

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Northgate/7, Lake City/8, Wedgwood, Bryant /45  
**Previous Physical Inspection:** 2003, 2004, 2007

**Improved Sales:**

Number of Sales: 1378  
 Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2008 Value</b>	\$215,200	\$215,400	\$430,600			
<b>2009 Value</b>	\$182,500	\$187,700	\$370,200	\$442,000	83.8%	11.94%
<b>Change</b>	-\$32,700	-\$27,700	-\$60,400			
<b>% Change</b>	-15.2%	-12.9%	-14.0%			

\*COV is a measure of uniformity; the lower the number the better the uniformity.

\*\* Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2008 Value</b>	\$231,400	\$200,000	\$431,400
<b>2009 Value</b>	\$196,300	\$176,900	\$373,200
<b>Percent Change</b>	-15.2%	-11.6%	-13.5%

Number of one to three unit residences in the Population: 18296

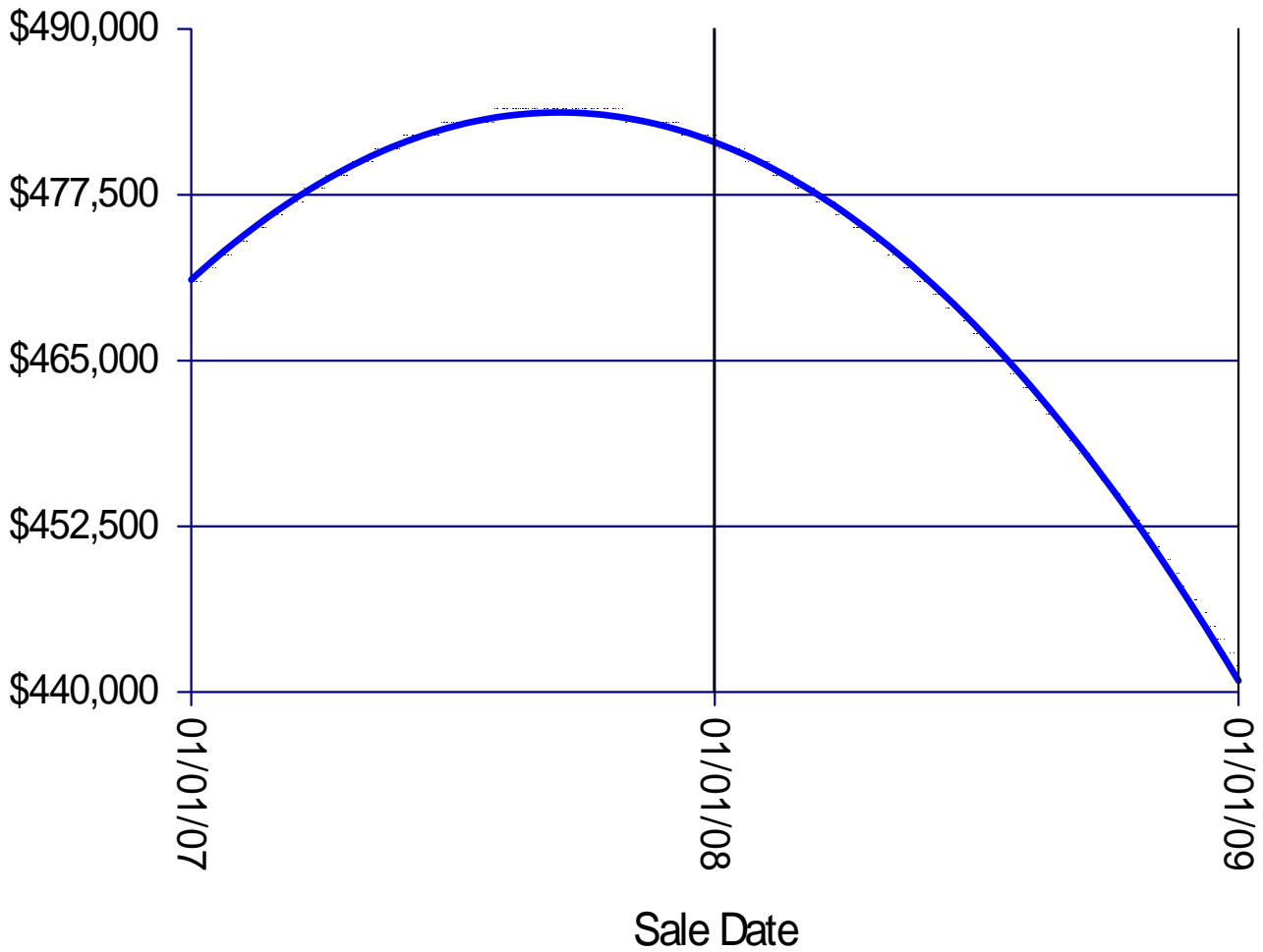
**Summary of Findings:** A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for properties improved with town homes which were found to be at a higher assessment level.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

**Market Change of Average Sale Price in Area 7,8,45  
From 1/1/07 to 1/1/09**

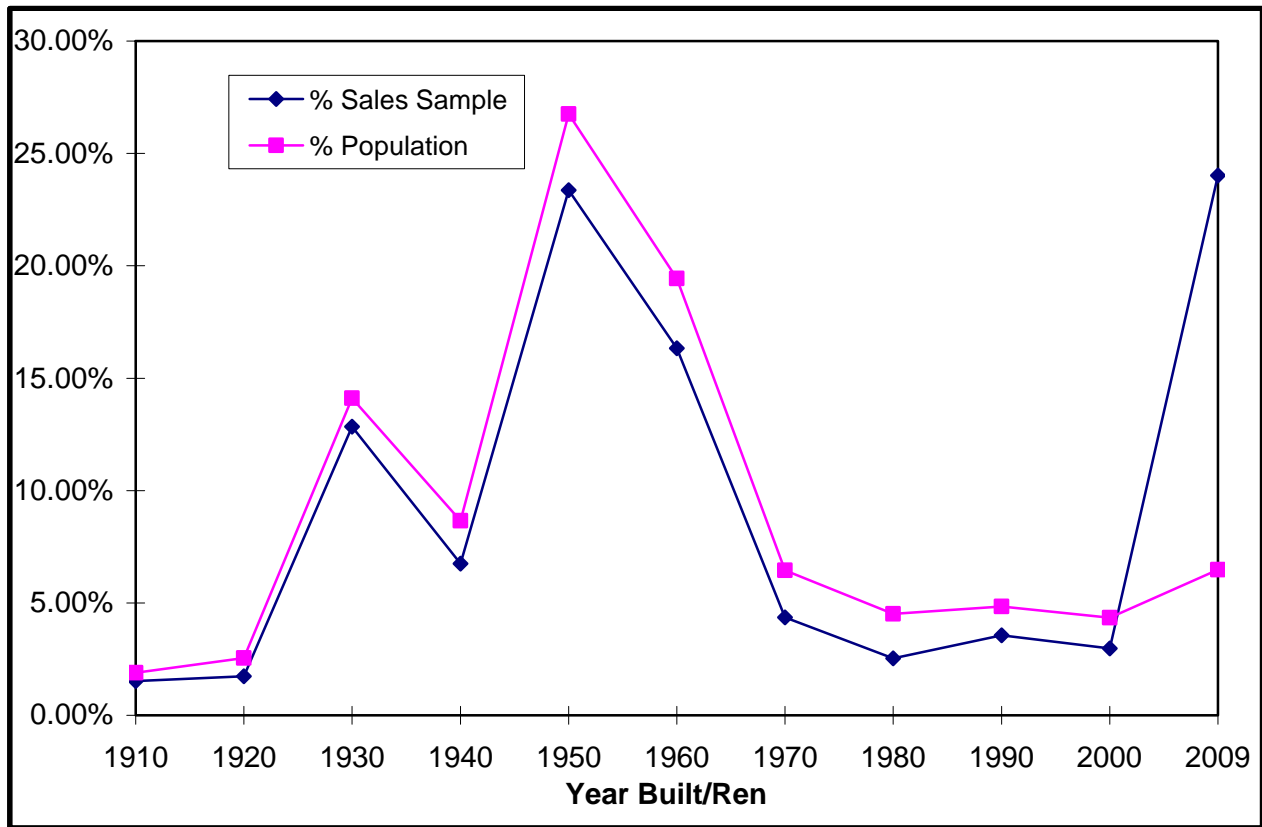
Market Change of Average Sales Price  
from 1/1/2007 to 1/1/2009



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	21	1.52%
1920	24	1.74%
1930	177	12.84%
1940	93	6.75%
1950	322	23.37%
1960	225	16.33%
1970	60	4.35%
1980	35	2.54%
1990	49	3.56%
2000	41	2.98%
2009	331	24.02%
	1378	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	346	1.89%
1920	465	2.54%
1930	2582	14.11%
1940	1583	8.65%
1950	4894	26.75%
1960	3555	19.43%
1970	1179	6.44%
1980	826	4.51%
1990	886	4.84%
2000	795	4.35%
2009	1185	6.48%
	18296	

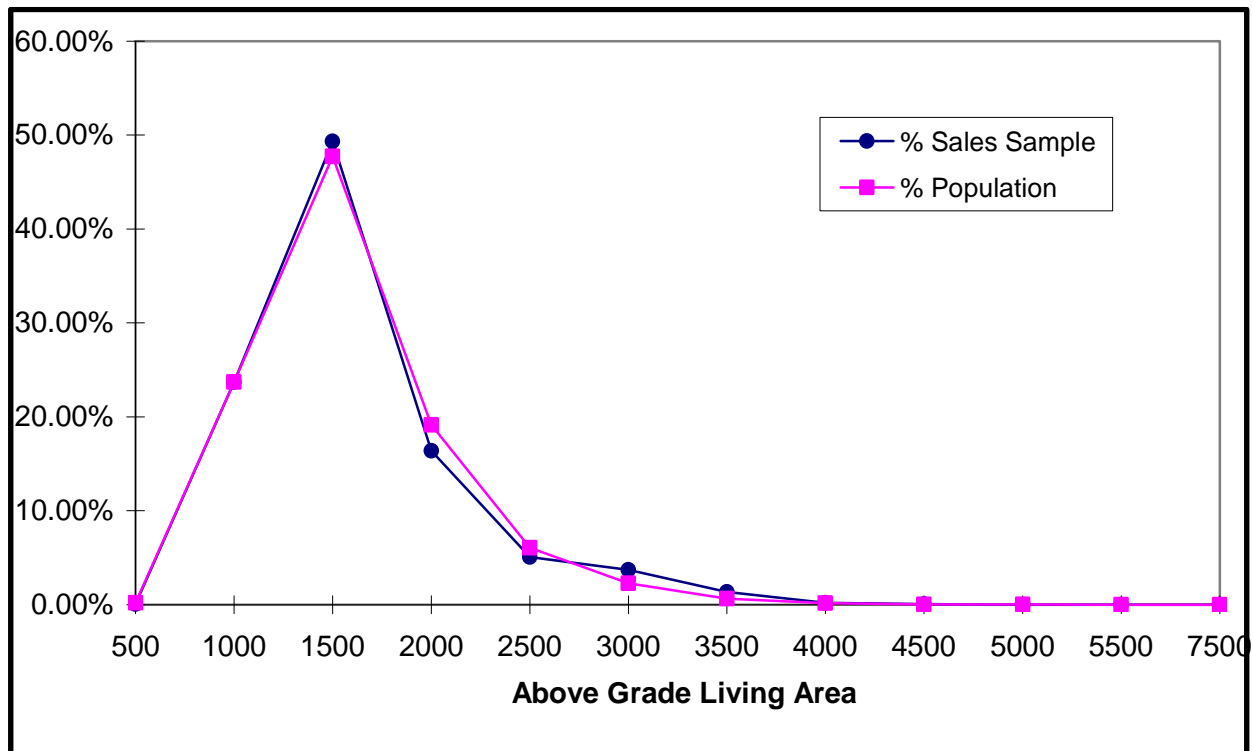


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.07%
1000	327	23.73%
1500	680	49.35%
2000	226	16.40%
2500	70	5.08%
3000	51	3.70%
3500	19	1.38%
4000	3	0.22%
4500	1	0.07%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1378	

Population		
AGLA	Frequency	% Population
500	37	0.20%
1000	4338	23.71%
1500	8733	47.73%
2000	3501	19.14%
2500	1111	6.07%
3000	415	2.27%
3500	120	0.66%
4000	30	0.16%
4500	7	0.04%
5000	4	0.02%
5500	0	0.00%
7500	0	0.00%
	18296	

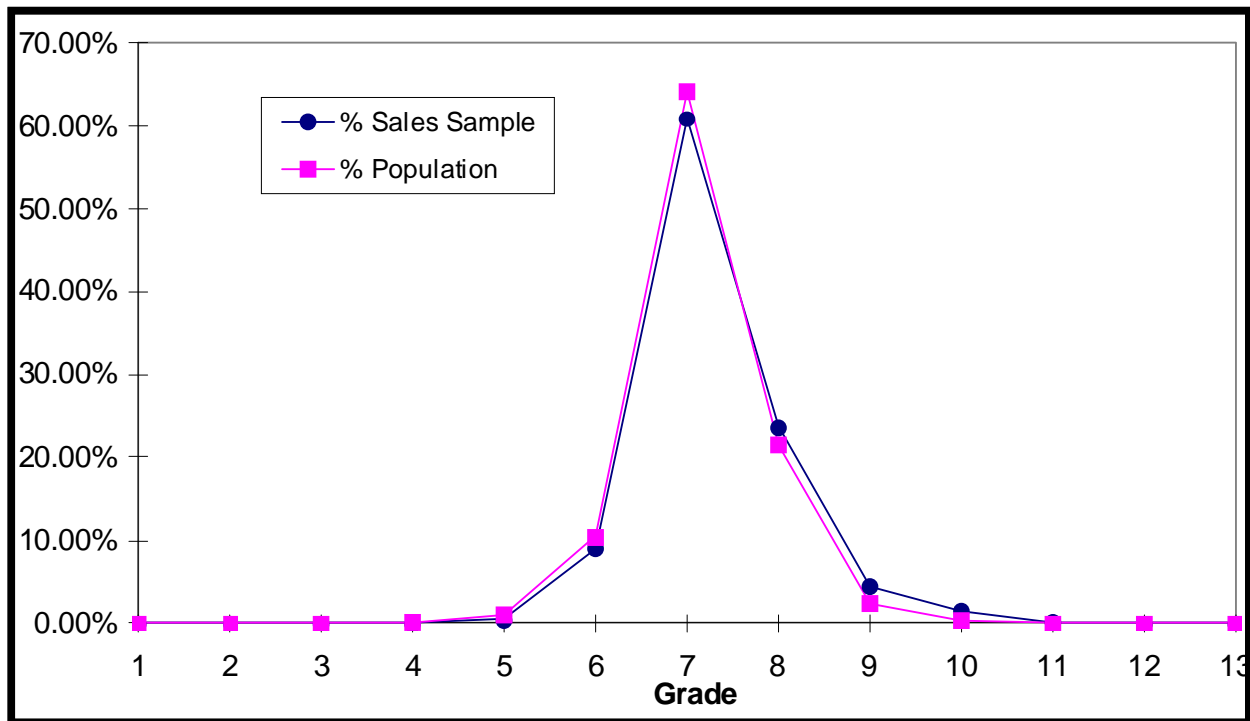


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### 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	7	0.51%
6	124	9.00%
7	838	60.81%
8	326	23.66%
9	61	4.43%
10	21	1.52%
11	1	0.07%
12	0	0.00%
13	0	0.00%
	1378	

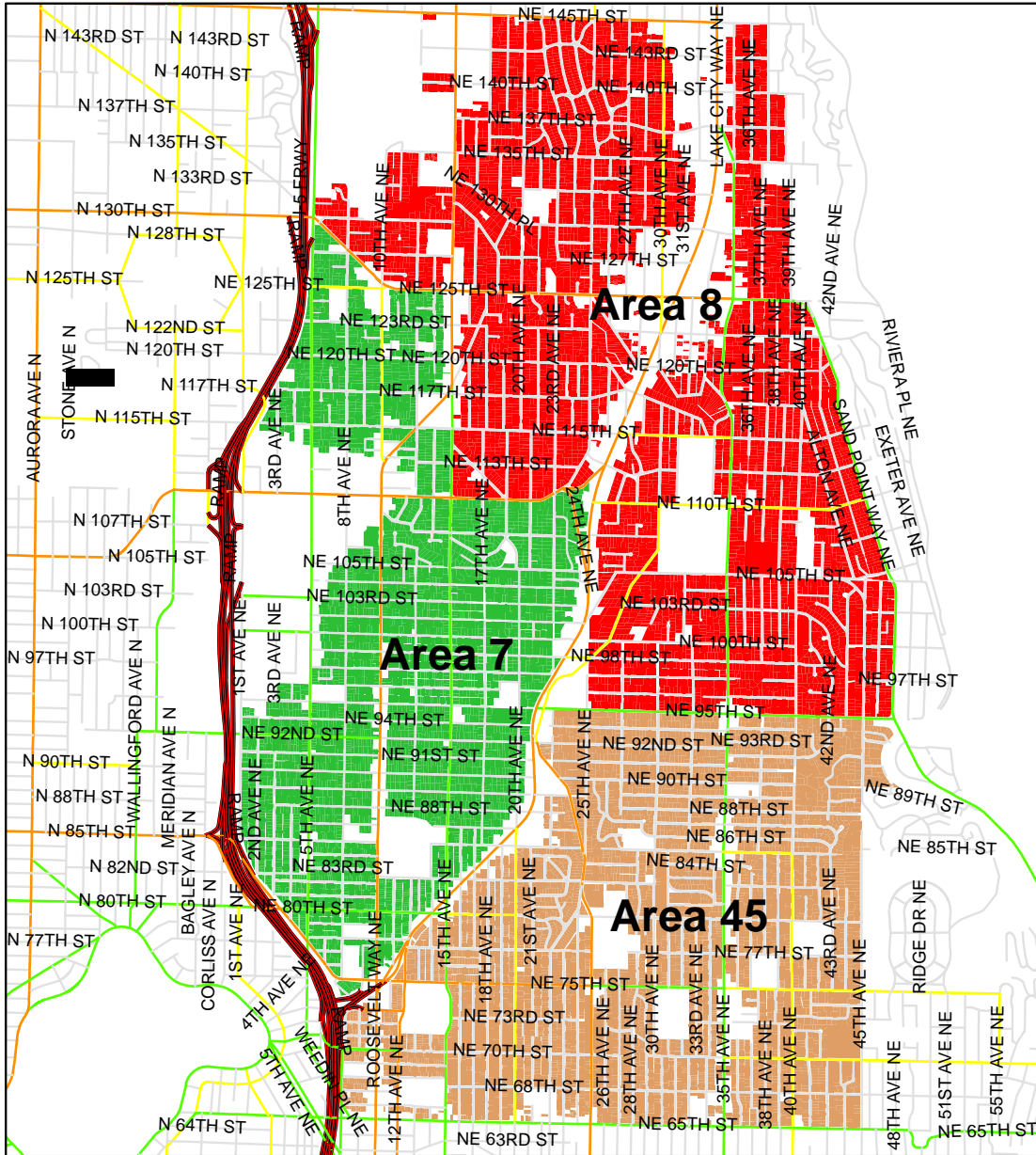
Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	11	0.06%
5	186	1.02%
6	1912	10.45%
7	11711	64.01%
8	3945	21.56%
9	449	2.45%
10	78	0.43%
11	3	0.02%
12	0	0.00%
13	0	0.00%
	18296	



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.

# Area 7, 8, 45

## Northgate, Lake City, Wedgwood/Bryant



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# Annual Update Process

***Effective Date of Appraisal: January 1, 2009***

***Date of Appraisal Report: June 18, 2009***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Data Utilized***

Available sales closed from 1/1/2007 through 12/31/08 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. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. 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**

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 14 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

**2009 Land Value = 2008 Land Value x .85, 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. 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 1378 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

**2009 Total Value = 2008 Total Value / .9796751+ 6.405587E-02\*TownhousePlat**

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Exceptions:

- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) \* .86.
- \*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 Total % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) \* .86
- \*If land value =< \$1,000 no adjustment is applied.
- \*If improvements and accessories =< \$1,000 no further adjustment applied.
- \* If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in Real Property.



## **Mobile Home Update**

There are 3 Mobile Homes in this area. There were no sales of Mobile Homes. Mobile Homes received the Total % Change indicated by the sales sample. (2008 Land Value+Previous Improvement Value)\*.86

## **Model Validation**

The resulting assessment level is 83.8%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".<sup>1</sup> This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -13.5%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

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<sup>1</sup> "Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers", by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009  
Area 7,8,45  
2009

## Area 7,8,45 Annual Update Model Adjustments

**2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

### Standard Area Adjustment

-13.24%

#### Townhouse

Yes

% Adjustment

-18.56%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Town House parcel would *approximately* receive a -18.56% downward adjustment. 645 parcels in the improved population would receive this adjustment. There were 235 sales. There were no properties that would receive a multiple variable adjustment.

Generally Town House parcels were at a higher assessment level than the rest of the population. This model corrects for this strata difference.

