8         | 1981           | 3    | 11280    | N    | N           | 2214 135TH PL SE |
| 007      | 618920 | 0285  | 1/14/03   | \$317,000  | 1600               | 0             | 8         | 1984           | 3    | 11800    | N    | N           | 12420 NE 24TH ST |
| 007      | 954220 | 0030  | 12/16/03  | \$510,000  | 1600               | 1600          | 8         | 1962           | 4    | 7344     | Y    | N           | 12029 SE 20TH ST |
| 007      | 342505 | 9068  | 10/30/03  | \$450,000  | 1610               | 230           | 8         | 1978           | 4    | 25124    | N    | N           | 13636 SE 7TH ST  |
| 007      | 154660 | 0330  | 12/31/03  | \$475,000  | 1610               | 870           | 8         | 1972           | 4    | 12202    | N    | N           | 3096 125TH AV NE |
| 007      | 233040 | 0065  | 7/30/03   | \$350,000  | 1620               | 350           | 8         | 1971           | 4    | 14490    | N    | N           | 240 129TH AV NE  |
| 007      | 954200 | 0010  | 12/23/03  | \$383,500  | 1620               | 0             | 8         | 1958           | 5    | 11450    | Y    | N           | 1601 123RD AV SE |
| 007      | 154681 | 0010  | 6/19/03   | \$496,000  | 1620               | 810           | 8         | 1977           | 3    | 10400    | N    | N           | 2435 130TH AV NE |
| 007      | 781110 | 0280  | 10/4/02   | \$295,000  | 1630               | 600           | 8         | 1967           | 4    | 8800     | N    | N           | 2004 137TH PL SE |
| 007      | 430520 | 0020  | 7/17/03   | \$390,000  | 1630               | 0             | 8         | 1984           | 3    | 7073     | N    | N           | 14035 SE 18TH PL |
| 007      | 342505 | 9218  | 12/5/02   | \$380,000  | 1640               | 1220          | 8         | 1977           | 4    | 26136    | N    | N           | 13609 SE 7TH ST  |
| 007      | 954250 | 0090  | 11/25/03  | \$325,000  | 1650               | 1090          | 8         | 1960           | 4    | 12000    | N    | N           | 12534 SE 16TH ST |
| 007      | 737960 | 0370  | 8/22/02   | \$314,000  | 1650               | 0             | 8         | 1962           | 4    | 8480     | N    | N           | 14211 SE 22ND ST |
| 007      | 247140 | 0025  | 12/20/02  | \$300,000  | 1670               | 0             | 8         | 1962           | 4    | 11180    | N    | N           | 631 130TH AV NE  |
| 007      | 154681 | 0030  | 7/25/03   | \$430,000  | 1670               | 550           | 8         | 1977           | 4    | 12500    | N    | N           | 2421 130TH AV NE |
| 007      | 954200 | 0310  | 8/4/03    | \$412,000  | 1690               | 1400          | 8         | 1959           | 4    | 15293    | N    | N           | 1418 123RD AV SE |
| 007      | 252470 | 0050  | 8/6/02    | \$395,000  | 1700               | 460           | 8         | 1976           | 4    | 20022    | N    | N           | 13712 SE 3RD PL  |
| 007      | 115940 | 0110  | 2/27/02   | \$399,000  | 1710               | 1670          | 8         | 1969           | 4    | 11840    | N    | N           | 444 129TH PL NE  |
| 007      | 725400 | 0030  | 1/15/02   | \$321,950  | 1730               | 0             | 8         | 2001           | 3    | 2442     | N    | N           | 13166 SE 26TH ST |
| 007      | 725400 | 0050  | 2/15/02   | \$327,950  | 1730               | 0             | 8         | 2001           | 3    | 2631     | N    | N           | 13140 SE 26TH ST |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 007      | 725400 | 0080  | 2/11/02   | \$338,250  | 1730               | 0             | 8         | 2001           | 3    | 2811     | N    | N           | 13102 SE 26TH ST |  |
| 007      | 725400 | 0070  | 2/11/02   | \$344,950  | 1730               | 0             | 8         | 2001           | 3    | 2578     | N    | N           | 13116 SE 26TH ST |  |
| 007      | 933280 | 0050  | 4/4/03    | \$375,000  | 1730               | 450           | 8         | 1973           | 4    | 10400    | N    | N           | 12814 NE 28TH ST |  |
| 007      | 332505 | 9114  | 7/23/02   | \$325,000  | 1740               | 0             | 8         | 1961           | 4    | 14374    | N    | N           | 12656 NE 4TH ST  |  |
| 007      | 954220 | 0150  | 4/1/03    | \$469,950  | 1740               | 1740          | 8         | 1961           | 4    | 10625    | Y    | N           | 1807 121ST AV SE |  |
| 007      | 618920 | 0050  | 8/7/02    | \$325,000  | 1760               | 0             | 8         | 1957           | 3    | 10350    | N    | N           | 12501 NE 28TH ST |  |
| 007      | 618920 | 0050  | 7/28/03   | \$345,000  | 1760               | 0             | 8         | 1957           | 3    | 10350    | N    | N           | 12501 NE 28TH ST |  |
| 007      | 954220 | 0610  | 2/28/02   | \$350,000  | 1780               | 0             | 8         | 1962           | 3    | 11130    | N    | N           | 12106 SE 20TH PL |  |
| 007      | 233000 | 0100  | 6/14/02   | \$350,000  | 1790               | 1750          | 8         | 1976           | 4    | 11880    | N    | N           | 160 129TH AV NE  |  |
| 007      | 954270 | 0050  | 10/10/03  | \$396,000  | 1790               | 670           | 8         | 1984           | 3    | 14369    | N    | N           | 2535 130TH AV SE |  |
| 007      | 332505 | 9104  | 8/20/03   | \$512,500  | 1790               | 850           | 8         | 1958           | 5    | 11325    | N    | N           | 12626 NE 5TH ST  |  |
| 007      | 252470 | 0100  | 10/6/03   | \$480,789  | 1790               | 1000          | 8         | 1976           | 4    | 17850    | N    | N           | 13609 SE 3RD PL  |  |
| 007      | 954270 | 0030  | 5/29/02   | \$375,000  | 1800               | 650           | 8         | 1985           | 3    | 19364    | N    | N           | 12934 SE 26TH ST |  |
| 007      | 954270 | 0030  | 5/29/03   | \$420,000  | 1800               | 650           | 8         | 1985           | 3    | 19364    | N    | N           | 12934 SE 26TH ST |  |
| 007      | 618920 | 0195  | 3/25/02   | \$365,000  | 1820               | 0             | 8         | 1956           | 4    | 10800    | N    | N           | 12513 NE 25TH ST |  |
| 007      | 954160 | 0290  | 8/11/03   | \$369,500  | 1840               | 700           | 8         | 1958           | 4    | 10058    | N    | N           | 1916 126TH AV SE |  |
| 007      | 756000 | 0290  | 2/12/03   | \$314,990  | 1850               | 0             | 8         | 2000           | 3    | 2508     | N    | N           | 2489 132ND AV SE |  |
| 007      | 071000 | 0120  | 8/28/02   | \$309,000  | 1850               | 0             | 8         | 1968           | 4    | 8050     | N    | N           | 12401 NE 3RD PL  |  |
| 007      | 154660 | 0070  | 5/1/02    | \$330,000  | 1850               | 0             | 8         | 1958           | 4    | 10080    | N    | N           | 2911 124TH AV NE |  |
| 007      | 425950 | 0090  | 12/11/02  | \$579,000  | 1870               | 1630          | 8         | 2003           | 3    | 16440    | N    | N           | 12632 NE 2ND ST  |  |
| 007      | 770200 | 0070  | 4/10/03   | \$418,000  | 1880               | 0             | 8         | 1963           | 4    | 11098    | N    | N           | 13025 NE 10TH ST |  |
| 007      | 954200 | 0025  | 4/10/02   | \$490,000  | 1890               | 1010          | 8         | 1959           | 4    | 10273    | N    | N           | 12236 SE 15TH ST |  |
| 007      | 278500 | 0470  | 6/25/02   | \$410,000  | 1900               | 1240          | 8         | 1964           | 5    | 10400    | N    | N           | 304 130TH AV SE  |  |
| 007      | 725400 | 0130  | 6/24/02   | \$385,950  | 1900               | 160           | 8         | 2001           | 3    | 2751     | N    | N           | 13148 SE 26TH ST |  |
| 007      | 781122 | 0210  | 6/13/02   | \$350,000  | 1910               | 0             | 8         | 1984           | 3    | 8625     | N    | N           | 1914 136TH PL SE |  |
| 007      | 071000 | 0090  | 4/16/03   | \$330,000  | 1920               | 0             | 8         | 1972           | 4    | 9711     | N    | N           | 315 124TH PL NE  |  |
| 007      | 954160 | 0390  | 7/10/02   | \$566,000  | 1920               | 680           | 8         | 1956           | 4    | 11700    | Y    | N           | 1860 127TH AV SE |  |
| 007      | 725400 | 0140  | 2/25/02   | \$391,950  | 1930               | 170           | 8         | 2001           | 3    | 2157     | N    | N           | 13156 SE 26TH ST |  |
| 007      | 247210 | 0110  | 8/25/03   | \$358,000  | 1940               | 0             | 8         | 1962           | 4    | 12000    | N    | N           | 521 131ST AV NE  |  |
| 007      | 954230 | 0150  | 5/28/03   | \$355,000  | 1960               | 1300          | 8         | 1966           | 4    | 12884    | N    | N           | 1303 121ST AV SE |  |
| 007      | 332500 | 0070  | 11/11/02  | \$380,500  | 1960               | 0             | 8         | 1965           | 4    | 10030    | N    | N           | 12805 NE 5TH PL  |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 007      | 756000 | 0270  | 2/25/02   | \$348,000  | 1970               | 0             | 8         | 2000           | 3    | 3643     | N    | N           | 2473 132ND AV SE |  |
| 007      | 430520 | 0230  | 4/16/02   | \$315,000  | 1970               | 0             | 8         | 1986           | 3    | 7200     | N    | N           | 1740 140TH LN SE |  |
| 007      | 756000 | 0170  | 10/22/03  | \$391,000  | 1970               | 470           | 8         | 2000           | 3    | 2407     | N    | N           | 2415 132ND AV SE |  |
| 007      | 756000 | 0260  | 10/31/03  | \$369,950  | 1970               | 0             | 8         | 2000           | 3    | 3502     | N    | N           | 2465 132ND AV SE |  |
| 007      | 756000 | 0240  | 12/15/03  | \$379,000  | 1970               | 0             | 8         | 2000           | 3    | 3472     | N    | N           | 2449 132ND AV SE |  |
| 007      | 342505 | 9215  | 3/5/03    | \$450,000  | 1980               | 0             | 8         | 1978           | 4    | 25054    | N    | N           | 13616 SE 7TH ST  |  |
| 007      | 342505 | 9241  | 8/6/03    | \$420,000  | 1980               | 0             | 8         | 1990           | 3    | 20409    | N    | N           | 13875 SE 2ND ST  |  |
