

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Haller/Bitter Lakes/Licton Springs / 6
Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 316
 Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$97,700	\$129,600	\$227,300	\$247,800	91.7%	10.02%
2003 Value	\$104,400	\$140,900	\$245,300	\$247,800	99.0%	9.14%
Change	+\$6,700	+\$11,300	+\$18,000		+7.3%	-0.88%
% Change	+6.9%	+8.7%	+7.9%		+8.0%	-8.78%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.88% and -8.78% 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 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 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 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$105,100	\$134,200	\$239,300
2003 Value	\$112,300	\$145,700	\$258,000
Percent Change	+6.9%	+8.6%	+7.8%

Number of one to three unit residences in the Population: 3395

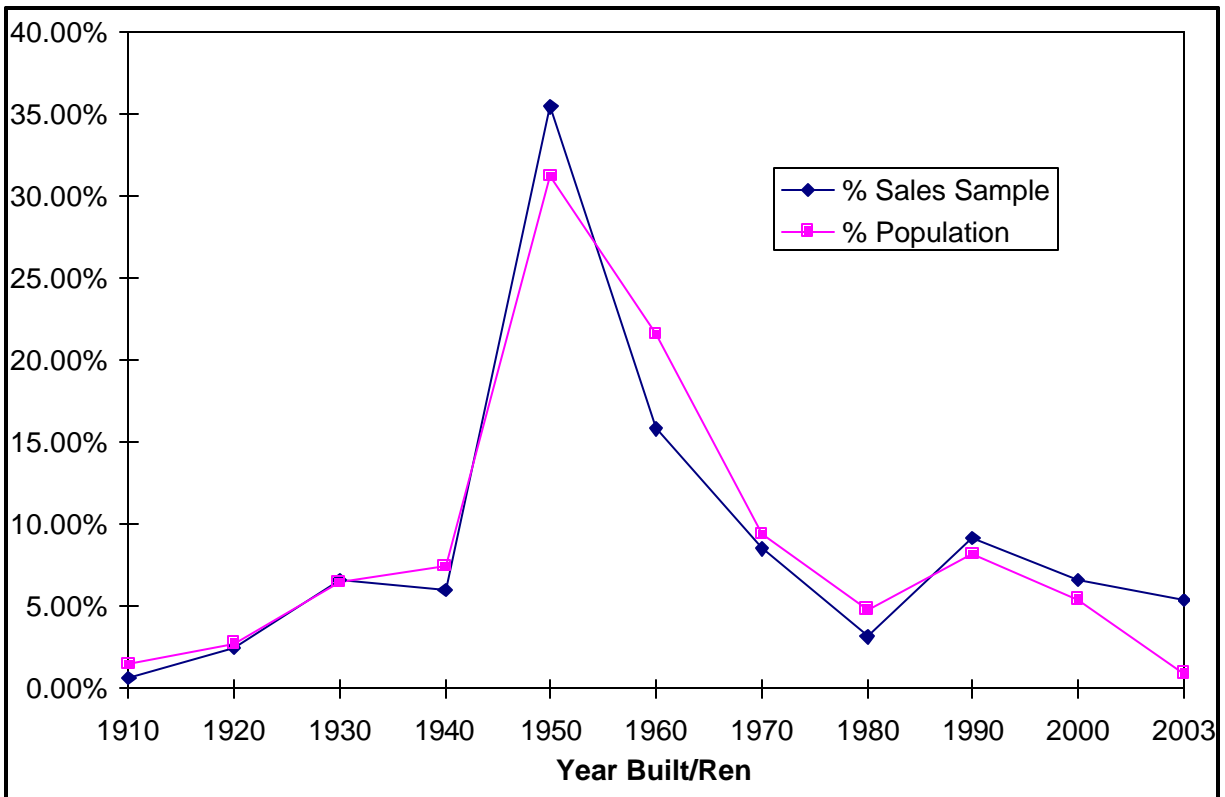
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sales price) for very good condition or with lots sizes less than 4000 square feet were at a higher assessment level than other properties. It was also found that properties with larger houses (greater than 1999 square feet of above grade living area and properties impacted with traffic noise were at a lower assessment level than other properties. 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 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.63%
1920	8	2.53%
1930	21	6.65%
1940	19	6.01%
1950	112	35.44%
1960	50	15.82%
1970	27	8.54%
1980	10	3.16%
1990	29	9.18%
2000	21	6.65%
2003	17	5.38%
	316	

Population		
Year Built/Ren	Frequency	% Population
1910	51	1.50%
1920	94	2.77%
1930	221	6.51%
1940	254	7.48%
1950	1061	31.25%
1960	734	21.62%
1970	319	9.40%
1980	165	4.86%
1990	279	8.22%
2000	185	5.45%
2003	32	0.94%
	3395	

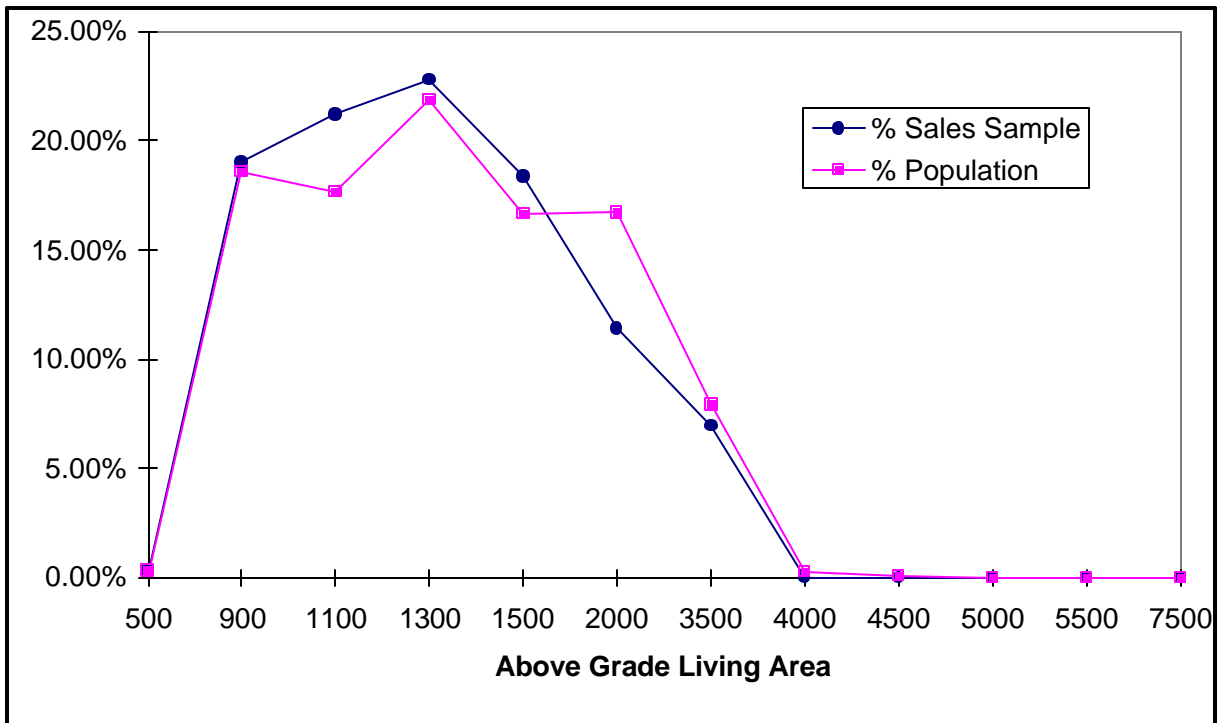


Sales of new homes built in the last three years area over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. For homes older than three years, the sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.32%
900	60	18.99%
1100	67	21.20%
1300	72	22.78%
1500	58	18.35%
2000	36	11.39%
3500	22	6.96%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	316	

Population		
AGLA	Frequency	% Population
500	10	0.29%
900	631	18.59%
1100	600	17.67%
1300	742	21.86%
1500	565	16.64%
2000	567	16.70%
3500	269	7.92%
4000	8	0.24%
4500	3	0.09%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3395	