96.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 7,8,45 Sale Price changes** (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.939	-6.1%
2/1/2007	0.933	-6.7%
3/1/2007	0.929	-7.1%
4/1/2007	0.924	-7.6%
5/1/2007	0.921	-7.9%
6/1/2007	0.918	-8.2%
7/1/2007	0.916	-8.4%
8/1/2007	0.914	-8.6%
9/1/2007	0.914	-8.6%
10/1/2007	0.914	-8.6%
11/1/2007	0.914	-8.6%
12/1/2007	0.916	-8.4%
1/1/2008	0.918	-8.2%
2/1/2008	0.921	-7.9%
3/1/2008	0.924	-7.6%
4/1/2008	0.929	-7.1%
5/1/2008	0.934	-6.6%
6/1/2008	0.940	-6.0%
7/1/2008	0.946	-5.4%
8/1/2008	0.953	-4.7%
9/1/2008	0.961	-3.9%
10/1/2008	0.970	-3.0%
11/1/2008	0.979	-2.1%
12/1/2008	0.989	-1.1%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.924	\$485,000
Sale 2	\$475,000	10/1/2008	0.970	\$461,000
Sale 3	\$515,000	7/1/2008	0.946	\$487,000

\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 7,8,45 is:  $(0.9796751 + 0.000361561 * \text{SaleDay} + 0.0000003814397 * \text{SaleDaySq} + 0.06405587 * 0.1654572) / (0.9796751 + 0.06405587 * 0.1654572)$

SaleDay = SaleDate - 39814

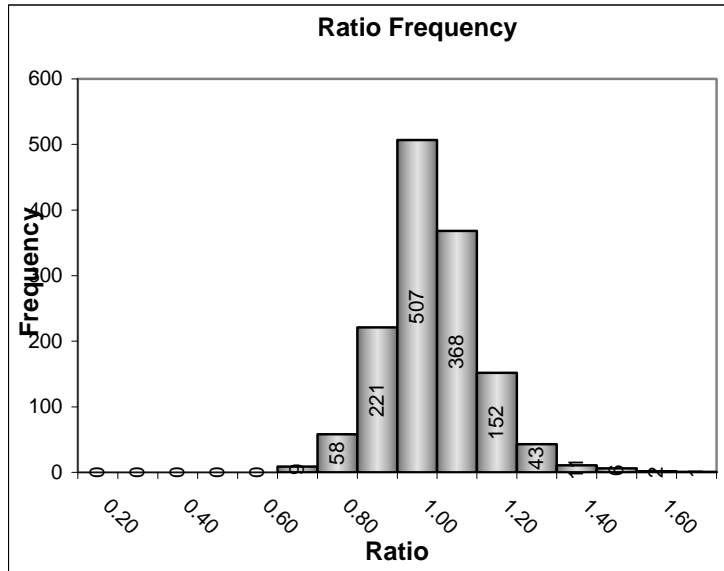
SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

<b>District/Team:</b> NW/3	<b>Appr. Date:</b> 01/01/2008	<b>Date of Report:</b> 6/16/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area: 7,8,45 Northgate/ Lake City, Wedgwood, Bryant</b>	<b>Appr ID:</b>	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
Sample size (n)	1378
Mean Assessed Value	430,600
Mean Adj. Sales Price	442,000
Standard Deviation AV	126,796
Standard Deviation SP	144,052
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.990
Median Ratio	0.984
Weighted Mean Ratio	0.974
<b>UNIFORMITY</b>	
Lowest ratio	0.643
Highest ratio:	1.631
Coefficient of Dispersion	9.20%
Standard Deviation	0.120
Coefficient of Variation	12.15%
Price Related Differential (PRD)	1.017
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.975
Upper limit	0.990
<b>95% Confidence: Mean</b>	
Lower limit	0.984
Upper limit	0.997
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	18296
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
<b>Recommended minimum:</b>	23
Actual sample size:	1378
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	731
# ratios above mean:	647
z:	2.263
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout area 7,8,45

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

# Annual Update Ratio Study Report (After)

## 2009 Assessments

<b>District/Team:</b> NW/3	<b>Appr. Date:</b> 01/01/2009	<b>Date of Report:</b> 6/16/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area: 7,8,45</b> Lake City, Wedgwood, Bryant	<b>Appr ID:</b> 0	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
Sample size (n)	1378
Mean Assessed Value	370,200
Mean Sales Price	442,000
Standard Deviation AV	112,288
Standard Deviation SP	144,052

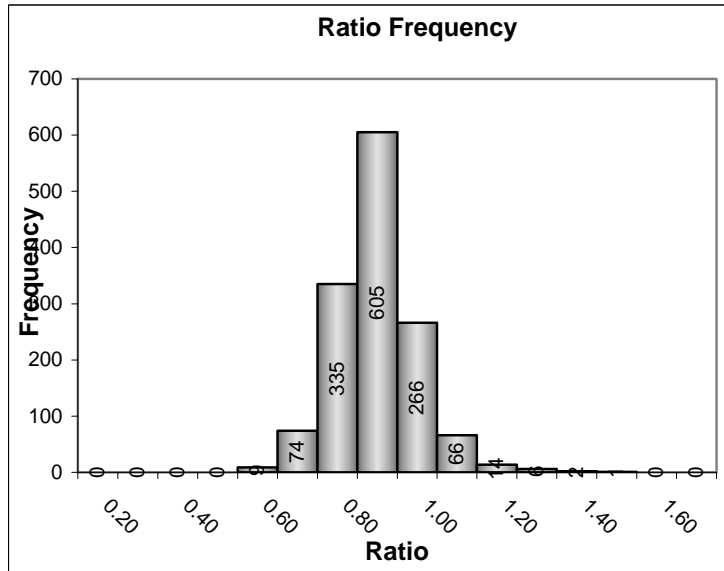
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.849
Median Ratio	0.841
Weighted Mean Ratio	0.838

<b>UNIFORMITY</b>	
Lowest ratio	0.557
Highest ratio:	1.415
Coefficient of Dispersion	8.92%
Standard Deviation	0.101
Coefficient of Variation	11.94%
Price Related Differential (PRD)	1.013

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.835
Upper limit	0.848
<b>95% Confidence: Mean</b>	
Lower limit	0.843
Upper limit	0.854

<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	18296
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.101
<b>Recommended minimum:</b>	16
Actual sample size:	1378
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	733
# ratios above mean:	645
z:	2.371
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout area 7,8,45

Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

## **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 7,8,45**  
**(1 to 3 Unit Residences)**

Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7-3	641310	0091	39322	300000	274000	620	6	1942	4	5850	N	N	11537 8TH AVE NE
7-3	204450	0055	39196	310000	286000	730	6	1942	3	6010	N	N	1038 NE 117TH ST
7-3	156010	0120	39321	327000	299000	770	6	1943	4	7038	N	N	11358 14TH AVE NE
7-3	156010	0210	39428	332500	305000	780	6	1943	4	7000	N	N	11326 12TH AVE NE
7-3	156010	0230	39359	336900	308000	800	6	1943	4	7000	N	N	11346 12TH AVE NE
7-3	641310	0095	39414	348000	319000	850	6	1944	4	6544	N	N	11522 7TH AVE NE
7-3	292604	9077	39665	327500	312000	730	7	1928	3	5836	N	N	319 NE 115TH ST
7-3	271110	0030	39091	290000	272000	820	7	1947	4	6000	N	N	904 NE 113TH ST
7-3	641410	0039	39321	334000	305000	870	7	1949	4	7863	N	N	527 NE 127TH ST
7-3	641360	0188	39570	310000	289000	890	7	1950	4	7200	N	N	839 NE 123RD ST
7-3	204450	0152	39434	326600	299000	960	7	1954	4	6000	N	N	11549 12TH AVE NE
7-3	641310	0112	39272	418900	383000	980	7	1973	3	6500	N	N	11508 7TH AVE NE
7-3	641360	0338	39254	345000	316000	990	7	1947	4	6240	N	N	522 NE 123RD ST
7-3	527220	0040	39693	330000	317000	1000	7	1947	3	6947	N	N	904 NE 117TH ST
7-3	527220	0040	39084	285000	268000	1000	7	1947	3	6947	N	N	904 NE 117TH ST
7-3	641410	0094	39422	335000	307000	1030	7	1951	3	10869	N	N	541 NE 127TH ST
7-3	292604	9426	39149	359950	334000	1050	7	1962	3	6270	N	N	12015 12TH AVE NE
7-3	223800	0040	39644	332500	316000	1120	7	1949	3	7200	N	N	343 NE 120TH ST
7-3	204450	0254	39609	327000	308000	1130	7	1941	3	6907	N	N	1218 NE 117TH ST
7-3	641360	0191	39624	304000	287000	1130	7	2001	3	1811	N	N	12307 B ROOSEVELT WAY NE
7-3	292604	9328	39157	339950	315000	1170	7	1953	3	6300	N	N	1212 NE 123RD ST
7-3	543330	0120	39176	499995	462000	1170	7	1947	4	8520	N	N	11041 14TH AVE NE
7-3	204450	0065	39174	489500	452000	1180	7	1985	3	7200	N	N	1035 NE 117TH ST
7-3	292604	9286	39615	395000	372000	1200	7	1950	4	6300	N	N	1206 NE 123RD ST
7-3	232530	0060	39391	339888	311000	1232	7	2007	3	1130	N	N	12331 A 10TH PL NE
7-3	232530	0061	39420	339888	311000	1232	7	2007	3	926	N	N	12331 A 10TH PL NE
7-3	232530	0062	39372	339888	311000	1232	7	2007	3	1996	N	N	12331 C 10TH PL NE
7-3	641160	0452	39637	316932	300000	1240	7	1958	3	9077	N	N	11727 5TH AVE NE
7-3	204450	0253	39582	393950	369000	1270	7	1941	4	6907	N	N	1214 NE 117TH ST
7-3	204450	0292	39108	475000	444000	1310	7	1995	3	9479	N	N	11740 14TH AVE NE

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7-3	292604	9453	39283	475000	434000	1320	7	1967	3	7319	N	N	12000 12TH AVE NE
7-3	292604	9557	39736	369000	359000	1320	7	2003	3	1873	N	N	1225 NE 124TH ST
7-3	292604	9555	39211	405000	373000	1330	7	2003	3	1954	N	N	1231 NE 124TH ST
7-3	641310	0120	39211	367000	338000	1350	7	1949	4	7200	N	N	11504 8TH AVE NE
7-3	232530	0092	39421	348888	320000	1350	7	2007	3	1211	N	N	12343 C 10TH PL NE
7-3	232530	0092	39407	358888	328000	1350	7	2007	3	1211	N	N	12343 C 10TH PL NE
7-3	641310	0373	39118	370000	345000	1370	7	1951	4	8307	N	N	11745 ROOSEVELT WAY NE
7-3	641410	0073	39315	395000	361000	1400	7	1954	4	7600	N	N	549 NE 126TH ST
7-3	292604	9132	39612	330000	311000	1406	7	2008	3	1230	N	N	1015 A NE 123RD ST
7-3	292604	9605	39667	320000	305000	1406	7	2008	3	911	N	N	1015 B NE 123RD ST
7-3	292604	9606	39598	334888	314000	1406	7	2008	3	1174	N	N	1015 C NE 123RD ST
7-3	292604	9607	39547	344888	321000	1406	7	2008	3	1419	N	N	1017 A NE 123RD ST
7-3	292604	9608	39615	340000	320000	1406	7	2008	3	1071	N	N	1017 B NE 123RD ST
7-3	292604	9609	39479	344888	318000	1406	7	2008	3	1408	N	N	1017 C NE 123RD ST
7-3	232530	0063	39517	348888	323000	1416	7	2007	3	1443	N	N	12333 A 10TH PL NE
7-3	232530	0064	39595	339950	319000	1416	7	2007	3	1030	N	N	12333 D 10TH PL NE
7-3	232530	0065	39629	325000	307000	1416	7	2007	3	1030	N	N	12333 C 10TH PL NE
7-3	232530	0066	39402	358888	328000	1416	7	2007	3	1441	N	N	12333 D 10TH PL NE
7-3	232530	0090	39407	348888	319000	1420	7	2007	3	1571	N	N	12343 A 10TH PL NE
7-3	232530	0091	39406	348888	319000	1420	7	2007	3	977	N	N	14333 B 10TH PL NE
7-3	641410	0072	39638	377500	358000	1430	7	1954	4	8850	N	N	533 NE 126TH ST
7-3	543330	0080	39631	490000	464000	1480	7	1948	5	8251	N	N	11032 14TH AVE NE
7-3	232530	0093	39412	368888	338000	1536	7	2007	3	2491	N	N	12341 A 10TH PL NE
7-3	232530	0096	39395	363888	333000	1536	7	2007	3	1465	N	N	12341 D 10TH PL NE
7-3	641160	0207	39331	440000	402000	1590	7	1969	3	6880	N	N	11524 4TH AVE NE
7-3	232530	0094	39407	358888	328000	1590	7	2007	3	1166	N	N	12341 B 10TH PL NE
7-3	641310	0372	39608	425900	401000	1610	7	1952	3	8307	N	N	11736 9TH AVE NE
7-3	641310	0292	39317	435000	397000	1630	7	1952	4	7200	N	N	11716 7TH AVE NE
7-3	082000	0010	39199	395100	364000	1770	7	2001	3	2027	N	N	12332 A 14TH AVE NE
7-3	082000	0012	39687	360000	346000	1770	7	2001	3	1977	N	N	12330 A 14TH AVE NE
7-3	232530	0071	39497	366000	338000	1770	7	2008	3	1548	N	N	12337 A 10TH PL NE



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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7-3	232530	0072	39555	368888	344000	1770	7	2008	3	1152	N	N	12337 B 10TH PL NE
7-3	232530	0073	39514	370888	343000	1770	7	2008	3	1473	N	N	12337 C 10TH PL NE
7-3	232530	0074	39412	378888	347000	1770	7	2008	3	1927	N	N	12239 A 10TH PL NE
7-3	232530	0075	39427	378888	347000	1770	7	2008	3	1353	N	N	12339 B 10TH PL NE
7-3	232530	0076	39414	388888	356000	1770	7	2008	3	2250	N	N	12339 C 10TH PL NE
7-3	925990	0020	39657	399950	381000	1840	7	1956	4	8610	N	N	1100 NE 123RD ST
7-3	082000	0016	39455	315950	290000	1860	7	2001	3	2055	N	N	12332 B 14TH AVE NE
7-3	082000	0016	39455	350000	321000	1860	7	2001	3	2055	N	N	12332 B 14TH AVE NE
7-3	082000	0019	39560	385000	359000	1860	7	2001	3	2113	N	N	12326 B 14TH AVE NE
7-3	573050	0005	39590	439950	412000	1870	7	1950	3	6327	N	N	12357 14TH AVE NE
7-3	232530	0070	39520	389000	360000	2015	7	2008	3	2373	N	N	12335 10TH PL NE
7-3	641410	0091	39526	352000	326000	2040	7	1953	4	6000	N	N	12619 8TH AVE NE
7-3	292604	9048	39631	490000	464000	2130	7	1926	4	6850	N	N	12003 14TH AVE NE
7-3	292604	9553	39121	510000	475000	2490	7	2001	3	18790	N	N	321 NE 115TH ST
7-3	292604	9583	39538	252500	234000	718	8	2007	3	719	N	N	1017 B NE 125TH ST
7-3	292604	9584	39553	252500	235000	718	8	2007	3	712	N	N	1017 C NE 125TH ST
7-3	292604	9587	39566	254950	238000	718	8	2007	3	713	N	N	1019 C NE 125TH ST
7-3	292604	9588	39533	259099	240000	718	8	2007	3	707	N	N	1019 B NE 125TH ST
7-3	292604	9590	39493	260000	240000	810	8	2007	3	779	N	N	1025 B NE 125TH ST
7-3	292604	9593	39437	261900	240000	810	8	2007	3	774	N	N	1021 B NE 125TH ST
7-3	292604	9487	39701	270000	260000	846	8	2007	3	1031	N	N	1017 A NE 125TH ST
7-3	292604	9585	39759	260000	255000	846	8	2007	3	952	N	N	1017 D NE 125TH ST
7-3	292604	9586	39400	304950	279000	846	8	2007	3	974	N	N	1019 D NE 125TH ST
7-3	292604	9589	39560	287500	268000	846	8	2007	3	922	N	N	1019 A NE 125TH ST
7-3	292604	9301	39597	300000	282000	930	8	2007	3	1084	N	N	1025 A NE 125TH ST
7-3	292604	9591	39377	304950	279000	930	8	2007	3	1058	N	N	1025 C NE 125TH ST
7-3	292604	9592	39378	309950	283000	930	8	2007	3	1077	N	N	1021 C NE 125TH ST
7-3	292604	9594	39377	309950	283000	930	8	2007	3	1051	N	N	1021 C NE 125TH ST
7-3	950990	0030	39153	420000	389000	1220	8	1958	4	5827	N	N	503 NE 124TH ST
7-3	232530	0040	39091	319950	300000	1230	8	2006	3	1202	N	N	12323 A 10TH PL NE
7-3	232530	0031	39125	319950	298000	1230	8	2006	3	856	N	N	12317 B 10TH PL NE

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7-3	232530	0033	39101	319950	299000	1230	8	2006	3	1200	N	N	12317 D 10TH PL NE
7-3	232530	0011	39084	315950	297000	1230	8	2006	3	858	N	N	12301 B 10TH PL NE
7-3	232530	0012	39084	315950	297000	1230	8	2006	3	858	N	N	12301 C 10TH PL NE
7-3	232530	0013	39101	319950	299000	1230	8	2006	3	1202	N	N	12301 D 10TH PL NE
7-3	232530	0041	39141	322500	300000	1230	8	2006	3	859	N	N	12323 B 10TH PL NE
7-3	232530	0043	39086	319950	300000	1230	8	2006	3	1203	N	N	12323 D 10TH PL NE
7-3	232530	0021	39087	320000	300000	1230	8	2006	3	859	N	N	12309 B 10TH PL NE
7-3	232530	0022	39087	320000	300000	1230	8	2006	3	859	N	N	12309 C 10TH PL NE
7-3	232530	0023	39101	319950	299000	1230	8	2006	3	1204	N	N	12309 D 10TH PL NE
7-3	232530	0010	39101	319950	299000	1240	8	2006	3	1229	N	N	12301 A 10TH PL NE
7-3	204450	0171	39300	444950	407000	1300	8	1962	3	7462	N	N	11729 12TH AVE NE
7-3	292604	9550	39650	320000	304000	1340	8	2000	3	2583	N	N	12046 A ROOSEVELT WAY NE
7-3	204450	0022	39394	508500	465000	1370	8	1977	3	18805	N	N	1029 C NE 120TH ST
7-3	292604	9202	39308	389950	356000	1381	8	2007	3	1322	N	N	11818 F 8TH AVE NE
7-3	292604	9202	39171	369500	342000	1381	8	2007	3	1322	N	N	11818 F 8TH AVE NE
7-3	292604	9558	39111	379000	354000	1381	8	2007	3	1104	N	N	11318 E 8TH AVE NE
7-3	292604	9561	39120	364500	340000	1381	8	2007	3	1220	N	N	11318 B 8TH AVE NE
7-3	292604	9563	39141	369500	343000	1381	8	2007	3	1220	N	N	11316 D 8TH AVE NE
7-3	292604	9565	39176	359500	332000	1381	8	2007	3	916	N	N	11316 B 8TH AVE NE
7-3	292604	9570	39141	374500	348000	1381	8	2007	3	1180	N	N	11310 C 8TH AVE NE
7-3	292604	9571	39181	362000	334000	1381	8	2007	3	916	N	N	11310 B 8TH AVE NE
7-3	292604	9572	39121	364500	340000	1381	8	2007	3	1180	N	N	11310 A 8TH AVE NE
7-3	292604	9573	39181	357000	330000	1381	8	2007	3	916	N	N	11308 F 8TH AVE NE
7-3	292604	9574	39125	359500	335000	1381	8	2007	3	1180	N	N	11308 E 8TH AVE NE
7-3	292604	9578	39169	359500	332000	1381	8	2007	3	1325	N	N	11308 A 8TH AVE NE
7-3	232530	0036	39087	349450	328000	1410	8	2006	3	1031	N	N	12315 C 10TH PL NE
7-3	232530	0015	39086	339950	319000	1410	8	2006	3	1030	N	N	12303 B 10TH PL NE
7-3	232530	0016	39084	347950	327000	1410	8	2006	3	1030	N	N	12303 C 10TH PL NE
7-3	232530	0045	39086	339950	319000	1410	8	2006	3	1027	N	N	12325 B 10TH PL NE
7-3	641360	0267	39406	408500	374000	1420	8	1961	3	8300	N	N	12330 8TH AVE NE
7-3	292604	9597	39643	374000	355000	1459	8	2008	3	1528	N	N	1027 C NE 123RD ST

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7-3	292604	9599	39682	373900	358000	1459	8	2008	3	1497	N	N	1027 A NE 123RD ST
7-3	292604	9602	39491	383900	354000	1459	8	2008	3	1528	N	N	1023 C NE 123RD ST
7-3	292604	9603	39584	350000	328000	1459	8	2008	3	1166	N	N	1023 B NE 123RD ST
7-3	292604	9604	39465	383900	353000	1459	8	2008	3	1492	N	N	1023 A NE 125TH ST
7-3	641310	0191	39617	375000	354000	1470	8	1954	3	7200	N	N	11535 ROOSEVELT WAY NE
7-3	292604	9150	39652	625000	594000	1520	8	2008	3	6731	N	N	11345 5TH AVE NE
7-3	641360	0055	39708	545000	526000	1610	8	1962	4	7602	N	N	12005 8TH AVE NE
7-3	641360	0166	39678	375000	359000	1610	8	1956	4	6000	N	N	901 NE 122ND ST
7-3	641410	0022	39213	445000	409000	1620	8	1961	4	7249	N	N	12516 5TH AVE NE
7-3	292604	9354	39525	379000	351000	1689	8	2008	3	1384	N	N	1021 A NE 123RD ST
7-3	292604	9449	39538	383900	356000	1689	8	2008	3	1388	N	N	1029 A NE 123RD ST
7-3	292604	9595	39640	355000	337000	1689	8	2008	3	1058	N	N	1029 B NE 123RD ST
7-3	292604	9596	39545	383900	357000	1689	8	2008	3	1356	N	N	1029 C NE 123RD ST
7-3	292604	9600	39552	365000	340000	1689	8	2008	3	1058	N	N	1021 B NE 123RD ST
7-3	292604	9601	39567	383900	358000	1689	8	2008	3	1356	N	N	1021 C NE 123RD ST
7-3	641360	0101	39465	415000	382000	1780	8	1954	3	11211	N	N	12020 8TH AVE NE
7-3	082000	0005	39161	600000	555000	1890	8	1958	3	8021	N	N	12356 14TH AVE NE
7-3	292604	9534	39755	499950	490000	2450	8	1988	3	7318	N	N	12027 12TH AVE NE
7-3	292604	9157	39213	578000	532000	2320	9	2002	3	7200	N	N	535 NE 115TH ST
7-3	641410	0014	39429	650000	596000	2960	9	2005	3	7851	N	N	524 NE 125TH ST
7-6	510140	8507	39303	346000	316000	690	6	1948	4	6380	N	N	805 NE 105TH ST
7-6	288770	0480	39731	278126	270000	700	6	1907	4	5100	N	N	8246 17TH AVE NE
7-6	743450	0040	39766	365000	359000	750	6	1946	2	6216	N	N	10303 15TH AVE NE
7-6	510140	5805	39287	390000	357000	760	6	1945	4	6350	N	N	2131 NE 102ND ST
7-6	890200	0085	39489	351000	324000	810	6	1937	3	7191	N	N	10548 VICTORY LN NE
7-6	890200	0295	39245	347500	319000	810	6	1937	3	11000	N	N	2429 NE NORTHGATE WAY
7-6	510140	2198	39329	250000	228000	830	6	1947	3	5390	N	N	8912 20TH AVE NE
7-6	510140	7780	39533	331500	308000	860	6	1946	4	6380	N	N	1745 NE 105TH ST
7-6	510140	5604	39164	329000	304000	900	6	1947	3	6380	N	N	1539 NE 102ND ST
7-6	510140	5757	39274	400000	366000	1030	6	1927	4	5334	N	N	2117 NE 102ND ST
7-6	510140	7290	39297	331000	303000	750	7	1950	3	6380	N	N	1745 NE 104TH ST