| 007      | 154680 | 0025  | 8/28/02   | \$428,250  | 2020               | 660           | 8         | 1959           | 4    | 10752    | N    | N           | 2439 127TH AV NE |  |
| 007      | 954220 | 0090  | 1/20/03   | \$430,000  | 2050               | 1540          | 8         | 1969           | 4    | 28000    | N    | N           | 1849 121ST AV SE |  |
| 007      | 154660 | 0145  | 7/7/03    | \$389,000  | 2050               | 0             | 8         | 1972           | 4    | 10710    | N    | N           | 3024 124TH AV NE |  |
| 007      | 342505 | 9029  | 6/24/03   | \$375,000  | 2060               | 0             | 8         | 1986           | 3    | 18295    | N    | N           | 219 140TH AV SE  |  |
| 007      | 781122 | 0420  | 6/28/02   | \$362,000  | 2070               | 0             | 8         | 1986           | 3    | 12000    | N    | N           | 13705 SE 17TH ST |  |
| 007      | 326020 | 0070  | 12/3/03   | \$367,500  | 2110               | 0             | 8         | 1966           | 4    | 6700     | N    | N           | 12634 SE 7TH PL  |  |
| 007      | 154660 | 0210  | 3/26/03   | \$430,000  | 2120               | 0             | 8         | 1959           | 4    | 9520     | N    | N           | 12501 NE 30TH ST |  |
| 007      | 620550 | 0290  | 5/6/03    | \$339,950  | 2130               | 270           | 8         | 1950           | 5    | 17550    | N    | N           | 2700 123RD AV SE |  |
| 007      | 342505 | 9137  | 10/8/03   | \$326,000  | 2140               | 0             | 8         | 1955           | 4    | 19639    | N    | N           | 215 140TH AV NE  |  |
| 007      | 071000 | 0050  | 4/22/02   | \$380,000  | 2150               | 0             | 8         | 1974           | 5    | 9628     | N    | N           | 12412 NE 4TH PL  |  |
| 007      | 954160 | 0165  | 7/15/03   | \$370,000  | 2150               | 0             | 8         | 1957           | 5    | 7875     | N    | N           | 1811 126TH AV SE |  |
| 007      | 233290 | 0020  | 2/21/02   | \$373,900  | 2200               | 0             | 8         | 1975           | 4    | 10350    | N    | N           | 13026 NE 1ST ST  |  |
| 007      | 115300 | 0090  | 2/20/03   | \$367,500  | 2210               | 0             | 8         | 1968           | 3    | 13110    | N    | N           | 13020 NE 3RD ST  |  |
| 007      | 326000 | 0260  | 4/3/02    | \$381,500  | 2230               | 0             | 8         | 1966           | 4    | 7475     | N    | N           | 12922 SE 6TH PL  |  |
| 007      | 326000 | 0250  | 11/25/03  | \$400,000  | 2230               | 0             | 8         | 1965           | 4    | 6305     | N    | N           | 12918 SE 6TH PL  |  |
| 007      | 883890 | 0162  | 4/29/03   | \$330,000  | 2240               | 0             | 8         | 1978           | 4    | 9890     | N    | N           | 2190 144TH AV SE |  |
| 007      | 781122 | 0040  | 10/27/03  | \$340,300  | 2240               | 0             | 8         | 1987           | 3    | 12100    | N    | N           | 13611 SE 20TH ST |  |
| 007      | 933280 | 0200  | 1/8/02    | \$385,000  | 2260               | 0             | 8         | 1965           | 4    | 11200    | N    | N           | 12824 NE 26TH PL |  |
| 007      | 933280 | 0200  | 9/19/02   | \$394,000  | 2260               | 0             | 8         | 1965           | 4    | 11200    | N    | N           | 12824 NE 26TH PL |  |
| 007      | 618920 | 0100  | 8/26/03   | \$322,125  | 2380               | 0             | 8         | 1956           | 4    | 10800    | N    | N           | 2534 125TH AV NE |  |
| 007      | 865350 | 0018  | 12/11/02  | \$555,000  | 2400               | 1490          | 8         | 1952           | 4    | 20106    | N    | N           | 13649 MAIN ST    |  |
| 007      | 781122 | 0390  | 10/1/02   | \$359,950  | 2430               | 0             | 8         | 1986           | 3    | 8175     | N    | N           | 1716 137TH PL SE |  |
| 007      | 342505 | 9126  | 2/6/03    | \$475,000  | 2640               | 0             | 8         | 1987           | 3    | 30056    | N    | N           | 13634 SE 5TH ST  |  |
| 007      | 342505 | 9055  | 7/9/03    | \$559,000  | 2670               | 0             | 8         | 1982           | 3    | 20050    | N    | N           | 13811 SE 5TH ST  |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 007      | 342505 | 9054  | 3/12/03   | \$485,000  | 2760               | 0             | 8         | 1942           | 5    | 21470    | N    | N           | 13818 SE 7TH ST  |
| 007      | 154660 | 0185  | 8/14/03   | \$475,000  | 2760               | 0             | 8         | 1958           | 4    | 10710    | N    | N           | 12510 NE 29TH ST |
| 007      | 342505 | 9199  | 9/25/02   | \$420,000  | 2810               | 0             | 8         | 1955           | 4    | 22215    | N    | N           | 265 140TH AV NE  |
| 007      | 954220 | 0650  | 8/22/03   | \$460,000  | 1530               | 1390          | 9         | 1968           | 4    | 11880    | N    | N           | 1826 121ST AV SE |
| 007      | 954285 | 0240  | 3/14/02   | \$342,000  | 1550               | 560           | 9         | 1977           | 4    | 9988     | N    | N           | 2142 130TH PL SE |
| 007      | 933290 | 0020  | 7/10/02   | \$473,000  | 1570               | 1300          | 9         | 1966           | 3    | 12325    | N    | N           | 12919 NE 25TH PL |
| 007      | 954285 | 0470  | 7/3/03    | \$375,000  | 1580               | 740           | 9         | 1978           | 4    | 10000    | N    | N           | 1807 129TH PL SE |
| 007      | 954230 | 0390  | 8/26/03   | \$425,000  | 1610               | 1530          | 9         | 1968           | 4    | 9963     | N    | N           | 12131 SE 14TH ST |
| 007      | 781120 | 0010  | 9/5/02    | \$335,900  | 1640               | 840           | 9         | 1968           | 4    | 9265     | N    | N           | 2220 139TH PL SE |
| 007      | 954285 | 0660  | 7/17/02   | \$450,000  | 1670               | 920           | 9         | 1979           | 4    | 7650     | N    | N           | 12806 SE 22ND PL |
| 007      | 233040 | 0045  | 4/18/03   | \$375,000  | 1700               | 860           | 9         | 1976           | 4    | 12441    | N    | N           | 202 129TH AV NE  |
| 007      | 954210 | 0115  | 3/25/02   | \$379,000  | 1700               | 1460          | 9         | 1963           | 4    | 16467    | N    | N           | 12136 SE 23RD ST |
| 007      | 954285 | 0290  | 6/19/02   | \$424,000  | 1700               | 930           | 9         | 1977           | 3    | 8580     | N    | N           | 2118 130TH PL SE |
| 007      | 954230 | 0720  | 7/21/03   | \$450,000  | 1710               | 720           | 9         | 1969           | 4    | 9000     | N    | N           | 12101 SE 16TH PL |
| 007      | 883890 | 0011  | 8/26/02   | \$310,000  | 1730               | 770           | 9         | 1966           | 4    | 22950    | N    | N           | 2128 140TH PL SE |
| 007      | 933290 | 0030  | 5/27/03   | \$507,000  | 1730               | 1590          | 9         | 1966           | 3    | 11664    | N    | N           | 12915 NE 25TH PL |
| 007      | 954250 | 0060  | 10/7/02   | \$440,000  | 1780               | 1020          | 9         | 1962           | 5    | 11400    | N    | N           | 12517 SE 14TH ST |
| 007      | 781120 | 0200  | 4/9/02    | \$335,000  | 1790               | 750           | 9         | 1968           | 5    | 8500     | N    | N           | 13702 SE 23RD ST |
| 007      | 954250 | 0040  | 4/23/03   | \$440,500  | 1810               | 1230          | 9         | 1962           | 5    | 12650    | N    | N           | 1409 127TH AV SE |
| 007      | 954220 | 0760  | 6/2/03    | \$394,000  | 1830               | 0             | 9         | 1973           | 4    | 10080    | Y    | N           | 12127 SE 19TH ST |
| 007      | 233040 | 0050  | 5/20/03   | \$370,750  | 1840               | 500           | 9         | 1977           | 4    | 13706    | N    | N           | 212 129TH AV NE  |
| 007      | 954220 | 0630  | 9/22/03   | \$439,000  | 1870               | 630           | 9         | 1969           | 5    | 9575     | N    | N           | 1842 121ST AV SE |
| 007      | 115940 | 0220  | 10/5/02   | \$453,500  | 1890               | 1010          | 9         | 1967           | 4    | 12160    | N    | N           | 465 129TH PL NE  |
| 007      | 233270 | 0035  | 10/3/02   | \$437,500  | 1910               | 0             | 9         | 1964           | 4    | 10920    | N    | N           | 186 131ST AV NE  |
| 007      | 042405 | 9132  | 6/10/03   | \$515,000  | 1920               | 1260          | 9         | 1998           | 3    | 14685    | N    | N           | 1855 132ND AV SE |
| 007      | 883890 | 0032  | 7/1/03    | \$594,000  | 1940               | 0             | 9         | 1954           | 5    | 55756    | N    | N           | 14223 SE 21ST ST |
| 007      | 954285 | 0580  | 12/12/02  | \$425,750  | 1940               | 1100          | 9         | 1978           | 4    | 9690     | N    | N           | 2011 129TH AV SE |
| 007      | 954210 | 0045  | 4/4/03    | \$425,000  | 1940               | 0             | 9         | 1960           | 4    | 12750    | N    | N           | 2043 121ST AV SE |
| 007      | 954285 | 0280  | 6/23/03   | \$498,000  | 1950               | 400           | 9         | 1977           | 5    | 9204     | N    | N           | 2126 130TH PL SE |
| 007      | 933290 | 0100  | 12/15/03  | \$418,000  | 1960               | 0             | 9         | 1966           | 4    | 11200    | N    | N           | 12926 NE 25TH PL |
| 007      | 342505 | 9138  | 6/24/03   | \$560,000  | 1980               | 0             | 9         | 1963           | 4    | 43560    | N    | N           | 221 140TH AV NE  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 007      | 342505 | 9148  | 10/9/03   | \$782,500  | 1980               | 760           | 9         | 1958           | 5    | 63162    | N    | N           | 13945 SE 7TH ST  |  |
| 007      | 756950 | 0070  | 8/1/02    | \$405,000  | 2020               | 470           | 9         | 1999           | 3    | 2601     | N    | N           | 2375 132ND AV SE |  |
| 007      | 756950 | 0020  | 12/22/03  | \$417,500  | 2020               | 470           | 9         | 1999           | 3    | 2755     | N    | N           | 2395 132ND AV SE |  |