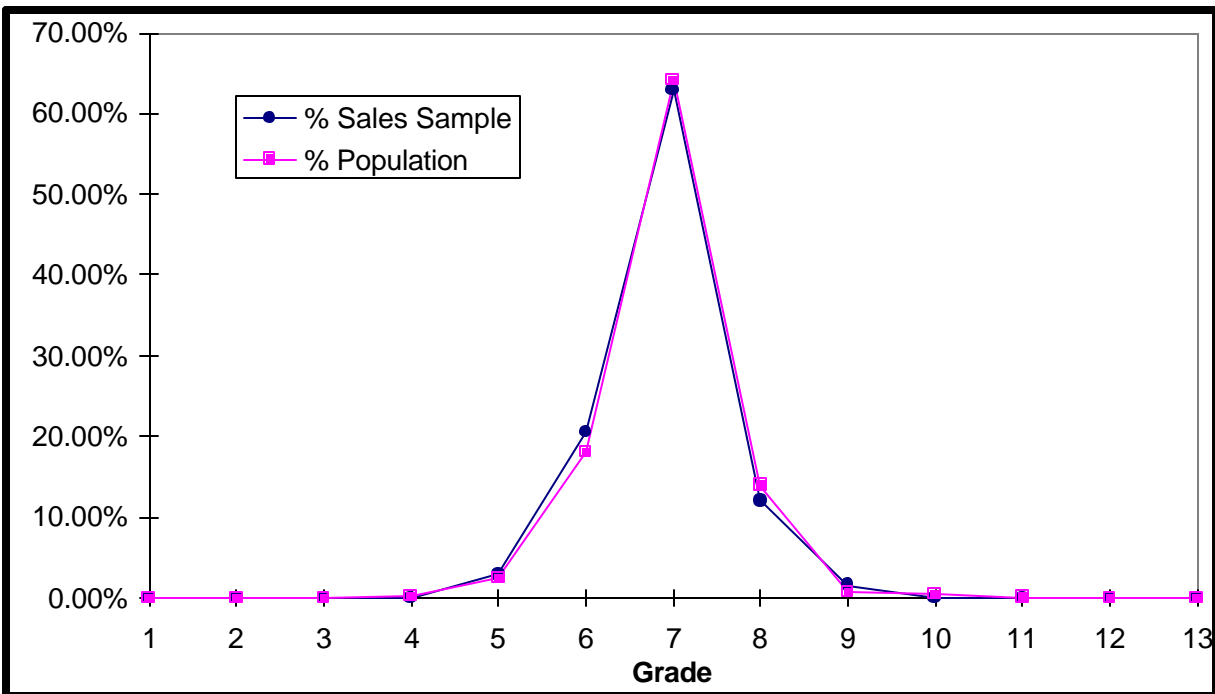


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

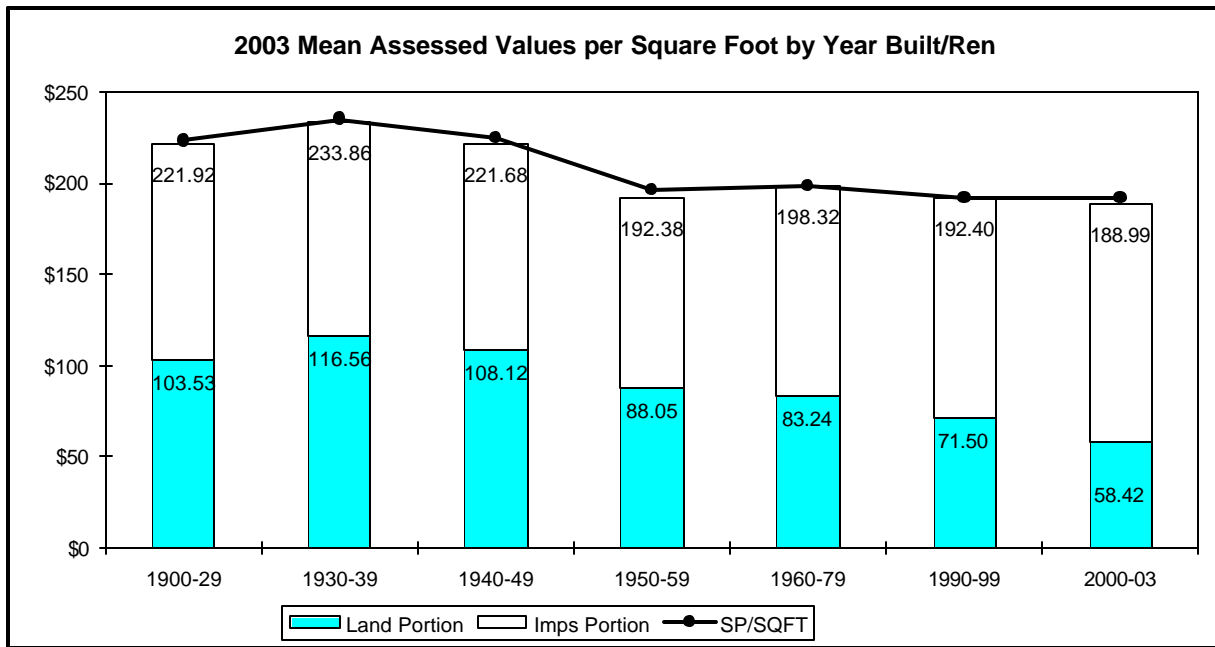
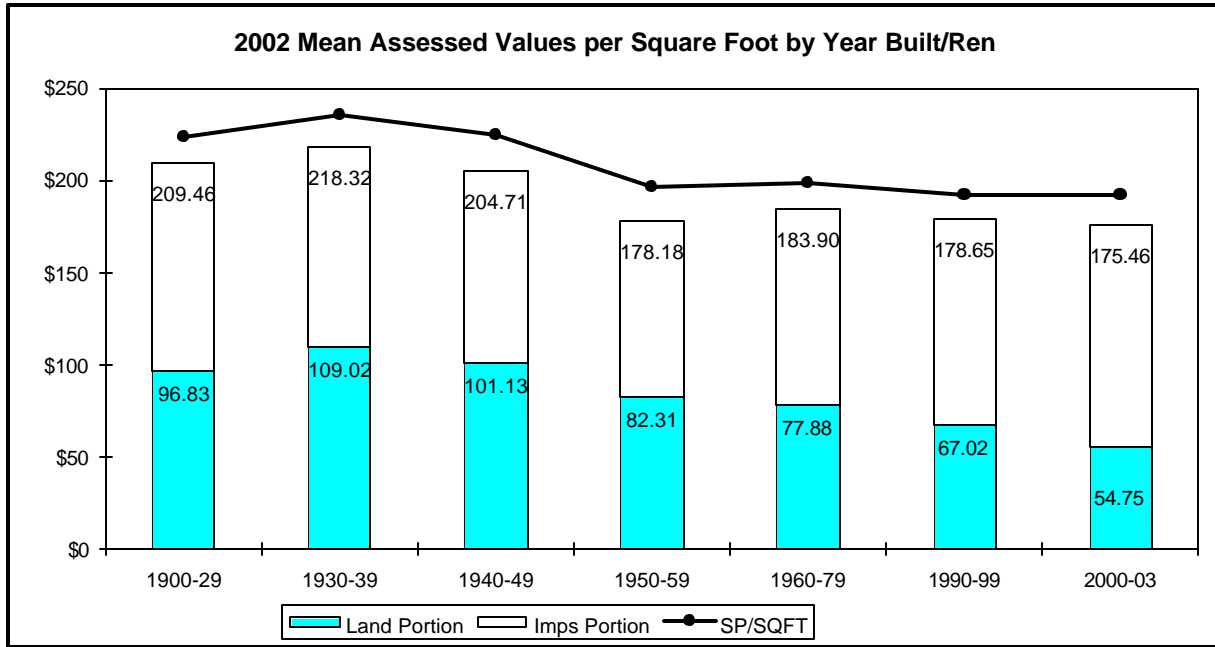
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	2.85%
6	65	20.57%
7	199	62.97%
8	38	12.03%
9	5	1.58%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	316	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.21%
5	83	2.44%
6	611	18.00%
7	2179	64.18%
8	474	13.96%
9	26	0.77%
10	14	0.41%
11	1	0.03%
12	0	0.00%
13	0	0.00%
	3395	



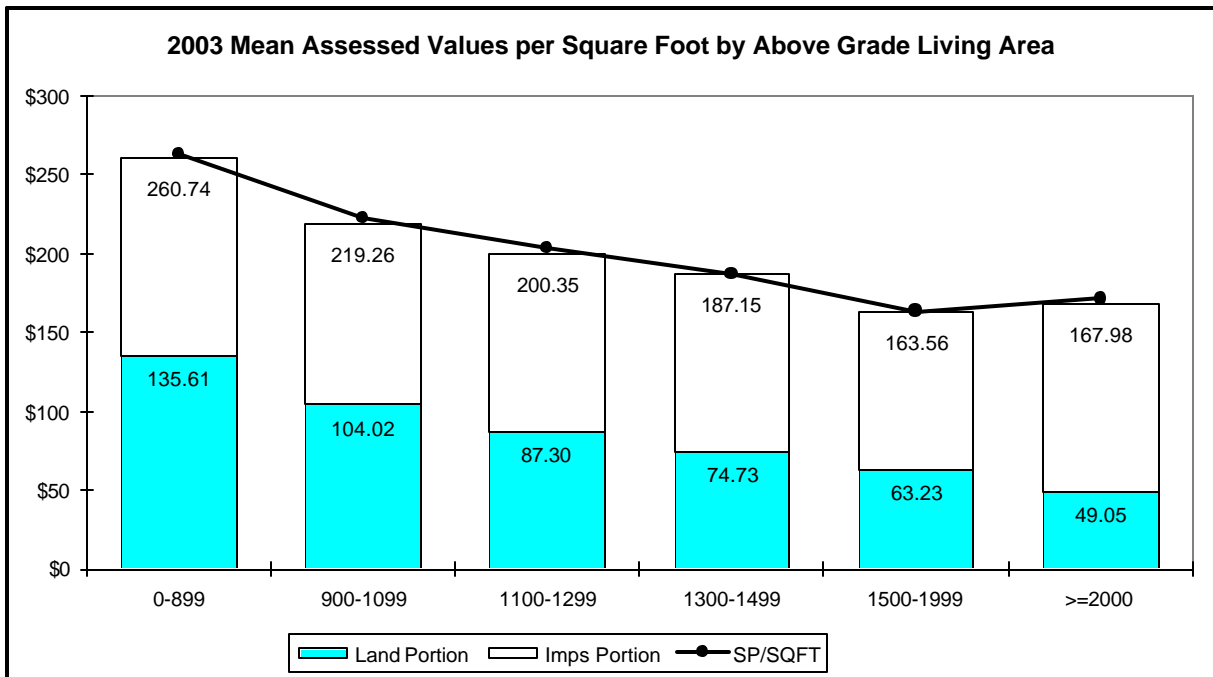
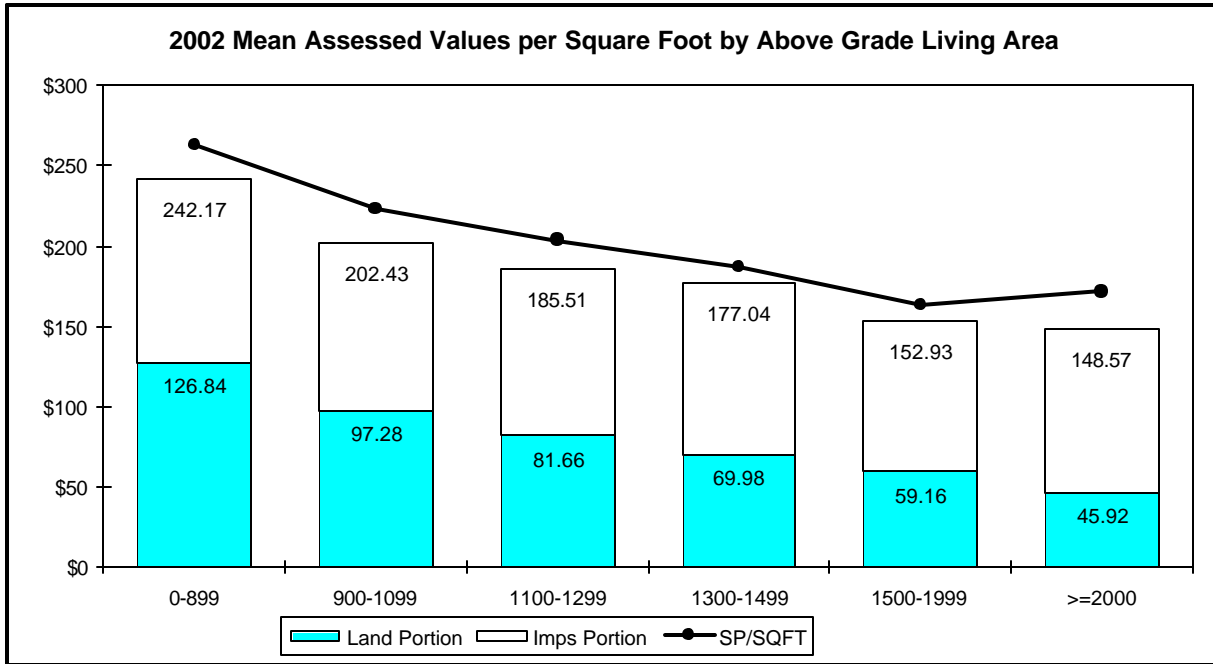
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values By Year Built or Year Renovated