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7-6	510140	4107	39227	326000	299000	770	7	1948	3	5376	N	N	9233 17TH AVE NE
7-6	116000	0275	39583	310000	290000	810	7	1948	3	6272	N	N	10708 12TH AVE NE
7-6	741120	0026	39637	453000	429000	820	7	1930	5	2520	N	N	1651 NE 86TH ST
7-6	510140	5970	39213	370000	340000	840	7	1946	3	6496	N	N	10216 20TH AVE NE
7-6	510140	2258	39175	465000	430000	860	7	1931	3	6380	N	N	1742 NE 89TH ST
7-6	890200	0040	39428	307500	282000	870	7	1938	3	8320	Y	N	10535 VICTORY LN NE
7-6	802420	1645	39178	443500	410000	890	7	1941	4	6528	N	N	1546 NE 98TH ST
7-6	510140	7760	39602	412500	388000	900	7	1947	3	6380	N	N	1731 NE 105TH ST
7-6	510140	7790	39407	349950	320000	900	7	1947	4	5413	N	N	10425 20TH AVE NE
7-6	890100	0190	39521	325000	301000	910	7	1938	3	13750	N	N	10726 15TH AVE NE
7-6	890100	0190	39342	327000	299000	910	7	1938	3	13750	N	N	10726 15TH AVE NE
7-6	510140	5000	39184	465000	429000	910	7	1949	4	5413	N	N	9626 20TH AVE NE
7-6	510140	8641	39463	417000	383000	910	7	1946	4	6000	N	N	1248 NE 104TH ST
7-6	510140	1825	39392	460000	421000	920	7	1927	5	5365	N	N	1745 NE 89TH ST
7-6	741120	0025	39344	622000	568000	930	7	1930	5	4824	Y	N	8525 17TH PL NE
7-6	510140	7430	39769	425000	418000	940	7	1941	4	6496	N	N	10315 23RD AVE NE
7-6	510140	1736	39687	370000	355000	950	7	1950	3	5945	N	N	8814 15TH AVE NE
7-6	510140	8035	39745	350000	342000	960	7	1949	3	7233	N	N	10401 17TH AVE NE
7-6	510140	0925	39189	465000	429000	970	7	1928	4	5936	N	N	8624 15TH AVE NE
7-6	510140	8599	39570	430000	402000	980	7	1955	5	5350	N	N	10425 12TH AVE NE
7-6	802420	1750	39168	500000	462000	980	7	1950	4	6388	Y	N	1515 NE 98TH ST
7-6	510140	8774	39493	561000	518000	1010	7	1958	3	8120	N	N	842 NE 103RD ST
7-6	510140	2372	39491	510000	470000	1010	7	1946	3	8700	N	N	1724 NE 90TH ST
7-6	510140	4421	39290	456000	417000	1020	7	1952	3	7168	N	N	9427 20TH AVE NE
7-6	510140	2350	39381	476500	436000	1040	7	1940	3	5376	Y	N	1703 NE 91ST ST
7-6	890200	0155	39454	380000	349000	1040	7	1939	3	8385	N	N	2305 NE 110TH ST
7-6	890150	0155	39387	382450	350000	1040	7	1940	4	7500	N	N	10520 19TH AVE NE
7-6	890100	0213	39316	387500	354000	1050	7	1949	4	6120	N	N	10748 15TH AVE NE
7-6	510140	1785	39608	437000	411000	1080	7	1951	3	6380	N	N	1547 NE 89TH ST
7-6	510140	8575	39310	470000	429000	1080	7	1946	5	8250	N	N	10404 ROOSEVELT WAY NE
7-6	510140	5824	39426	330000	302000	1080	7	1949	3	7250	N	N	2114 NE 100TH ST

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7-6	510140	5835	39216	410000	377000	1090	7	1954	4	9860	N	N	2104 NE 100TH ST
7-6	802420	2350	39150	450000	417000	1090	7	1960	3	5106	N	N	1715 NE 97TH ST
7-6	802420	2250	39293	420000	384000	1100	7	1953	3	7674	N	N	1709 NE 96TH ST
7-6	802420	2392	39322	460000	420000	1100	7	1982	3	5103	N	N	1818 NE 96TH ST
7-6	116000	0235	39546	425000	395000	1120	7	1942	4	6832	N	N	10828 12TH AVE NE
7-6	288770	0070	39605	410000	386000	1120	7	1941	3	5400	Y	N	8216 15TH AVE NE
7-6	326530	0455	39701	375000	361000	1130	7	1985	3	5942	N	N	9721 19TH AVE NE
7-6	510140	8638	39755	450000	441000	1130	7	1946	4	6000	N	N	1246 NE 104TH ST
7-6	116000	0050	39568	405000	378000	1160	7	1976	4	6900	N	N	1029 NE NORTHGATE WAY
7-6	326530	0105	39624	410000	387000	1170	7	1952	4	5200	N	N	9820 17TH AVE NE
7-6	743450	0225	39737	428000	417000	1170	7	1948	4	6650	N	N	1241 NE 104TH ST
7-6	510140	7315	39520	330000	306000	1200	7	1947	3	6496	N	N	10317 20TH AVE NE
7-6	510140	7845	39332	519000	474000	1210	7	1946	4	7763	N	N	1710 NE 104TH ST
7-6	890100	0214	39260	444950	408000	1220	7	1949	3	6413	N	N	10754 15TH AVE NE
7-6	890100	1485	39098	445000	417000	1230	7	1940	3	7247	N	N	10548 20TH AVE NE
7-6	288770	0105	39371	383500	350000	1250	7	1978	3	5985	N	N	1512 NE 82ND ST
7-6	510140	5328	39532	392500	364000	1250	7	1987	3	6361	N	N	2109 NE 100TH ST
7-6	864150	0015	39197	376000	346000	1270	7	1991	3	3120	N	N	9122 20TH AVE NE
7-6	890150	0135	39646	460000	437000	1300	7	1940	4	7400	N	N	1900 NE 105TH ST
7-6	890100	0850	39104	360000	337000	1310	7	1940	3	7503	N	N	10549 20TH AVE NE
7-6	510140	4935	39727	388500	377000	1320	7	1977	3	10920	N	N	9512 20TH AVE NE
7-6	890200	0045	39664	265000	253000	1380	7	1940	4	8480	N	N	10541 VICTORY LN NE
7-6	510140	8660	39238	410000	376000	1380	7	1940	5	7140	N	N	10340 ROOSEVELT WAY NE
7-6	292604	9125	39758	399900	392000	1420	7	1983	3	7520	N	N	816 NE 105TH ST
7-6	510140	7650	39714	476000	460000	1420	7	1942	4	9570	N	N	2014 NE 104TH ST
7-6	557720	0191	39238	575000	528000	1420	7	1960	4	12688	N	N	1534 NE 103RD ST
7-6	510140	5553	39511	500000	462000	1440	7	1946	4	5376	Y	N	10012 15TH AVE NE
7-6	288770	0451	39619	635000	599000	1510	7	1928	4	5035	N	N	8257 17TH AVE NE
7-6	510140	8736	39554	430000	400000	1560	7	1979	3	5220	N	N	817 NE 104TH ST
7-6	802420	2550	39463	460000	423000	1620	7	1924	5	7750	N	N	1720 NE 97TH ST
7-6	890100	0875	39507	470000	434000	1740	7	1941	4	7241	N	N	10716 19TH AVE NE

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7-6	510140	7985	39104	510000	477000	1810	7	1954	3	8775	N	N	1549 NE 105TH ST
7-6	741120	0060	39639	551000	522000	1880	7	1989	3	6725	N	N	1649 NE 86TH ST
7-6	741120	0060	39231	527500	484000	1880	7	1989	3	6725	N	N	1649 NE 86TH ST
7-6	510140	7250	39307	402500	368000	1990	7	1947	3	9680	N	N	1729 NE 104TH ST
7-6	890100	0745	39671	542000	518000	2070	7	1938	4	7211	N	N	10726 17TH AVE NE
7-6	890150	0105	39519	465000	431000	2110	7	1940	4	7350	N	N	10512 17TH AVE NE
7-6	890100	1435	39425	529950	486000	930	8	1921	5	7761	N	N	10711 23RD AVE NE
7-6	890100	1451	39273	463000	424000	1140	8	1966	3	6675	N	N	10512 20TH AVE NE
7-6	890200	0074	39104	410000	383000	1190	8	1953	3	7075	N	N	10533 24TH AVE NE
7-6	292604	9312	39233	485000	445000	1230	8	1953	4	6000	N	N	1407 NE 107TH ST
7-6	802420	1565	39449	359900	330000	1240	8	1950	5	5111	N	N	1511 NE 100TH ST
7-6	741120	0080	39101	586000	548000	1240	8	1935	4	3974	N	N	1520 NE 85TH ST
7-6	802420	2080	39461	510000	469000	1250	8	2007	3	6388	Y	N	1516 NE 96TH ST
7-6	147220	0045	39462	390000	358000	1300	8	1956	3	6039	N	N	10511 12TH AVE NE
7-6	890200	0072	39104	410000	383000	1310	8	1953	3	9394	N	N	10539 24TH AVE NE
7-6	292604	9365	39384	667500	610000	1320	8	1955	4	12168	N	N	1201 NE 107TH ST
7-6	147220	0070	39392	498800	456000	1330	8	1957	3	8208	N	N	10519 11TH AVE NE
7-6	147220	0070	39281	400000	366000	1330	8	1957	3	8208	N	N	10519 11TH AVE NE
7-6	890100	1415	39290	485000	444000	1400	8	1933	4	7200	N	N	10805 23RD AVE NE
7-6	510140	7690	39197	505000	465000	1430	8	1950	4	9570	N	N	2039 NE 105TH ST
7-6	741120	0081	39265	610000	559000	1430	8	1932	4	3816	N	N	1512 NE 85TH ST
7-6	288770	0500	39435	389000	357000	1506	8	2007	3	1459	N	N	8230 B 17TH AVE NE
7-6	890100	0110	39275	555000	508000	1520	8	1940	4	10692	N	N	10619 17TH AVE NE
7-6	288770	0505	39426	389000	356000	1560	8	2007	3	1814	Y	N	8234 B 17TH AVE NE
7-6	802420	1857	39644	520000	494000	1570	8	1993	3	5045	N	N	1540 NE 97TH ST
7-6	116000	0310	39430	542500	497000	1680	8	1949	3	9365	N	N	10723 14TH AVE NE
7-6	890100	1525	39111	494950	462000	1840	8	1942	4	7698	N	N	10527 23RD AVE NE
7-6	510140	7665	39239	550000	505000	1850	8	1947	4	9570	N	N	2028 NE 104TH ST
7-6	510140	2212	39553	570000	531000	1870	8	1992	3	6510	N	N	1709 NE 90TH ST
7-6	802420	1850	39539	567450	527000	1910	8	1970	4	6587	N	N	9701 17TH AVE NE
7-6	741120	0053	39729	586750	570000	1990	8	1996	3	3792	N	N	8508 16TH AVE NE

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7-6	890100	0851	39268	750000	687000	2590	8	2007	3	7503	N	N	10547 20TH AVE NE
7-6	510140	8875	39252	547500	502000	1270	9	2006	3	6067	N	N	544 NE 103RD ST
7-6	510140	8876	39175	600000	554000	2520	9	2006	3	5152	N	N	542 NE 103RD ST
7-6	326530	0420	39791	729500	724000	2790	9	2008	3	2756	N	N	9711 19TH AVE NE
7-7	246440	0815	39134	405000	377000	800	6	1923	4	2970	Y	N	825 NE 78TH ST
7-7	772060	0070	39226	370000	340000	810	7	1924	3	3024	N	N	7917 5TH AVE NE
7-7	860490	0195	39157	457500	424000	810	7	1927	4	4995	N	N	8008 ROOSEVELT WAY NE
7-7	287860	0140	39140	492500	457000	820	7	1924	4	4590	N	N	543 NE 85TH ST
7-7	681360	1215	39276	440000	403000	820	7	1916	4	5580	Y	N	8121 LATONA AVE NE
7-7	373590	1610	39143	395000	367000	830	7	1925	4	4080	N	N	818 NE 80TH ST
7-7	688480	0480	39329	429950	393000	880	7	1926	4	3844	N	N	8011 BROOKLYN AVE NE
7-7	297980	0320	39562	484000	451000	940	7	1915	4	5580	N	N	7841 12TH AVE NE
7-7	688480	0485	39506	481000	444000	980	7	1925	4	3863	N	N	8009 BROOKLYN AVE NE
7-7	287860	1280	39178	510000	471000	1040	7	1926	3	4080	N	N	523 NE 81ST ST
7-7	373590	1355	39226	545000	501000	1090	7	1927	3	4590	N	N	826 NE 81ST ST
7-7	373590	1600	39192	450000	415000	1130	7	1926	4	4080	N	N	814 NE 80TH ST
7-7	373590	1080	39197	622000	573000	1140	7	1946	5	4182	N	N	815 NE 82ND ST
7-7	688480	0315	39434	499900	458000	1140	7	1925	4	3800	N	N	8010 BROOKLYN AVE NE
7-7	246440	0300	39507	512500	474000	1150	7	1925	5	3880	N	N	608 NE 78TH ST
7-7	614870	0160	39265	400000	366000	1150	7	1924	3	3420	N	N	8235 15TH AVE NE
7-7	688480	0415	39701	480000	463000	1170	7	1925	4	3760	N	N	8053 BROOKLYN AVE NE
7-7	287860	1302	39266	480000	439000	1210	7	1991	3	3060	N	N	528 NE 80TH ST
7-7	373590	1590	39546	445000	414000	1240	7	1926	3	4080	N	N	810 NE 80TH ST
7-7	913710	0321	39205	484000	446000	1240	7	1918	4	4500	Y	N	616 NE BANNER PL
7-7	860490	0055	39337	700000	639000	1250	7	1924	4	7500	N	N	8025 11TH AVE NE
7-7	373590	1520	39632	445000	421000	1270	7	1941	3	4590	N	N	834 NE 80TH ST
7-7	206110	0555	39155	625000	579000	1280	7	1928	4	4960	Y	N	8232 2ND AVE NE
7-7	287860	1335	39813	437000	437000	1290	7	1926	4	3737	N	N	514 NE 80TH ST
7-7	354440	0236	39286	468000	428000	1290	7	1906	5	4650	N	N	324 NE 81ST ST
7-7	287860	0275	39672	350000	335000	1310	7	1926	4	3366	N	N	535 NE 84TH ST
7-7	297980	0465	39226	578000	531000	1310	7	1924	5	5002	N	N	7824 11TH AVE NE

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7-7	890450	0060	39101	385000	360000	1310	7	1927	3	2697	N	N	7846 12TH AVE NE
7-7	246440	0190	39398	360000	329000	1320	7	1908	4	2910	N	N	534 NE 79TH ST
7-7	354440	0305	39799	438000	436000	1350	7	1927	4	5100	N	N	408 NE 81ST ST
7-7	688480	0160	39162	475000	440000	1360	7	1902	4	4275	N	N	8034 14TH AVE NE
7-7	688480	0160	39100	415000	388000	1360	7	1902	4	4275	N	N	8034 14TH AVE NE
7-7	297980	0770	39534	436600	405000	1380	7	1923	3	2980	N	N	7537 11TH AVE NE
7-7	373590	1555	39184	479500	443000	1400	7	1987	3	3060	N	N	852 NE 81ST ST
7-7	860490	0355	39259	565000	518000	1440	7	1927	4	4375	N	N	8036 11TH AVE NE
7-7	297980	0725	39300	505000	462000	1460	7	1924	4	5000	N	N	7559 11TH AVE NE
7-7	373590	0585	39261	570000	522000	1460	7	1939	4	4080	N	N	846 NE 83RD ST
7-7	373590	1335	39699	635000	612000	1460	7	1927	4	3060	N	N	816 NE 81ST ST
7-7	246440	0095	39506	503000	465000	1480	7	1908	4	4559	N	N	502 NE 79TH ST
7-7	860490	0180	39188	415000	383000	1490	7	1926	5	4592	N	N	8016 ROOSEVELT WAY NE
7-7	206110	0285	39228	659000	605000	1550	7	1925	4	7440	N	N	8221 4TH AVE NE
7-7	373590	1345	39630	540000	511000	1550	7	1927	4	4590	N	N	822 NE 81ST ST
7-7	206110	0275	39400	500000	457000	1590	7	1943	3	7440	N	N	8225 4TH AVE NE
7-7	287860	1120	39653	690000	656000	1610	7	1926	4	4080	N	N	521 NE 82ND ST
7-7	287860	0490	39260	690000	632000	1700	7	1927	5	3978	N	N	520 NE 83RD ST
7-7	688480	0180	39542	625000	581000	1730	7	1927	4	3610	N	N	8044 14TH AVE NE
7-7	287860	1460	39674	445000	426000	1740	7	1908	3	5100	N	N	558 NE 80TH ST
7-7	373590	1070	39356	550000	502000	1800	7	1925	4	3774	N	N	809 NE 82ND ST
7-7	246440	0355	39622	553000	522000	1010	8	1930	4	4365	Y	N	523 NE 79TH ST
7-7	297980	0407	39588	350000	328000	1120	8	2005	3	1301	N	N	7805 B 12TH AVE NE
7-7	206110	0150	39132	675000	628000	1230	8	1931	4	4960	N	N	8242 4TH AVE NE
7-7	287860	0035	39287	579950	530000	1420	8	1929	4	4080	N	N	517 NE 85TH ST
7-7	287860	0315	39636	475000	450000	1420	8	1948	4	6120	N	N	551 NE 84TH ST
7-7	614870	0195	39220	720000	662000	1470	8	1928	5	4902	N	N	8257 15TH AVE NE
7-7	206110	0410	39720	489500	474000	1470	8	1966	3	5040	N	N	233 NE 85TH ST
7-7	287860	0180	39457	625000	574000	1560	8	1929	5	3600	N	N	8403 8TH AVE NE
7-7	860490	0375	39791	561500	557000	1630	8	1908	4	7500	N	N	8024 11TH AVE NE
7-7	354440	0265	39300	512500	468000	1690	8	1929	4	3000	N	N	8114 4TH AVE NE



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7-7	373590	1320	39211	628500	578000	1810	8	1930	4	4080	N	N	810 NE 81ST ST
7-7	354390	0055	39784	730000	722000	2320	8	1925	4	5000	Y	N	600 NE 77TH ST
7-7	354490	0025	39379	955000	873000	2240	10	2006	3	6120	N	N	417 NE 81ST ST
7-8	322604	9204	39149	283000	262000	460	6	1942	3	7196	N	N	314 NE 94TH ST
7-8	802420	1415	39714	300000	290000	630	6	1926	4	5110	N	N	1207 NE 100TH ST
7-8	802420	1240	39449	390000	358000	650	6	1927	4	5110	N	N	1210 NE 96TH ST
7-8	802420	1245	39666	355000	339000	690	6	1929	4	5110	N	N	1206 NE 96TH ST
7-8	199520	0405	39224	398000	366000	720	6	1939	4	5741	N	N	335 NE 92ND ST
7-8	510040	1516	39147	377000	350000	740	6	1912	4	6380	N	N	849 NE 89TH ST
7-8	802420	0405	39302	422500	386000	780	6	1927	3	4342	N	N	1022 NE 97TH ST
7-8	510140	6312	39206	335000	308000	820	6	1994	3	6476	N	N	10014 12TH AVE NE
7-8	510140	6180	39258	329950	302000	910	6	1942	4	5413	N	N	10223 12TH AVE NE
7-8	510040	3166	39378	425000	388000	990	6	1924	4	6380	N	N	1213 NE 92ND ST
7-8	322604	9292	39429	325000	298000	1120	6	1947	3	6120	N	N	111 NE 92ND ST
7-8	691470	0170	39798	210000	209000	1220	6	1926	3	1720	N	N	810 NE 97TH ST
7-8	802420	0945	39713	412766	399000	1650	6	1930	4	4727	N	N	1249 NE 96TH ST
7-8	199520	0390	39624	350000	331000	720	7	1937	4	5740	N	N	327 NE 92ND ST
7-8	802420	1545	39161	393000	364000	750	7	1940	4	5110	N	N	1210 NE 98TH ST
7-8	322604	9562	39490	264000	243000	755	7	2005	3	1519	N	N	9408 B 1ST AVE NE
7-8	510240	0055	39562	485000	452000	780	7	1931	5	7022	N	N	525 NE 91ST ST
7-8	510140	2665	39244	415000	381000	790	7	1940	3	4404	N	N	9216 8TH AVE NE
7-8	510140	8951	39315	430000	393000	810	7	1940	4	7250	N	N	828 NE 102ND ST
7-8	510040	2653	39301	517000	473000	820	7	1929	4	6380	N	N	825 NE 91ST ST
7-8	510040	1288	39300	410000	375000	830	7	1946	3	6380	N	N	513 NE 88TH ST
7-8	199520	0060	39209	399000	367000	850	7	1940	4	5712	N	N	356 NE 92ND ST
7-8	510040	2368	39736	475000	463000	860	7	1926	4	6380	N	N	1033 NE 90TH ST
7-8	322604	9117	39134	365000	339000	870	7	1938	4	6126	N	N	538 NE 102ND ST
7-8	510040	3453	39436	435000	399000	870	7	1940	4	4726	N	N	9108 5TH AVE NE
7-8	510140	6152	39447	399950	367000	870	7	1948	3	5860	N	N	1028 NE 102ND ST
7-8	802420	0565	39115	412000	384000	870	7	1941	3	5374	N	N	9605 12TH AVE NE
7-8	510040	1714	39655	350000	333000	890	7	1951	3	4080	N	N	8821 15TH AVE NE