| 007      | 756950 | 0160  | 3/6/03    | \$403,000  | 2020               | 470           | 9         | 1999           | 3    | 2255     | N    | N           | 2381 132ND AV SE |  |
| 007      | 756950 | 0060  | 10/3/03   | \$430,000  | 2020               | 470           | 9         | 1999           | 3    | 2374     | N    | N           | 2379 132ND AV SE |  |
| 007      | 954285 | 0190  | 10/24/02  | \$435,000  | 2070               | 1050          | 9         | 1977           | 4    | 10626    | N    | N           | 2119 130TH PL SE |  |
| 007      | 954180 | 0180  | 12/16/03  | \$457,500  | 2070               | 0             | 9         | 1957           | 5    | 11400    | Y    | N           | 1821 123RD AV SE |  |
| 007      | 954285 | 0180  | 11/5/02   | \$365,000  | 2080               | 0             | 9         | 1977           | 4    | 9880     | N    | N           | 2109 130TH PL SE |  |
| 007      | 954240 | 0065  | 4/7/03    | \$449,900  | 2100               | 0             | 9         | 1959           | 4    | 9680     | N    | N           | 12504 SE 16TH ST |  |
| 007      | 447190 | 0030  | 3/15/02   | \$522,000  | 2160               | 1230          | 9         | 2001           | 3    | 7430     | N    | N           | 2387 140TH WY SE |  |
| 007      | 447190 | 0040  | 7/24/02   | \$642,450  | 2160               | 1150          | 9         | 2001           | 3    | 7025     | N    | N           | 2399 140TH WY SE |  |
| 007      | 760580 | 0030  | 10/10/02  | \$451,000  | 2200               | 0             | 9         | 1999           | 3    | 5793     | N    | N           | 13420 NE 12TH PL |  |
| 007      | 756950 | 0090  | 10/15/02  | \$446,500  | 2200               | 720           | 9         | 1999           | 3    | 3460     | N    | N           | 2367 132ND AV SE |  |
| 007      | 756950 | 0120  | 9/22/03   | \$470,000  | 2200               | 720           | 9         | 1999           | 3    | 3460     | N    | N           | 2365 132ND AV SE |  |
| 007      | 954240 | 0010  | 7/18/03   | \$419,950  | 2220               | 0             | 9         | 1959           | 5    | 11041    | N    | N           | 1615 125TH AV SE |  |
| 007      | 954230 | 0100  | 2/21/02   | \$348,000  | 2230               | 0             | 9         | 1964           | 5    | 11762    | N    | N           | 1333 121ST AV SE |  |
| 007      | 954210 | 0007  | 3/26/02   | \$548,680  | 2240               | 1510          | 9         | 1997           | 3    | 11343    | Y    | N           | 12134 SE 21ST ST |  |
| 007      | 954230 | 0660  | 8/13/02   | \$419,000  | 2310               | 0             | 9         | 1964           | 5    | 10401    | N    | N           | 12151 SE 16TH PL |  |
| 007      | 883890 | 0179  | 2/18/03   | \$435,000  | 2360               | 0             | 9         | 1990           | 3    | 23021    | N    | N           | 2196 144TH AV SE |  |
| 007      | 856140 | 0130  | 6/16/03   | \$534,000  | 2390               | 0             | 9         | 1960           | 5    | 10260    | N    | N           | 921 130TH AV NE  |  |
| 007      | 883890 | 0174  | 4/29/02   | \$455,000  | 2570               | 0             | 9         | 1998           | 3    | 17286    | N    | N           | 2000 144TH AV SE |  |
| 007      | 856150 | 0110  | 12/5/03   | \$394,000  | 2580               | 0             | 9         | 1964           | 4    | 10500    | N    | N           | 916 129TH AV NE  |  |
| 007      | 954230 | 0650  | 11/4/02   | \$485,000  | 2760               | 0             | 9         | 1965           | 4    | 11390    | Y    | N           | 12154 SE 16TH PL |  |
| 007      | 856140 | 0060  | 11/5/03   | \$475,000  | 2770               | 0             | 9         | 1960           | 5    | 10276    | N    | N           | 910 130TH AV NE  |  |
| 007      | 954210 | 0110  | 2/1/02    | \$457,000  | 2810               | 0             | 9         | 1965           | 4    | 16249    | N    | N           | 12146 SE 23RD ST |  |
| 007      | 946800 | 0020  | 11/3/03   | \$532,000  | 2810               | 0             | 9         | 1998           | 3    | 8727     | N    | N           | 2553 134TH AV SE |  |
| 007      | 954230 | 0050  | 5/15/02   | \$412,500  | 2840               | 0             | 9         | 1966           | 4    | 13510    | N    | N           | 1513 121ST AV SE |  |
| 007      | 760580 | 0100  | 11/8/02   | \$570,000  | 2860               | 0             | 9         | 1999           | 3    | 6054     | N    | N           | 13588 NE 12TH PL |  |
| 007      | 447190 | 0070  | 7/25/02   | \$569,000  | 2860               | 0             | 9         | 2000           | 3    | 6543     | N    | N           | 2320 140TH WY SE |  |
| 007      | 447190 | 0060  | 6/6/03    | \$640,000  | 2860               | 0             | 9         | 2001           | 3    | 6680     | N    | N           | 2380 140TH WY SE |  |
| 007      | 756000 | 0330  | 1/30/02   | \$565,000  | 2910               | 790           | 9         | 2001           | 3    | 8009     | Y    | N           | 2452 130TH AV SE |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |  |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|--|
| 007      | 756000 | 0340  | 2/22/02   | \$587,888   | 2910               | 790           | 9         | 2001           | 3    | 8052     | Y    | N           | 2470 130TH AV SE |  |
| 007      | 756000 | 0350  | 3/7/02    | \$590,000   | 2910               | 0             | 9         | 2001           | 3    | 8164     | N    | N           | 2498 130TH AV SE |  |
| 007      | 020100 | 0210  | 7/14/03   | \$500,000   | 3070               | 170           | 9         | 2002           | 3    | 10243    | N    | N           | 3121 127TH AV NE |  |
| 007      | 332505 | 9102  | 3/17/03   | \$635,000   | 3090               | 0             | 9         | 2001           | 3    | 10018    | N    | N           | 602 128TH AV NE  |  |
| 007      | 954285 | 0380  | 7/31/02   | \$463,000   | 3220               | 0             | 9         | 1979           | 3    | 16200    | N    | N           | 1906 130TH AV SE |  |
| 007      | 933280 | 0010  | 6/2/03    | \$525,000   | 3270               | 0             | 9         | 1965           | 4    | 10400    | N    | N           | 12926 NE 28TH ST |  |
| 007      | 447190 | 0050  | 8/1/03    | \$738,535   | 3270               | 760           | 9         | 2002           | 3    | 7101     | N    | N           | 2398 140TH WY SE |  |
| 007      | 193800 | 0110  | 5/22/03   | \$690,000   | 3270               | 0             | 9         | 1991           | 3    | 13087    | N    | N           | 12429 SE 25TH PL |  |
| 007      | 332505 | 9099  | 1/31/03   | \$621,000   | 3290               | 0             | 9         | 2001           | 3    | 10018    | N    | N           | 610 128TH AV NE  |  |
| 007      | 332505 | 9216  | 9/30/03   | \$675,000   | 3460               | 0             | 9         | 2002           | 3    | 10203    | N    | N           | 618 128TH AV NE  |  |
| 007      | 332505 | 9215  | 3/6/03    | \$710,806   | 3460               | 0             | 9         | 2002           | 3    | 10534    | N    | N           | 608 128TH AV NE  |  |
| 007      | 342505 | 9282  | 8/26/03   | \$766,500   | 3510               | 0             | 9         | 2003           | 3    | 15529    | N    | N           | 457 140TH AVE NE |  |
| 007      | 342505 | 9117  | 9/12/02   | \$617,500   | 2150               | 1000          | 10        | 1961           | 4    | 24642    | N    | N           | 255 140TH AV NE  |  |
| 007      | 067210 | 0060  | 7/31/02   | \$765,000   | 2470               | 980           | 10        | 2001           | 3    | 19361    | N    | N           | 1025 134TH AV NE |  |
| 007      | 883890 | 0195  | 5/21/02   | \$575,000   | 2570               | 440           | 10        | 2000           | 3    | 9289     | N    | N           | 14452 SE 24TH ST |  |
| 007      | 247210 | 0095  | 10/14/02  | \$550,000   | 2870               | 0             | 10        | 1995           | 3    | 12000    | N    | N           | 615 131ST AV NE  |  |
| 007      | 883890 | 0193  | 2/22/02   | \$560,000   | 2930               | 0             | 10        | 2000           | 3    | 7544     | N    | N           | 14436 SE 24TH ST |  |
| 007      | 342505 | 9270  | 4/11/02   | \$725,000   | 2955               | 0             | 10        | 2000           | 3    | 16130    | N    | N           | 219 140TH AV NE  |  |
| 007      | 439765 | 0100  | 11/5/02   | \$572,000   | 3110               | 0             | 10        | 2000           | 3    | 5867     | N    | N           | 1835 145TH PL SE |  |
| 007      | 883890 | 0191  | 12/3/02   | \$555,000   | 3170               | 0             | 10        | 2000           | 3    | 9182     | N    | N           | 14418 SE 24TH ST |  |
| 007      | 883890 | 0191  | 6/12/02   | \$580,000   | 3170               | 0             | 10        | 2000           | 3    | 9182     | N    | N           | 14418 SE 24TH ST |  |
| 007      | 342505 | 9242  | 12/5/02   | \$680,000   | 3310               | 0             | 10        | 1992           | 3    | 25369    | N    | N           | 13822 SE 7TH ST  |  |
| 007      | 108875 | 0060  | 4/21/03   | \$650,000   | 3420               | 860           | 10        | 1993           | 3    | 12840    | Y    | N           | 2314 127TH AV NE |  |
| 007      | 207770 | 0082  | 7/25/03   | \$632,000   | 3480               | 0             | 10        | 2001           | 3    | 20249    | N    | N           | 13859 SE 10TH ST |  |
| 007      | 342505 | 9089  | 10/28/03  | \$1,500,000 | 3492               | 0             | 10        | 1998           | 5    | 43560    | N    | N           | 445 140TH AV NE  |  |
| 007      | 342505 | 9100  | 3/26/02   | \$823,652   | 3670               | 0             | 10        | 2001           | 3    | 16130    | N    | N           | 211 140TH AV NE  |  |
| 007      | 865350 | 0029  | 2/21/02   | \$950,000   | 3720               | 0             | 10        | 2001           | 3    | 17892    | N    | N           | 13654 SE 1ST ST  |  |
| 007      | 067210 | 0062  | 11/18/02  | \$795,000   | 3910               | 0             | 10        | 2001           | 3    | 13375    | N    | N           | 1057 134TH AV NE |  |
| 007      | 067210 | 0066  | 2/13/03   | \$920,000   | 3930               | 1070          | 10        | 2002           | 3    | 13533    | N    | N           | 1041 134TH AV NE |  |
| 007      | 067210 | 0064  | 12/6/02   | \$880,000   | 4140               | 0             | 10        | 2002           | 3    | 12408    | N    | N           | 1049 134TH AV NE |  |