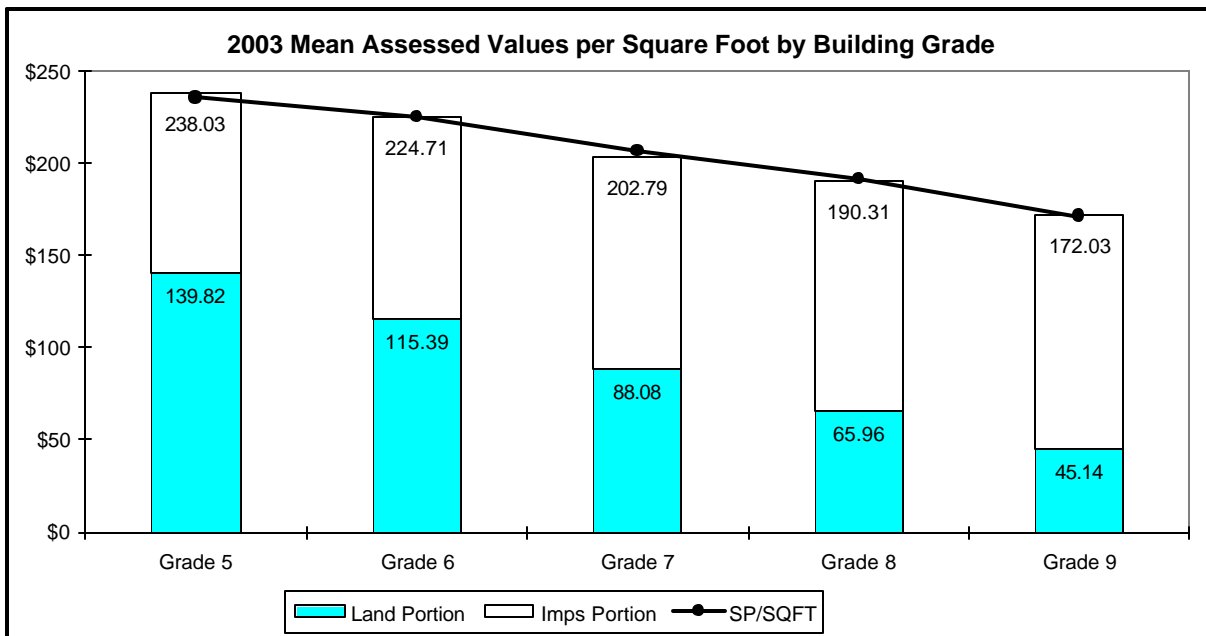
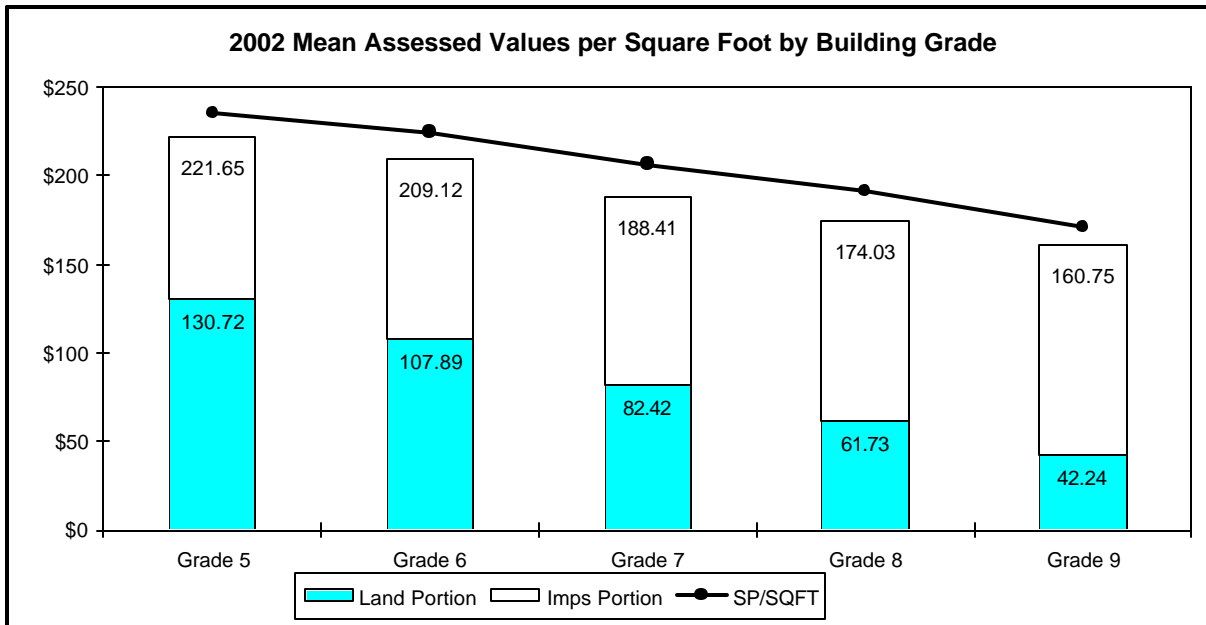
These charts clearly show an improvement in assessment level and uniformity by Year Built or Year Renovated as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 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 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 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 2003 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 1/1/2001 through 12/31/2002 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 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 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

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall 7.15% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.0715, \text{ with the result rounded down to the next } \$1,000.$$

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 316 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sales price) for very good condition or with lots sizes less than 4000 square feet were assessed higher than other properties. It was also found that properties with larger houses (greater than 1999 square feet of above grade living area and properties impacted with traffic noise were assessed lower than other properties. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\text{2003 Total Value} = \text{2002 Total Value} / (0.9336327) + (0.05038627 * \text{if Lot Size is } < 4000 \text{ square feet}) - (0.0450414 * \text{if Above Grade Living area is } > 1999 \text{ square feet and Grade } < 9) + (0.1029298 * \text{if Very Good condition}) - (0.0432543 * \text{if Moderate Traffic noise and Above Grade Living Area is } \leq 2000 \text{ square feet}) - (0.08548205 * \text{if High or Extreme Traffic noise and Above Grade Living Area is } \leq 2000 \text{ square feet})$$

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

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Overall % Change indicated by the sales sample is used to arrive at new total value (2002 Total Value * 1.0715 = 2003 Total 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”, the Overall % Change as indicated by the sales sample is used to arrive at a new total value. (2002 Total Value * 1.0715 = 2003 Total Value)
 - * 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, apply the model

Mobile Home Update

There are no Mobile Homes in this area.

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 6 Annual Update Model Adjustments

2003 Total Value = 2002 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)

7.15%	
Lot Size <4000 Sq Ft	Yes
% Adjustment	-5.59%
Above Grade Living Area >1999 Sq Ft Grade <9	Yes
% Adjustment	8.50%
Very Good Condition	Yes
% Adjustment	-10.62%
Moderate Traffic Noise if Above Grade Living Area is <=2000 sq ft	Yes
% Adjustment	4.96%
High or Extreme Traffic Noise if Above Grade Living Area is <=2000 sq ft	Yes
% Adjustment	10.62%

Comments

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

For instance, a parcel with a lot size of 3000 square feet and coded with moderate traffic would *approximately* receive a 6.52% upward adjustment (7.15% - 5.59% +4.96%).

For instance, a parcel with a house in very good condition would *approximately* receive a 3.47% downward adjustment (7.15% - 10.62%)

68.2% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

7.3% or 250 parcels in the population of 1 to 3 family homes in the area have Grades less than 9 and have more than 1999 square feet of living area. There are 17 properties in category that have sold.

11.5% or 400 parcels in the population of 1 to 3 family homes in the area have Above Grade Living Area equal to or less than 2000 square feet and have been coded with Moderate Traffic Noise. There are 38 properties in category that have sold.

7.1% or 241 parcels in the population of 1 to 3 family homes in the area have Above Grade Living Area equal to or less than 2000 square feet and have been coded with High or Extreme Traffic Noise. There are 23 properties in category that have sold.

Area 6 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 2003 weighted mean is .99%

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	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
5	9	0.941	1.010	7.4%	0.942	1.078
6	65	0.931	1.000	7.4%	0.976	1.023
7	199	0.915	0.985	7.6%	0.972	0.998
8	38	0.903	0.994	10.0%	0.967	1.020
9	5	0.938	1.004	7.0%	0.937	1.070
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
<1930	27	0.928	0.982	5.8%	0.945	1.019
1930-1939	16	0.927	0.995	7.4%	0.943	1.048
1940-1949	95	0.915	0.990	8.1%	0.970	1.010
1950-1959	71	0.906	0.978	8.0%	0.957	0.999
1960-1979	38	0.925	0.999	8.0%	0.972	1.026
1980-1999	49	0.924	1.002	8.4%	0.976	1.027
>=2000	20	0.912	0.986	8.1%	0.949	1.023
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
Fair	1	0.730	0.778	6.6%	N/A	N/A
Average	150	0.915	0.990	8.3%	0.975	1.005
Good	155	0.915	0.991	8.3%	0.977	1.006
Very Good	10	1.008	0.986	-2.2%	0.927	1.045
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1	225	0.914	0.988	8.1%	0.976	1.001
1.5	33	0.924	0.995	7.7%	0.964	1.027
>=2	58	0.924	0.991	7.3%	0.971	1.011
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
<900	59	0.918	0.988	7.7%	0.965	1.012
900-1099	66	0.907	0.983	8.3%	0.959	1.007
1100-1299	71	0.911	0.984	8.0%	0.963	1.005
1300-1499	59	0.948	1.002	5.7%	0.979	1.024
1500-1999	39	0.936	1.000	6.9%	0.970	1.031
>=2000	22	0.868	0.980	13.0%	0.942	1.018

Area 6 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 2003 weighted mean is .99%

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	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
No	316	0.917	0.990	7.9%	0.980	1.000
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
No	316	0.917	0.990	7.9%	0.980	1.000
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	85	0.926	1.000	8.0%	0.982	1.018
3	70	0.913	0.983	7.7%	0.961	1.006
5	59	0.900	0.985	9.5%	0.961	1.009
7	102	0.924	0.989	7.0%	0.970	1.007
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<4000	27	0.975	0.997	2.3%	0.967	1.027
4000-4999	33	0.925	0.998	7.9%	0.973	1.023
5000-5999	50	0.945	1.019	7.8%	0.989	1.049
6000-6999	58	0.913	0.986	7.9%	0.966	1.006
7000-7999	78	0.895	0.971	8.5%	0.954	0.989
8000-8999	41	0.888	0.974	9.7%	0.939	1.009
>=9000	29	0.925	1.012	9.3%	0.968	1.056
Traffic Noise	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
None	251	0.928	0.990	6.7%	0.978	1.001
Moderate	41	0.891	0.990	11.1%	0.963	1.018
High	20	0.856	0.999	16.7%	0.956	1.043
Extreme	4	0.797	0.937	17.5%	0.842	1.032

Area 6 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 2003 weighted mean is .99%