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7-8	510040	4746	39280	368000	337000	890	7	1939	3	4930	N	N	9408 5TH AVE NE
7-8	510140	6303	39349	439000	401000	890	7	1950	4	5993	N	N	1203 NE 102ND ST
7-8	510040	1519	39101	415000	388000	900	7	1939	3	6380	N	N	846 NE 88TH ST
7-8	510140	5357	39149	400000	371000	900	7	1942	4	9399	N	N	815 NE 100TH ST
7-8	802420	0875	39211	420000	386000	920	7	1928	4	5107	N	N	1012 NE 95TH ST
7-8	510040	3624	39496	425000	392000	930	7	1940	3	5413	N	N	9225 8TH AVE NE
7-8	510140	6174	39653	430000	409000	930	7	1940	3	6380	N	N	1036 NE 102ND ST
7-8	802420	1470	39268	398000	364000	930	7	1926	3	5112	N	N	1251 NE 100TH ST
7-8	322604	9466	39105	440000	411000	940	7	1951	3	7208	N	N	9010 1ST AVE NE
7-8	510140	4584	39204	435000	400000	940	7	1938	4	6380	N	N	1046 NE 94TH ST
7-8	802420	1360	39238	430000	395000	940	7	1938	4	5111	N	N	1232 NE 97TH ST
7-8	510040	3151	39750	334000	327000	950	7	1926	4	5413	N	N	9118 12TH AVE NE
7-8	510040	1690	39797	365700	363000	960	7	1928	4	6380	N	N	1224 NE 88TH ST
7-8	920600	0140	39225	420000	386000	970	7	1960	3	5121	N	N	8528 LATONA AVE NE
7-8	802420	0765	39577	350000	327000	980	7	1941	3	6897	N	N	1051 NE 96TH ST
7-8	510040	3561	39737	399000	389000	990	7	1941	4	4930	N	N	9200 5TH AVE NE
7-8	510140	3843	39303	378000	345000	990	7	1918	4	7556	N	N	1027 NE 94TH ST
7-8	510140	4593	39164	421000	390000	1000	7	1939	3	5093	N	N	1051 NE 95TH ST
7-8	510040	2484	39225	517000	475000	1020	7	1905	5	6462	N	N	846 NE 89TH ST
7-8	920600	0085	39245	625000	573000	1040	7	1964	5	4250	N	N	320 NE 85TH ST
7-8	510040	1433	39147	467000	433000	1050	7	1950	4	6380	N	N	538 NE 88TH ST
7-8	510040	3952	39308	415000	379000	1090	7	1948	4	4128	N	N	1206 NE 92ND ST
7-8	394690	0040	39783	518000	512000	1100	7	1945	4	7387	N	N	334 NE 88TH ST
7-8	510040	2515	39268	430000	394000	1110	7	1946	3	4930	N	N	8926 5TH AVE NE
7-8	510140	5115	39252	520000	477000	1120	7	1930	3	6380	N	N	849 NE 97TH ST
7-8	510040	2450	39371	510000	466000	1120	7	1975	3	6380	N	N	835 NE 90TH ST
7-8	437070	0095	39498	530000	489000	1130	7	1927	3	4246	N	N	114 NE 85TH ST
7-8	802420	0970	39602	440500	414000	1130	7	1952	3	5040	N	N	9515 15TH AVE NE
7-8	510040	1075	39157	422000	391000	1160	7	1949	4	4930	N	N	1257 NE 88TH ST
7-8	510140	6456	39262	521000	477000	1200	7	1911	5	9570	N	N	1033 NE 102ND ST
7-8	510040	2521	39318	390000	356000	1220	7	1942	3	4930	N	N	8916 5TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 7,8,45**  
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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7-8	322604	9499	39414	453000	415000	1230	7	1971	4	5099	N	N	211 NE 91ST ST
7-8	610840	0020	39743	465000	454000	1240	7	1942	3	7006	N	N	8532 4TH AVE NE
7-8	510040	4812	39273	449540	411000	1250	7	1938	3	8757	N	N	559 NE 95TH ST
7-8	437070	0090	39678	380000	364000	1270	7	1927	4	4246	N	N	118 NE 85TH ST
7-8	322604	9152	39289	525500	481000	1280	7	1929	4	5586	N	N	333 NE 91ST ST
7-8	802420	0485	39785	450000	445000	1280	7	1929	3	5108	N	N	1021 NE 97TH ST
7-8	802420	0585	39323	568000	519000	1280	7	1941	4	6003	N	N	1052 NE 96TH ST
7-8	510040	2535	39773	418000	412000	1300	7	1949	4	6856	N	N	519 NE 90TH ST
7-8	510040	3991	39756	549950	539000	1300	7	1964	4	5800	N	N	1230 NE 92ND ST
7-8	802420	1095	39349	479450	438000	1330	7	1938	3	5111	N	N	1219 NE 97TH ST
7-8	322604	9545	39727	497000	483000	1340	7	1993	3	5000	N	N	317 NE 91ST ST
7-8	510040	3471	39377	652500	596000	1340	7	1920	5	7250	N	N	523 NE 92ND ST
7-8	394690	0045	39792	515000	511000	1370	7	1945	4	7387	N	N	328 NE 88TH ST
7-8	199520	0330	39331	510000	466000	1390	7	1976	3	5739	N	N	214 NE 91ST ST
7-8	510040	1085	39811	406000	406000	1400	7	1926	4	7088	N	N	8607 15TH AVE NE
7-8	510140	6441	39384	385000	352000	1400	7	1929	4	6380	N	N	1016 NE 100TH ST
7-8	510040	1114	39162	665000	616000	1410	7	1991	3	6380	Y	N	1021 NE 88TH ST
7-8	510040	3990	39798	445000	442000	1560	7	1924	4	6960	N	N	1236 NE 92ND ST
7-8	322604	9522	39374	420000	384000	1640	7	1987	4	6408	N	N	8548 1ST AVE NE
7-8	510040	3642	39625	600000	567000	1660	7	1960	3	8119	N	N	9201 8TH AVE NE
7-8	199520	0315	39202	479000	441000	1660	7	1940	3	5739	N	N	226 NE 91ST ST
7-8	199620	0060	39190	560000	516000	1660	7	1916	5	8944	N	N	222 NE 94TH ST
7-8	510040	4803	39637	425000	403000	1710	7	1938	4	6380	N	N	548 NE 94TH ST
7-8	510140	4656	39745	375000	366000	1740	7	1928	3	6090	N	N	829 NE 95TH ST
7-8	510040	1226	39169	451900	418000	1770	7	1961	4	6380	N	N	838 NE 86TH ST
7-8	510040	1525	39617	715000	674000	1940	7	1907	5	6380	N	N	842 NE 88TH ST
7-8	510140	6119	39598	520000	488000	2030	7	1992	3	4930	N	N	10200 ROOSEVELT WAY NE
7-8	510240	0045	39758	435000	427000	860	8	1931	3	7023	N	N	515 NE 91ST ST
7-8	510240	0025	39244	435000	399000	880	8	1931	4	4390	N	N	9024 5TH AVE NE
7-8	322604	9395	39464	415000	382000	1050	8	1953	4	6769	N	N	8854 1ST AVE NE
7-8	227400	0025	39220	385000	354000	1080	8	2004	3	1075	N	N	9501 C ROOSEVELT WAY NE

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7-8	227400	0028	39399	387000	354000	1080	8	2004	3	1225	N	N	850 C NE 95TH ST
7-8	437070	0040	39510	399999	370000	1110	8	1947	3	8698	N	N	8520 2ND AVE NE
7-8	510040	3130	39533	448000	416000	1110	8	1948	3	7378	N	N	1256 NE 90TH ST
7-8	802420	0675	39313	412500	377000	1220	8	2007	3	1177	N	N	9604 ROOSEVELT WAY NE
7-8	802420	0680	39330	420500	384000	1220	8	2007	3	1205	N	N	9610 C ROOSEVELT WAY NE
7-8	802420	0677	39252	435000	399000	1220	8	2007	3	1483	N	N	9600 ROOSEVELT WAY NE
7-8	802420	0682	39443	399950	367000	1220	8	2007	3	1174	N	N	9610 A ROOSEVELT WAY NE
7-8	691470	0107	39297	410000	375000	1230	8	1994	3	1314	N	N	850 NE 97TH ST
7-8	802420	1540	39182	595000	549000	1270	8	1931	3	5110	N	N	1214 NE 98TH ST
7-8	510040	3808	39570	359999	336000	1285	8	2008	3	1255	N	N	9215 D ROOSEVELT WAY NE
7-8	510040	3809	39610	350000	330000	1285	8	2008	3	975	N	N	9215 C ROOSEVELT WAY NE
7-8	510040	3810	39587	359999	337000	1285	8	2008	3	973	N	N	9215 B ROOSEVELT WAY NE
7-8	510040	3811	39555	365000	340000	1285	8	2008	3	1253	N	N	9215 A ROOSEVELT WAY NE
7-8	691470	0077	39603	420000	395000	1330	8	2006	4	1218	N	N	9723 ROOSEVELT WAY NE
7-8	510140	8960	39157	485000	449000	1340	8	1963	3	8555	N	N	847 NE 103RD ST
7-8	510040	3805	39560	389999	364000	1425	8	2008	3	1423	N	N	9213 ROOSEVELT WAY NE
7-8	510040	3806	39577	377499	353000	1425	8	2008	3	1179	N	N	9217 A ROOSEVELT WAY NE
7-8	510040	3807	39567	380000	355000	1425	8	2008	3	1164	N	N	9217 B ROOSEVELT WAY NE
7-8	802420	0676	39266	440000	403000	1430	8	2007	3	1022	N	N	9602 ROOSEVELT WAY NE
7-8	802420	0681	39430	410000	376000	1430	8	2007	3	1022	N	N	9610 B ROOSEVELT WAY NE
7-8	802420	0280	39434	450000	413000	1450	8	1930	4	5747	N	N	1047 NE 98TH ST
7-8	802420	0674	39301	445000	407000	1460	8	2007	3	1416	N	N	1006 NE 96TH ST
7-8	802420	0685	39256	455000	417000	1460	8	2007	3	1443	N	N	9608 C ROOSEVELT WAY NE
7-8	802420	0679	39286	445000	407000	1480	8	2007	3	1091	N	N	1008 NE 96TH ST
7-8	802420	0684	39352	445000	407000	1480	8	2007	3	1091	N	N	9608 B ROOSEVELT WAY NE
7-8	510240	0030	39245	490000	449000	1570	8	1931	4	4390	N	N	9030 5TH AVE NE
7-8	510040	2347	39609	540000	508000	1600	8	1930	4	6380	N	N	1019 NE 90TH ST
7-8	510140	5134	39569	417500	390000	1730	8	2008	3	1785	N	N	9619 ROOSEVELT WAY NE
7-8	691470	0115	39664	675000	644000	1750	8	2005	3	4612	N	N	846 NE 97TH ST
7-8	510040	1194	39521	605300	561000	2010	8	1967	4	7250	N	N	827 NE 88TH ST
7-8	510140	5135	39547	410000	381000	2060	8	2008	3	2410	N	N	9617 ROOSEVELT WAY NE

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7-8	322604	9284	39150	728000	675000	2390	8	1998	3	5380	N	N	8811 LATONA AVE NE
7-8	510140	5370	39232	825000	757000	2820	8	2006	3	9570	N	N	834 NE 98TH ST
7-8	322604	9526	39199	555000	511000	3440	8	1990	3	4883	N	N	9412 1ST AVE NE
7-8	322604	9435	39429	750000	687000	4100	8	2008	3	7492	N	N	108 NE 92ND ST
7-8	322604	9150	39216	999000	918000	1440	9	2006	3	8559	N	N	314 NE 89TH ST
7-8	510140	6187	39167	679000	628000	2120	9	2002	3	5048	N	N	1052 NE 102ND ST
7-8	510040	1357	39520	685000	634000	2260	9	1990	3	5666	N	N	8603 8TH AVE NE
7-8	510040	1585	39113	925000	863000	2660	9	2006	3	6380	N	N	1025 NE 89TH ST
7-8	199520	0210	39121	803000	748000	2700	9	2006	3	5712	N	N	411 NE 94TH ST
7-8	199520	0260	39688	745000	715000	2720	9	2005	3	5308	N	N	340 NE 91ST ST
7-8	510040	2262	39184	925950	855000	2790	9	2006	3	6029	N	N	1227 NE 90TH ST
7-8	510040	2255	39661	995000	948000	3020	9	2008	3	6380	N	N	1221 NE 90TH ST
7-8	510140	6231	39644	830000	788000	2490	10	2005	3	6380	N	N	1221 NE 103RD ST
8-1	383400	0905	39335	328000	300000	580	5	1942	4	8147	N	N	13558 37TH AVE NE
8-1	145360	2147	39281	390000	357000	660	5	1950	3	7250	N	N	13045 37TH AVE NE
8-1	882090	3370	39283	255000	233000	670	5	1942	3	7312	N	N	11733 40TH AVE NE
8-1	882090	1175	39539	402000	373000	1060	5	1926	4	10446	N	N	12027 40TH AVE NE
8-1	882090	3560	39619	359950	340000	700	6	1926	3	4836	N	N	3636 NE 117TH ST
8-1	344800	1951	39164	260000	241000	760	6	1925	4	7026	N	N	11549 30TH AVE NE
8-1	344800	1951	39589	291500	273000	760	6	1925	4	7026	N	N	11549 30TH AVE NE
8-1	145410	0412	39511	247000	228000	770	6	1948	3	6501	N	N	13001 39TH AVE NE
8-1	882090	3302	39505	360000	333000	810	6	1940	3	6626	N	N	11703 BARTLETT AVE NE
8-1	081400	0020	39253	398000	365000	830	6	1944	4	7000	N	N	11529 SAND POINT WAY NE
8-1	075100	0085	39646	347500	330000	860	6	1947	4	7500	N	N	11019 35TH AVE NE
8-1	882090	0330	39118	296000	276000	910	6	1952	3	4756	N	N	12316 40TH AVE NE
8-1	882090	3080	39736	325000	317000	910	6	1951	3	5759	N	N	11750 BARTLETT AVE NE
8-1	882090	0828	39167	383000	354000	960	6	1940	3	9310	N	N	12341 36TH AVE NE
8-1	766370	0261	39246	391000	359000	980	6	1946	3	7945	N	N	14315 35TH AVE NE
8-1	890250	0300	39212	425000	391000	1000	6	1953	3	7200	N	N	11021 28TH AVE NE
8-1	933840	0035	39150	400000	371000	1000	6	1949	3	6800	N	N	4216 NE 113TH ST
8-1	145410	0106	39161	289000	268000	1010	6	1939	4	8800	N	N	12747 37TH AVE NE

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8-1	145360	2145	39652	375000	357000	1020	6	1924	4	8703	N	N	13046 35TH AVE NE
8-1	399270	0456	39553	403000	375000	1030	6	1946	3	6588	N	N	11520 40TH AVE NE
8-1	399270	0463	39184	402000	371000	1030	6	1946	4	4994	N	N	4010 NE 115TH ST
8-1	399270	0522	39436	365000	335000	1030	6	1951	4	6016	N	N	11532 ALTON AVE NE
8-1	407780	0223	39254	395000	362000	1100	6	1957	3	5617	N	N	4025 NE 115TH ST
8-1	399270	0525	39254	422000	387000	1120	6	1949	3	7200	N	N	11516 ALTON AVE NE
8-1	932480	0140	39800	375000	373000	1160	6	1929	4	8135	N	N	14020 35TH AVE NE
8-1	407780	0276	39261	405000	371000	1180	6	1942	4	10080	N	N	11034 BARTLETT AVE NE
8-1	882090	1091	39766	400000	393000	1230	6	1946	4	8774	N	N	12010 36TH AVE NE
8-1	145360	2181	39295	340000	311000	1300	6	1920	4	6251	N	N	13038 35TH AVE NE
8-1	981170	0095	39335	399500	365000	1320	6	1940	4	7420	N	N	3020 NE 110TH ST
8-1	145410	0025	39259	365000	334000	770	7	1954	3	6123	N	N	13217 37TH AVE NE
8-1	882290	0115	39163	319950	296000	800	7	1956	4	2622	N	N	3314 NE 123RD ST
8-1	882290	0110	39177	319950	296000	800	7	1956	4	1948	N	N	3316 NE 123RD ST
8-1	882290	0111	39161	319950	296000	800	7	1958	4	2013	N	N	3320 NE 123RD ST
8-1	882290	0112	39176	326000	301000	800	7	1958	4	1941	N	N	3322 NE 123RD ST
8-1	882290	0113	39234	319950	294000	800	7	1958	4	1926	N	N	3324 NE 123RD ST
8-1	882290	0114	39234	310000	285000	800	7	1958	4	2308	N	N	3326 NE 123RD ST
8-1	075100	0030	39483	350000	322000	820	7	1926	4	7740	N	N	11034 34TH AVE NE
8-1	145360	0884	39631	270000	255000	932	7	2007	3	834	N	N	12721 B 35TH AVE NE
8-1	075200	0055	39681	427500	410000	970	7	1947	3	7892	N	N	11324 30TH AVE NE
8-1	882290	1070	39680	293500	281000	1000	7	2005	3	1209	N	N	12019 C 32ND AVE NE
8-1	882090	1110	39433	429000	393000	1020	7	1976	3	5223	N	N	12030 36TH AVE NE
8-1	882290	1255	39491	299950	277000	1020	7	2007	3	1149	N	N	12050 C 33RD AVE NE
8-1	344800	1789	39289	325000	297000	1020	7	1998	3	1059	N	N	11509 28TH AVE NE
8-1	145360	0882	39398	336000	307000	1038	7	2007	3	1492	N	N	12721 C 35TH AVE NE
8-1	145360	0885	39591	290000	272000	1038	7	2007	3	1139	N	N	12721 A 35TH AVE NE
8-1	145360	0887	39440	315888	290000	1059	7	2007	3	930	N	N	12723 B 35TH AVE NE
8-1	882290	1301	39433	309000	283000	1060	7	2003	3	974	N	N	12020 B 33RD AVE NE
8-1	882090	2845	39555	403000	375000	1060	7	1950	4	7733	N	N	11743 SAND POINT WAY NE
8-1	882290	1020	39310	319000	292000	1060	7	2004	3	1172	N	N	12020 C 31ST AVE NE

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8-1	145360	1040	39318	335000	306000	1070	7	2007	3	1111	N	N	12559 B 35TH AVE NE
8-1	145410	0290	39307	424950	388000	1070	7	1927	4	8568	N	N	12557 39TH AVE NE
8-1	145360	1037	39318	330910	302000	1070	7	2007	3	1117	N	N	12559 A 35TH AVE NE
8-1	145360	1038	39318	359950	329000	1070	7	2007	3	1283	N	N	12557 A 35TH AVE NE
8-1	145360	1039	39226	359950	331000	1070	7	2007	3	1289	N	N	12557 B 35TH AVE NE
8-1	890300	0083	39223	300000	276000	1080	7	1994	3	1395	N	N	2815 NE 115TH ST
8-1	145360	2323	39707	279000	269000	1100	7	2000	3	1388	N	N	12726 C 35TH AVE NE
8-1	882090	3610	39307	531000	485000	1120	7	1962	3	10446	N	N	11730 36TH AVE NE
8-1	882090	1480	39554	399950	372000	1130	7	1972	3	4121	N	N	12026 40TH AVE NE
8-1	882090	0564	39748	458000	448000	1140	7	1955	4	6898	N	N	12355 38TH AVE NE
8-1	882090	1495	39217	406500	374000	1140	7	1987	3	4121	N	N	12040 40TH AVE NE
8-1	075100	0130	39280	495000	453000	1150	7	1932	4	7740	N	N	11332 34TH AVE NE
8-1	882290	0072	39197	256000	236000	1155	7	2007	3	1172	N	N	12322 A 33RD AVE NE
8-1	882290	0073	39198	256000	236000	1155	7	2007	3	1172	N	N	12322 B 33RD AVE NE
8-1	145410	0162	39136	310000	288000	1160	7	1949	4	6135	N	N	3532 NE 125TH ST
8-1	145360	2309	39114	329000	307000	1160	7	1999	3	1650	N	N	12732 35TH AVE NE
8-1	145360	0886	39486	281000	259000	1163	7	2007	3	1230	N	N	12723 A 35TH AVE NE
8-1	145360	0888	39372	358188	327000	1163	7	2007	3	1250	N	N	12723 C 35TH AVE NE
8-1	399270	0215	39401	340000	311000	1180	7	1984	3	3810	N	N	11535 39TH AVE NE
8-1	882090	3250	39597	560000	526000	1200	7	1930	4	8242	N	N	11736 40TH AVE NE
8-1	344800	2335	39226	595000	547000	1230	7	1947	5	8820	N	N	3219 NE 118TH ST
8-1	882090	1205	39113	550000	513000	1240	7	1975	3	7000	N	N	3824 NE 120TH ST
8-1	145360	0901	39174	270000	250000	1240	7	1996	3	1528	N	N	12711 B 35TH AVE NE
8-1	145360	0900	39400	250000	229000	1249	7	1996	3	1878	N	N	12711 A 35TH AVE NE
8-1	882090	1120	39191	396000	365000	1270	7	1992	3	8469	N	N	3621 NE 123RD ST
8-1	766370	0967	39547	460000	428000	1270	7	1978	3	7320	N	N	14015 35TH AVE NE
8-1	766370	0970	39547	460000	428000	1270	7	1978	3	7320	N	N	14021 35TH AVE NE
8-1	882290	0070	39198	264000	243000	1274	7	2007	3	891	N	N	12324 B 33RD AVE NE
8-1	882290	0071	39198	264000	243000	1274	7	2007	3	891	N	N	12324 A 33RD AVE NE
8-1	383400	0432	39785	499950	495000	1280	7	1990	3	7200	N	N	3510 NE 137TH ST
8-1	145360	2105	39314	480000	439000	1290	7	1985	3	9802	N	N	13200 35TH AVE NE

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8-1	399270	0022	39232	465000	427000	1290	7	1968	3	6350	N	N	11515 36TH AVE NE
8-1	407780	0231	39289	410000	375000	1290	7	1949	3	10048	N	N	11333 SAND POINT WAY NE
8-1	407780	0231	39098	383000	359000	1290	7	1949	3	10048	N	N	11333 SAND POINT WAY NE
8-1	882290	0120	39318	279950	256000	1310	7	2007	3	779	N	N	3310 C NE 123RD ST
8-1	882290	0123	39310	281550	257000	1310	7	2007	3	795	N	N	3312 B NE 123RD ST
8-1	145360	2200	39745	372000	363000	1310	7	1941	3	7280	N	N	13018 35TH AVE NE
8-1	383400	0415	39400	417000	381000	1310	7	1951	3	8146	N	N	13717 36TH AVE NE
8-1	882290	0119	39310	306000	280000	1310	7	2007	3	778	N	N	3310 B NE 123RD ST
8-1	882090	0825	39259	483500	443000	1320	7	1995	3	7578	N	N	12340 35TH AVE NE
8-1	399270	0150	39692	365000	351000	1330	7	1941	4	7620	N	N	3604 NE 115TH ST
8-1	882290	0118	39323	289950	265000	1330	7	2007	3	2085	N	N	3310 A NE 123RD ST
8-1	882290	0121	39316	294880	269000	1330	7	2007	3	1071	N	N	3310 D NE 123RD ST
8-1	882290	0122	39308	301059	275000	1330	7	2007	3	969	N	N	3312 A NE 123RD ST
8-1	882290	0124	39300	293000	268000	1330	7	2007	3	1903	N	N	3312 C NE 123RD ST
8-1	882290	0083	39513	315000	291000	1364	7	2007	3	1357	N	N	12314 A 33RD AVE NE
8-1	407780	0440	39730	510000	496000	1370	7	1951	4	7412	N	N	11013 ALTON AVE NE
8-1	399270	0326	39682	330000	316000	1380	7	1954	4	5400	N	N	11552 38TH AVE NE
8-1	882290	0080	39556	349000	325000	1380	7	2008	3	1210	N	N	12316 C 33RD AVE NE
8-1	399270	0596	39307	409000	374000	1390	7	1950	3	9000	N	N	11538 BARTLETT AVE NE
8-1	383400	0650	39182	499950	462000	1430	7	1956	3	8149	N	N	13511 36TH AVE NE
8-1	344800	0845	39206	445100	410000	1460	7	1978	4	8321	N	N	11808 31ST PL NE
8-1	383400	0455	39553	255000	237000	1480	7	1951	3	8146	N	N	13732 35TH AVE NE
8-1	344800	2025	39442	475000	436000	1510	7	1946	4	5855	N	N	3015 NE 117TH ST
8-1	407780	0589	39195	529950	488000	1510	7	1962	4	9211	N	N	3512 NE 113TH ST
8-1	882090	2795	39240	400000	367000	1520	7	1954	3	6912	N	N	4105 NE 120TH ST
8-1	399270	0561	39167	427000	395000	1530	7	1949	5	7200	N	N	11504 BARTLETT AVE NE
8-1	407780	0597	39650	434000	413000	1580	7	1960	4	7297	N	N	11314 35TH AVE NE
8-1	882090	1200	39525	429950	398000	1580	7	1939	5	6891	N	N	3826 NE 120TH ST
8-1	145360	2320	39212	395050	363000	1590	7	2000	3	2126	N	N	12728 35TH AVE NE
8-1	383400	0400	39532	401650	373000	1630	7	1952	4	8146	N	N	13733 36TH AVE NE
8-1	145410	0375	39106	442000	413000	1650	7	1971	3	7201	N	N	13204 37TH AVE NE