| 007      | 212505 | 9193  | 6/28/02   | \$820,000   | 3160               | 570           | 11        | 2001           | 3    | 10501    | N    | N           | 12930 NE 24TH ST |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 007      | 342505 | 9251  | 11/4/03   | \$740,000   | 3200               | 0             | 11        | 1999           | 3    | 19610    | N    | N           | 13996 NE 1ST PL     |
| 007      | 108875 | 0030  | 4/2/03    | \$613,180   | 3340               | 0             | 11        | 1994           | 3    | 9900     | Y    | N           | 2351 127TH AV NE    |
| 007      | 067210 | 0059  | 5/9/03    | \$659,000   | 3350               | 0             | 11        | 1995           | 3    | 13663    | N    | N           | 13211 NE 10TH PL    |
| 007      | 108875 | 0040  | 2/5/03    | \$630,000   | 3460               | 0             | 11        | 1996           | 3    | 10259    | Y    | N           | 2335 127TH AV NE    |
| 007      | 067210 | 0067  | 6/6/03    | \$1,023,368 | 3740               | 1190          | 11        | 2003           | 3    | 14552    | N    | N           | 1033 134TH AV NE    |
| 007      | 212505 | 9197  | 1/15/02   | \$950,000   | 3950               | 0             | 11        | 2000           | 3    | 10502    | N    | N           | 12832 NE 24TH ST    |
| 007      | 212505 | 9195  | 10/6/03   | \$1,180,000 | 4490               | 0             | 11        | 2002           | 3    | 9084     | N    | N           | 12894 NE 24TH ST    |
| 010      | 259170 | 0050  | 8/22/02   | \$262,000   | 870                | 0             | 6         | 1952           | 5    | 6080     | N    | N           | 1109 107TH AV SE    |
| 010      | 732490 | 0010  | 12/3/02   | \$339,000   | 970                | 280           | 6         | 1946           | 4    | 13635    | N    | N           | 2118 108TH AV SE    |
| 010      | 245050 | 0055  | 10/30/02  | \$266,800   | 980                | 0             | 6         | 1950           | 4    | 8114     | N    | N           | 3015 110TH AV SE    |
| 010      | 316960 | 0030  | 6/27/02   | \$269,950   | 1100               | 480           | 6         | 1947           | 4    | 7000     | N    | N           | 1314 104TH AV SE    |
| 010      | 316960 | 0030  | 7/15/03   | \$285,000   | 1100               | 480           | 6         | 1947           | 4    | 7000     | N    | N           | 1314 104TH AV SE    |
| 010      | 700010 | 0682  | 11/8/02   | \$231,000   | 820                | 0             | 7         | 1952           | 4    | 10000    | N    | N           | 3220 112TH AV SE    |
| 010      | 316960 | 0025  | 9/30/02   | \$258,000   | 820                | 820           | 7         | 1947           | 3    | 6500     | N    | N           | 1330 104TH AV SE    |
| 010      | 245100 | 0080  | 5/9/02    | \$303,000   | 830                | 0             | 7         | 1951           | 4    | 8885     | N    | N           | 11021 SE 30TH ST    |
| 010      | 259170 | 0030  | 6/11/03   | \$299,500   | 900                | 520           | 7         | 1952           | 4    | 8240     | N    | N           | 1133 107TH AV SE    |
| 010      | 814610 | 0680  | 4/10/02   | \$320,000   | 940                | 340           | 7         | 1953           | 4    | 8240     | N    | N           | 200 111TH AV SE     |
| 010      | 221300 | 0035  | 6/20/03   | \$268,500   | 990                | 0             | 7         | 1952           | 3    | 10956    | N    | N           | 10450 SE 13TH ST    |
| 010      | 071100 | 0020  | 8/15/03   | \$369,000   | 1000               | 0             | 7         | 1951           | 3    | 9570     | N    | N           | 10425 SE 20TH ST    |
| 010      | 672970 | 0010  | 3/26/02   | \$240,000   | 1020               | 0             | 7         | 1952           | 3    | 8113     | N    | N           | 112 110TH PL SE     |
| 010      | 065000 | 0060  | 8/14/03   | \$216,000   | 1040               | 420           | 7         | 1951           | 4    | 7680     | N    | N           | 351 108TH AV SE     |
| 010      | 082405 | 9241  | 8/20/03   | \$290,000   | 1040               | 0             | 7         | 1960           | 3    | 8712     | N    | N           | 10612 SE 25TH ST    |
| 010      | 245000 | 0285  | 11/5/03   | \$302,000   | 1040               | 0             | 7         | 1958           | 3    | 8113     | N    | N           | 3210 108TH AV SE    |
| 010      | 245000 | 0160  | 5/3/02    | \$380,000   | 1050               | 400           | 7         | 1949           | 4    | 8114     | N    | N           | 3118 109TH AV SE    |
| 010      | 234430 | 0130  | 7/1/03    | \$370,000   | 1060               | 0             | 7         | 1928           | 5    | 14000    | N    | N           | 10605 SE 30TH ST    |
| 010      | 052405 | 9168  | 5/1/02    | \$298,000   | 1080               | 1080          | 7         | 1951           | 3    | 19166    | N    | N           | 1430 104TH AV SE    |
| 010      | 052405 | 9229  | 12/24/02  | \$254,000   | 1100               | 760           | 7         | 1958           | 3    | 8276     | N    | N           | 1112 BELLEVUE WY SE |
| 010      | 732490 | 0080  | 10/17/03  | \$349,000   | 1110               | 700           | 7         | 1982           | 3    | 10400    | N    | N           | 1936 109TH AV SE    |
| 010      | 052405 | 9220  | 4/17/03   | \$387,900   | 1110               | 610           | 7         | 1957           | 4    | 10086    | N    | N           | 10627 SE 18TH ST    |
| 010      | 245050 | 0005  | 12/9/02   | \$355,000   | 1120               | 750           | 7         | 1958           | 4    | 8114     | N    | N           | 10923 SE 28TH ST    |
| 010      | 071100 | 0050  | 1/13/03   | \$310,000   | 1120               | 0             | 7         | 1950           | 4    | 9583     | N    | N           | 10619 SE 20TH ST    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(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       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 010      | 668450 | 0030  | 3/26/03   | \$293,000  | 1130               | 0             | 7         | 1952           | 4    | 6750     | N    | N           | 1425 105TH AV SE    |
| 010      | 064400 | 0085  | 4/8/03    | \$400,000  | 1140               | 790           | 7         | 1951           | 4    | 11550    | N    | N           | 10926 SE 24TH PL    |
| 010      | 052405 | 9142  | 6/24/02   | \$358,500  | 1140               | 1140          | 7         | 1949           | 5    | 9583     | N    | N           | 1461 108TH AV SE    |
| 010      | 814630 | 0155  | 2/4/03    | \$307,500  | 1160               | 0             | 7         | 1959           | 4    | 8523     | N    | N           | 250 110TH PL SE     |
| 010      | 386090 | 0020  | 10/8/03   | \$370,000  | 1190               | 0             | 7         | 1953           | 3    | 15300    | N    | N           | 10463 SE 19TH ST    |
| 010      | 052405 | 9216  | 10/7/02   | \$325,000  | 1200               | 900           | 7         | 1957           | 3    | 10018    | N    | N           | 1205 108TH AV SE    |
| 010      | 573960 | 2360  | 4/25/03   | \$280,000  | 1220               | 0             | 7         | 1958           | 4    | 6500     | N    | N           | 1031 108TH AV SE    |
| 010      | 245000 | 0320  | 3/11/02   | \$359,000  | 1230               | 800           | 7         | 1951           | 4    | 8114     | N    | N           | 3126 108TH AV SE    |
| 010      | 245000 | 0150  | 9/23/02   | \$399,900  | 1240               | 670           | 7         | 1952           | 4    | 8114     | N    | N           | 3126 109TH AV SE    |
| 010      | 814630 | 0010  | 12/11/03  | \$295,000  | 1250               | 600           | 7         | 1959           | 4    | 8680     | N    | N           | 220 111TH AV SE     |
| 010      | 245050 | 0115  | 6/16/03   | \$390,000  | 1250               | 1000          | 7         | 1951           | 4    | 9195     | N    | N           | 2844 109TH AV SE    |
| 010      | 242570 | 0050  | 9/20/02   | \$335,000  | 1260               | 600           | 7         | 1957           | 5    | 15300    | N    | N           | 10829 SE 12TH ST    |
| 010      | 071100 | 0010  | 10/22/03  | \$365,000  | 1280               | 0             | 7         | 1993           | 3    | 9568     | N    | N           | 10411 SE 20TH ST    |
| 010      | 082405 | 9248  | 8/12/02   | \$324,000  | 1300               | 0             | 7         | 1963           | 3    | 10882    | N    | N           | 11132 SE 29TH PL    |
| 010      | 052405 | 9180  | 6/23/03   | \$291,000  | 1300               | 850           | 7         | 1952           | 5    | 12632    | N    | N           | 1134 BELLEVUE WY SE |
| 010      | 321060 | 0020  | 3/7/02    | \$429,900  | 1300               | 730           | 7         | 1963           | 3    | 8890     | N    | N           | 1029 109TH AV SE    |
| 010      | 573960 | 2490  | 2/26/02   | \$235,000  | 1310               | 0             | 7         | 1951           | 4    | 6000     | N    | N           | 10716 SE 10TH ST    |
| 010      | 814630 | 0170  | 8/21/03   | \$299,950  | 1320               | 0             | 7         | 1959           | 3    | 8518     | N    | N           | 320 110TH PL SE     |
| 010      | 052405 | 9199  | 3/3/03    | \$385,000  | 1330               | 1330          | 7         | 1953           | 4    | 13270    | N    | N           | 2312 104TH AV SE    |
| 010      | 052405 | 9199  | 10/6/03   | \$395,000  | 1330               | 1330          | 7         | 1953           | 4    | 13270    | N    | N           | 2312 104TH AV SE    |
| 010      | 064400 | 0180  | 2/1/02    | \$377,500  | 1330               | 0             | 7         | 1953           | 4    | 10626    | N    | N           | 10927 SE 25TH ST    |
| 010      | 668450 | 0025  | 9/17/02   | \$361,000  | 1330               | 0             | 7         | 1952           | 4    | 6900     | N    | N           | 1431 105TH AV SE    |
| 010      | 231140 | 0160  | 5/15/03   | \$311,500  | 1350               | 0             | 7         | 1951           | 4    | 8100     | N    | N           | 1611 106TH AV SE    |
| 010      | 245000 | 0275  | 8/25/03   | \$315,000  | 1350               | 0             | 7         | 1959           | 4    | 8113     | Y    | N           | 3230 108TH AV SE    |