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

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

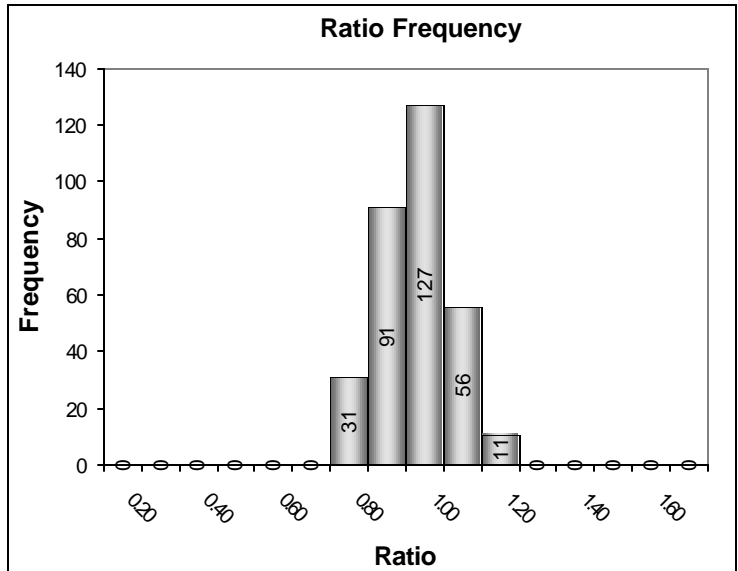
Above Grade Living Area > 1999 square feet and Grade < 9	COUNT	2002 WEIGHTED MEAN	2003 WEIGHTED MEAN	PERCENT CHANGE	2003 Lower 95% C.L..	2003 UPPER 95% C.L.
No	299	0.924	0.991	7.3%	0.981	1.002
Yes	17	0.845	0.973	15.1%	0.925	1.021
Moderate Traffic with Above Grade Living Area < 2000	COUNT	2002 WEIGHTED MEAN	2003 WEIGHTED MEAN	PERCENT CHANGE	2003 Lower 95% C.L..	2003 UPPER 95% C.L.
No	278	0.921	0.990	7.5%	0.979	1.001
Yes	38	0.893	0.988	10.6%	0.960	1.016
High and Extreme Traffic with Above Grade Living Area < 2000	COUNT	2002 WEIGHTED MEAN	2003 WEIGHTED MEAN	PERCENT CHANGE	2003 Lower 95% C.L..	2003 UPPER 95% C.L.
No	293	0.922	0.990	7.3%	0.979	1.000
Yes	23	0.845	0.989	16.9%	0.948	1.029

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2002	Date of Report: 7/28/2003	Sales Dates: 1/2001 - 12/2002
Area 6	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	316
<i>Mean Assessed Value</i>	227,300
<i>Mean Sales Price</i>	247,800
<i>Standard Deviation AV</i>	45.845
<i>Standard Deviation SP</i>	55.967
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.926
<i>Median Ratio</i>	0.921
<i>Weighted Mean Ratio</i>	0.917
UNIFORMITY	
<i>Lowest ratio</i>	0.720
<i>Highest ratio:</i>	1.176
<i>Coefficient of Dispersion</i>	8.04%
<i>Standard Deviation</i>	0.093
<i>Coefficient of Variation</i>	10.02%
<i>Price Related Differential (PRD)</i>	1.009
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.909
<i>Upper limit</i>	0.935
95% Confidence: Mean	
<i>Lower limit</i>	0.915
<i>Upper limit</i>	0.936
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3395
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.093
Recommended minimum:	14
<i>Actual sample size:</i>	316
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	162
<i># ratios above mean:</i>	154
<i>z:</i>	0.450
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

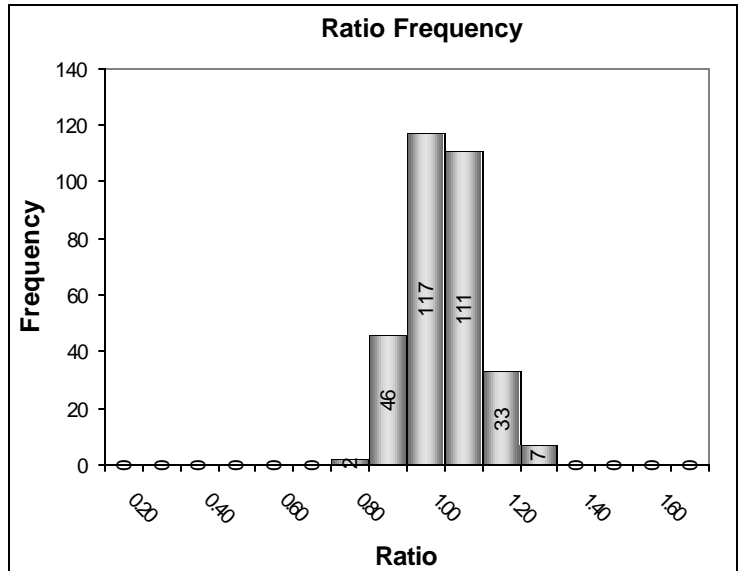
1 to 3 Unit Residences throughout area 6

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2003	Date of Report: 7/28/2003	Sales Dates: 1/2001 - 12/2002
Area 6	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	316
<i>Mean Assessed Value</i>	245,300
<i>Mean Sales Price</i>	247,800
<i>Standard Deviation AV</i>	50.867
<i>Standard Deviation SP</i>	55.967
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.997
<i>Median Ratio</i>	0.995
<i>Weighted Mean Ratio</i>	0.990
UNIFORMITY	
<i>Lowest ratio</i>	0.778
<i>Highest ratio:</i>	1.240
<i>Coefficient of Dispersion</i>	7.31%
<i>Standard Deviation</i>	0.091
<i>Coefficient of Variation</i>	9.14%
<i>Price Related Differential (PRD)</i>	1.007
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.982
<i>Upper limit</i>	1.008
95% Confidence: Mean	
<i>Lower limit</i>	0.987
<i>Upper limit</i>	1.007
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3395
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.091
Recommended minimum:	13
<i>Actual sample size:</i>	316
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	160
<i># ratios above mean:</i>	156
<i>z:</i>	0.225
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 6

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 6
(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
2	615020	0215	3/20/01	\$ 177,000	720	0	5	1933	4	6800	No	No	13546 DENSMORE AV N
2	192604	9393	7/26/01	\$ 226,650	1500	0	5	1910	4	7269	No	No	14140 PHINNEY AV N
2	615020	0350	6/14/02	\$ 192,000	620	220	6	1935	4	6800	No	No	13542 WALLINGFORD AV N
2	614970	0340	2/11/02	\$ 188,000	660	0	6	1945	4	7560	No	No	13753 ASHWORTH AV N
2	614970	0340	2/26/01	\$ 165,000	660	0	6	1945	4	7560	No	No	13753 ASHWORTH AV N
2	614970	0150	8/13/01	\$ 186,953	730	0	6	1949	4	7480	No	No	13729 STONE AV N
2	614970	0300	2/26/01	\$ 162,950	770	0	6	1950	3	7200	No	No	13720 STONE AV N
2	615020	0470	8/23/01	\$ 212,500	780	0	6	1948	4	4680	No	No	1903 N 137TH ST
2	192604	9183	8/29/02	\$ 163,500	810	0	6	1947	3	6750	No	No	12811 ASHWORTH AV N
2	192604	9097	11/12/02	\$ 192,000	820	0	6	1950	4	5763	No	No	14331 PHINNEY AV N
2	615020	0045	2/6/02	\$ 206,000	820	0	6	1932	4	6800	No	No	13545 DENSMORE AV N
2	641460	0161	8/28/02	\$ 201,000	850	180	6	1949	3	7255	No	No	2115 N 133RD ST
2	192604	9007	9/6/01	\$ 190,000	900	0	6	1940	3	12648	No	No	701 N 145TH ST
2	615020	0245	12/15/01	\$ 204,000	940	0	6	1942	4	6800	No	No	13518 DENSMORE AV N
2	192604	9053	5/14/02	\$ 171,000	940	0	6	1945	4	8700	No	No	14122 EVANSTON AV N
2	614970	0145	10/4/01	\$ 192,450	1020	0	6	1947	3	8160	No	No	13733 STONE AV N
2	615020	0521	7/12/02	\$ 219,000	1060	0	6	1951	4	8160	No	No	13512 BURKE AV N
2	017300	0100	10/23/02	\$ 240,000	1070	0	6	1942	4	10125	No	No	347 N 138TH ST
2	645030	4455	11/6/02	\$ 179,900	1090	0	6	1948	3	5100	No	No	14041 STONE AV N
2	615070	0316	7/19/01	\$ 225,000	1100	0	6	1951	3	8883	No	No	13756 DENSMORE AV N
2	645030	3653	7/8/02	\$ 217,000	1160	0	6	1947	4	5250	No	No	14006 ASHWORTH AV N
2	192604	9210	4/11/01	\$ 184,950	830	0	7	1944	4	10950	No	No	14324 EVANSTON AV N
2	615020	0170	4/4/02	\$ 225,000	890	0	7	1914	4	5300	No	No	13533 WALLINGFORD AV N
2	178760	0180	6/27/01	\$ 185,950	890	0	7	1950	4	6679	No	No	13053 ROOSEVELT WY NE
2	615020	0405	4/30/02	\$ 225,000	910	0	7	1949	4	6700	No	No	13517 MERIDIAN AV N
2	615070	0185	3/6/01	\$ 179,500	910	0	7	1948	3	6160	No	No	1812 N 137TH ST
2	614970	0345	7/17/02	\$ 200,000	920	0	7	1950	3	7560	No	No	13747 ASHWORTH AV N
2	016400	0254	11/20/01	\$ 225,723	960	960	7	1947	3	8550	No	No	540 N 137TH ST
2	641460	0272	8/19/02	\$ 209,000	960	0	7	1950	3	7800	No	No	13316 CORLISS AV N
2	615020	0160	7/18/02	\$ 229,000	980	0	7	1948	4	6800	No	No	13527 WALLINGFORD AV N
2	645030	3880	9/12/01	\$ 211,000	980	0	7	1955	3	7750	No	No	14026 ROSLYN PL N
2	178760	0293	10/2/02	\$ 192,000	1000	0	7	1950	3	5975	No	No	13002 1ST AV NE