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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	383400	0900	39275	415000	380000	1770	7	1951	4	8147	N	N	13550 37TH AVE NE
8-1	407780	0505	39141	505000	469000	1820	7	1964	3	8820	N	N	3908 NE 110TH ST
8-1	344800	2035	39546	389000	362000	1980	7	1942	2	4950	N	N	11538 31ST AVE NE
8-1	344800	1011	39210	550000	506000	2580	7	1969	3	6395	N	N	3010 NE 117TH ST
8-1	407780	0497	39379	544000	497000	3080	7	1983	3	10320	N	N	11032 38TH AVE NE
8-1	407780	0437	39646	260000	247000	890	8	1951	3	7200	N	N	4034 NE 110TH ST
8-1	344800	2205	39162	521250	483000	960	8	1930	4	14560	N	N	11525 34TH AVE NE
8-1	882290	1262	39395	337000	308000	976	8	2006	3	1457	N	N	12046 A 33RD AVE NE
8-1	882290	1253	39491	302500	279000	1020	8	2007	3	1160	N	N	12050 A 33RD AVE NE
8-1	882290	1210	39101	329950	309000	1030	8	2007	3	1173	N	N	12043 A 33RD AVE NE
8-1	882290	1254	39532	305500	283000	1042	8	2007	3	885	N	N	12050 B 33RD AVE NE
8-1	399270	0256	39359	590000	539000	1130	8	1946	5	7620	N	N	11521 39TH AVE NE
8-1	882290	1212	39142	321750	299000	1150	8	2007	3	880	N	N	12043 B 33RD AVE NE
8-1	882290	1215	39168	324950	301000	1155	8	2007	3	1302	N	N	12041 C 33RD AVE NE
8-1	882290	1211	39247	295000	270000	1170	8	2007	3	1174	N	N	12043 C 33RD AVE NE
8-1	882290	1213	39160	317950	294000	1270	8	2007	3	1188	N	N	12041 A 33RD AVE NE
8-1	882290	1214	39212	314950	290000	1270	8	2007	3	933	N	N	12041 B 33RD AVE NE
8-1	882290	1252	39401	324950	297000	1345	8	2007	3	1239	N	N	12052 A 33RD AVE NE
8-1	882290	1250	39400	335000	306000	1345	8	2007	3	1234	N	N	12052 C 33RD AVE NE
8-1	882290	1251	39357	325000	297000	1357	8	2007	3	948	N	N	12052 B 33RD AVE NE
8-1	766370	0951	39373	449000	410000	1410	8	2006	3	7945	N	N	14283 35TH AVE NE
8-1	407780	0560	39339	459000	419000	1440	8	1977	3	16731	N	N	11048 35TH AVE NE
8-1	344800	1922	39399	615000	563000	1510	8	2007	3	5258	N	N	11515 30TH AVE NE
8-1	663590	0021	39209	483000	444000	1530	8	1950	3	11672	N	N	11516 34TH AVE NE
8-1	663590	0021	39477	575000	529000	1530	8	1950	3	11672	N	N	11516 34TH AVE NE
8-1	882090	0530	39416	397700	364000	1560	8	1971	3	8400	N	N	12336 38TH AVE NE
8-1	882090	3605	39405	521500	477000	1820	8	1952	3	10446	N	N	11726 36TH AVE NE
8-1	145360	2285	39231	450000	413000	1910	8	1998	3	5280	N	N	12741 37TH AVE NE
8-1	383400	0350	39647	650000	617000	2520	8	2001	3	12219	N	N	13726 36TH AVE NE
8-1	407780	0521	39142	879950	817000	3190	8	2006	3	8240	N	N	11023 39TH AVE NE
8-1	882090	0440	39506	880000	813000	3470	8	1999	4	10446	N	N	12313 40TH AVE NE

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8-1	344800	2200	39301	700000	640000	2320	9	2007	3	8491	N	N	11532 33RD AVE NE
8-1	407780	0417	39149	779950	723000	3000	10	2004	3	7400	N	N	4018 NE 110TH ST
8-3	407780	0359	39331	300000	274000	670	5	1925	2	7200	N	N	10644 BARTLETT AVE NE
8-3	407780	0397	39336	285000	260000	710	5	1947	3	6300	N	N	4129 NE 107TH ST
8-3	805850	0022	39630	359950	340000	670	6	1930	4	7399	N	N	10707 28TH AVE NE
8-3	805850	0024	39518	362500	336000	670	6	1924	4	7245	N	N	10711 28TH AVE NE
8-3	256830	0322	39084	340000	319000	900	6	1947	4	8663	N	N	10341 FISCHER PL NE
8-3	407430	0035	39548	429950	400000	960	6	1943	3	6000	N	N	9728 45TH AVE NE
8-3	955320	0215	39084	400000	375000	1000	6	1930	3	5627	N	N	9538 32ND AVE NE
8-3	407430	0165	39513	415000	384000	1150	6	1942	4	7200	N	N	9733 46TH AVE NE
8-3	272604	9099	39206	410000	377000	1280	6	1949	3	10644	N	N	10504 35TH AVE NE
8-3	945520	0310	39324	394100	360000	1300	6	1948	3	7800	N	N	10338 39TH AVE NE
8-3	407320	0055	39492	425000	392000	1360	6	1922	3	7200	N	N	9521 SAND POINT WAY NE
8-3	256880	0240	39282	395000	361000	1390	6	1931	4	6650	N	N	10040 32ND AVE NE
8-3	282604	9037	39618	500000	472000	1890	6	1909	5	9900	N	N	10544 RAVENNA AVE NE
8-3	633500	0045	39161	400000	370000	900	7	1951	4	8147	N	N	10534 41ST PL NE
8-3	156610	0050	39498	555000	512000	970	7	1952	4	8262	N	N	2560 NE 98TH ST
8-3	955420	0100	39673	404275	387000	1000	7	1941	3	6863	N	N	3215 NE 98TH ST
8-3	167540	0075	39403	530000	485000	1020	7	1949	4	9450	N	N	9526 44TH AVE NE
8-3	407780	0319	39491	315000	291000	1060	7	1952	3	8340	N	N	10751 BARTLETT AVE NE
8-3	156610	0740	39489	480000	443000	1070	7	1947	4	8277	N	N	2755 NE 100TH ST
8-3	945520	0690	39303	429000	392000	1080	7	1947	3	7800	N	N	10059 38TH AVE NE
8-3	156610	0286	39650	335000	318000	1120	7	1959	1	8299	N	N	9602 25TH AVE NE
8-3	407430	0275	39202	569000	524000	1120	7	1958	3	7210	N	N	9518 45TH AVE NE
8-3	800150	0010	39178	527000	487000	1130	7	1956	3	7680	N	N	10638 ALTON PL NE
8-3	156610	0020	39290	447610	409000	1160	7	1950	5	7020	N	N	9833 RAVENNA AVE NE
8-3	256880	0011	39213	449000	413000	1160	7	1983	3	9090	N	N	2825 A NE 105TH ST
8-3	256880	0014	39589	489000	458000	1160	7	1983	3	8893	N	N	2825 B NE 105TH ST
8-3	407780	0364	39212	475000	437000	1160	7	1975	3	6000	N	N	4522 NE 106TH ST
8-3	256880	0113	39373	445000	407000	1180	7	1947	3	7079	N	N	3240 NE 104TH ST
8-3	311960	0040	39084	490000	460000	1180	7	1974	5	7557	N	N	10724 28TH AVE NE

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8-3	332604	9065	39114	500000	467000	1180	7	1951	3	7202	N	N	3014 NE 98TH ST
8-3	407780	0316	39162	388500	360000	1190	7	1941	2	7546	N	N	10747 SAND POINT WAY NE
8-3	520820	0180	39139	430000	399000	1200	7	1960	3	8098	N	N	9721 45TH AVE NE
8-3	955320	0006	39505	425000	393000	1200	7	1952	3	12506	N	N	3253 NE 97TH ST
8-3	156610	0220	39514	435200	403000	1250	7	1949	4	8293	N	N	2537 NE 97TH ST
8-3	945520	0130	39133	500000	465000	1270	7	1958	3	7200	N	N	3608 NE 103RD ST
8-3	945520	0710	39702	425000	410000	1310	7	1956	3	7800	N	N	10040 35TH AVE NE
8-3	272604	9168	39184	460000	425000	1330	7	1971	3	10000	N	N	10536 35TH AVE NE
8-3	282604	9185	39423	285000	261000	1370	7	1909	3	12253	N	N	2515 NE 107TH ST
8-3	256880	0361	39269	400000	366000	1410	7	1948	4	6500	N	N	10025 32ND AVE NE
8-3	282604	9211	39174	500000	462000	1410	7	1916	5	7820	N	N	2717 NE 110TH ST
8-3	407320	0185	39287	509950	466000	1430	7	1955	3	6300	N	N	10008 46TH AVE NE
8-3	156610	0560	39506	415000	383000	1430	7	1954	3	7927	N	N	2734 NE 96TH ST
8-3	407430	0020	39554	444500	414000	1440	7	1986	3	3075	N	N	9746 45TH AVE NE
8-3	407320	0146	39310	581000	531000	1460	7	1963	3	8395	N	N	4611 NE 103RD ST
8-3	407780	0309	39561	419000	391000	1460	7	1947	4	9900	N	N	10717 SAND POINT WAY NE
8-3	311960	0080	39344	380000	347000	1490	7	1978	3	8158	N	N	10728 28TH AVE NE
8-3	156610	0715	39661	419000	399000	1550	7	1947	3	9627	N	N	2733 NE 100TH ST
8-3	407780	0299	39750	422000	413000	1570	7	1948	3	6600	N	N	4214 NE 107TH ST
8-3	256830	0052	39423	405000	371000	1600	7	1924	3	6990	N	N	2707 NE 103RD ST
8-3	945520	0190	39702	422000	407000	1610	7	1958	3	7800	N	N	10352 38TH AVE NE
8-3	256880	0112	39111	445000	415000	1650	7	1948	4	7079	N	N	3230 NE 104TH ST
8-3	407780	0340	39224	674975	620000	1740	7	1951	3	14160	N	N	4249 NE 107TH ST
8-3	256830	0183	39549	320000	298000	1760	7	1965	3	10568	N	N	10301 RAVENNA AVE NE
8-3	256830	0183	39199	475000	438000	1760	7	1965	3	10568	N	N	10301 RAVENNA AVE NE
8-3	272604	9167	39311	419000	383000	1800	7	1962	3	10346	N	N	10737 38TH AVE NE
8-3	521020	0084	39217	589000	541000	1990	7	1954	4	8100	N	N	9527 42ND AVE NE
8-3	955420	0105	39205	605000	557000	1010	8	1942	5	6867	N	N	3221 NE 98TH ST
8-3	256880	0191	39240	550000	505000	1230	8	1957	3	7089	N	N	3270 NE 103RD ST
8-3	256830	0022	39374	430000	393000	1280	8	1950	3	9890	N	N	2801 NE 105TH ST
8-3	955320	0246	39240	425000	390000	1360	8	1958	3	6250	N	N	3226 NE 96TH ST

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8-3	156610	0146	39260	600000	550000	1370	8	1960	3	7177	N	N	9711 27TH AVE NE
8-3	342604	9172	39259	567500	520000	1410	8	1958	3	6000	N	N	3546 NE 96TH ST
8-3	282604	9253	39286	440000	402000	1440	8	1981	3	9600	N	N	2725 NE 110TH ST
8-3	342604	9120	39301	350000	320000	1480	8	1947	3	11620	N	N	3532 NE 97TH ST
8-3	541850	0480	39191	689000	635000	1490	8	1968	4	7350	N	N	10016 41ST AVE NE
8-3	541820	0370	39314	586000	535000	1500	8	1962	3	9450	N	N	10023 45TH AVE NE
8-3	541850	0010	39190	790000	729000	1520	8	1967	4	9498	N	N	10310 40TH AVE NE
8-3	945520	0200	39465	607750	559000	1540	8	1965	5	7800	N	N	10344 38TH AVE NE
8-3	945520	0205	39195	499800	461000	1540	8	2004	3	7800	N	N	10340 38TH AVE NE
8-3	541850	0420	39496	556525	514000	1610	8	1969	3	9108	N	N	10001 43RD PL NE
8-3	013000	0025	39793	569950	566000	1620	8	1958	3	8216	N	N	3527 NE 100TH ST
8-3	013000	0145	39227	575000	528000	1660	8	1957	3	8192	N	N	3921 NE 100TH ST
8-3	541820	0130	39314	625000	571000	1800	8	1961	4	8768	N	N	4218 NE 103RD PL
8-3	541850	0460	39422	579000	530000	1810	8	1968	3	8850	N	N	10034 41ST AVE NE
8-3	156610	0070	39155	725000	672000	2090	8	2006	3	7580	N	N	2532 NE 98TH ST
8-3	256830	0266	39444	675000	619000	2170	8	1946	3	11375	N	N	10340 FISCHER PL NE
8-3	541850	1110	39454	757500	696000	2360	8	1966	3	11132	N	N	4118 NE 96TH ST
8-3	407320	0162	39713	630000	609000	2430	8	1974	3	7200	N	N	10043 46TH PL NE
8-3	541850	1150	39569	780000	728000	2550	8	1967	3	8786	N	N	4100 NE 96TH ST
8-3	272604	9184	39568	759500	709000	2620	8	2008	3	8207	N	N	10702 35TH AVE NE
8-3	256830	0136	39651	628000	597000	2150	9	2002	3	5458	N	N	2747 NE 103RD ST
8-3	407320	0053	39204	835000	769000	2250	9	2001	3	7200	N	N	9530 46TH AVE NE
8-3	955320	0090	39143	730000	678000	2380	9	2006	3	7200	N	N	3030 NE 95TH ST
8-3	156610	0170	39253	780000	715000	2440	9	1998	3	8276	N	N	2526 NE 97TH ST
8-3	541850	0500	39269	1060000	970000	2680	9	2007	3	8538	N	N	9836 41ST AVE NE
8-3	955320	0134	39192	835000	770000	2760	9	2007	3	6816	N	N	3017 NE 97TH ST
8-3	955320	0133	39169	835000	772000	2760	9	2007	3	6817	N	N	3021 NE 97TH ST
8-3	407780	0298	39290	849950	777000	3000	9	2007	3	7800	N	N	10718 ALTON AVE NE
8-3	256830	0130	39141	745000	692000	3040	9	2004	3	7473	N	N	2743 A NE 103RD ST
8-3	256880	0247	39671	780000	745000	3230	9	2005	3	7256	N	N	3220 NE 100TH ST
8-3	520920	0075	39532	803000	745000	2740	10	1967	4	10284	N	N	4022 NE 104TH ST

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8-3	407780	0362	39498	885000	817000	3570	10	2007	3	8692	N	N	4215 NE 107TH ST
8-7	638150	0265	39615	389950	368000	740	6	1944	3	6757	N	N	14327 24TH AVE NE
8-7	638150	0680	39434	291500	267000	750	6	1944	3	5773	N	N	2207 NE 143RD ST
8-7	638150	0285	39560	305000	284000	760	6	1944	3	9240	N	N	2407 NE 145TH ST
8-7	766370	0551	39259	365000	334000	770	6	1951	3	11765	N	N	14344 25TH AVE NE
8-7	641410	0723	39304	331500	303000	780	6	1950	3	6006	N	N	12732 ROOSEVELT WAY NE
8-7	113300	0311	39210	328500	302000	790	6	1935	3	7125	N	N	12563 17TH AVE NE
8-7	638150	0625	39413	329000	301000	820	6	1944	3	6826	N	N	14027 24TH AVE NE
8-7	638150	1165	39316	327000	299000	830	6	1947	4	4812	N	N	14019 23RD AVE NE
8-7	212604	9065	39548	323000	300000	840	6	1961	3	8530	N	N	13020 27TH AVE NE
8-7	227150	0040	39273	410000	375000	840	6	1948	3	8426	N	N	1025 NE 133RD ST
8-7	383450	0165	39374	400000	366000	850	6	1928	4	8414	N	N	12714 27TH AVE NE
8-7	638150	1720	39358	338000	309000	860	6	1947	3	4260	N	N	2512 NE 136TH ST
8-7	382220	0136	39342	380000	347000	880	6	1925	3	9380	N	N	2826 NE 137TH ST
8-7	766370	0494	39718	305000	295000	880	6	1939	4	5588	N	N	2704 NE 143RD ST
8-7	638150	1940	39720	320000	310000	930	6	1949	4	7960	N	N	13554 22ND AVE NE
8-7	638150	1705	39791	295000	293000	960	6	1940	3	7353	N	N	13538 25TH AVE NE
8-7	212604	9061	39216	365000	336000	990	6	1942	3	9002	N	N	13039 30TH AVE NE
8-7	113300	0365	39399	349000	319000	1010	6	1938	4	19000	N	N	1538 NE BROCKMAN PL
8-7	638150	0590	39632	374999	355000	1030	6	1942	3	6092	N	N	14004 23RD PL NE
8-7	382220	0056	39706	340000	328000	1080	6	1951	3	7200	N	N	2731 NE 135TH ST
8-7	382220	0056	39337	354950	324000	1080	6	1951	3	7200	N	N	2731 NE 135TH ST
8-7	638150	1965	39280	391248	358000	1110	6	1947	4	6000	N	N	13524 22ND AVE NE
8-7	638150	1385	39727	275000	267000	1140	6	1949	3	7394	N	N	13721 26TH AVE NE
8-7	766370	0454	39344	350000	320000	1200	6	1941	3	6100	N	N	2740 NE 143RD ST
8-7	685570	0095	39443	320000	294000	1240	6	1951	4	9865	N	N	1751 NE 136TH ST
8-7	638150	0925	39272	498000	456000	1280	6	1944	4	11947	N	N	14047 22ND AVE NE
8-7	382220	0087	39269	363000	332000	1410	6	1928	4	5965	N	N	2711 NE 137TH ST
8-7	685570	0150	39098	379950	356000	1700	6	1952	3	8874	N	N	1716 NE 135TH ST
8-7	638150	1950	39727	345950	336000	1840	6	1949	4	6343	N	N	13544 22ND AVE NE
8-7	638150	0250	39624	372500	352000	760	7	1944	4	7774	N	N	14313 24TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	638150	1310	39674	339000	324000	800	7	1989	3	6290	N	N	13745 25TH AVE NE
8-7	663230	0235	39455	400000	367000	860	7	1940	4	10290	N	N	14320 19TH AVE NE
8-7	382170	0030	39232	354000	325000	890	7	1949	3	8098	N	N	13704 30TH AVE NE
8-7	638150	2115	39540	305000	283000	890	7	1952	3	5000	N	N	2017 NE 137TH ST
8-7	113300	0690	39484	320000	295000	910	7	1972	3	9500	N	N	13329 19TH AVE NE
8-7	113300	0693	39183	365000	337000	910	7	1972	4	9500	N	N	13325 19TH AVE NE
8-7	913210	0030	39413	347500	318000	910	7	1948	3	9151	N	N	12519 24TH AVE NE
8-7	274460	0010	39428	275000	252000	920	7	1950	3	7020	N	N	2603 NE 145TH ST
8-7	212604	9268	39519	362950	336000	940	7	1968	3	8364	N	N	13051 28TH AVE NE
8-7	070500	0195	39490	353000	326000	950	7	1950	3	6000	N	N	2602 NE 133RD ST
8-7	274460	0005	39603	345000	324000	950	7	1950	3	8250	N	N	14344 26TH AVE NE
8-7	274460	0005	39254	317900	291000	950	7	1950	3	8250	N	N	14344 26TH AVE NE
8-7	145360	0140	39213	275000	253000	960	7	1947	3	8152	N	N	13316 30TH AVE NE
8-7	641410	0690	39720	314000	304000	960	7	1951	3	11396	N	N	819 NE 130TH ST
8-7	638150	1245	39244	445000	408000	970	7	1939	3	7846	N	N	13746 23RD PL NE
8-7	638150	1480	39776	305000	301000	980	7	1955	3	6600	N	N	13815 27TH AVE NE
8-7	212604	9140	39650	419900	399000	990	7	1953	3	6000	N	N	2508 NE 130TH ST
8-7	212604	9227	39304	330000	302000	1000	7	1941	4	6750	N	N	13318 20TH AVE NE
8-7	113300	0091	39716	315000	305000	1020	7	1985	3	7400	N	N	12544 17TH AVE NE
8-7	442710	0065	39335	378000	345000	1030	7	1953	3	6240	N	N	13538 15TH PL NE
8-7	383450	0604	39189	345000	318000	1030	7	2003	3	1295	N	N	12530 A 26TH AVE NE
8-7	663230	0471	39622	364000	344000	1040	7	1959	3	7287	N	N	1602 NE 137TH ST
8-7	566710	0025	39650	343000	326000	1050	7	1953	4	7683	N	N	1003 NE 126TH ST
8-7	145360	0125	39197	425000	392000	1060	7	1959	3	5700	N	N	3008 NE 133RD ST
8-7	663230	0122	39185	370500	342000	1060	7	1959	3	9506	N	N	14046 17TH AVE NE
8-7	566710	0015	39359	430000	393000	1070	7	1953	4	6611	N	N	1010 NE 126TH ST
8-7	766370	0674	39451	338000	310000	1070	7	1952	3	8499	N	N	14017 27TH AVE NE
8-7	383450	0532	39259	349950	321000	1080	7	2000	3	1302	N	N	12533 27TH AVE NE
8-7	766370	0783	39184	337000	311000	1100	7	1961	3	9957	N	N	2736 NE 140TH ST
8-7	145360	0681	39147	345000	320000	1100	7	2004	3	1407	N	N	3005 NE 130TH ST
8-7	145360	0682	39619	319000	301000	1100	7	2004	3	1402	N	N	3003 NE 130TH ST

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	382220	0012	39196	418000	385000	1120	7	1957	3	9000	N	N	13314 27TH AVE NE
8-7	382220	0115	39485	318000	293000	1120	7	1949	3	11304	N	N	13718 27TH AVE NE
8-7	425090	0146	39703	400000	386000	1120	7	1959	3	7197	N	N	13347 23RD PL NE
8-7	383450	0345	39182	469000	433000	1130	7	1984	3	8412	N	N	12723 26TH AVE NE
8-7	641410	0191	39343	390000	356000	1140	7	1950	3	7200	N	N	12623 10TH AVE NE
8-7	663230	0232	39153	365000	338000	1140	7	1955	4	7561	N	N	14327 20TH AVE NE
8-7	638150	1525	39665	362790	346000	1150	7	1956	3	5001	N	N	2612 NE 137TH ST
8-7	766370	0921	39183	295000	272000	1154	7	2006	3	1403	N	N	14020 A 32ND AVE NE
8-7	070500	0100	39716	292000	283000	1160	7	1951	4	6871	N	N	2622 NE 134TH ST
8-7	113300	0266	39377	379000	346000	1160	7	1954	4	5750	N	N	13010 15TH AVE NE
8-7	113300	0390	39251	475000	435000	1180	7	1954	4	13191	N	N	1738 NE BROCKMAN PL
8-7	383450	0594	39709	330000	319000	1190	7	2000	3	1200	N	N	12522 B 26TH AVE NE
8-7	113300	0761	39580	475000	444000	1210	7	1969	3	7200	N	N	13317 17TH AVE NE
8-7	766370	0822	39520	405000	375000	1210	7	1924	3	17127	N	N	14014 30TH AVE NE
8-7	442710	0145	39616	382250	360000	1230	7	1953	3	7200	N	N	13552 16TH AVE NE
8-7	442660	0060	39588	349000	327000	1250	7	1952	3	7041	N	N	12716 23RD AVE NE
8-7	638150	0960	39602	381500	359000	1250	7	1952	4	7999	N	N	13756 20TH AVE NE
8-7	685570	0075	39372	404000	369000	1250	7	1952	5	8840	N	N	1734 NE 136TH ST
8-7	113300	0260	39554	383000	357000	1260	7	1935	4	9500	N	N	13002 15TH AVE NE
8-7	641410	0693	39302	369950	338000	1280	7	1950	4	6640	N	N	12812 8TH AVE NE
8-7	638150	1000	39422	365000	334000	1300	7	1948	3	5000	N	N	13702 20TH AVE NE
8-7	638150	1650	39601	355000	334000	1300	7	1952	3	7200	N	N	2626 NE 135TH ST
8-7	212604	9083	39513	310000	287000	1300	7	1986	3	6617	N	N	13026 25TH AVE NE
8-7	766370	0924	39191	299950	277000	1310	7	2006	3	951	N	N	14020 C 32ND AVE NE
8-7	212604	9074	39758	350000	343000	1320	7	1939	3	7803	N	N	12506 20TH AVE NE
8-7	766370	0923	39273	285000	261000	1350	7	2006	3	902	N	N	14020 B 32ND AVE NE
8-7	202604	9124	39255	374500	343000	1352	7	2007	3	1694	N	N	1217 A NE 135TH ST
8-7	202604	9322	39253	374500	343000	1352	7	2007	3	1394	N	N	1217 B NE 135TH ST
8-7	212604	9261	39234	420000	385000	1360	7	1968	3	8070	N	N	13032 28TH AVE NE
8-7	766370	0670	39661	316000	301000	1360	7	1952	3	7808	N	N	14014 26TH AVE NE
8-7	766370	0927	39191	295950	273000	1362	7	2006	3	972	N	N	14018 C 32ND AVE NE