| 010      | 082405 | 9207  | 4/6/02    | \$280,500  | 1380               | 0             | 7         | 1955           | 3    | 7840     | N    | N           | 10639 SE 25TH ST    |
| 010      | 231140 | 0150  | 8/1/03    | \$309,000  | 1380               | 0             | 7         | 1951           | 4    | 9603     | N    | N           | 1604 105TH AV SE    |
| 010      | 672970 | 0025  | 12/17/02  | \$284,000  | 1390               | 0             | 7         | 1953           | 4    | 7753     | N    | N           | 130 110TH PL SE     |
| 010      | 573960 | 1625  | 11/19/03  | \$300,000  | 1390               | 0             | 7         | 1954           | 4    | 11376    | N    | N           | 1020 BELLEVUE WY SE |
| 010      | 231140 | 0115  | 9/25/03   | \$327,000  | 1400               | 0             | 7         | 1951           | 4    | 8237     | N    | N           | 1646 105TH AV SE    |
| 010      | 732490 | 0072  | 10/28/03  | \$357,000  | 1410               | 400           | 7         | 1958           | 4    | 11250    | N    | N           | 2106 109TH AV SE    |
| 010      | 245000 | 0210  | 5/6/03    | \$315,000  | 1420               | 0             | 7         | 1949           | 3    | 8113     | N    | N           | 3211 109TH AV SE    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(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      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 010      | 700010 | 0641  | 10/8/02   | \$430,000  | 1420               | 1670          | 7         | 1972           | 4    | 20000    | N    | N           | 3040 112TH AV SE   |
| 010      | 386040 | 0166  | 8/23/02   | \$380,000  | 1420               | 0             | 7         | 1951           | 4    | 6000     | N    | N           | 10409 SE 22ND ST   |
| 010      | 052405 | 9124  | 5/12/03   | \$350,000  | 1450               | 0             | 7         | 1949           | 4    | 17424    | N    | N           | 1209 108TH AV SE   |
| 010      | 532610 | 0010  | 11/13/02  | \$429,000  | 1470               | 440           | 7         | 1947           | 5    | 10250    | N    | N           | 1608 106TH AV SE   |
| 010      | 231140 | 0140  | 10/14/03  | \$495,000  | 1470               | 0             | 7         | 1951           | 4    | 8237     | N    | N           | 1616 105TH AV SE   |
| 010      | 245050 | 0260  | 8/4/02    | \$278,000  | 1480               | 0             | 7         | 1952           | 3    | 9466     | N    | N           | 3006 108TH AV SE   |
| 010      | 814630 | 0195  | 11/11/03  | \$335,000  | 1480               | 0             | 7         | 1958           | 4    | 8398     | N    | N           | 243 111TH AV SE    |
| 010      | 386090 | 0051  | 9/24/03   | \$475,000  | 1540               | 460           | 7         | 1950           | 3    | 14916    | N    | N           | 10425 SE 19TH ST   |
| 010      | 245100 | 0060  | 2/22/02   | \$317,500  | 1560               | 0             | 7         | 1951           | 5    | 8873     | N    | N           | 11049 SE 30TH ST   |
| 010      | 814630 | 0250  | 10/22/02  | \$349,000  | 1560               | 0             | 7         | 1959           | 5    | 8550     | N    | N           | 217 110TH PL SE    |
| 010      | 672970 | 0015  | 9/15/03   | \$315,000  | 1600               | 0             | 7         | 1952           | 4    | 7950     | N    | N           | 118 110TH PL SE    |
| 010      | 082405 | 9256  | 8/9/02    | \$389,950  | 1640               | 0             | 7         | 1963           | 4    | 11897    | N    | N           | 11140 SE 29TH PL   |
| 010      | 064420 | 0070  | 8/12/02   | \$380,000  | 1650               | 870           | 7         | 1961           | 3    | 11200    | N    | N           | 11019 SE 25TH ST   |
| 010      | 071100 | 0125  | 7/3/02    | \$525,000  | 1660               | 990           | 7         | 1994           | 3    | 9582     | N    | N           | 10464 SE 20TH ST   |
| 010      | 386090 | 0110  | 9/17/02   | \$410,000  | 1670               | 0             | 7         | 1952           | 5    | 7398     | N    | N           | 10402 SE 19TH ST   |
| 010      | 386040 | 0226  | 11/25/02  | \$365,000  | 1830               | 0             | 7         | 1952           | 4    | 9468     | N    | N           | 10648 SE 22ND ST   |
| 010      | 573960 | 2450  | 5/29/02   | \$296,500  | 1890               | 0             | 7         | 1954           | 5    | 6000     | N    | N           | 820 107TH AV SE    |
| 010      | 245000 | 0235  | 9/19/02   | \$395,000  | 1930               | 0             | 7         | 1948           | 5    | 10818    | N    | N           | 3247 109TH AV SE   |
| 010      | 064400 | 0015  | 9/26/02   | \$420,000  | 2060               | 0             | 7         | 1952           | 4    | 11413    | N    | N           | 2426 108TH AV SE   |
| 010      | 245050 | 0145  | 12/16/02  | \$455,000  | 2080               | 0             | 7         | 1995           | 3    | 9601     | N    | N           | 2810 109TH AV SE   |
| 010      | 082405 | 9293  | 6/21/02   | \$375,000  | 2180               | 0             | 7         | 1980           | 3    | 10890    | N    | N           | 3115 108TH AV SE   |
| 010      | 156160 | 0095  | 10/6/03   | \$590,000  | 2290               | 0             | 7         | 1955           | 4    | 11138    | N    | N           | 10441 SE 24TH PL   |
| 010      | 231140 | 0040  | 7/25/03   | \$386,000  | 2440               | 0             | 7         | 1951           | 5    | 9450     | N    | N           | 1610 104TH AV SE   |
| 010      | 245100 | 0020  | 8/1/03    | \$550,000  | 2440               | 0             | 7         | 1995           | 4    | 8089     | N    | N           | 11030 SE 30TH ST   |
| 010      | 052405 | 9185  | 10/1/02   | \$689,000  | 2590               | 0             | 7         | 1953           | 3    | 18800    | N    | N           | 2334 104TH AV SE   |
| 010      | 814610 | 0445  | 11/15/02  | \$295,000  | 1180               | 0             | 8         | 1954           | 5    | 9000     | N    | N           | 10915 SE 1ST ST    |
| 010      | 951410 | 0075  | 1/28/02   | \$365,000  | 1270               | 1270          | 8         | 1954           | 4    | 8715     | N    | N           | 10616 WOODHAVEN LN |
| 010      | 321070 | 0350  | 10/10/03  | \$402,000  | 1300               | 630           | 8         | 1965           | 3    | 11475    | N    | N           | 1015 110TH AV SE   |
| 010      | 068200 | 0251  | 4/25/03   | \$310,000  | 1340               | 670           | 8         | 1963           | 4    | 9112     | Y    | N           | 310 105TH AV SE    |
| 010      | 814620 | 0130  | 9/23/02   | \$319,900  | 1340               | 750           | 8         | 1963           | 4    | 7860     | N    | N           | 522 110TH AV SE    |
| 010      | 814610 | 0295  | 5/28/03   | \$325,000  | 1340               | 720           | 8         | 1961           | 3    | 8220     | N    | N           | 401 109TH AV SE    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(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       |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|--|
| 010      | 814610 | 0275  | 12/6/02   | \$347,500  | 1340               | 720           | 8         | 1961           | 4    | 9568     | N    | N           | 431 109TH AV SE     |  |
| 010      | 321070 | 0260  | 3/21/02   | \$399,900  | 1340               | 750           | 8         | 1963           | 4    | 6300     | N    | N           | 11024 SE 10TH ST    |  |
| 010      | 677970 | 0025  | 9/29/03   | \$412,000  | 1340               | 890           | 8         | 1956           | 4    | 8736     | N    | N           | 10711 SE 3RD ST     |  |
| 010      | 321070 | 0050  | 5/23/02   | \$352,000  | 1360               | 400           | 8         | 1968           | 5    | 8580     | N    | N           | 1012 111TH PL SE    |  |
| 010      | 814610 | 0600  | 2/22/02   | \$289,950  | 1360               | 0             | 8         | 1954           | 4    | 8918     | N    | N           | 11014 SE 2ND ST     |  |
| 010      | 814610 | 0480  | 8/22/02   | \$340,000  | 1380               | 810           | 8         | 1962           | 3    | 7480     | N    | N           | 448 109TH AV SE     |  |
| 010      | 242510 | 0035  | 10/30/02  | \$349,500  | 1410               | 840           | 8         | 1957           | 5    | 16724    | N    | N           | 1612 109TH AV SE    |  |
| 010      | 321060 | 0100  | 3/22/02   | \$315,000  | 1410               | 0             | 8         | 1961           | 5    | 8515     | N    | N           | 804 110TH AV SE     |  |
| 010      | 065000 | 0085  | 4/24/03   | \$269,900  | 1420               | 0             | 8         | 1951           | 4    | 9112     | N    | N           | 10613 SE 4TH ST     |  |
| 010      | 814610 | 0130  | 6/25/03   | \$320,000  | 1420               | 730           | 8         | 1978           | 3    | 7800     | N    | N           | 218 108TH AV SE     |  |
| 010      | 814610 | 0230  | 3/5/03    | \$332,650  | 1440               | 780           | 8         | 1966           | 5    | 11899    | N    | N           | 625 109TH AV SE     |  |
| 010      | 814610 | 0240  | 4/10/02   | \$342,000  | 1440               | 790           | 8         | 1966           | 5    | 13395    | N    | N           | 609 109TH AV SE     |  |
| 010      | 814610 | 0755  | 10/11/02  | \$316,000  | 1450               | 780           | 8         | 1961           | 4    | 9120     | N    | N           | 10903 SE 3RD ST     |  |
| 010      | 666400 | 0110  | 12/15/03  | \$525,000  | 1480               | 1420          | 8         | 1976           | 3    | 16416    | N    | N           | 10935 SE 23RD ST    |  |
| 010      | 321070 | 0370  | 4/21/03   | \$425,000  | 1480               | 770           | 8         | 1966           | 3    | 7300     | N    | N           | 10926 SE 10TH PL    |  |
| 010      | 666400 | 0130  | 12/13/02  | \$357,000  | 1510               | 700           | 8         | 1976           | 3    | 22040    | N    | N           | 2228 109TH AV SE    |  |
| 010      | 221300 | 0005  | 4/12/02   | \$320,000  | 1520               | 300           | 8         | 1952           | 5    | 11000    | N    | N           | 1216 104TH AV SE    |  |
| 010      | 105620 | 0020  | 6/3/03    | \$418,225  | 1560               | 0             | 8         | 1955           | 4    | 8484     | N    | N           | 11014 SE 28TH PL    |  |
| 010      | 814610 | 0180  | 9/11/02   | \$399,000  | 1590               | 1150          | 8         | 1976           | 5    | 16646    | N    | N           | 606 108TH AV SE     |  |