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
2	178760	0277	11/15/02	\$ 217,950	1020	0	7	1942	4	8280	No	No	13044 1ST AV NE
2	192604	9103	3/29/02	\$ 217,000	1020	0	7	1955	4	5600	No	No	14345 DAYTON AV N
2	641460	0190	2/21/02	\$ 295,000	1040	1040	7	1950	4	12960	No	No	1340 MERIDIAN AV N
2	645030	4560	4/26/01	\$ 173,000	1040	0	7	1955	3	5100	No	No	14008 LENORA PL N
2	645030	4385	6/3/02	\$ 250,000	1050	710	7	1951	3	5250	No	No	14048 STONE AV N
2	419240	0015	8/28/01	\$ 220,000	1060	0	7	1952	4	7200	No	No	2144 N 133RD ST
2	641460	0031	2/23/01	\$ 189,000	1060	0	7	1949	4	13800	No	No	13004 CORLISS AV N
2	615070	0378	3/20/01	\$ 195,000	1080	0	7	1949	4	5830	No	No	1612 N 137TH ST
2	178760	0190	4/23/02	\$ 184,950	1100	0	7	1951	3	7500	No	No	13008 3RD AV NE
2	641460	0008	3/21/01	\$ 225,000	1110	0	7	1949	4	9664	No	No	2356 N 130TH ST
2	192604	9231	7/19/01	\$ 227,500	1110	670	7	1961	4	9664	No	No	13031 MERIDIAN AV N
2	615020	0505	8/29/01	\$ 205,000	1120	0	7	1947	3	6800	No	No	13522 BURKE AV N
2	192604	9395	8/15/02	\$ 265,000	1130	730	7	1985	3	7200	No	No	1748 N 130TH ST
2	641460	0240	6/20/01	\$ 219,950	1130	0	7	1950	4	8316	No	No	13401 CORLISS AV N
2	083200	0095	9/21/01	\$ 225,000	1130	0	7	1943	4	8100	No	No	321 N 133RD ST
2	615070	0199	8/10/01	\$ 240,000	1140	0	7	1948	3	9780	No	No	13715 BURKE AV N
2	419240	0005	4/16/01	\$ 232,500	1150	0	7	1952	4	6960	No	No	13309 CORLISS AV N
2	645030	4555	1/4/02	\$ 197,000	1180	0	7	1978	3	2346	No	No	14004 LENORA PL N
2	016400	0284	11/25/02	\$ 259,000	1190	0	7	1979	3	7740	No	No	560 B N 137TH ST
2	016400	0284	4/25/02	\$ 240,000	1190	0	7	1979	3	7740	No	No	560 B N 137TH ST
2	192604	9405	7/29/02	\$ 268,000	1230	860	7	1989	3	3630	No	No	13351 ASHWORTH AV N
2	614970	0350	4/16/02	\$ 222,000	1230	0	7	1961	4	7560	No	No	13741 ASHWORTH AV N
2	641460	0114	8/28/01	\$ 215,000	1230	600	7	1928	3	6952	No	No	13055 CORLISS AV N
2	614970	0275	8/21/02	\$ 205,000	1240	0	7	1949	4	6150	No	No	1320 N 137TH ST
2	615020	0223	1/9/02	\$ 229,500	1250	0	7	1963	4	6800	No	No	13536 DENSMORE AV N
2	178760	0291	3/11/02	\$ 228,000	1270	0	7	1950	3	6900	No	No	122 NE 130TH ST
2	178760	0211	2/23/01	\$ 220,000	1280	0	7	1932	3	7287	No	No	145 NE 133RD ST
2	645030	4140	2/5/01	\$ 192,000	1280	0	7	1944	4	7875	No	No	14011 ROSLYN PL N
2	192604	9316	10/9/02	\$ 269,950	1290	390	7	1958	4	6100	No	No	1927 N 133RD ST
2	016400	0230	9/21/01	\$ 232,500	1320	0	7	1960	3	6760	No	No	713 1/2 N 138TH ST
2	645030	4595	4/13/01	\$ 226,000	1320	480	7	1983	3	2550	No	No	14022 LENORA PL N
2	178760	0280	1/19/01	\$ 244,950	1420	0	7	1930	4	8080	No	No	13026 1ST AV NE
2	645030	3905	10/28/02	\$ 229,000	1450	0	7	1992	3	2625	No	No	14014 ROSLYN PL N

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
2	241960	0080	4/12/01	\$ 229,950	1460	0	7	1954	4	6360	No	No	500 N 141ST ST
2	718080	0030	2/5/01	\$ 230,000	1460	0	7	1953	4	7000	No	No	1416 N 136TH ST
2	192604	9186	3/23/01	\$ 239,950	1510	0	7	1948	4	9000	No	No	12833 ASHWORTH AV N
2	241960	0095	8/22/01	\$ 234,950	1530	0	7	1954	4	6360	No	No	511 N 141ST ST
2	645030	3950	5/25/01	\$ 267,000	1540	300	7	1958	3	9240	No	No	14013 ASHWORTH AV N
2	016400	0190	5/15/01	\$ 245,000	1650	0	7	1949	5	7220	No	No	510 N 138TH ST
2	192604	9410	10/2/02	\$ 270,000	1710	1160	7	1989	3	7260	No	No	13305 ASHWORTH AV N
2	083200	0090	7/26/01	\$ 292,000	1740	0	7	1999	3	7020	No	No	315 N 133RD ST
2	641460	0273	3/19/01	\$ 303,500	2230	0	7	1998	3	8372	No	No	13317 1ST AV NE
2	615020	0095	7/11/01	\$ 307,500	2280	0	7	1992	3	6800	No	No	13538 ASHWORTH AV N
2	178760	0209	4/23/01	\$ 257,000	1340	0	8	1984	3	8867	No	No	13029 C 3RD AV NE
2	178760	0165	8/20/01	\$ 269,900	1350	1040	8	1955	4	7149	No	No	13040 3RD AV NE
2	930200	0050	8/16/01	\$ 228,500	1360	0	8	1961	3	8925	No	No	13816 DAYTON AV N
2	016400	0280	5/8/01	\$ 325,000	1400	1000	8	1964	4	7020	No	No	546 N 137TH ST
2	291870	0010	12/19/01	\$ 269,950	1440	0	8	1963	4	7313	No	No	433 N 141ST ST
2	614970	0254	6/7/02	\$ 267,000	1560	400	8	1982	3	6732	No	No	13727 INTERLAKE AV N
2	178760	0208	11/11/02	\$ 285,000	1750	0	8	1984	3	7200	No	No	13029 B 3RD AV NE
2	083200	0045	6/5/02	\$ 446,950	2130	0	8	2001	3	8472	No	No	13307 BITTER PL N
2	083200	0040	2/11/02	\$ 496,428	2290	0	8	2001	3	8100	No	No	340 N 133RD ST
2	083200	0127	11/7/01	\$ 435,000	2580	0	9	2001	3	6977	No	No	13205 BITTER PL N
3	645030	1455	10/15/02	\$ 163,000	540	0	5	1937	4	2750	No	No	1618 N 143RD ST
3	645030	1220	2/13/02	\$ 181,500	710	0	5	1939	4	4725	No	No	14315 ASHWORTH AV N
3	645030	1780	3/5/02	\$ 181,000	760	0	5	1942	4	4935	No	No	14318 COURTLAND PL N
3	178760	0225	1/17/02	\$ 170,000	1040	0	5	1920	4	9600	No	No	13322 ROOSEVELT WY NE
3	645030	1270	5/21/02	\$ 175,500	770	0	6	1949	3	5250	No	No	14339 ASHWORTH AV N
3	645030	1750	4/25/01	\$ 182,500	770	0	6	1942	4	5250	No	No	14330 COURTLAND PL N
3	202604	9034	8/6/01	\$ 200,000	850	850	6	1924	4	6000	No	No	2334 N 140TH ST
3	645030	2660	9/27/01	\$ 227,000	860	0	6	1942	4	6600	No	No	14012 WAYNE PL N
3	645030	1405	6/26/01	\$ 182,000	860	0	6	1952	4	5250	No	No	14318 ASHWORTH AV N
3	645030	3200	6/19/02	\$ 239,300	900	0	6	1949	4	5130	No	No	14058 COURTLAND PL N
3	641510	0103	2/5/02	\$ 205,000	910	0	6	1918	4	7200	No	No	2315 N 137TH ST
3	645030	2595	5/1/02	\$ 216,000	990	0	6	1947	4	6360	No	No	14042 WAYNE PL N
3	645030	2465	8/17/01	\$ 209,950	1010	0	6	1952	4	4725	No	No	14311 MERIDIAN AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
3	645030	2715	6/18/02	\$ 208,950	1160	0	6	1980	3	7290	No	No	14015 MERIDIAN AV N
3	645030	1545	4/2/01	\$ 200,000	1210	0	6	1949	3	4725	No	No	14349 DENSMORE AV N
3	645030	2445	7/24/02	\$ 239,500	1220	0	6	1931	4	5500	No	No	2014 N 143RD ST
3	202604	9098	7/13/01	\$ 154,000	1360	0	6	1951	3	8100	No	No	14040 CORLISS AV N
3	283210	0245	3/22/01	\$ 182,000	800	380	7	1982	3	8710	No	No	13939 4TH AV NE
3	863210	0005	6/20/01	\$ 236,000	810	0	7	1947	4	8100	No	No	13733 1ST AV NE
3	641510	0401	5/21/01	\$ 215,800	810	0	7	1942	4	8100	No	No	13745 1ST AV NE
3	645030	1830	5/28/02	\$ 227,350	810	620	7	1984	3	2750	No	No	1764 N 143RD ST
3	863210	0010	5/21/01	\$ 229,000	910	0	7	1947	4	8100	No	No	13727 1ST AV NE
3	645030	2571	8/26/02	\$ 239,500	940	0	7	1930	4	5831	No	No	14056 WAYNE PL N
3	645030	0840	6/22/02	\$ 225,000	950	400	7	1963	4	5250	No	No	14307 INTERLAKE AV N
3	645030	3370	5/20/02	\$ 205,000	1000	0	7	1970	4	5250	No	No	14025 WALLINGFORD AV N
3	641510	0142	9/24/01	\$ 289,000	1020	250	7	1920	4	8500	No	No	13531 CORLISS AV N
3	645030	2340	9/4/02	\$ 215,000	1020	480	7	1968	3	4725	No	No	14346 WAYNE PL N
3	283210	0745	10/25/02	\$ 225,000	1050	0	7	1948	4	7200	No	No	13760 1ST AV NE
3	641510	0273	5/9/02	\$ 249,950	1070	250	7	1947	3	7080	No	No	2127 N 140TH ST
3	641510	0273	1/25/01	\$ 235,000	1070	250	7	1947	3	7080	No	No	2127 N 140TH ST
3	645030	2065	11/21/02	\$ 269,500	1080	0	7	1942	4	5500	No	No	1808 NE 143RD ST
3	641510	0092	4/23/02	\$ 267,500	1120	730	7	1956	3	7403	No	No	13544 CORLISS AV N
3	645030	0900	11/8/02	\$ 240,000	1130	0	7	1953	3	5250	No	No	14337 INTERLAKE AV N
3	645030	3730	4/17/01	\$ 245,000	1140	0	7	1928	4	5040	No	No	14021 DENSMORE AV N
3	645030	2440	5/9/02	\$ 263,900	1150	550	7	1953	4	4400	No	No	2008 N 143RD ST
3	202604	9130	5/24/02	\$ 181,000	1150	0	7	1956	3	6600	No	No	2215 N 145TH ST
3	641510	0333	5/24/02	\$ 225,000	1180	0	7	1949	3	7080	No	No	2328 N 137TH ST
3	020230	0020	12/14/01	\$ 236,000	1210	0	7	1955	3	6240	No	No	14051 CORLISS AV N
3	645030	1160	6/25/02	\$ 206,000	1230	0	7	1972	3	4725	No	No	14312 ROSLYN PL N
3	645030	2835	5/3/01	\$ 207,900	1260	0	7	1987	3	2640	No	No	14045 WAYNE PL N
3	202604	9133	5/9/01	\$ 257,000	1270	950	7	1956	3	6300	No	No	14041 BAGLEY AV N
3	641510	0370	10/18/01	\$ 205,000	1330	0	7	1950	4	7080	No	No	2323 N 140TH ST
3	641510	0140	8/26/02	\$ 237,000	1360	0	7	1954	3	6500	No	No	13545 CORLISS AV N
3	641510	0330	9/26/01	\$ 219,950	1370	0	7	1948	4	7080	No	No	2320 N 137TH ST
3	645030	1955	3/29/02	\$ 239,950	1380	0	7	1957	4	6760	No	No	14356 WALLINGFORD AV N
3	645030	3075	3/2/01	\$ 209,950	1410	0	7	1966	4	4200	No	No	14003 BURKE AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	645030	2365	11/4/02	\$ 219,950	1420	0	7	1994	3	2625	No	No	14332 WAYNE PL N
3	645030	2625	12/9/02	\$ 249,950	1450	0	7	2002	3	3000	No	No	14026 WAYNE PL N
3	645030	2630	11/13/02	\$ 249,950	1450	0	7	2002	3	3000	No	No	14024 WAYNE PL N
3	202604	9082	10/26/01	\$ 319,000	1460	780	7	1928	5	8840	No	No	2104 N 143RD ST
3	641510	0322	10/26/01	\$ 259,950	1460	0	7	2001	3	2880	No	No	2131 N 140TH ST
3	223900	0026	8/21/02	\$ 250,000	1480	0	7	1955	4	7800	No	No	14023 CORLISS AV N
3	020230	0015	7/8/02	\$ 230,000	1590	0	7	1955	4	6240	No	No	2215 N 143RD ST
3	202604	9155	12/11/02	\$ 239,950	1680	0	7	1963	4	8635	No	No	2219 N 145TH ST
3	641510	0030	4/15/02	\$ 303,000	1710	0	7	1963	4	7040	No	No	2333 N 136TH ST
3	645030	2000	9/16/02	\$ 250,000	1920	0	7	1989	3	5250	No	No	14332 WALLINGFORD AV N
3	645030	2000	3/20/01	\$ 224,950	1920	0	7	1989	3	5250	No	No	14332 WALLINGFORD AV N
3	645030	2220	6/27/01	\$ 266,722	1950	0	7	2000	3	2643	No	No	14332 BURKE AV N
3	645030	1865	12/12/02	\$ 212,000	1950	0	7	1976	3	5250	No	No	14323 WALLINGFORD AV N
3	178760	0237	12/24/02	\$ 257,500	1260	700	8	1964	3	6825	No	No	13347 3RD AV NE
3	207510	0025	3/12/02	\$ 250,000	1330	1240	8	1954	4	8100	No	No	14327 SUNNYSIDE AV N
3	178760	0138	12/13/02	\$ 280,000	1380	960	8	1998	3	7200	No	No	13360 3RD AV NE
3	283210	0275	10/19/01	\$ 287,500	1430	1330	8	1948	5	9600	No	No	13912 PAR PL NE
3	202604	9146	4/23/01	\$ 252,000	1430	400	8	1960	4	6000	No	No	2336 N 140TH ST
3	283210	0927	6/22/01	\$ 357,500	1820	780	8	2001	3	7265	No	No	13502 3RD AV NE
3	645030	1415	5/17/02	\$ 330,000	2100	0	8	1998	3	4725	No	No	14314 ASHWORTH AV N
3	178760	0135	5/9/02	\$ 385,000	2100	1050	8	1956	4	20513	No	No	13352 3RD AV NE
3	645030	2295	7/16/02	\$ 325,000	2300	0	8	2002	3	4923	No	No	2025 N 145TH ST
3	645030	2297	6/17/02	\$ 335,000	2300	0	8	2002	3	4923	No	No	14353 MERIDIAN AV N
3	202604	9168	3/7/02	\$ 300,000	2380	0	8	1983	3	7430	No	No	2356 N 140TH ST
5	641210	0192	9/21/01	\$ 194,950	720	0	6	1948	4	8002	No	No	12304 3RD AV NE
5	641160	0110	12/3/01	\$ 180,000	730	0	6	1929	4	6141	No	No	2354 N 115TH ST
5	641210	0029	6/13/02	\$ 209,000	790	0	6	1940	4	7247	No	No	12045 2ND AV NE
5	641260	0006	2/21/02	\$ 223,900	800	0	6	1942	3	8190	No	No	12506 1ST AV NE
5	292604	9180	2/20/01	\$ 213,000	800	100	6	1942	4	10705	No	No	11343 CORLISS AV N
5	641260	0006	2/27/01	\$ 163,000	800	0	6	1942	3	8190	No	No	12506 1ST AV NE
5	303420	0407	6/12/02	\$ 236,000	890	0	6	1922	3	8292	No	No	2171 N 122ND ST
5	292604	9194	7/26/01	\$ 203,000	1030	0	6	1944	3	5604	No	No	11340 SUNNYSIDE AV N
5	932580	0100	8/3/01	\$ 209,950	1030	0	6	1950	4	6209	No	No	1315 N 122ND ST