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8-7	766370	0928	39212	289950	267000	1362	7	2006	3	928	N	N	14018 B 32ND AVE NE
8-7	113300	0136	39399	475000	435000	1370	7	1967	4	7589	N	N	12713 19TH AVE NE
8-7	113300	0695	39300	449922	411000	1370	7	1976	3	9500	N	N	13311 19TH AVE NE
8-7	766370	0925	39248	305000	280000	1372	7	2006	3	1297	N	N	14020 D 32ND AVE NE
8-7	766370	0926	39253	299950	275000	1388	7	2006	3	1285	N	N	14018 D 32ND AVE NE
8-7	766370	0929	39237	299950	275000	1388	7	2006	3	1312	N	N	14018 A 32ND AVE NE
8-7	212604	9203	39374	403000	368000	1400	7	1953	3	8400	N	N	2609 NE 133RD ST
8-7	202604	9147	39225	375000	344000	1420	7	1952	3	8948	N	N	13014 10TH AVE NE
8-7	202604	9323	39282	360000	329000	1439	7	2007	3	1387	N	N	1215 C NE 135TH ST
8-7	766370	0769	39245	365000	335000	1460	7	1946	3	8680	N	N	14021 30TH AVE NE
8-7	113300	0554	39581	389950	365000	1470	7	1949	3	8000	N	N	13338 19TH AVE NE
8-7	766370	0672	39294	477000	436000	1470	7	1953	3	7808	N	N	14020 26TH AVE NE
8-7	202604	9324	39240	369500	339000	1472	7	2007	3	1031	N	N	1215 B NE 135TH ST
8-7	202604	9325	39240	381000	350000	1472	7	2007	3	1383	N	N	1215 A NE 135TH ST
8-7	766370	0493	39710	325480	314000	1510	7	1948	3	5982	N	N	2716 NE 143RD ST
8-7	202604	9113	39225	367000	337000	1540	7	1953	3	7200	N	N	1242 NE 130TH ST
8-7	566710	0045	39482	398000	367000	1550	7	1953	4	7270	N	N	1011 NE 126TH ST
8-7	766370	0661	39244	399950	367000	1560	7	1949	3	8509	N	N	14027 27TH AVE NE
8-7	663230	0212	39731	325000	316000	1571	7	2008	3	2017	N	N	14356 19TH AVE NE
8-7	663230	0216	39771	340000	335000	1571	7	2008	3	2026	N	N	14356 19TH AVE NE
8-7	382170	0032	39434	369000	338000	1580	7	1949	4	8514	N	N	13710 30TH AVE NE
8-7	638150	1770	39266	477500	437000	1590	7	1982	3	7041	N	N	13528 23RD PL NE
8-7	641410	0562	39573	385000	360000	1590	7	1950	3	7241	N	N	12726 10TH AVE NE
8-7	383450	0400	39321	498000	455000	1620	7	1942	3	11907	N	N	12744 25TH AVE NE
8-7	209270	0030	39119	361000	337000	1650	7	1953	3	7310	N	N	12815 25TH AVE NE
8-7	212604	9178	39239	442000	405000	1670	7	1951	4	8794	N	N	13047 25TH AVE NE
8-7	638150	1005	39422	417500	382000	1670	7	1951	4	5000	N	N	2006 NE 137TH ST
8-7	641410	0590	39260	544950	499000	1690	7	1955	4	7236	N	N	832 NE 127TH ST
8-7	638150	0095	39146	370000	343000	1720	7	2005	3	1777	N	N	14350 20TH AVE NE
8-7	442660	0080	39246	410000	376000	1770	7	1952	4	8370	N	N	2321 NE 128TH ST
8-7	638150	1610	39092	325000	305000	1780	7	1951	3	8013	N	N	2511 NE 136TH ST



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8-7	113300	0420	39545	620000	576000	1800	7	1937	4	19000	N	N	1743 NE 130TH PL
8-7	766370	0671	39590	385000	361000	1830	7	1952	3	8501	N	N	14021 27TH AVE NE
8-7	638150	0660	39345	485000	443000	1920	7	1994	3	6826	N	N	14069 24TH AVE NE
8-7	070500	0060	39324	415000	379000	1940	7	1950	4	6971	N	N	2519 NE 135TH ST
8-7	638150	1660	39154	479500	444000	2160	7	1950	4	11200	N	N	2526 NE 135TH ST
8-7	638150	1765	39108	540000	504000	2260	7	1999	3	6726	N	N	13532 23RD PL NE
8-7	425090	0165	39428	435000	399000	1240	8	1959	4	8100	N	N	13344 23RD AVE NE
8-7	247090	0015	39559	428000	399000	1250	8	1954	3	8350	N	N	13071 8TH CT NE
8-7	942150	0050	39122	410000	382000	1260	8	1960	3	8016	N	N	13327 28TH AVE NE
8-7	641410	0140	39269	485000	444000	1280	8	1990	3	7200	N	N	815 NE 127TH ST
8-7	638150	1810	39210	569900	524000	1370	8	2006	3	7046	N	N	13523 25TH AVE NE
8-7	638150	1815	39163	568900	527000	1370	8	2006	3	7018	N	N	13527 25TH AVE NE
8-7	202604	9148	39217	545000	501000	1390	8	1960	3	11250	N	N	13038 11TH AVE NE
8-7	202604	9067	39694	379000	364000	1470	8	1956	3	10052	N	N	13341 12TH AVE NE
8-7	437320	0100	39647	382000	363000	1490	8	1948	4	7727	N	N	13359 11TH AVE NE
8-7	663230	0201	39190	364950	337000	1520	8	2006	3	1488	N	N	14361 19TH AVE NE
8-7	663230	0203	39114	365000	341000	1520	8	2006	3	1497	N	N	14349 19TH AVE NE
8-7	663230	0199	39191	372450	343000	1520	8	2007	3	1488	N	N	14359 19TH AVE NE
8-7	663230	0206	39188	364950	337000	1520	8	2006	3	1488	N	N	14357 19TH AVE NE
8-7	663230	0207	39190	368000	339000	1520	8	2006	3	1488	N	N	14351 19TH AVE NE
8-7	663230	0209	39191	364950	336000	1520	8	2006	3	1488	N	N	14355 19TH AVE NE
8-7	641410	0653	39231	465000	427000	1530	8	1960	4	8693	N	N	812 NE 127TH ST
8-7	641410	0552	39720	385000	373000	1570	8	1960	3	15171	N	N	12710 10TH AVE NE
8-7	202604	9033	39282	517000	473000	1870	8	1951	3	8789	N	N	1105 NE 135TH ST
8-7	437320	0075	39359	550000	502000	2050	8	1947	4	7500	N	N	13325 11TH AVE NE
8-7	212604	9231	39808	485844	485000	2310	8	1981	3	11900	N	N	13031 26TH AVE NE
8-7	113300	0246	39353	580000	530000	2430	8	1995	3	7200	N	N	12744 15TH AVE NE
8-7	212604	9057	39534	649950	603000	2760	8	2005	3	9156	N	N	12529 25TH AVE NE
8-8	679810	1080	39457	285000	262000	810	5	1942	4	8100	N	N	12309 PINEHURST WAY NE
8-8	890200	0414	39679	316000	303000	700	6	1951	3	9967	N	N	11028 24TH AVE NE
8-8	890100	1325	39147	400000	371000	760	6	1940	3	9375	N	N	11047 23RD AVE NE

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8-8	771560	0025	39681	355000	340000	780	6	1944	3	7888	N	N	12328 20TH AVE NE
8-8	771560	0095	39402	364000	333000	780	6	1944	3	9627	N	N	12332 22ND AVE NE
8-8	771560	0010	39681	300000	287000	780	6	1944	3	7052	N	N	12346 20TH AVE NE
8-8	344800	0295	39470	299000	275000	880	6	1927	3	10480	N	N	12009 HIRAM PL NE
8-8	344800	1316	39196	349990	323000	890	6	1940	3	5600	N	N	2517 NE 120TH ST
8-8	679810	0160	39104	338000	316000	1030	6	1942	4	7200	N	N	1905 NE 117TH ST
8-8	679810	0482	39461	309000	284000	1050	6	1954	3	5100	N	N	1622 NE 117TH ST
8-8	890100	0485	39269	400500	367000	1090	6	1940	4	10050	N	N	11347 17TH AVE NE
8-8	282604	9075	39322	329500	301000	2015	6	1942	3	8215	N	N	1724 NE 120TH ST
8-8	890200	0357	39188	320000	295000	800	7	1951	3	7350	N	N	2405 NE 115TH ST
8-8	344800	1400	39286	301500	276000	850	7	2007	3	940	N	N	11501 C 26TH AVE NE
8-8	344800	1402	39296	302000	276000	850	7	2007	3	871	N	N	11501 A 28TH AVE NE
8-8	679810	1205	39657	385000	367000	880	7	1954	4	6292	N	N	12021 17TH AVE NE
8-8	771510	0020	39245	436000	400000	890	7	1941	4	7920	N	N	12335 23RD AVE NE
8-8	282604	9237	39681	250000	240000	940	7	1927	4	7260	N	N	1703 NE 125TH ST
8-8	751250	0020	39751	369950	362000	950	7	1952	3	11640	N	N	1718 NE 124TH ST
8-8	344800	1406	39308	326500	298000	981	7	2007	3	1816	N	N	2522 NE 115TH ST
8-8	344800	1410	39422	299950	275000	988	7	2007	3	1248	N	N	11507 C 26TH AVE NE
8-8	344800	1175	39290	328000	300000	1010	7	1956	4	5308	N	N	11706 26TH AVE NE
8-8	990400	0070	39770	295000	290000	1030	7	1944	3	9600	N	N	11753 24TH AVE NE
8-8	344800	1404	39272	314950	288000	1041	7	2007	3	1005	N	N	2518 NE 115TH ST
8-8	344800	1405	39253	315950	290000	1041	7	2007	3	1005	N	N	2520 NE 115TH ST
8-8	890100	1170	39261	449950	412000	1060	7	1940	3	7500	N	N	2000 NE 113TH ST
8-8	344800	0195	39406	377000	345000	1080	7	1950	4	6000	N	N	12324 25TH AVE NE
8-8	890100	0600	39430	493000	452000	1090	7	1948	3	7500	N	N	1734 NE 113TH ST
8-8	282604	9260	39301	495500	453000	1110	7	1990	3	7626	N	N	12033 20TH AVE NE
8-8	890100	0353	39150	387000	359000	1120	7	1947	3	7400	N	N	1515 NE 113TH ST
8-8	890100	0450	39090	349950	328000	1120	7	1950	3	5370	N	N	11332 15TH AVE NE
8-8	890100	1070	39455	438000	402000	1160	7	1946	3	7200	N	N	11025 20TH AVE NE
8-8	890100	0705	39191	347000	320000	1170	7	1944	3	10557	N	N	11011 GOODWIN WAY NE
8-8	679810	0245	39618	292805	276000	1180	7	1930	3	8100	N	N	11733 19TH AVE NE

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8-8	282604	9270	39520	455400	422000	1190	7	1995	3	7200	N	N	1726 NE 120TH ST
8-8	890100	1043	39653	475000	452000	1200	7	1949	4	6030	N	N	11054 19TH AVE NE
8-8	679810	0010	39269	420000	384000	1200	7	1940	3	8100	N	N	11751 20TH AVE NE
8-8	990400	0105	39275	490000	448000	1200	7	1955	3	9680	Y	N	2300 NE 117TH ST
8-8	679810	0070	39540	420000	390000	1220	7	1965	3	8040	N	N	11539 20TH AVE NE
8-8	771510	0015	39191	487000	449000	1230	7	1941	4	7920	N	N	12343 23RD AVE NE
8-8	890100	1065	39238	469000	430000	1250	7	1981	3	7500	N	N	11035 20TH AVE NE
8-8	990400	0017	39358	397500	363000	1260	7	1967	3	6000	N	N	11725 25TH AVE NE
8-8	890100	0615	39259	360000	330000	1280	7	1942	3	9977	N	N	11026 GOODWIN WAY NE
8-8	890100	0615	39644	480000	456000	1280	7	1942	3	9977	N	N	11026 GOODWIN WAY NE
8-8	344800	1413	39469	345000	317000	1292	7	2007	3	1649	N	N	11509 D 26TH AVE NE
8-8	344800	1416	39372	347000	317000	1292	7	2007	3	1744	N	N	1509 A 26TH AVE NE
8-8	344800	1340	39603	368500	346000	1320	7	1990	3	7000	N	N	11550 25TH AVE NE
8-8	344800	1285	39519	345000	319000	1330	7	1935	4	5920	N	N	11727 26TH AVE NE
8-8	344800	0321	39332	525000	480000	1330	7	1990	3	7235	N	N	12030 25TH AVE NE
8-8	344800	1285	39665	400000	382000	1330	7	1935	4	5920	N	N	11727 26TH AVE NE
8-8	344800	1414	39377	354000	324000	1332	7	2007	3	1027	N	N	11509 C 26TH AVE NE
8-8	344800	1415	39372	352500	322000	1332	7	2007	3	1113	N	N	11509 B 26TH AVE NE
8-8	890100	1185	39765	400000	393000	1340	7	1978	3	7400	N	N	11320 20TH AVE NE
8-8	890100	1559	39185	429500	396000	1340	7	1951	3	7500	N	N	11034 23RD AVE NE
8-8	686820	0165	39287	365000	334000	1350	7	1954	3	8040	N	N	11515 25TH AVE NE
8-8	679810	0659	39186	360000	332000	1350	7	2007	3	1260	N	N	11733 16TH AVE NE
8-8	679810	0658	39184	354888	328000	1360	7	2007	3	1577	N	N	11735 16TH AVE NE
8-8	679810	0656	39210	354888	326000	1390	7	2007	3	1094	N	N	11731 16TH AVE NE
8-8	890100	0636	39371	470000	430000	1420	7	1989	3	7518	N	N	11046 GOODWIN WAY NE
8-8	890100	0700	39631	370000	350000	1430	7	1957	3	5076	N	N	11017 GOODWIN WAY NE
8-8	679810	0657	39195	358888	331000	1440	7	2007	3	1232	N	N	11729 16TH AVE NE
8-8	344800	0265	39650	349900	333000	1480	7	1949	3	17280	N	N	12029 HIRAM PL NE
8-8	890100	1175	39280	445000	407000	1480	7	2001	3	7500	N	N	2020 NE 113TH ST
8-8	890200	0356	39177	483000	446000	1500	7	1952	3	7500	N	N	2415 NE 115TH ST
8-8	890100	0675	39238	495000	454000	1580	7	1937	4	6654	N	N	1702 NE NORTHGATE WAY

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8-8	437570	0120	39661	402000	383000	1640	7	1949	3	8040	N	N	11544 22ND AVE NE
8-8	686820	0190	39454	448000	411000	1710	7	1954	3	8040	N	N	11549 25TH AVE NE
8-8	344800	0546	39595	299950	282000	992	8	2006	3	1040	N	N	12028 A 28TH AVE NE
8-8	344800	0548	39149	319900	297000	992	8	2006	3	1061	N	N	12030 A 28TH AVE NE
8-8	686820	0115	39472	415000	382000	1180	8	1957	3	8040	Y	N	11544 24TH AVE NE
8-8	686820	0080	39762	425000	417000	1280	8	1951	3	8040	Y	N	11533 24TH AVE NE
8-8	282604	9177	39372	535000	489000	1490	8	1957	4	7802	N	N	1709 NE 124TH ST
8-8	437570	0130	39421	390000	357000	1560	8	1941	4	8040	N	N	2205 NE 117TH ST
8-8	574570	0030	39140	452000	420000	1700	8	1964	3	7263	N	N	1725 NE 122ND ST
8-8	282604	9281	39407	537000	491000	1860	8	2005	3	7266	N	N	1901 NW 125TH ST
8-8	282604	9070	39694	564000	542000	2250	8	2003	3	8300	N	N	12055 20TH AVE NE
8-8	183700	0090	39604	670000	630000	2770	8	2008	3	8910	N	N	12035 22ND AVE NE
8-8	771510	0030	39611	700000	659000	2820	8	2007	3	7920	N	N	12323 23RD AVE NE
8-8	679810	0375	39178	763000	705000	3040	9	2005	3	8040	N	N	11554 17TH AVE NE
8-8	282604	9095	39185	876000	808000	3630	9	2006	3	9600	N	N	12302 20TH AVE NE
45-4	288770	0875	39322	329752	301000	580	6	1932	4	3325	N	N	8237 20TH AVE NE
45-4	681460	0335	39087	415000	389000	660	6	1924	4	3360	N	N	7008 12TH AVE NE
45-4	314260	0075	39146	416000	386000	730	6	1946	5	2850	N	N	7558 18TH AVE NE
45-4	681460	0300	39170	402500	372000	950	6	1927	5	3360	N	N	7013 BROOKLYN AVE NE
45-4	681460	0035	39701	400000	385000	1000	6	1908	4	4080	N	N	7013 15TH AVE NE
45-4	954720	1435	39559	401000	374000	1010	6	1918	3	4080	N	N	6814 19TH AVE NE
45-4	510140	0650	39652	440000	418000	1130	6	1920	3	5369	N	N	8625 RAVENNA AVE NE
45-4	297980	1075	39321	399000	365000	730	7	1926	4	2392	N	N	7527 12TH AVE NE
45-4	288770	1595	39286	460000	421000	770	7	1925	4	2850	N	N	8007 17TH AVE NE
45-4	318660	0015	39605	445000	419000	780	7	1944	3	5880	N	N	8010 RAVENNA AVE NE
45-4	723760	0045	39191	415500	383000	780	7	1929	4	5700	N	N	7727 20TH AVE NE
45-4	318810	0365	39617	370000	349000	810	7	1942	3	5659	N	N	8063 RAVENNA AVE NE
45-4	913710	1966	39794	442000	439000	810	7	1915	4	4000	N	N	809 NE 71ST ST
45-4	717730	0155	39650	382000	363000	840	7	1950	3	6198	N	N	7533 23RD AVE NE
45-4	288770	0945	39652	499000	475000	850	7	1929	4	2850	N	N	8018 19TH AVE NE
45-4	365870	0400	39762	395000	388000	850	7	1907	4	3060	N	N	1013 NE 69TH ST

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-4	528220	0055	39288	439000	401000	860	7	1940	3	3800	N	N	7621 15TH AVE NE
45-4	717730	0445	39547	434000	404000	860	7	1950	3	6196	N	N	7532 23RD AVE NE
45-4	000900	0145	39146	575000	534000	870	7	1924	5	4017	N	N	7026 23RD AVE NE
45-4	318810	0554	39518	375000	347000	870	7	1942	3	7128	N	N	8213 23RD AVE NE
45-4	297980	0015	39219	400000	368000	880	7	1925	4	3998	N	N	7848 14TH AVE NE
45-4	288770	0696	39721	475000	460000	900	7	1938	4	4275	N	N	8205 19TH AVE NE
45-4	717370	0596	39227	410000	377000	900	7	1948	3	4950	N	N	7038 20TH PL NE
45-4	288770	3165	39140	275000	255000	900	7	1930	3	2850	N	N	7749 17TH AVE NE
45-4	109300	0200	39681	469000	449000	910	7	1948	3	4532	N	N	6846 24TH AVE NE
45-4	717370	0511	39234	515000	473000	910	7	1946	3	7920	N	N	7523 RAVENNA AVE NE
45-4	717530	0105	39288	307500	281000	920	7	1954	3	4119	N	N	7038 21ST AVE NE
45-4	288770	1120	39211	450000	414000	920	7	1927	3	2850	N	N	8034 18TH AVE NE
45-4	954720	3620	39246	492500	452000	920	7	1928	3	3060	N	N	7012 18TH AVE NE
45-4	318710	0090	39113	510000	476000	930	7	1941	4	4800	N	N	2133 NE 81ST ST
45-4	288770	1335	39335	425000	388000	950	7	1925	3	5735	N	N	8022 17TH AVE NE
45-4	288770	1925	39407	359950	329000	950	7	1928	3	2700	N	N	7734 15TH AVE NE
45-4	716820	0035	39631	426000	403000	950	7	1947	3	5848	N	N	7324 20TH AVE NE
45-4	716920	0090	39602	458000	430000	960	7	1925	4	4080	N	N	6525 23RD AVE NE
45-4	716920	0200	39590	394000	369000	960	7	1953	3	4080	N	N	6535 24TH AVE NE
45-4	042504	9113	39268	599950	549000	980	7	1948	5	6179	N	N	6549 25TH AVE NE
45-4	954720	5225	39125	448600	418000	980	7	1918	4	6120	N	N	7331 17TH AVE NE
45-4	717730	0270	39105	494580	462000	990	7	1953	4	4635	N	N	7343 23RD AVE NE
45-4	717370	0524	39135	440000	409000	1000	7	1950	3	4000	N	N	7505 RAVENNA AVE NE
45-4	954720	1280	39362	545000	498000	1010	7	1925	3	4080	N	N	6523 20TH AVE NE
45-4	318660	0430	39415	470450	431000	1030	7	1938	4	3808	N	N	2003 NE 80TH ST
45-4	288770	1241	39310	569000	520000	1040	7	1926	5	5700	N	N	8041 19TH AVE NE
45-4	365870	0730	39727	440000	427000	1050	7	1910	3	5100	N	N	1209 NE 69TH ST
45-4	318660	0410	39700	395000	381000	1060	7	1938	3	3491	N	N	2007 NE 80TH ST
45-4	717370	0874	39289	509000	465000	1060	7	1952	3	5150	N	N	7036 23RD AVE NE
45-4	954720	0340	39738	425000	414000	1060	7	1919	3	3264	N	N	6528 16TH AVE NE
45-4	109300	0095	39105	528500	494000	1070	7	1943	4	6180	N	N	6848 23RD AVE NE