| 010      | 052405 | 9255  | 8/29/03   | \$379,000  | 1610               | 400           | 8         | 1965           | 4    | 13939    | N    | N           | 929 109TH AV SE     |  |
| 010      | 064421 | 0110  | 5/23/02   | \$448,800  | 1630               | 1290          | 8         | 1976           | 4    | 13811    | Y    | N           | 11023 SE 24TH PL    |  |
| 010      | 234430 | 0216  | 8/14/02   | \$393,000  | 1700               | 670           | 8         | 1979           | 3    | 8811     | N    | N           | 3151 108TH AV SE    |  |
| 010      | 951410 | 0010  | 4/14/03   | \$360,000  | 1720               | 0             | 8         | 1954           | 3    | 10260    | N    | N           | 10523 WOODHAVEN LN  |  |
| 010      | 062760 | 0005  | 12/26/03  | \$384,000  | 1720               | 730           | 8         | 1968           | 4    | 8797     | N    | N           | 2815 112TH AV SE    |  |
| 010      | 386040 | 0095  | 7/16/02   | \$440,000  | 1730               | 1630          | 8         | 1964           | 4    | 20000    | N    | N           | 10602 SE 23RD ST    |  |
| 010      | 814610 | 0735  | 3/13/03   | \$334,500  | 1730               | 0             | 8         | 1955           | 3    | 8344     | N    | N           | 256 110TH AV SE     |  |
| 010      | 814610 | 0145  | 7/17/03   | \$385,000  | 1740               | 1000          | 8         | 1977           | 3    | 9079     | N    | N           | 306 108TH AV SE     |  |
| 010      | 052405 | 9276  | 7/8/02    | \$415,000  | 1790               | 0             | 8         | 1974           | 4    | 15264    | N    | N           | 1835 107TH AV SE    |  |
| 010      | 064420 | 0055  | 8/19/02   | \$395,000  | 1810               | 620           | 8         | 1987           | 3    | 11200    | N    | N           | 2508 111TH AV SE    |  |
| 010      | 339440 | 0040  | 6/29/02   | \$370,000  | 1910               | 0             | 8         | 1954           | 4    | 9754     | N    | N           | 11005 SE 31ST ST    |  |
| 010      | 732490 | 0095  | 8/5/03    | \$415,000  | 1950               | 480           | 8         | 1997           | 3    | 7346     | N    | N           | 1997 BELLEVUE WY SE |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(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       |  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|--|
| 010      | 156160 | 0015  | 11/1/02   | \$450,000  | 1950               | 0             | 8         | 1977           | 4    | 10065    | N    | N           | 10405 SE 24TH PL    |  |
| 010      | 231140 | 0006  | 9/30/02   | \$410,000  | 2090               | 0             | 8         | 1951           | 4    | 10484    | N    | N           | 1658 104TH AV SE    |  |
| 010      | 245050 | 0135  | 6/25/02   | \$650,000  | 2390               | 0             | 8         | 1954           | 5    | 12170    | N    | N           | 2830 109TH AV SE    |  |
| 010      | 245000 | 0070  | 3/5/02    | \$377,500  | 2660               | 0             | 8         | 1992           | 3    | 8113     | Y    | N           | 3245 110TH AV SE    |  |
| 010      | 052405 | 9200  | 9/23/02   | \$378,000  | 3130               | 0             | 8         | 1974           | 3    | 8712     | N    | N           | 1300 BELLEVUE WY SE |  |
| 010      | 700010 | 0479  | 3/4/02    | \$435,000  | 1580               | 590           | 9         | 1999           | 3    | 10160    | N    | N           | 11210 SE 30TH ST    |  |
| 010      | 386040 | 0063  | 4/18/03   | \$485,000  | 2070               | 0             | 9         | 1999           | 3    | 9416     | N    | N           | 10665 SE 23RD ST    |  |
| 010      | 386040 | 0061  | 8/8/03    | \$539,000  | 2070               | 0             | 9         | 1999           | 3    | 7200     | N    | N           | 10659 SE 23RD ST    |  |
| 010      | 234430 | 0183  | 11/19/02  | \$550,000  | 2200               | 0             | 9         | 1988           | 3    | 8811     | N    | N           | 3215 107TH AV SE    |  |
| 010      | 732490 | 0060  | 6/4/02    | \$559,000  | 2400               | 0             | 9         | 2001           | 3    | 11110    | N    | N           | 1925 109TH AV SE    |  |
| 010      | 245000 | 0185  | 2/20/02   | \$510,000  | 2450               | 0             | 9         | 1990           | 3    | 8114     | N    | N           | 3117 109TH AV SE    |  |
| 010      | 156160 | 0030  | 9/24/03   | \$758,000  | 2540               | 0             | 9         | 2001           | 3    | 8782     | N    | N           | 10422 SE 24TH PL    |  |
| 010      | 573960 | 2170  | 9/24/02   | \$609,990  | 2620               | 0             | 9         | 1996           | 3    | 6000     | N    | N           | 1022 106TH AV SE    |  |
| 010      | 231140 | 0190  | 5/6/02    | \$707,500  | 3000               | 0             | 9         | 2001           | 3    | 8100     | N    | N           | 1647 106TH AV SE    |  |
| 010      | 231140 | 0190  | 7/30/03   | \$736,500  | 3000               | 0             | 9         | 2001           | 3    | 8100     | N    | N           | 1647 106TH AV SE    |  |
| 010      | 082405 | 9246  | 9/10/03   | \$725,000  | 3080               | 0             | 9         | 2002           | 3    | 12400    | N    | N           | 3222 110TH AV SE    |  |
| 010      | 700010 | 0480  | 4/17/02   | \$579,500  | 3090               | 0             | 9         | 2000           | 3    | 12152    | N    | N           | 11228 SE 30TH ST    |  |
| 010      | 245000 | 0280  | 8/17/02   | \$576,277  | 3170               | 0             | 9         | 2002           | 3    | 8113     | N    | N           | 3220 108TH AV SE    |  |
| 010      | 339410 | 0010  | 6/25/03   | \$593,000  | 3260               | 0             | 9         | 1993           | 3    | 10818    | N    | N           | 3151 112TH AV SE    |  |
| 010      | 245050 | 0035  | 9/3/02    | \$765,000  | 3360               | 0             | 9         | 2001           | 3    | 12170    | N    | N           | 2835 110TH AV SE    |  |
| 010      | 814610 | 0205  | 3/18/02   | \$750,000  | 1850               | 1320          | 10        | 2001           | 3    | 20660    | N    | N           | 630 108TH AV SE     |  |
| 010      | 386090 | 0003  | 9/11/03   | \$655,000  | 2570               | 0             | 10        | 2000           | 3    | 6251     | N    | N           | 1915 107TH AV SE    |  |
| 010      | 339410 | 0090  | 8/29/03   | \$615,000  | 2590               | 0             | 10        | 1989           | 3    | 11601    | N    | N           | 3264 111TH AV SE    |  |
| 010      | 068655 | 0070  | 4/10/02   | \$594,000  | 2630               | 1030          | 10        | 1990           | 3    | 11605    | N    | N           | 1015 106TH AV SE    |  |
| 010      | 339410 | 0170  | 4/9/02    | \$628,000  | 2630               | 0             | 10        | 1988           | 3    | 9934     | N    | N           | 3200 111TH AV SE    |  |
| 010      | 339410 | 0190  | 8/21/03   | \$642,000  | 3010               | 0             | 10        | 1988           | 3    | 10050    | N    | N           | 3215 111TH AV SE    |  |
| 010      | 071100 | 0140  | 7/7/03    | \$842,500  | 3420               | 0             | 10        | 2001           | 3    | 9587     | N    | N           | 10638 SE 20TH ST    |  |
| 010      | 245000 | 0325  | 4/25/02   | \$789,950  | 3450               | 0             | 10        | 2001           | 3    | 10142    | N    | N           | 3120 108TH AV SE    |  |
| 010      | 339410 | 0160  | 5/23/02   | \$685,000  | 3500               | 0             | 10        | 1989           | 3    | 14170    | N    | N           | 3208 111TH AV SE    |  |
| 010      | 082405 | 9288  | 2/22/02   | \$735,000  | 3750               | 0             | 10        | 2000           | 3    | 13952    | Y    | N           | 3234 110TH AV SE    |  |
| 010      | 064400 | 0195  | 7/9/03    | \$820,000  | 3850               | 0             | 10        | 2003           | 3    | 12514    | N    | N           | 10906 SE 25TH ST    |  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(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    |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 010      | 064400 | 0040  | 4/29/03   | \$841,500   | 3950               | 0             | 10        | 2003           | 3    | 10912    | N    | N           | 10816 SE 25TH PL |
| 010      | 386040 | 0030  | 7/22/02   | \$1,000,000 | 4090               | 0             | 10        | 1999           | 3    | 20000    | N    | N           | 10475 SE 23RD ST |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 6               | 024900       | 0035         | 2/6/02           | 240000            | DIAGNOSTIC OUTLIER                             |
| 6               | 024900       | 0105         | 5/8/02           | 274000            | DIAGNOSTIC OUTLIER                             |
| 6               | 024900       | 0115         | 5/19/03          | 309950            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 6               | 024900       | 0135         | 10/17/02         | 267500            | QUESTIONABLE PER APPRAISAL; ESTATE ADMIN       |
| 6               | 024900       | 0200         | 3/12/03          | 175000            | DIAGNOSTIC OUTLIER                             |
| 6               | 025000       | 0025         | 3/3/03           | 260000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 6               | 025000       | 0180         | 12/11/02         | 298000            | DIAGNOSTIC OUTLIER                             |
| 6               | 025100       | 0010         | 11/5/02          | 303000            | DIAGNOSTIC OUTLIER                             |
| 6               | 025100       | 0065         | 2/8/02           | 285000            | DIAGNOSTIC OUTLIER                             |
| 6               | 066300       | 0010         | 8/4/03           | 480000            | OBSOL  |
| 6               | 068500       | 0030         | 7/18/03          | 425000            | ActivePermitBeforeSale>25K                     |
| 6               | 068500       | 0145         | 4/9/03           | 315000            | DIAGNOSTIC OUTLIER                             |
| 6               | 068500       | 0200         | 4/15/03          | 490000            | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 6               | 068690       | 0020         | 6/10/03          | 425000            | DIAGNOSTIC OUTLIER                             |