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
5	932580	0060	12/11/01	\$ 223,000	1200	0	6	1950	4	6596	No	No	1331 N 121ST ST
5	303420	0960	1/25/02	\$ 228,990	1580	0	6	1942	3	8625	No	No	1745 N 130TH ST
5	641160	0229	10/16/01	\$ 193,000	800	0	7	1939	4	8914	No	No	11728 MERIDIAN AV N
5	303420	0900	2/22/02	\$ 265,000	860	140	7	1942	4	10910	No	No	12832 ASHWORTH AV N
5	353190	0060	4/25/02	\$ 225,450	860	0	7	1940	4	8250	No	No	11605 MERIDIAN AV N
5	303420	0148	6/17/02	\$ 285,000	870	0	7	1948	4	6670	No	No	12546 CORLISS AV N
5	641210	0025	7/24/02	\$ 220,000	950	0	7	1950	3	5997	No	No	12057 2ND AV NE
5	438320	0020	12/1/02	\$ 248,500	950	400	7	1948	4	6638	No	No	204 NE 125TH ST
5	641210	0022	9/19/01	\$ 197,500	950	0	7	1950	3	5997	No	No	12051 2ND AV NE
5	303420	0927	4/22/02	\$ 193,000	960	0	7	1973	3	7140	No	No	1645 N 130TH ST
5	303420	0076	4/3/02	\$ 207,000	960	0	7	1954	4	6916	No	No	12823 1ST AV NE
5	303420	0411	10/11/01	\$ 229,950	1000	0	7	1949	4	9046	No	No	2318 N 120TH ST
5	224650	0015	8/27/02	\$ 234,000	1040	0	7	1947	3	8160	No	No	12015 3RD AV NE
5	303420	0512	7/17/02	\$ 245,000	1040	840	7	1961	3	6321	No	No	12283 DENSMORE AV N
5	303420	0142	6/25/02	\$ 294,900	1070	140	7	1950	4	6988	No	No	12558 CORLISS AV N
5	641210	0200	3/25/02	\$ 265,000	1100	380	7	1950	4	7999	No	No	12316 3RD AV NE
5	303420	0505	8/2/01	\$ 279,950	1110	200	7	1948	4	6005	No	No	1925 N 122ND ST
5	303420	0212	12/27/02	\$ 282,500	1120	0	7	1964	3	7327	No	No	12545 A CORLISS AV N
5	303420	0017	12/19/02	\$ 339,950	1120	700	7	2002	3	7407	No	No	2114 N 128TH ST
5	303420	0202	7/7/01	\$ 285,000	1160	1100	7	1964	4	8100	No	No	12567 A CORLISS AV N
5	631040	0085	7/25/01	\$ 210,000	1180	0	7	1950	4	6370	No	No	1509 N 121ST ST
5	303420	0140	6/19/01	\$ 236,000	1200	0	7	1949	4	6217	No	No	12550 CORLISS AV N
5	641160	0133	3/26/02	\$ 232,500	1210	0	7	1950	4	7881	No	No	11542 1ST AV NE
5	224650	0050	9/10/02	\$ 233,400	1240	0	7	1947	3	7950	No	No	12026 2ND AV NE
5	207260	0020	5/25/01	\$ 249,950	1320	0	7	1952	4	7200	No	No	12014 BURKE AV N
5	207260	0025	2/15/01	\$ 229,950	1340	0	7	1952	4	7200	No	No	12008 BURKE AV N
5	932580	0047	4/23/01	\$ 269,950	1390	0	7	2000	3	7681	No	No	1321 N 121ST ST
5	303420	0737	6/12/02	\$ 240,000	1460	0	7	1956	4	5065	No	No	12526 DENSMORE AV N
5	641160	0134	4/23/02	\$ 246,000	1510	1050	7	1947	4	7863	No	No	11532 1ST AV NE
5	223850	0045	4/19/02	\$ 265,000	1510	0	7	1950	4	7823	No	No	12050 2ND AV NE
5	303420	0865	5/16/02	\$ 299,500	1580	0	7	1950	4	7200	No	No	12567 DENSMORE AV N
5	303420	0609	11/9/01	\$ 269,000	1590	650	7	1964	3	7287	No	No	12216 DENSMORE AV N
5	303420	0501	7/18/01	\$ 260,250	1620	0	7	1955	4	9000	No	No	1914 N 120TH ST