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-4	318710	0045	39801	518375	516000	1080	7	1942	4	4800	N	N	2126 NE 81ST ST
45-4	365870	0965	39232	600000	551000	1080	7	1906	4	6120	N	N	1219 NE 66TH ST
45-4	716820	0015	39609	514000	484000	1090	7	1928	3	5891	N	N	7310 20TH AVE NE
45-4	717370	0515	39107	425000	397000	1090	7	1922	4	3156	N	N	2102 NE 75TH ST
45-4	954720	2940	39794	270000	268000	1090	7	1913	2	4590	N	N	7037 16TH AVE NE
45-4	921540	0095	39654	340000	323000	1093	7	1953	3	4794	N	N	7015 25TH AVE NE
45-4	288770	0840	39769	401000	395000	1100	7	1926	3	4275	N	N	8211 20TH AVE NE
45-4	318660	0355	39364	560000	512000	1100	7	1937	4	5116	N	N	7724 20TH AVE NE
45-4	717730	0565	39163	543000	503000	1110	7	1957	3	6180	N	N	7539 24TH AVE NE
45-4	954720	2620	39280	461000	422000	1110	7	1930	4	3060	N	N	6906 15TH AVE NE
45-4	717730	0360	39251	459000	421000	1120	7	1950	4	5356	N	N	7337 24TH AVE NE
45-4	717730	0735	39281	430000	393000	1120	7	1939	4	6180	N	N	7338 24TH AVE NE
45-4	288770	3145	39393	560000	512000	1160	7	1929	5	2850	N	N	7737 17TH AVE NE
45-4	288770	3485	39710	470000	454000	1160	7	1941	4	5724	N	N	7731 20TH AVE NE
45-4	343550	0115	39203	620000	571000	1160	7	1942	4	6400	N	N	7351 RAVENNA AVE NE
45-4	288770	0545	39622	392000	370000	1160	7	1953	3	5723	N	N	1706 NE 82ND ST
45-4	052504	9160	39286	501000	458000	1180	7	1941	4	4278	N	N	1281 NE 69TH ST
45-4	288770	1005	39241	549950	504000	1180	7	1939	4	5700	N	N	8017 20TH AVE NE
45-4	318810	0505	39105	383500	358000	1190	7	1942	4	6050	N	N	8225 RAVENNA AVE NE
45-4	297980	0240	39427	368000	337000	1190	7	1926	3	1890	N	N	7700 12TH AVE NE
45-4	952810	2851	39490	390000	360000	1200	7	2007	3	1500	N	N	823 B NE 67TH ST
45-4	913810	0386	39758	326000	320000	1200	7	1930	3	2925	N	N	906 NE 71ST ST
45-4	297980	0265	39416	540000	494000	1210	7	1925	4	5500	N	N	1226 NE 77TH ST
45-4	716820	0065	39463	520000	478000	1210	7	1929	4	5504	N	N	7305 21ST AVE NE
45-4	109300	0140	39197	619990	571000	1220	7	1910	5	5073	N	N	6831 24TH AVE NE
45-4	288770	1571	39198	485000	447000	1220	7	1988	3	4560	N	N	8000 16TH AVE NE
45-4	954720	4400	39225	415000	381000	1220	7	1927	4	3060	N	N	7323 20TH AVE NE
45-4	318710	0065	39351	401250	367000	1230	7	1942	3	6560	N	N	2138 NE 81ST ST
45-4	508140	0365	39696	384000	370000	1240	7	1986	4	2350	N	N	7511 25TH AVE NE
45-4	288770	1380	39763	495000	486000	1250	7	1926	4	2914	N	N	1712 NE 80TH ST
45-4	954720	5140	39672	474500	454000	1260	7	1926	3	3060	N	N	7352 16TH AVE NE

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45-4	954720	2635	39106	505000	472000	1270	7	1928	4	4320	N	N	6916 15TH AVE NE
45-4	952810	2855	39541	409000	380000	1280	7	2007	3	1602	N	N	825A NE 67TH ST
45-4	288770	3420	39617	569500	537000	1300	7	1930	4	2850	N	N	7753 19TH AVE NE
45-4	717780	0030	39329	425000	388000	1300	7	1964	3	2850	N	N	7312 RAVENNA AVE NE
45-4	954720	1770	39574	575000	537000	1300	7	1919	4	4386	N	N	6850 18TH AVE NE
45-4	717730	0615	39241	310000	284000	1310	7	1983	3	3090	N	N	7546 24TH AVE NE
45-4	318660	0040	39479	525000	483000	1310	7	1942	4	5500	N	N	8025 RAVENNA AVE NE
45-4	288770	1671	39177	550000	508000	1330	7	1908	5	4443	N	N	1619 NE 82ND ST
45-4	717730	0091	39331	465000	425000	1330	7	1927	4	4271	N	N	7504 RAVENNA AVE NE
45-4	510140	0644	39176	370000	342000	1340	7	2005	3	1339	N	N	8614A 23RD AVE NE
45-4	717730	0625	39290	490000	448000	1350	7	1987	3	3090	N	N	7540 24TH AVE NE
45-4	954720	2575	39622	470000	444000	1350	7	1979	3	4590	N	N	6822 15TH AVE NE
45-4	288770	3245	39708	537000	519000	1390	7	1927	4	3587	N	N	7720 17TH AVE NE
45-4	717730	0585	39498	515000	475000	1400	7	1986	3	3090	N	N	7553 24TH AVE NE
45-4	510140	0761	39331	399000	364000	1410	7	2007	3	1428	N	N	8607 23RD AVE NE
45-4	682010	0039	39268	475000	435000	1420	7	1996	3	3801	N	N	1524 NE 75TH ST
45-4	954720	5110	39274	688500	630000	1430	7	1927	4	4080	N	N	7340 16TH AVE NE
45-4	717530	0030	39497	570000	526000	1450	7	2004	3	2250	N	N	7049 A RAVENNA AVE NE
45-4	297980	1035	39339	427900	391000	1480	7	1923	3	4000	N	N	1126 NE 75TH ST
45-4	052504	9110	39104	660000	617000	1490	7	1925	5	3978	N	N	1272 NE 69TH ST
45-4	913710	0661	39175	385000	356000	1500	7	1923	4	4500	Y	N	906 NE 73RD ST
45-4	314260	0245	39300	649000	593000	1540	7	1927	4	3325	N	N	7548 19TH AVE NE
45-4	954720	3835	39694	528000	508000	1550	7	1915	3	6120	N	N	7011 19TH AVE NE
45-4	952810	2045	39569	550000	514000	1560	7	1924	4	4635	N	N	815 NE 70TH ST
45-4	954720	2245	39185	410000	378000	1600	7	1916	3	3672	N	N	6808 16TH AVE NE
45-4	288770	3326	39631	597000	565000	1600	7	1928	4	2946	N	N	1715 NE 80TH ST
45-4	288770	2015	39702	598000	576000	1610	7	1929	4	2850	N	N	7719 16TH AVE NE
45-4	913710	0675	39233	590000	542000	1610	7	1923	4	6000	N	N	912 NE 73RD ST
45-4	318810	0009	39518	410000	380000	1610	7	2002	3	1454	N	N	2005 NE 85TH ST
45-4	203850	0185	39682	645000	618000	1630	7	1928	4	5640	N	N	6524 20TH AVE NE
45-4	314260	0315	39765	564000	554000	1630	7	1929	5	3420	N	N	7535 20TH AVE NE

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45-4	954720	1715	39574	746000	697000	1640	7	1925	5	5100	N	N	6826 18TH AVE NE
45-4	717370	0885	39752	485000	475000	1640	7	2003	3	4635	N	N	7049 23RD AVE NE
45-4	288770	1195	39674	758000	725000	1640	7	1925	5	2850	N	N	8011 19TH AVE NE
45-4	297980	0040	39129	529950	493000	1660	7	1927	5	3798	N	N	7738 14TH AVE NE
45-4	954720	2800	39617	600000	566000	1660	7	1926	4	4080	N	N	7012 15TH AVE NE
45-4	671670	0310	39500	529000	488000	1680	7	1912	4	6000	N	N	1017 NE 73RD ST
45-4	314260	0325	39763	560000	550000	1720	7	1929	3	3420	N	N	7539 20TH AVE NE
45-4	297980	0245	39184	660000	609000	1750	7	1926	4	5000	N	N	7806 LAKE CITY WAY NE
45-4	954720	3050	39127	825000	768000	1790	7	1920	5	4590	Y	N	7012 16TH AVE NE
45-4	954720	0190	39309	601000	549000	1800	7	1989	3	4590	N	N	6537 16TH AVE NE
45-4	510140	0760	39601	388000	365000	1890	7	2007	3	2144	N	N	8607 23RD AVE NE
45-4	952810	2730	39535	626000	581000	1900	7	1924	4	4120	N	N	853 NE 68TH ST
45-4	000900	0125	39241	612000	561000	1910	7	1909	5	3811	N	N	7025 23RD AVE NE
45-4	952810	2865	39147	600000	557000	1930	7	1913	4	4120	N	N	829 NE 67TH ST
45-4	954720	2465	39518	770000	713000	1990	7	1918	4	4896	N	N	6827 17TH AVE NE
45-4	954720	3465	39804	690000	688000	2020	7	1925	4	5100	N	N	7055 18TH AVE NE
45-4	954720	0990	39535	775000	719000	2020	7	1921	4	4080	N	N	6533 19TH AVE NE
45-4	913710	1325	39100	455000	426000	2140	7	1910	3	3600	N	N	803 NE 72ND ST
45-4	726620	0035	39589	657000	616000	2150	7	1965	3	6180	N	N	7503 18TH AVE NE
45-4	954720	2410	39570	539950	504000	2330	7	1912	3	4590	N	N	6855 17TH AVE NE
45-4	510140	0740	39155	535000	496000	3160	7	1967	4	4930	N	N	8625 23RD AVE NE
45-4	510140	2070	39577	675000	631000	3420	7	1965	3	5413	N	N	8800 23RD AVE NE
45-4	954720	3125	39286	525000	480000	920	8	1951	3	4590	N	N	7046 16TH AVE NE
45-4	954720	5255	39400	435000	398000	930	8	1922	3	3060	N	N	7313 17TH AVE NE
45-4	954720	5260	39317	400000	365000	950	8	1930	3	3060	N	N	7311 17TH AVE NE
45-4	716950	0250	39273	440000	403000	980	8	2005	3	1016	N	N	6520 B 24TH AVE NE
45-4	682010	0270	39686	575000	552000	1030	8	1950	3	5068	N	N	1627 NE 77TH ST
45-4	052504	9172	39654	349990	333000	1200	8	2008	3	1261	N	N	7552C 12TH AVE NE
45-4	365870	0010	39567	395000	369000	1240	8	2002	3	1477	N	N	1029 B NE 66TH ST
45-4	314260	0185	39659	587500	560000	1260	8	1927	4	3515	N	N	7545 19TH AVE NE
45-4	318660	0325	39643	550000	522000	1280	8	1950	3	6350	N	N	7706 20TH AVE NE



**Improved Sales Used in this Annual Update Analysis**  
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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-4	717370	0667	39534	525000	487000	1300	8	1956	3	4040	N	N	6551 23RD AVE NE
45-4	716950	0150	39185	497221	459000	1340	8	2005	3	1137	N	N	6517 C 25TH AVE NE
45-4	954720	1945	39491	624987	576000	1390	8	1956	4	5100	N	N	6806 17TH AVE NE
45-4	716950	0160	39589	535000	501000	1480	8	2005	3	1644	N	N	6517 D 25TH AVE NE
45-4	954720	5180	39262	643000	589000	1510	8	2002	3	3060	N	N	7349 17TH AVE NE
45-4	954720	1635	39112	683000	638000	1560	8	1929	4	5100	N	N	6815 20TH AVE NE
45-4	717220	0096	39304	580000	530000	1600	8	1931	3	3600	N	N	2017 NE 77TH ST
45-4	288770	1070	39715	326000	315000	1620	8	1950	1	5700	N	N	8055 20TH AVE NE
45-4	288770	3186	39288	635500	581000	1630	8	1932	4	2946	N	N	1701 NE 80TH ST
45-4	528220	0005	39349	620000	566000	1750	8	1927	4	3886	N	N	7558 14TH AVE NE
45-4	671670	0040	39120	625000	583000	1790	8	1930	4	4400	N	N	1011 NE 71ST ST
45-4	052504	9134	39561	739500	689000	1830	8	1929	3	3800	N	N	1311 NE 66TH ST
45-4	954720	4610	39665	663000	633000	1880	8	1929	5	3210	N	N	7355 19TH AVE NE
45-4	954720	4610	39245	642000	589000	1880	8	1929	5	3210	N	N	7355 19TH AVE NE
45-4	717730	0065	39085	835000	784000	1980	8	1995	3	6120	N	N	7520 RAVENNA AVE NE
45-4	052504	9145	39384	748000	684000	2040	8	1930	3	4080	N	N	1305 NE 70TH ST
45-4	954720	2320	39538	800000	743000	2060	8	1922	4	4590	N	N	6836 16TH AVE NE
45-4	952810	2592	39629	499000	472000	2300	8	2006	3	3750	N	N	811 NE 68TH ST
45-4	681460	0265	39574	998000	933000	2340	8	2003	3	5400	N	N	7028 BROOKLYN AVE NE
45-4	954720	3425	39253	950000	871000	2380	8	1925	4	6120	N	N	7044 17TH AVE NE
45-4	324750	0180	39338	772500	706000	2510	8	2007	3	3840	N	N	6842 21ST AVE NE
45-4	288770	0775	39545	717800	667000	2640	8	2003	3	4275	N	N	8224 19TH AVE NE
45-4	954720	5500	39224	640000	588000	1860	9	1929	4	5000	Y	N	7346 15TH AVE NE
45-4	954720	4735	39225	910000	836000	2090	9	2007	3	3060	N	N	1708 NE 73RD ST
45-4	954720	2420	39723	860000	834000	2380	9	2007	3	3060	N	N	6847 17TH AVE NE
45-4	954720	2415	39482	962000	886000	2430	9	2007	3	3060	N	N	6851 17TH AVE NE
45-4	954720	0725	39466	1300000	1195000	2450	9	2002	3	5100	N	N	6529 18TH AVE NE
45-4	275470	0035	39745	875000	855000	2520	9	2008	3	4216	N	N	7015 RAVENNA AVE NE
45-4	109300	0025	39153	935000	867000	2660	9	2006	3	4505	N	N	6840 RAVENNA AVE NE
45-4	109300	0023	39142	949950	882000	2660	9	2006	3	4504	N	N	6842 RAVENNA AVE NE
45-4	717730	0715	39589	780000	731000	2700	9	2007	3	6180	N	N	7350 24TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-4	717730	0406	39268	925000	847000	2760	9	2007	3	6600	N	N	2309 NE 77TH ST
45-4	275520	0115	39527	985000	913000	2800	9	2007	3	6394	N	N	6804 20TH AVE NE
45-4	954720	3230	39769	1000000	984000	2890	9	2008	3	4590	N	N	7023 17TH AVE NE
45-4	275520	0080	39216	972550	894000	3210	9	2007	3	5376	N	N	6819 21ST AVE NE
45-4	324750	0065	39205	998000	919000	3210	9	2007	3	5120	N	N	6831 21ST AVE NE
45-4	716820	0095	39560	898800	838000	2570	10	2007	3	5001	N	N	7316 21ST AVE NE
45-4	716820	0094	39574	958800	896000	2800	10	2007	3	5129	N	N	7318 21ST AVE NE
45-4	716820	0096	39562	938800	875000	2800	10	2007	3	5129	N	N	7314 21ST AVE NE
45-4	717370	0838	39533	975000	905000	2950	10	2005	3	6180	N	N	6824 24TH AVE NE
45-5	151380	0165	39687	322950	310000	720	6	1951	3	4041	N	N	2512 NE 82ND ST
45-5	792010	0110	39573	380000	355000	720	6	1925	4	5250	N	N	6837 27TH AVE NE
45-5	536320	0113	39560	350000	326000	750	6	1945	4	6120	N	N	3228 NE 86TH ST
45-5	536320	0015	39722	360000	349000	810	6	1946	4	5500	N	N	3232 NE 89TH ST
45-5	815660	0240	39204	565000	520000	850	6	1928	5	5100	N	N	6800 26TH AVE NE
45-5	536320	0165	39608	385000	362000	940	6	1930	4	5100	N	N	3040 NE 86TH ST
45-5	510140	4278	39433	415000	380000	970	6	1928	4	5413	N	N	9215 25TH AVE NE
45-5	792010	0083	39582	315500	295000	1040	6	1925	4	1824	N	N	6860 25TH AVE NE
45-5	717020	0110	39363	457000	418000	750	7	1926	3	3800	N	N	7028 34TH AVE NE
45-5	740970	0550	39322	504500	461000	770	7	1924	5	4000	N	N	6524 30TH AVE NE
45-5	253830	0045	39631	549500	520000	800	7	1951	3	5150	N	N	6541 27TH AVE NE
45-5	921290	0365	39491	399000	368000	800	7	1942	3	6000	N	N	3115 NE 84TH ST
45-5	921290	0785	39127	412250	384000	800	7	1942	3	6000	N	N	3153 NE 81ST ST
45-5	042504	9077	39164	445000	412000	810	7	1939	3	6901	N	N	3315 NE 75TH ST
45-5	565260	0410	39510	349950	324000	810	7	1940	4	5155	N	N	3011 NE 95TH ST
45-5	921290	0005	39500	449950	415000	820	7	1942	3	6208	N	N	8274 30TH AVE NE
45-5	864150	0262	39345	304000	278000	830	7	2005	3	1400	N	N	9149 23RD AVE NE
45-5	864150	0266	39210	319950	294000	830	7	2005	3	2116	N	N	9127 23RD AVE NE
45-5	565260	0366	39479	350000	322000	850	7	1952	3	6084	N	N	3203 NE 95TH ST
45-5	565260	0427	39605	388000	365000	850	7	1950	3	6375	N	N	3031 NE 95TH ST
45-5	797720	0085	39401	505000	462000	850	7	1947	4	6120	N	N	7737 31ST AVE NE
45-5	921290	0335	39189	450000	415000	850	7	1942	3	6433	N	N	3170 NE 84TH ST

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-5	536320	0050	39717	400000	387000	860	7	1947	4	6630	N	N	3234 NE 88TH ST
45-5	921290	0160	39135	545876	507000	860	7	1942	4	6000	N	N	8205 31ST AVE NE
45-5	921290	0240	39243	502500	461000	860	7	1942	3	6000	N	N	3141 NE 85TH ST
45-5	921290	0555	39584	430050	403000	860	7	1942	3	7608	N	N	3114 NE 82ND ST
45-5	921290	0755	39561	448000	418000	860	7	1942	3	6000	N	N	3119 NE 81ST ST
45-5	741020	0020	39167	375700	348000	870	7	1945	4	5632	N	N	6845 35TH AVE NE
45-5	921290	0570	39673	459000	439000	870	7	1942	3	6060	N	N	3136 NE 82ND ST
45-5	043900	0335	39426	502500	460000	910	7	1951	3	6000	N	N	8914 26TH AVE NE
45-5	369290	0145	39259	435000	398000	910	7	1925	3	5000	N	N	6818 28TH AVE NE
45-5	717020	0125	39699	560000	539000	910	7	1947	4	3800	N	N	7016 34TH AVE NE
45-5	797720	1365	39744	559000	546000	920	7	1997	3	7650	N	N	7550 33RD AVE NE
45-5	921440	0240	39253	578000	530000	930	7	1947	3	5586	N	N	7211 28TH AVE NE
45-5	510140	4317	39569	455000	425000	930	7	1946	3	6968	N	N	2318 NE 94TH ST
45-5	536320	0127	39556	419000	390000	930	7	1947	3	5100	N	N	3218 NE 85TH ST
45-5	797720	0806	39261	500500	458000	930	7	1944	3	5600	N	N	3203 NE 80TH ST
45-5	565260	1096	39163	330000	305000	950	7	1936	3	7057	N	N	2704 NE 94TH ST
45-5	565260	1431	39331	459000	419000	950	7	1928	3	7930	N	N	2507 NE 91ST ST
45-5	921290	0800	39148	535000	496000	960	7	1941	4	6000	N	N	3171 NE 81ST ST
45-5	508140	0630	39611	615000	579000	980	7	1950	3	5550	N	N	7540 28TH AVE NE
45-5	536320	0151	39569	475000	443000	980	7	1950	3	6120	N	N	3014 NE 85TH ST
45-5	741020	0359	39591	388000	364000	980	7	1996	3	1338	N	N	6527 B 35TH AVE NE
45-5	510140	4307	39611	415000	391000	980	7	1946	4	6960	N	N	2306 NE 94TH ST
45-5	797720	0805	39392	425000	389000	1010	7	1944	3	6800	N	N	3209 NE 80TH ST
45-5	893810	0130	39610	467000	440000	1010	7	1937	4	5000	N	N	6852 27TH AVE NE
45-5	043900	0055	39587	525000	492000	1020	7	1954	4	6756	N	N	8626 25TH AVE NE
45-5	332750	0005	39482	530000	488000	1020	7	1947	3	6100	N	N	2595 NE 85TH ST
45-5	510140	2496	39715	470000	455000	1020	7	1953	3	6380	N	N	2334 NE 91ST ST
45-5	797720	1230	39456	449000	412000	1020	7	1930	4	6120	N	N	7503 34TH AVE NE
45-5	921290	0955	39631	535000	506000	1020	7	1941	3	7820	N	N	3406 NE 81ST ST
45-5	921440	0130	39416	585000	536000	1030	7	1947	4	6254	N	N	7260 27TH AVE NE
45-5	921540	0185	39454	410000	377000	1040	7	1954	3	5100	N	N	7024 25TH AVE NE

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45-5	536320	0198	39556	595000	554000	1050	7	1937	3	5200	N	N	3039 NE 88TH ST
45-5	741020	0195	39545	615000	572000	1060	7	1940	3	5120	N	N	6806 32ND AVE NE
45-5	254570	0135	39189	500000	461000	1070	7	1941	4	6343	N	N	2733 NE 89TH ST
45-5	536320	0155	39279	595000	544000	1090	7	1929	4	7107	N	N	8512 30TH AVE NE
45-5	254570	0080	39321	489500	447000	1110	7	1941	4	6783	N	N	2734 NE 89TH ST
45-5	565260	0810	39098	493000	461000	1110	7	1974	3	7253	N	N	2739 NE 91ST ST
45-5	565260	0945	39129	551500	513000	1120	7	1973	3	7055	N	N	2743 NE 94TH ST
45-5	042504	9117	39316	620000	566000	1140	7	1950	3	8511	N	N	7519 28TH AVE NE
45-5	536320	0150	39232	470000	431000	1180	7	1949	3	6120	N	N	3011 NE 86TH ST
45-5	797720	0595	39288	485000	444000	1180	7	1951	4	4590	N	N	7557 32ND AVE NE
45-5	921440	0320	39786	405000	401000	1180	7	1947	4	5874	N	N	7280 28TH AVE NE
45-5	797720	1555	39209	553000	509000	1190	7	1950	4	6120	N	N	3303 NE 80TH ST
45-5	815660	0200	39196	600000	553000	1190	7	1953	4	5100	N	N	6820 26TH AVE NE
45-5	921290	0685	39109	529000	494000	1190	7	1942	5	6000	N	N	3110 NE 81ST ST
45-5	042504	9036	39520	435000	403000	1200	7	1908	3	4840	N	N	6509 27TH AVE NE
45-5	043900	0220	39457	545000	501000	1200	7	1953	3	6000	N	N	8915 26TH AVE NE
45-5	565260	0325	39805	490000	488000	1200	7	1940	3	10578	N	N	3238 NE 94TH ST
45-5	042504	9137	39727	605000	588000	1210	7	1950	4	5500	N	N	6541 28TH AVE NE
45-5	565260	0075	39685	240000	230000	1220	7	1953	3	4960	N	N	9117 35TH AVE NE
45-5	893810	0120	39625	730000	690000	1220	7	1949	4	5500	N	N	6859 28TH AVE NE
45-5	792010	0075	39247	475000	435000	1220	7	1959	4	5100	N	N	6842 25TH AVE NE
45-5	921490	0145	39527	450500	418000	1220	7	1952	3	6240	N	N	7008 29TH AVE NE
45-5	510140	2477	39182	420000	388000	1260	7	1953	3	5247	N	N	2308 NE 91ST ST
45-5	676920	0040	39742	392500	383000	1280	7	1950	3	6609	N	N	2603 NE 82ND ST
45-5	510140	2154	39219	574900	528000	1310	7	1955	3	8063	N	N	8911 25TH AVE NE
45-5	740970	0290	39269	795000	728000	1320	7	1926	5	4000	N	N	6810 30TH AVE NE
45-5	510140	4240	39547	388000	361000	1330	7	1991	3	5209	N	N	2302 NE 92ND ST
45-5	510140	0717	39317	592000	541000	1330	7	1992	3	5012	N	N	8625 25TH AVE NE
45-5	740970	0655	39590	490000	459000	1330	7	1928	4	4000	N	N	6515 32ND AVE NE
45-5	797720	0470	39220	449800	413000	1330	7	1985	3	3060	N	N	7516 31ST AVE NE
45-5	565310	0044	39622	525000	496000	1350	7	1973	3	8010	N	N	3202 NE 90TH ST