| 6               | 126620       | 0090         | 1/29/02          | 189000            | NON-REPRESENTATIVE SALE                        |
| 6               | 142420       | 0055         | 3/29/02          | 320000            | DIAGNOSTIC OUTLIER                             |
| 6               | 202505       | 9037         | 9/25/03          | 230000            | Questional per Appraisal                       |
| 6               | 202505       | 9037         | 9/25/03          | 275000            | Questional per Appraisal                       |
| 6               | 202505       | 9096         | 11/27/02         | 289500            | DIAGNOSTIC OUTLIER                             |
| 6               | 202505       | 9131         | 3/17/03          | 146018            | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 6               | 238700       | 0060         | 9/13/02          | 289950            | OBSOL  |
| 6               | 278580       | 0005         | 10/3/03          | 480000            | ActivePermitBeforeSale>25K                     |
| 6               | 278580       | 0045         | 1/7/02           | 320000            | QUESTIONABLE PER SALES IDENTIFICATION          |
| 6               | 278580       | 0065         | 12/22/03         | 550000            | DIAGNOSTIC OUTLIER                             |
| 6               | 292505       | 9176         | 1/8/02           | 47595             | EST ADMIN, GUARDIAN, OR EXE REL PARTY, FRIEND, |
| 6               | 292505       | 9253         | 1/30/03          | 735000            | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 6               | 292505       | 9299         | 11/14/02         | 750000            | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 6               | 325050       | 0005         | 10/8/03          | 375000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 6               | 325050       | 0025         | 12/5/03          | 1042250           | %COMPL   |
| 6               | 325050       | 0055         | 10/28/03         | 400000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 6               | 325050       | 0070         | 6/13/02          | 394000            | QUESTIONABLE PER SALES IDENTIFICATION          |
| 6               | 325050       | 0106         | 6/4/02           | 350000            | %COMPL   |
| 6               | 325050       | 0106         | 12/19/02         | 461000            | %COMPL   |
| 6               | 325050       | 0106         | 11/30/03         | 600000            | %COMPL   |
| 6               | 339150       | 0055         | 6/9/03           | 315600            | ActivePermitBeforeSale>25K                     |
| 6               | 339150       | 0140         | 7/25/03          | 195000            | QUIT CLAIM DEED                                |
| 6               | 339150       | 0160         | 7/21/03          | 607500            | BAD DATA                                       |
| 6               | 434880       | 0015         | 11/3/03          | 186000            | QUESTIONABLE PER APPRAISER                     |
| 6               | 507840       | 0005         | 3/18/02          | 295000            | %COMPL   |
| 6               | 507840       | 0170         | 8/28/03          | 505200            | TEAR DOWN                                      |
| 6               | 507840       | 0185         | 6/27/02          | 62151             | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio    |
| 6               | 571000       | 0030         | 3/4/03           | 650000            | DIAGNOSTIC OUTLIER                             |
| 6               | 634400       | 0035         | 4/23/03          | 121000            | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH   |
| 6               | 634400       | 0140         | 4/15/03          | 479000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 6               | 796390       | 0100         | 4/1/02           | 310000            | QUESTIONABLE PER SALES IDENTIFICATION          |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments  |
|----------|--------|-------|-----------|------------|---|
| 6        | 808540 | 0441  | 4/9/02    | 300816     | DORRatio  |
| 6        | 808540 | 0446  | 11/18/02  | 395000     | IMP. CHARACTERISTICS CHANGED SINCE SALE             |
| 6        | 808600 | 0006  | 9/5/03    | 455000     | EXEMPT FROM EXCISE TAX                              |
| 6        | 808600 | 0180  | 7/6/03    | 569000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 6        | 808660 | 0015  | 6/7/02    | 520000     | %COMPL  |
| 6        | 953310 | 0060  | 5/27/02   | 300000     | RELATED PARTY, FRIEND, OR NEIGHBOR                  |
| 6        | 953310 | 0160  | 11/26/02  | 379000     | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND        |
| 6        | 953360 | 0145  | 5/16/03   | 338000     | DIAGNOSTIC OUTLIER                                  |
| 7        | 020100 | 0690  | 10/1/02   | 250000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 7        | 020100 | 0690  | 12/29/03  | 138907     | QUIT CLAIM DEED DORRatio                            |
| 7        | 042405 | 9087  | 7/23/03   | 343000     | OBSOL   |
| 7        | 042405 | 9121  | 2/22/02   | 165000     | Questional per Appraisal                            |
| 7        | 051450 | 0085  | 10/10/02  | 73500      | QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR      |
| 7        | 067210 | 0045  | 8/4/03    | 275000     | Questional per Appraisal                            |
| 7        | 067210 | 0050  | 12/6/02   | 1000000    | PersMH0   |
| 7        | 067210 | 0050  | 11/15/02  | 535000     | PersMH0   |
| 7        | 085290 | 0040  | 4/30/03   | 273000     | NON-REPRESENTATIVE SALE                             |
| 7        | 154660 | 0030  | 6/17/02   | 297950     | %COMPL  |
| 7        | 154660 | 0185  | 7/22/03   | 475000     | RELOCATION - SALE TO SERVICE                        |
| 7        | 154660 | 0245  | 9/29/03   | 430000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 7        | 154680 | 0055  | 6/28/02   | 179000     | Questional per Appraisal                            |
| 7        | 177650 | 0055  | 2/14/03   | 579200     | Bad Data  |
| 7        | 207770 | 0005  | 9/12/02   | 54779      | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 7        | 207770 | 0046  | 4/29/02   | 394500     | DIAGNOSTIC OUTLIER                                  |
| 7        | 212505 | 9194  | 1/2/03    | 1100000    | %Compl ActivePermitBeforeSale>25K                   |
| 7        | 233020 | 0015  | 8/22/02   | 318000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 7        | 247140 | 0055  | 2/17/02   | 77500      | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio         |
| 7        | 278500 | 0520  | 2/12/03   | 88000      | DORRatio  |
| 7        | 278500 | 0520  | 2/11/03   | 88000      | DORRatio  |
| 7        | 278510 | 0100  | 10/14/03  | 309900     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 7        | 282505 | 9244  | 9/6/02    | 172894     | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio         |
| 7        | 326010 | 0010  | 12/11/03  | 10400      | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 7        | 326010 | 0380  | 7/30/03   | 170000     | RELATED PARTY, FRIEND, OR NEIGHBOR                  |
| 7        | 326020 | 0050  | 3/6/02    | 282000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 7        | 330400 | 0200  | 7/25/02   | 245000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 7        | 332500 | 0050  | 2/11/02   | 129000     | RELATED PARTY, FRIEND, OR NEIGHBOR;                 |
| 7        | 332505 | 9030  | 1/16/03   | 200000     | DIAGNOSTIC OUTLIER                                  |
| 7        | 332505 | 9053  | 6/10/03   | 701000     | PrevImp<=10K DORRatio                               |
| 7        | 332505 | 9118  | 1/17/03   | 295000     | Bankruptcy  |
| 7        | 332505 | 9150  | 6/11/03   | 558000     | DIAGNOSTIC OUTLIER                                  |
| 7        | 332505 | 9166  | 4/11/02   | 127521     | EXEMPT FROM EXCISE TAX DORRatio                     |
| 7        | 342505 | 9057  | 8/5/02    | 350000     | %Compl DORRatio                                     |
| 7        | 342505 | 9076  | 8/1/03    | 499950     | Trust   |
| 7        | 342505 | 9215  | 3/5/03    | 450000     | RELOCATION - SALE TO SERVICE                        |
| 7        | 342505 | 9222  | 8/19/03   | 1150000    | ActivePermitBeforeSale>25K                          |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 7        | 342505 | 9239  | 12/10/03  | 885000     | NON-REPRESENTATIVE SALE                            |
| 7        | 342505 | 9252  | 11/20/03  | 925000     | UnFinArea  |
| 7        | 342505 | 9282  | 7/23/02   | 280000     | TEAR DOWN DORRatio                                 |
| 7        | 425950 | 0090  | 3/20/03   | 550000     | ActivePermitBeforeSale>25K                         |
| 7        | 425950 | 0090  | 6/11/02   | 250000     | DORRatio   |
| 7        | 610740 | 0010  | 9/3/02    | 74026      | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH       |
| 7        | 610740 | 0050  | 3/29/02   | 137994     | QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGH        |
| 7        | 620550 | 0320  | 10/21/02  | 99000      | DORRatio   |
| 7        | 620550 | 0410  | 11/4/03   | 260000     | DIAGNOSTIC OUTLIER                                 |
| 7        | 620610 | 0060  | 4/23/03   | 305200     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 7        | 737960 | 0010  | 7/28/03   | 295950     | DIAGNOSTIC OUTLIER                                 |
| 7        | 781121 | 0140  | 6/23/03   | 400000     | UnFinArea  |
| 7        | 781122 | 0420  | 4/5/02    | 362000     | RELOCATION - SALE TO SERVICE                       |
| 7        | 804610 | 0087  | 6/27/03   | 650000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 7        | 813470 | 0030  | 5/24/02   | 155000     | PARTINT (103, 102, Etc.); RELPARTY,FRIEND,OR NEIGH |
| 7        | 813470 | 0040  | 11/14/03  | 445000     | GOVERNMENT AGENCY                                  |
| 7        | 813470 | 0070  | 7/29/03   | 413244     | GOVERNMENT AGENCY                                  |
| 7        | 813470 | 0230  | 8/29/02   | 397500     | GOVERNMENT AGENCY                                  |
| 7        | 865350 | 0056  | 5/1/02    | 450000     | OBSOL  |