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
5	303420	0518	6/12/01	\$ 295,000	1710	450	7	1965	3	7706	No	No	12277 DENSMORE AV N
5	302604	9062	4/12/01	\$ 262,000	1840	0	7	1947	4	11570	No	No	11515 MERIDIAN AV N
5	303420	0026	6/5/02	\$ 265,000	1430	0	8	1958	4	10500	No	No	2126 N 128TH ST
5	303420	0366	11/21/01	\$ 237,950	1440	0	8	1972	3	9065	No	No	2126 N 120TH ST
5	303420	0203	7/10/02	\$ 335,000	1470	660	8	1965	4	7840	No	No	12567 B CORLISS AV N
5	641160	0233	5/27/02	\$ 324,950	1480	800	8	1982	3	8914	No	No	11726 MERIDIAN AV N
5	641160	0085	5/21/01	\$ 257,000	1660	0	8	1950	3	13194	No	No	2319 N 117TH ST
5	292604	9396	3/7/02	\$ 350,000	1700	1080	8	1961	4	7200	No	No	2121 N 115TH ST
5	641160	0025	4/24/01	\$ 280,000	1740	80	8	1948	4	14400	No	No	2135 N 117TH ST
5	303420	0302	2/13/02	\$ 378,000	2060	0	8	1961	4	7423	No	No	2114 N 122ND ST
5	303420	0172	6/20/01	\$ 436,000	2120	350	8	1995	3	7720	No	No	2151 N 128TH ST
5	303420	0666	1/4/02	\$ 380,000	2280	0	8	1956	4	13457	No	No	1732 N 122ND ST
5	303420	0963	11/12/02	\$ 320,000	2390	0	8	1998	3	9554	No	No	1716 N 130TH ST
5	303420	0537	5/15/02	\$ 379,950	2280	0	9	2001	3	7864	No	No	12225 DENSMORE AV N
5	303420	0538	4/29/02	\$ 379,950	2280	0	9	2001	3	7955	No	No	12227 DENSMORE AV N
5	303420	0409	2/26/01	\$ 395,000	2280	0	9	2000	3	8037	No	No	2169 N 122ND ST
5	303420	0223	6/17/02	\$ 431,250	2400	0	9	2002	3	8990	No	No	12505 CORLISS AV N
7	630050	0450	1/17/01	\$ 156,000	620	0	5	1928	4	5141	No	No	10344 STONE AV N
7	912910	0040	5/20/02	\$ 175,000	630	0	5	1944	4	8587	No	No	8513 WALLINGFORD AV N
7	431070	0810	12/19/02	\$ 198,000	860	0	5	1944	4	4461	No	No	9747 WOODLAWN AV N
7	431070	0570	3/11/02	\$ 182,500	490	430	6	1949	4	5000	No	No	9741 DENSMORE AV N
7	435870	0040	5/28/02	\$ 177,500	640	0	6	1947	4	6105	No	No	10541 DENSMORE AV N
7	630050	0760	3/20/01	\$ 179,500	670	0	6	1925	4	5176	No	No	10054 STONE AV N
7	630000	0230	5/10/01	\$ 167,000	690	0	6	1940	3	5060	No	No	10709 INTERLAKE AV N
7	099300	1125	2/14/02	\$ 224,950	770	580	6	1951	4	5125	No	No	8820 INTERLAKE AV N
7	802170	1195	12/18/02	\$ 191,000	770	0	6	1907	4	4500	No	No	8607 CORLISS AV N
7	802170	0405	4/25/02	\$ 210,000	820	0	6	1938	3	4500	No	No	2153 N 89TH ST
7	099300	0030	9/19/02	\$ 213,000	820	0	6	1926	4	3844	No	No	8841 ASHWORTH AV N
7	431070	0130	2/13/02	\$ 214,950	860	0	6	1940	4	5021	No	No	9756 DENSMORE AV N
7	630000	0340	5/6/02	\$ 195,000	920	0	6	1942	4	5693	No	No	10523 ASHWORTH AV N
7	312604	9221	9/23/02	\$ 196,000	960	0	6	1925	5	5668	No	No	1716 N 85TH ST
7	630050	0810	6/14/02	\$ 224,750	990	0	6	1928	3	5163	No	No	10014 STONE AV N
7	431070	0040	10/28/02	\$ 232,000	1050	0	6	1919	4	6159	No	No	9740 WALLINGFORD AV N

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
7	802170	0445	3/27/01	\$ 250,000	1110	0	6	1952	4	4500	No	No	2133 N 89TH ST
7	099300	2330	5/22/02	\$ 211,950	1110	590	6	1946	4	5625	No	No	8527 ASHWORTH AV N
7	435870	0015	3/23/01	\$ 297,000	1140	770	6	1999	3	7834	No	No	10524 ASHWORTH AV N
7	630050	0420	9/4/02	\$ 198,950	1210	0	6	1926	5	5168	No	No	10322 STONE AV N
7	630050	0671	5/11/01	\$ 213,000	1240	0	6	1940	4	5000	No	No	1410 N 100TH ST
7	431070	2315	5/9/02	\$ 215,500	1250	0	6	1960	3	5000	No	No	9238 DENSMORE AV N
7	802170	0860	7/24/01	\$ 232,000	1320	0	6	1920	4	4500	No	No	2136 N 87TH ST
7	630050	0850	6/18/01	\$ 210,000	1340	0	6	1952	5	4980	No	No	10017 INTE RLAKE AV N
7	431070	0100	12/26/01	\$ 290,000	1680	0	6	1930	4	5134	No	No	9714 WALLINGFORD AV N
7	099300	2286	9/3/02	\$ 220,500	720	190	7	1947	3	8790	No	No	1410 N 85TH ST
7	802170	0535	2/26/01	\$ 235,000	730	700	7	1928	5	4500	No	No	2110 N 88TH ST
7	312604	9216	3/13/01	\$ 207,900	790	120	7	1944	3	5750	No	No	10350 ASHWORTH AV N
7	435870	0065	10/4/02	\$ 245,000	810	400	7	1946	3	6330	No	No	1514 N 107TH ST
7	630050	0520	4/9/02	\$ 227,500	810	150	7	1941	4	4980	No	No	10317 ASHWORTH AV N
7	630050	0525	6/13/02	\$ 217,000	820	0	7	1941	4	4980	No	No	10313 ASHWORTH AV N
7	802170	0760	8/5/02	\$ 271,000	830	0	7	1949	4	4500	No	No	2117 N 88TH ST
7	630000	0295	10/25/02	\$ 229,950	830	0	7	1946	4	6958	No	No	10727 ASHWORTH AV N
7	630050	0875	5/16/02	\$ 260,000	860	760	7	1947	4	4980	No	No	10037 INTERLAKE AV N
7	435870	0028	11/21/01	\$ 205,000	890	0	7	1949	3	6600	No	No	1511 N 107TH ST
7	431070	2065	9/4/02	\$ 250,000	950	140	7	1924	4	6395	No	No	9548 WALLINGFORD AV N
7	546430	0240	9/3/02	\$ 250,000	960	180	7	1941	4	8212	No	No	10322 DENSMORE AV N
7	099300	0046	8/27/01	\$ 255,000	990	610	7	1978	3	4510	No	No	8853 ASHWORTH AV N
7	431070	2025	3/6/02	\$ 238,500	1000	0	7	1999	3	5000	No	No	9551 WALLINGFORD AV N
7	630000	0325	5/30/01	\$ 248,000	1020	530	7	1930	2	8855	No	No	10516 INTERLAKE AV N
7	630000	0321	7/8/02	\$ 269,000	1030	0	7	1939	4	7590	No	No	10528 INTERLAKE AV N
7	302230	0040	4/24/02	\$ 208,000	1030	0	7	1946	4	7623	No	No	2125 N 92ND ST
7	630000	0351	11/26/01	\$ 257,500	1030	1000	7	1951	4	7334	No	No	10545 ASHWORTH AV N
7	630000	0320	3/16/01	\$ 225,000	1040	0	7	1939	3	7590	No	No	10534 INTERLAKE AV N
7	295790	0143	6/11/01	\$ 293,000	1050	820	7	1965	4	7340	No	No	8911 MERIDIAN AV N
7	312604	9053	6/19/02	\$ 223,000	1050	1040	7	1936	4	5300	No	No	9225 WALLINGFORD AV N
7	312604	9132	6/20/01	\$ 185,000	1080	0	7	1943	3	9177	No	No	1515 N 103RD ST
7	802170	0690	5/28/02	\$ 265,500	1090	0	7	1924	4	4500	No	No	2151 N 88TH ST
7	431070	2175	9/23/02	\$ 240,000	1120	0	7	1952	4	6397	No	No	9507 COLLEGE WY N

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
7	630050	0245	1/30/02	\$ 262,000	1160	1030	7	1941	4	4919	No	No	10302 MIDVALE AV N
7	431070	1805	2/25/02	\$ 215,500	1160	0	7	1949	4	4500	No	No	1705 N 97TH ST
7	199720	0027	5/24/02	\$ 293,500	1190	300	7	1980	3	5000	No	No	8837 WALLINGFORD AV N
7	304770	0225	12/10/02	\$ 310,000	1200	670	7	1988	3	4176	No	No	8601 WALLINGFORD AV N
7	546430	0275	5/23/02	\$ 265,000	1220	750	7	1961	3	7395	No	No	10354 DENSMORE AV N
7	630050	0670	5/3/02	\$ 275,000	1220	620	7	1985	3	4959	No	No	10014 INTERLAKE AV N
7	312604	9235	4/26/02	\$ 305,000	1240	450	7	1947	4	7476	No	No	8841 BURKE AV N
7	630050	0720	7/16/02	\$ 249,100	1240	0	7	1959	3	4980	No	No	10035 ASHWORTH AV N
7	295790	0080	5/31/02	\$ 350,000	1250	700	7	1964	4	7339	No	No	8828 BURKE AV N
7	630050	0565	2/13/01	\$ 240,000	1250	1190	7	1961	3	4980	No	No	10316 INTERLAKE AV N
7	435870	0090	1/23/01	\$ 222,000	1270	0	7	1963	3	7625	No	No	10758 ASHWORTH AV N
7	316660	0015	7/3/01	\$ 236,000	1280	0	7	1950	3	10236	No	No	9745 COLLEGE WY N
7	431070	2185	8/21/01	\$ 270,000	1290	0	7	1961	4	6397	No	No	9511 COLLEGE WY N
7	630050	0230	7/12/01	\$ 246,500	1290	0	7	1940	3	5303	No	No	10309 STONE AV N
7	435870	0130	10/23/02	\$ 221,700	1290	0	7	1954	3	9600	No	No	10718 DENSMORE AV N
7	802170	0725	8/15/02	\$ 279,950	1300	0	7	1988	3	2250	No	No	2129 N 88TH ST
7	199720	0010	8/9/01	\$ 279,000	1300	80	7	1950	4	7924	No	No	8851 WALLINGFORD AV N
7	191980	0285	1/15/02	\$ 250,000	1300	0	7	1989	3	3375	No	No	9036 BURKE AV N
7	431070	1975	4/24/01	\$ 229,900	1300	0	7	1986	3	2500	No	No	9525 WALLINGFORD AV N
7	802170	0810	5/8/02	\$ 285,000	1310	270	7	1987	3	2953	No	No	2110 N 87TH ST
7	237670	0041	1/1/01	\$ 260,000	1330	0	7	1984	3	3199	No	No	9223 COLLEGE WY N
7	237670	0043	3/22/01	\$ 253,000	1330	0	7	1985	3	3199	No	No	9217 COLLEGE WY N
7	191980	0450	4/18/01	\$ 265,000	1330	0	7	1986	3	3388	No	No	9043 MERIDIAN AV N
7	237670	0047	2/5/02	\$ 248,950	1330	0	7	1987	3	3199	No	No	9209 COLLEGE WY N
7	431070	0260	1/16/02	\$ 259,950	1350	0	7	1986	3	2500	No	No	9703 WALLINGFORD AV N
7	191980	0065	3/13/02	\$ 230,000	1350	200	7	1926	3	7853	No	No	9028 WALLINGFORD AV N
7	322604	9559	3/26/01	\$ 280,000	1350	900	7	1999	3	5001	No	No	8906 CORLISS AV N
7	191980	0165	7/3/01	\$ 295,000	1370	0	7	1958	4	6750	No	No	9023 BURKE AV N
7	435870	0122	4/30/02	\$ 246,000	1370	0	7	1942	3	6500	No	No	1530 N 107TH ST
7	191980	0305	8/14/02	\$ 301,000	1390	0	7	1987	3	3375	No	No	9028 BURKE AV N
7	099300	2345	2/19/02	\$ 295,000	1410	0	7	1916	4	5445	No	No	8501 ASHWORTH AV N
7	191980	0310	5/10/01	\$ 260,000	1410	0	7	1987	3	3375	No	No	9026 BURKE AV N
7	312604	9327	9/17/01	\$ 222,900	1410	0	7	1948	3	8124	No	No	1811 N 95TH ST