| 7        | 883890 | 0016  | 12/18/03  | 390000     | ActivePermitBeforeSale>25K                         |
| 7        | 883890 | 0191  | 12/3/02   | 555000     | RELOCATION - SALE TO SERVICE                       |
| 7        | 933280 | 0170  | 7/20/02   | 144826     | DORRatio   |
| 7        | 933290 | 0030  | 5/20/03   | 507000     | RELOCATION - SALE TO SERVICE                       |
| 7        | 933290 | 0100  | 12/10/03  | 418000     | RELOCATION - SALE TO SERVICE                       |
| 7        | 954160 | 0165  | 7/15/03   | 370000     | RELOCATION - SALE TO SERVICE                       |
| 7        | 954180 | 0130  | 8/1/03    | 472500     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 7        | 954200 | 0165  | 12/10/03  | 729000     | OBSOL  |
| 7        | 954210 | 0075  | 4/22/03   | 467500     | DIAGNOSTIC OUTLIER                                 |
| 7        | 954250 | 0170  | 10/22/02  | 142133     | QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR     |
| 7        | 954260 | 0060  | 8/22/02   | 406070     | EXEMPT FROM EXCISE TAX                             |
| 7        | 954260 | 0110  | 12/2/02   | 295000     | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 7        | 954270 | 0080  | 2/4/02    | 335950     | RELOCATION - SALE TO SERVICE                       |
| 7        | 954285 | 0410  | 1/9/02    | 134147     | RELPARTY, FRIEND, OR NEIGHBOR; STATEMENT TO        |
| 7        | 954285 | 0470  | 12/17/02  | 29925      | PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO    |
| 7        | 954285 | 0470  | 7/3/03    | 29925      | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio        |
| 7        | 954285 | 0670  | 3/18/02   | 169720     | QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH       |
| 10       | 052405 | 9027  | 10/10/03  | 419000     | OBSOL  |
| 10       | 052405 | 9056  | 4/4/03    | 270000     | %COMPL   |
| 10       | 052405 | 9141  | 9/17/03   | 300800     | DIAGNOSTIC OUTLIER                                 |
| 10       | 052405 | 9142  | 6/15/02   | 327500     | RELOCATION - SALE TO SERVICE                       |
| 10       | 052405 | 9172  | 8/8/02    | 92723      | QUIT CLAIM DEED DORRatio                           |
| 10       | 052405 | 9208  | 3/14/03   | 310000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 10       | 052405 | 9236  | 8/13/03   | 825000     | DIAGNOSTIC OUTLIER                                 |
| 10       | 064400 | 0005  | 12/9/03   | 844954     | %Compl ActivePermitBeforeSale>25K                  |
| 10       | 064400 | 0040  | 5/6/02    | 296000     | DORRatio   |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 10              | 064400       | 0195         | 9/26/02          | 338000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 10              | 064400       | 0210         | 6/7/02           | 72687             | Q.C.D.ASSUMP MORTG W0NO ADDL CONSIDERATION  |
| 10              | 071100       | 0040         | 8/22/03          | 739000            | %Compl ActivePermitBeforeSale>25K           |
| 10              | 071100       | 0120         | 4/30/02          | 375000            | Trust                                       |
| 10              | 071100       | 0125         | 7/3/02           | 525000            | RELOCATION - SALE TO SERVICE                |
| 10              | 071100       | 0140         | 4/25/03          | 842500            | RELOCATION - SALE TO SERVICE                |
| 10              | 082405       | 9048         | 3/25/03          | 585000            | DIAGNOSTIC OUTLIER                          |
| 10              | 082405       | 9163         | 4/9/02           | 351000            | QUIT CLAIM DEED                             |
| 10              | 082405       | 9232         | 8/22/02          | 270000            | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 10              | 105620       | 0010         | 10/16/02         | 270000            | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 10              | 156160       | 0100         | 10/20/03         | 680000            | %Compl ActivePermitBeforeSale>25K           |
| 10              | 221300       | 0060         | 6/20/03          | 255000            | ActivePermitBeforeSale>25K                  |
| 10              | 231140       | 0006         | 9/30/02          | 432500            | RELOCATION - SALE TO SERVICE                |
| 10              | 231140       | 0140         | 7/10/02          | 300000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 10              | 234430       | 0135         | 9/22/03          | 386000            | NON-REPRESENTATIVE SALE                     |
| 10              | 234430       | 0211         | 10/24/03         | 556000            | DIAGNOSTIC OUTLIER                          |
| 10              | 245050       | 0135         | 7/8/03           | 665000            | DIAGNOSTIC OUTLIER                          |
| 10              | 316960       | 0015         | 2/25/03          | 262500            | 1031 TRADE                                  |
| 10              | 321060       | 0070         | 8/24/02          | 355000            | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 10              | 321060       | 0390         | 10/28/03         | 365000            | ActivePermitBeforeSale>25K                  |
| 10              | 321070       | 0010         | 12/18/02         | 315000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 10              | 321070       | 0370         | 4/21/03          | 280000            | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 10              | 386040       | 0120         | 7/1/02           | 377500            | DORRatio                                    |
| 10              | 386090       | 0111         | 10/14/03         | 411000            | OBSOL                                       |
| 10              | 668450       | 0050         | 4/2/03           | 275000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 10              | 700010       | 0479         | 3/1/02           | 435000            | RELOCATION - SALE TO SERVICE                |
| 10              | 700010       | 0691         | 10/27/03         | 525000            | DIAGNOSTIC OUTLIER                          |
| 10              | 732490       | 0068         | 7/8/02           | 385000            | DIAGNOSTIC OUTLIER                          |
| 10              | 814610       | 0105         | 7/31/03          | 470000            | Bad Data                                    |
| 10              | 814610       | 0210         | 10/22/03         | 439000            | DIAGNOSTIC OUTLIER                          |
| 10              | 814610       | 0230         | 3/5/03           | 332650            | RELOCATION - SALE TO SERVICE                |
| 10              | 814610       | 0305         | 8/1/03           | 300000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 10              | 814610       | 0510         | 8/29/03          | 250000            | RELATED PARTY, FRIEND, OR NEIGHBOR          |

***Vacant Sales Used in this Annual Update Analysis***  
**Area 92**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 6               | 024900       | 0030         | 04/08/03         | 175000            | 7589            | N           | N                  |
| 7               | 332505       | 9218         | 06/23/03         | 172500            | 10062           | N           | N                  |
| 7               | 954286       | 0011         | 08/01/02         | 80000             | 10160           | N           | N                  |
| 10              | 052405       | 9092         | 01/15/03         | 925000            | 50529           | N           | N                  |
| 10              | 052405       | 9315         | 05/06/03         | 270000            | 10500           | N           | N                  |
| 10              | 052405       | 9315         | 12/10/03         | 697000            | 10500           | N           | N                  |
| 10              | 242570       | 0044         | 05/02/02         | 156250            | 10006           | N           | N                  |

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 92**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                            |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 6               | 025000       | 0185         | 04/23/03         | 105000            | DIAGNOSTIC OUTLIER                         |
| 6               | 068680       | 0080         | 04/29/03         | 163000            | DIAGNOSTIC OUTLIER                         |
| 6               | 325050       | 0025         | 04/10/03         | 350000            | NEW IMP                                    |
| 10              | 052405       | 9314         | 01/30/03         | 230000            | NEW IMP                                    |
| 10              | 064400       | 0005         | 03/12/03         | 270000            | NEW IMP                                    |
| 10              | 064400       | 0200         | 09/25/03         | 141139            | NEW IMP                                    |
| 10              | 071100       | 0040         | 01/10/03         | 305000            | NEW IMP                                    |
| 10              | 156160       | 0100         | 01/17/03         | 310000            | NEW IMP                                    |
| 10              | 156160       | 0100         | 10/20/03         | 58771             | STATEMENT TO DOR;                          |
| 10              | 242570       | 0044         | 03/18/03         | 735000            | DIAGNOSTIC OUTLIER                         |
| 10              | 245000       | 0280         | 02/05/02         | 190000            | NEW IMP                                    |
| 10              | 245050       | 0301         | 02/21/03         | 264000            | BANKRUPTCY - RECEIVER OR TRUSTEE;          |
| 10              | 573960       | 1530         | 02/24/03         | 90500             | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; |



**King County**  
**Department of Assessments**  
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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

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

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

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

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