**Improved Sales Used in this Annual Update Analysis
Area 6
(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
7	099300	0987	9/19/01	\$ 252,150	1460	510	7	1995	3	2109	No	No	8817 INTERLAKE AV N
7	199720	0145	9/24/01	\$ 294,300	1490	0	7	1946	5	7723	No	No	8856 DENSMORE AV N
7	191980	0250	3/7/01	\$ 244,500	1500	0	7	1989	3	4404	No	No	9060 BURKE AV N
7	431070	2310	4/23/01	\$ 325,000	1590	0	7	1998	3	5000	No	No	9240 DENSMORE AV N
7	191980	0260	5/11/01	\$ 305,000	1620	0	7	1914	5	6750	No	No	9052 BURKE AV N
7	312604	9338	5/7/02	\$ 310,000	1690	0	7	1959	3	9563	No	No	8516 BURKE AV N
7	630050	0285	6/14/02	\$ 250,000	1710	0	7	1941	4	4820	No	No	10332 MIDVALE AV N
7	191980	0045	12/28/01	\$ 343,000	1720	0	7	1998	3	6770	No	No	9036 WALLINGFORD AV N
7	630000	0275	6/4/02	\$ 330,000	1790	0	7	1929	4	8010	No	No	10720 INTERLAKE AV N
7	431070	2150	7/23/01	\$ 280,000	1890	0	7	1950	5	6671	No	No	9504 WALLINGFORD AV N
7	199720	0195	3/13/01	\$ 299,500	1900	0	7	1942	4	9787	No	No	8825 DENSMORE AV N
7	295790	0045	9/4/02	\$ 469,000	2140	680	7	1995	3	7407	No	No	8825 BURKE AV N
7	295790	0045	8/13/01	\$ 435,000	2140	680	7	1995	3	7407	No	No	8825 BURKE AV N
7	191980	0340	5/24/02	\$ 292,000	1200	1200	8	1952	4	6750	No	No	9014 BURKE AV N
7	322604	9506	10/18/02	\$ 320,000	1270	830	8	2002	3	5011	No	No	8920 CORLISS AV N
7	546430	0070	7/9/02	\$ 382,000	1340	930	8	2002	3	7056	No	No	1804 N 103RD ST
7	312604	9340	12/4/02	\$ 359,950	1360	1360	8	1988	3	7925	No	No	9215 WALLINGFORD AV N
7	431070	0210	9/24/01	\$ 290,000	1500	0	8	2001	3	2500	No	No	9720 DENSMORE AV N
7	322604	9542	5/10/02	\$ 345,000	2050	0	8	1994	3	7202	No	No	9022 MERIDIAN PL N
7	802170	0280	4/25/01	\$ 385,000	2070	240	8	2001	3	2250	No	No	2106 N 89TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	083200	0040	5/30/01	\$ 320,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
2	178760	0198	4/10/02	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	192604	9007	11/27/01	\$ 10,000	TRADE; STATEMENT TO DOR DORRatio
2	192604	9141	8/9/01	\$ 150,000	PARTIAL INTEREST (103, 102, Etc.)
2	192604	9161	4/27/01	\$ 352,500	NO MARKET EXPOSURE
2	192604	9197	8/8/01	\$ 100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	192604	9395	6/14/02	\$ 258,157	EXEMPT FROM EXCISE TAX
2	192604	9406	10/28/02	\$ 60,188	RELATED PARTY, FRIEND, OR NEIGHBOR
2	192604	9411	4/2/02	\$ 80,415	RELATED PARTY, FRIEND, OR NEIGHBOR
2	614970	0135	7/25/01	\$ 197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	615020	0370	12/21/01	\$ 117,000	TEAR DOWN
2	615020	0420	10/10/02	\$ 164,172	PARTIAL INTEREST (103, 102, Etc.)
2	615020	0435	7/12/02	\$ 163,837	NO MARKET EXPOSURE
2	615020	0529	6/9/01	\$ 115,833	RELATED PARTY, FRIEND, OR NEIGHBOR
2	615070	0204	1/19/01	\$ 68,543	PARTIAL INTEREST (103, 102, Etc.)
2	615070	0403	5/16/02	\$ 197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	641460	0243	5/29/01	\$ 51,799	RELATED PARTY, FRIEND, OR NEIGHBOR
2	645030	4110	9/7/01	\$ 201,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	645030	4180	8/31/01	\$ 59,346	RELATED PARTY, FRIEND, OR NEIGHBOR
2	718080	0015	5/27/02	\$ 188,637	RELATED PARTY, FRIEND, OR NEIGHBOR
3	020230	0050	6/24/01	\$ 171,087	RELATED PARTY, FRIEND, OR NEIGHBOR
3	026150	0010	2/14/02	\$ 248,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	178760	0225	1/16/01	\$ 130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	178760	0250	9/12/01	\$ 222,000	PrevImp<=10K
3	202604	9038	5/25/01	\$ 155,000	NON-REPRESENTATIVE SALE
3	202604	9152	7/20/01	\$ 215,000	NO MARKET EXPOSURE
3	207510	0045	6/19/02	\$ 250,000	NO MARKET EXPOSURE
3	283210	0250	2/23/01	\$ 107,041	PARTIAL INTEREST (103, 102, Etc.)
3	283210	0910	1/29/02	\$ 65,369	PARTIAL INTEREST (103, 102, Etc.)
3	615070	0320	3/28/01	\$ 204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641510	0143	12/17/01	\$ 220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	641510	0282	12/24/02	\$ 255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	641510	0300	10/22/02	\$ 285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	645030	1375	7/24/01	\$ 165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	2265	6/26/02	\$ 112,000	TEAR DOWN;
3	645030	2295	5/8/01	\$ 137,000	DORRatio
3	645030	2315	3/27/02	\$ 98,000	NO MARKET EXPOSURE
3	645030	2571	11/14/01	\$ 100,123	STATEMENT TO DOR
3	645030	2615	11/12/02	\$ 280,000	2003 Value at 53% complete
3	645030	2620	12/18/02	\$ 249,950	2003 Value at 56% complete
3	645030	3015	9/18/01	\$ 225,000	RELOCATION - SALE BY SERVICE
3	645030	3015	9/26/01	\$ 225,000	RELOCATION - SALE BY SERVICE
3	645030	3292	7/3/01	\$ 209,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	645030	3440	2/20/02	\$ 195,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	645030	3595	10/5/01	\$ 77,000	PARTIAL INTEREST (103, 102, Etc.)
3	769760	0005	2/4/02	\$ 154,000	NON-REPRESENTATIVE SALE UnFinArea
3	769760	0010	12/9/02	\$ 55,271	PARTIAL INTEREST (103, 102, Etc.)
5	207260	0030	1/17/01	\$ 185,000	NON-REPRESENTATIVE SALE
5	223850	0005	10/30/02	\$ 150,000	NO MARKET EXPOSURE
5	303420	0016	12/12/01	\$ 48,436	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0023	1/10/02	\$ 16,861	QUIT CLAIM DEED; STATEMENT TO DOR
5	303420	0136	3/19/01	\$ 256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	303420	0155	12/17/01	\$ 300,000	DORRatio
5	303420	0195	11/21/02	\$ 1,050,000	Limited Rep
5	303420	0223	8/9/01	\$ 140,000	STATEMENT TO DOR
5	303420	0240	6/14/02	\$ 585,000	NO MARKET EXPOSURE
5	303420	0275	9/7/01	\$ 260,000	QUESTIONABLE PER SALES IDENTIFICATION
5	303420	0350	5/16/02	\$ 355,000	NO MARKET EXPOSURE
5	303420	0437	10/16/02	\$ 262,000	GOVERNMENT AGENCY
5	303420	0437	7/17/02	\$ 224,849	GOVERNMENT AGENCY
5	303420	0442	1/25/01	\$ 176,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	303420	0481	12/12/01	\$ 108,751	DORRatio
5	303420	0526	12/24/02	\$ 250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	303420	0655	7/10/02	\$ 300,000	%Compl PrevImp<=10K,
5	303420	0685	8/14/01	\$ 450,000	2003 value changed due to appeal
5	303420	0688	5/24/01	\$ 214,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	303420	0692	9/5/02	\$ 840,000	Limited Rep
5	303420	0705	1/14/02	\$ 137,299	RELATED PARTY, FRIEND, OR NEIGHBOR
5	353190	0031	2/11/02	\$ 310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	641160	0359	2/14/01	\$ 269,900	QUESTIONABLE PER SALES IDENTIFICATION
5	641210	0165	3/30/01	\$ 66,995	QUIT CLAIM DEED; STATEMENT TO DOR
7	099300	0155	7/15/02	\$ 259,500	TEAR DOWN
7	191980	0090	3/9/01	\$ 228,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	199720	0140	12/12/02	\$ 242,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	295790	0085	3/10/02	\$ 235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	295790	0125	11/29/01	\$ 327,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	304770	0025	12/30/02	\$ 355,000	NO MARKET EXPOSURE
7	304770	0025	5/21/01	\$ 205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	304770	0045	4/25/02	\$ 370,000	2003 value changed due to appeal
7	304770	0230	5/25/01	\$ 83,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9048	10/25/02	\$ 395,000	Imp 85% at visit on 8-7-02, est. 80% at lien date.
7	312604	9101	5/7/01	\$ 95,859	DORRatio
7	312604	9126	10/23/02	\$ 255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	322604	9031	12/21/01	\$ 82,110	RELATED PARTY, FRIEND, OR NEIGHBOR
7	322604	9423	8/26/02	\$ 235,000	Senior Exempt Value
7	391200	0005	5/13/02	\$ 82,015	QUIT CLAIM DEED
7	431070	0430	11/7/02	\$ 250,000	TEAR DOWN
7	431070	0560	11/13/02	\$ 20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	1845	3/7/02	\$ 340,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 6
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	431070	2195	2/27/02	\$ 215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	431070	2215	9/18/01	\$ 169,000	Diagnostic Outlier
7	431070	2235	1/14/02	\$ 81,315	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	2550	6/19/02	\$ 83,412	QUIT CLAIM DEED; STATEMENT TO DOR
7	546430	0070	5/15/01	\$ 130,000	DORRatio
7	546430	0165	7/12/02	\$ 118,000	QUIT CLAIM DEED DORRatio
7	546430	0178	5/22/02	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630050	0240	5/22/01	\$ 175,000	NON-REPRESENTATIVE SALE
7	630050	0542	10/23/01	\$ 99,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	630050	0570	11/30/01	\$ 55,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630050	0640	12/12/02	\$ 95,432	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	630050	0730	9/4/01	\$ 170,000	2003 value pre Appeal stip
7	802170	0005	4/9/01	\$ 74,790	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
7	802170	0215	12/17/01	\$ 73,799	PARTIAL INTEREST (103, 102, Etc.)
7	802170	0465	11/13/02	\$ 385,000	STATEMENT TO DOR
7	802170	1010	6/5/02	\$ 369,950	RELOCATION - SALE TO SERVICE
7	802170	1010	6/7/02	\$ 369,950	RELOCATION - SALE BY SERVICE
7	802170	1310	3/15/02	\$ 255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis
Area 6***

No vacant land sales available.

***Vacant Sales Used in this Annual Update Analysis
Area 6***

No vacant land sales available.