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45-5	921290	0095	39323	480000	439000	1360	7	1942	3	6000	N	N	8020 30TH AVE NE
45-5	921290	0670	39364	605000	553000	1360	7	1942	3	6100	N	N	3171 NE 82ND ST
45-5	043800	0135	39226	576950	530000	1380	7	1958	4	6526	N	N	8028 28TH AVE NE
45-5	510140	4349	39412	439000	402000	1380	7	1986	3	5000	N	N	9427 25TH AVE NE
45-5	042504	9057	39738	496000	483000	1390	7	1918	3	8154	N	N	2600 NE 65TH ST
45-5	510140	4245	39204	490000	451000	1390	7	1994	3	5011	N	N	9210 23RD AVE NE
45-5	565260	1085	39604	450000	423000	1400	7	1970	3	10585	N	N	2718 NE 94TH ST
45-5	127930	0075	39386	458000	419000	1440	7	1947	3	5000	N	N	6516 28TH AVE NE
45-5	332750	0040	39708	681000	658000	1470	7	1948	4	8220	Y	N	2574 NE 83RD ST
45-5	797720	1645	39259	557000	510000	1490	7	1927	5	6120	N	N	7757 35TH AVE NE
45-5	815660	0085	39565	375000	350000	1520	7	1988	3	2550	N	N	6816 25TH AVE NE
45-5	043900	0230	39610	625000	588000	1540	7	1952	3	9889	N	N	8901 26TH AVE NE
45-5	921290	0070	39373	500000	457000	1540	7	1942	3	6000	N	N	8050 30TH AVE NE
45-5	536320	0183	39232	552500	507000	1550	7	1954	4	8583	N	N	3025 NE 87TH ST
45-5	815660	0220	39603	528800	497000	1560	7	1935	3	5100	N	N	6812 26TH AVE NE
45-5	042504	9109	39399	605000	553000	1570	7	1949	4	8511	N	N	7515 28TH AVE NE
45-5	741020	0070	39198	599950	553000	1600	7	1942	3	6016	N	N	6828 34TH AVE NE
45-5	769710	0025	39650	479400	456000	1660	7	1946	3	5910	N	N	3032 NE 85TH ST
45-5	508140	0710	39281	815000	746000	1660	7	1985	4	4257	Y	N	7531 30TH AVE NE
45-5	921540	0170	39343	445000	406000	1670	7	1970	3	5100	N	N	7044 25TH AVE NE
45-5	043900	0480	39497	465000	429000	1740	7	1951	4	6406	N	N	8625 29TH AVE NE
45-5	740970	0355	39608	782000	736000	1770	7	2007	3	6429	N	N	6811 30TH AVE NE
45-5	921290	0595	39219	589000	541000	1780	7	1963	3	6868	N	N	3164 NE 82ND ST
45-5	565260	1250	39392	500000	457000	1830	7	1947	4	10720	N	N	2558 NE 92ND ST
45-5	043900	0250	39293	610000	558000	2100	7	1952	3	6000	N	N	8803 26TH AVE NE
45-5	043900	0505	39108	525000	490000	2530	7	1951	3	6000	N	N	2711 NE 87TH ST
45-5	042504	9177	39500	355000	328000	1000	8	2003	3	1431	N	N	2512 F NE 65TH ST
45-5	042504	9179	39384	360000	329000	1000	8	2003	3	937	N	N	2512 D NE 65TH ST
45-5	042504	9181	39188	360000	332000	1000	8	2003	3	937	N	N	2512 B NE 65TH ST
45-5	741020	0425	39569	425000	397000	1050	8	2001	3	903	N	N	6534 B 34TH AVE NE
45-5	741020	0429	39314	500000	457000	1080	8	2001	3	1700	N	N	6532 A 34TH AVE NE

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45-5	864150	0276	39120	413000	385000	1080	8	2002	3	1661	N	N	9103 B 23RD AVE NE
45-5	741020	0351	39647	430000	408000	1090	8	2005	3	1117	N	N	6531 A 35TH AVE NE
45-5	921540	0295	39413	525000	481000	1100	8	1977	3	6160	N	N	7424 26TH AVE NE
45-5	043800	0041	39386	532500	487000	1270	8	1958	3	5820	N	N	8010 27TH AVE NE
45-5	741020	0420	39254	535000	490000	1270	8	2006	3	1449	N	N	6526 A 34TH AVE NE
45-5	741020	0423	39274	525000	480000	1280	8	2006	3	1479	N	N	6528 C 34TH AVE NE
45-5	797720	0135	39161	695000	643000	1288	8	2005	3	5100	N	N	7721 31ST AVE NE
45-5	042504	9084	39400	515000	471000	1310	8	1947	3	8044	N	N	2806 NE 75TH ST
45-5	565260	0608	39549	565000	526000	1310	8	1956	3	6783	N	N	3021 NE 92ND ST
45-5	921540	0275	39539	665000	618000	1320	8	1961	4	6400	N	N	7005 26TH AVE NE
45-5	042504	9139	39203	655950	604000	1430	8	1949	3	6700	Y	N	6555 29TH AVE NE
45-5	741020	0421	39427	460000	422000	1430	8	2006	3	1047	N	N	6526 B 34TH AVE NE
45-5	741020	0422	39434	449950	413000	1440	8	2006	3	1388	N	N	6526 C 34TH AVE NE
45-5	508140	0675	39322	795000	726000	1450	8	1988	3	5034	Y	N	7555 30TH AVE NE
45-5	227900	0020	39209	756000	696000	1470	8	1950	4	8512	N	N	7001 31ST AVE NE
45-5	864150	0210	39147	417000	387000	1470	8	2006	3	3538	N	N	9119 23RD AVE NE
45-5	227900	0150	39622	767500	725000	1470	8	1948	3	8025	N	N	7010 32ND AVE NE
45-5	740970	0746	39147	560000	520000	1500	8	1927	3	3773	N	N	3112 NE 65TH ST
45-5	329080	0065	39650	417000	396000	1540	8	1957	3	5150	N	N	7336 33RD AVE NE
45-5	741020	0430	39416	453500	415000	1550	8	2006	3	1079	N	N	6528 B 34TH AVE NE
45-5	741020	0431	39492	405000	374000	1550	8	2006	3	1444	N	N	6528 A 34TH AVE NE
45-5	043900	0210	39625	700000	661000	1570	8	1998	3	6000	N	N	8501 27TH AVE NE
45-5	921540	0220	39434	607700	557000	1580	8	1960	3	6000	N	N	7215 26TH AVE NE
45-5	043920	0025	39608	627000	590000	1610	8	1960	3	7320	N	N	7732 29TH AVE NE
45-5	740970	0005	39224	799000	734000	1650	8	2007	3	4100	N	N	6857 32ND AVE NE
45-5	740970	0095	39272	793200	726000	1680	8	1932	5	4000	N	N	6844 31ST AVE NE
45-5	921540	0230	39134	570000	530000	1720	8	1962	4	6000	N	N	7201 26TH AVE NE
45-5	043900	0175	39414	653824	599000	1810	8	1957	3	14755	N	N	8601 26TH AVE NE
45-5	042504	9184	39174	705000	651000	2060	8	2006	3	5000	N	N	2722 NE 75TH ST
45-5	510140	4249	39147	630000	585000	2150	8	2003	3	5171	N	N	2323 NE 94TH ST
45-5	797720	1618	39338	665000	607000	2330	8	2007	3	3100	N	N	7755 35TH AVE NE

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-5	797720	1621	39393	695000	636000	2450	8	2007	3	3927	N	N	7747 35TH AVE NE
45-5	797720	1619	39521	689950	639000	2450	8	2007	3	3960	N	N	7751 35TH AVE NE
45-5	510140	4300	39668	535000	511000	2610	8	2007	3	7540	N	N	2315 NE 95TH ST
45-5	815660	0290	39241	885000	812000	2670	8	2001	3	5310	N	N	6829 27TH AVE NE
45-5	549920	0075	39314	920000	841000	3180	8	1972	3	5818	N	N	7057 35TH AVE NE
45-5	797720	0835	39472	890000	819000	3540	8	1998	3	8000	N	N	3217 NE 80TH ST
45-5	740970	0635	39203	908000	836000	2100	9	2007	3	4000	N	N	6529 32ND AVE NE
45-5	510140	4246	39329	755000	690000	2190	9	2004	3	6328	N	N	2316 NE 92ND ST
45-5	797720	1205	39512	730000	675000	2250	9	1999	3	3060	N	N	7512 33RD AVE NE
45-5	921290	0490	39168	525000	486000	2380	9	2008	3	6440	N	N	3115 NE 83RD ST
45-5	565260	0090	39157	612000	567000	2490	9	2001	3	6605	N	N	9115 35TH AVE NE
45-5	536320	0197	39169	805000	744000	2540	9	2006	3	5503	N	N	3035 NE 88TH ST
45-5	565260	1465	39176	835000	771000	2700	9	2006	3	7295	N	N	2549 NE 91ST ST
45-5	510140	2185	39134	817500	760000	2710	9	2006	3	5250	N	N	8935 25TH AVE NE
45-5	565260	0894	39400	930000	851000	2770	9	2007	3	7056	N	N	2738 NE 91ST ST
45-5	549920	0090	39220	750000	689000	2800	9	2001	3	3800	N	N	7049 34TH AVE NE
45-5	536320	0043	39521	814000	754000	2900	9	2005	3	4967	N	N	3215 NE 89TH ST
45-5	565260	0708	39657	840000	800000	3040	9	2008	3	6506	N	N	9112 30TH AVE NE
45-5	329080	0112	39700	920000	886000	2480	10	2008	3	4120	N	N	7343 34TH AVE NE
45-5	329080	0125	39638	1075000	1019000	2850	10	2008	3	4635	N	N	7331 34TH AVE NE
45-5	329080	0115	39603	1000000	940000	2870	10	2008	3	4120	N	N	7341 34TH AVE NE
45-5	797720	1245	39741	1050000	1024000	2870	10	2008	3	5100	N	N	7513 34TH AVE NE
45-5	329080	0120	39624	1050000	992000	2870	10	2008	3	4120	N	N	7335 34TH AVE NE
45-5	510140	2445	39274	850000	778000	3120	10	2007	3	7582	N	N	2339 NE 91ST ST
45-5	565260	1468	39555	938000	874000	3130	10	2007	3	7202	N	N	2545 NE 91ST ST
45-5	510140	2446	39331	900000	822000	3280	10	2007	3	8309	N	N	2335 NE 91ST ST
45-5	565260	1470	39490	940000	867000	3360	10	2007	3	7202	N	N	2541 NE 91ST ST
45-5	369290	0185	39398	1489000	1362000	2310	11	2007	3	5000	Y	N	2800 NE 68TH ST
45-6	797420	0930	39293	494000	452000	670	6	1937	4	4788	N	N	6501 36TH AVE NE
45-6	717630	0025	39152	420000	389000	720	6	1950	4	7200	N	N	7334 40TH AVE NE
45-6	717630	0065	39260	402000	368000	860	6	1947	4	6050	N	N	4025 NE 75TH ST

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-6	507140	0505	39493	375000	346000	900	6	1945	3	6000	N	N	4205 NE 88TH ST
45-6	684470	0375	39542	475000	441000	790	7	1943	3	6120	N	N	3510 NE 93RD ST
45-6	742070	0095	39232	602000	553000	790	7	1943	5	7695	N	N	6821 43RD AVE NE
45-6	639200	0522	39623	405000	382000	800	7	1951	4	5000	N	N	7547 37TH AVE NE
45-6	797420	0926	39503	457150	422000	800	7	1949	3	5080	N	N	6529 36TH AVE NE
45-6	044600	0125	39653	399875	380000	820	7	1950	3	5220	N	N	8051 43RD AVE NE
45-6	684470	1305	39701	497500	479000	820	7	1928	4	5100	N	N	3532 NE 88TH ST
45-6	858540	0051	39086	434900	408000	820	7	1929	3	4080	N	N	6841 36TH AVE NE
45-6	742070	0100	39741	545500	532000	855	7	1943	4	7695	N	N	6825 43RD AVE NE
45-6	044400	0310	39479	415000	382000	860	7	1950	3	6545	N	N	4210 NE 85TH ST
45-6	044200	0185	39210	525000	483000	870	7	1948	3	5664	N	N	8221 42ND AVE NE
45-6	044600	0155	39730	565000	549000	870	7	1950	3	5394	N	N	8050 43RD AVE NE
45-6	543030	0085	39315	400000	365000	880	7	1926	3	7620	N	N	7338 39TH AVE NE
45-6	639200	0630	39786	428000	424000	890	7	1983	3	3000	N	N	7716 36TH AVE NE
45-6	044100	0100	39101	489950	458000	900	7	1947	3	5141	N	N	8050 36TH AVE NE
45-6	044100	0205	39793	383000	380000	900	7	1947	3	6148	N	N	8034 37TH AVE NE
45-6	044100	0220	39148	519950	482000	900	7	1947	4	6148	N	N	8018 37TH AVE NE
45-6	044200	0055	39206	515000	474000	900	7	1947	3	5856	N	N	8257 41ST AVE NE
45-6	382070	0065	39604	485000	456000	900	7	1953	3	5243	N	N	6538 38TH AVE NE
45-6	044200	0140	39729	585000	568000	930	7	1947	4	5664	N	N	8214 41ST AVE NE
45-6	684470	2750	39218	439950	404000	930	7	1943	5	6120	N	N	3809 NE 89TH ST
45-6	043500	0040	39554	508000	473000	940	7	1950	3	6615	N	N	6553 44TH AVE NE
45-6	568300	0024	39342	520000	475000	940	7	1949	3	4725	N	N	4306 NE 65TH ST
45-6	568300	0069	39253	472500	433000	940	7	1950	3	5670	N	N	6520 44TH AVE NE
45-6	044200	0075	39618	679990	641000	950	7	1947	3	5664	N	N	8233 41ST AVE NE
45-6	044200	0075	39379	426000	389000	950	7	1947	3	5664	N	N	8233 41ST AVE NE
45-6	507140	0455	39535	392000	364000	950	7	1948	4	6000	N	N	4033 NE 88TH ST
45-6	543030	0036	39265	535000	490000	960	7	1951	3	6350	N	N	7311 40TH AVE NE
45-6	639200	1670	39206	535000	492000	980	7	1950	3	5000	N	N	7734 39TH AVE NE
45-6	639200	3775	39591	590000	553000	1000	7	1947	3	6000	N	N	7548 44TH AVE NE
45-6	044400	0135	39318	453000	414000	1030	7	1951	4	6496	N	N	4059 NE 87TH ST



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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-6	639200	0320	39714	489000	473000	1030	7	1948	4	6000	N	N	7517 36TH AVE NE
45-6	221550	0205	39184	615000	568000	1040	7	1945	5	6360	N	N	8039 40TH AVE NE
45-6	221550	0215	39322	504000	460000	1040	7	1945	3	6360	N	N	8027 40TH AVE NE
45-6	639200	3470	39149	459950	427000	1040	7	1950	4	4275	N	N	7535 44TH AVE NE
45-6	044100	0065	39129	601000	559000	1050	7	1947	4	5141	N	N	8039 36TH AVE NE
45-6	568300	0023	39622	440000	415000	1090	7	1949	3	4725	N	N	4302 NE 65TH ST
45-6	684470	0906	39315	465000	425000	1090	7	1955	3	5304	N	N	3530 NE 90TH ST
45-6	797420	0024	39592	406500	381000	1090	7	1960	3	5130	N	N	3613 NE 75TH ST
45-6	044400	0315	39686	460000	441000	1130	7	1949	3	6901	N	N	4220 NE 85TH ST
45-6	684470	3620	39713	420000	406000	1130	7	1950	3	5151	N	N	3820 NE 93RD ST
45-6	684470	3660	39730	472350	459000	1130	7	1930	3	5460	N	N	3846 NE 93RD ST
45-6	044600	0205	39750	500000	489000	1140	7	1951	4	6264	N	N	8031 44TH AVE NE
45-6	797420	0519	39517	460000	426000	1140	7	1941	3	5985	N	N	7011 37TH AVE NE
45-6	921340	0045	39323	519950	475000	1140	7	1946	4	5985	N	N	8205 36TH AVE NE
45-6	044200	0205	39150	599950	556000	1150	7	1948	4	5856	N	N	8256 42ND AVE NE
45-6	044200	0070	39581	595000	557000	1200	7	1947	5	5664	N	N	8239 41ST AVE NE
45-6	924490	0160	39434	550000	504000	1200	7	1964	3	5376	N	N	8018 42ND AVE NE
45-6	684470	0914	39378	375000	343000	1230	7	1955	3	5100	N	N	3534 NE 90TH ST
45-6	684470	3030	39266	303283	278000	1240	7	1986	3	3060	N	N	3824 NE 90TH ST
45-6	684470	0715	39743	400000	390000	1240	7	1951	3	6120	N	N	3538 NE 91ST ST
45-6	639200	0990	39286	445000	407000	1250	7	1989	3	3000	N	N	7724 37TH AVE NE
45-6	639200	2045	39367	480000	439000	1270	7	1955	3	7000	N	N	4014 NE 75TH ST
45-6	684470	3825	39607	600000	565000	1270	7	1970	3	5202	N	N	3824 NE 94TH ST
45-6	684470	0975	39407	397500	364000	1290	7	1941	4	6528	N	N	3514 NE 90TH ST
45-6	221550	0175	39160	588000	544000	1290	7	1945	3	6000	N	N	8026 39TH AVE NE
45-6	924490	0163	39568	574950	537000	1290	7	1962	3	5376	N	N	8021 43RD AVE NE
45-6	684470	0145	39391	555000	508000	1300	7	1955	4	5100	N	N	3554 NE 94TH ST
45-6	797420	0511	39526	500000	463000	1330	7	1937	3	4300	N	N	7007 36TH AVE NE
45-6	797420	0774	39373	479500	438000	1330	7	1951	3	4400	N	N	6838 38TH AVE NE
45-6	684470	0705	39602	529000	497000	1340	7	1952	4	6120	N	N	3530 NE 91ST ST
45-6	044400	0165	39395	470000	430000	1380	7	1951	3	6120	N	N	4008 NE 86TH ST

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Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-6	684470	0225	39603	445000	418000	1380	7	1953	4	6120	N	N	3515 NE 94TH ST
45-6	044600	0095	39419	456950	419000	1390	7	1950	3	5400	N	N	8050 42ND AVE NE
45-6	568350	0010	39196	555000	511000	1410	7	1951	3	5240	N	N	7021 38TH AVE NE
45-6	639200	1910	39624	479000	452000	1440	7	1950	4	6000	N	N	7526 39TH AVE NE
45-6	684470	0805	39727	415000	403000	1450	7	1949	4	4590	N	N	3501 91ST AVE NE
45-6	797420	0928	39098	520000	487000	1450	7	1940	3	5080	N	N	6509 36TH AVE NE
45-6	044400	0095	39300	525000	480000	1460	7	1950	3	6120	N	N	4009 NE 87TH ST
45-6	684470	2260	39619	475000	448000	1480	7	1950	4	6120	N	N	3844 NE 86TH ST
45-6	044400	0100	39245	525000	481000	1600	7	1950	3	6120	N	N	4015 NE 87TH ST
45-6	221550	0060	39727	574950	558000	1610	7	1946	4	6256	N	N	3817 NE 82ND ST
45-6	684470	3005	39484	488000	450000	1640	7	1987	3	3060	N	N	3810 NE 90TH ST
45-6	044600	0140	39653	575000	547000	1740	7	1950	3	5400	N	N	8033 43RD AVE NE
45-6	684470	3750	39366	606500	554000	1800	7	1950	4	6120	N	N	3809 NE 94TH ST
45-6	044600	0055	39622	535000	505000	1820	7	1950	3	5800	N	N	8026 41ST AVE NE
45-6	342604	9077	39379	435000	398000	1840	7	1939	4	8340	N	N	4542 NE 94TH ST
45-6	521020	0217	39220	489000	449000	1900	7	1991	3	7200	N	N	4027 NE 95TH ST
45-6	044600	0031	39786	547000	542000	2260	7	1950	4	5900	N	N	8025 41ST AVE NE
45-6	043400	0020	39584	535000	501000	1040	8	1951	3	7020	N	N	6544 40TH AVE NE
45-6	043000	0130	39742	439000	428000	1060	8	1953	3	5618	N	N	7026 40TH AVE NE
45-6	043000	0200	39309	479000	438000	1170	8	1953	3	5618	N	N	7038 42ND AVE NE
45-6	038100	0160	39252	624000	572000	1180	8	1951	3	5841	N	N	6814 43RD AVE NE
45-6	043000	0095	39743	625000	610000	1190	8	1952	3	5618	N	N	7006 43RD AVE NE
45-6	043000	0105	39650	535000	509000	1190	8	1953	3	5940	N	N	4003 NE 72ND ST
45-6	038100	0140	39651	620000	589000	1260	8	1951	3	5841	N	N	6838 43RD AVE NE
45-6	043100	0040	39512	615000	569000	1270	8	1954	3	6069	N	N	6539 36TH AVE NE
45-6	043100	0130	39535	630000	585000	1270	8	1955	3	5616	N	N	6540 37TH AVE NE
45-6	038100	0085	39555	530000	494000	1280	8	1953	3	7242	N	N	6846 42ND AVE NE
45-6	043100	0055	39499	555000	512000	1290	8	1954	3	4998	N	N	6553 36TH AVE NE
45-6	043100	0065	39588	595000	558000	1310	8	1954	3	5406	N	N	6556 36TH AVE NE
45-6	038100	0065	39589	629950	590000	1320	8	1954	3	5723	N	N	4209 NE 70TH ST
45-6	038100	0245	39650	627900	597000	1320	8	1953	3	5940	N	N	6840 44TH AVE NE

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45-6	684470	2900	39332	560000	512000	1360	8	1961	3	6120	N	N	3839 NE 90TH ST
45-6	639200	2804	39205	696000	641000	1400	8	1979	3	6000	N	N	7511 43RD AVE NE
45-6	521020	0445	39216	705000	648000	1480	8	1943	4	8916	Y	N	9005 45TH AVE NE
45-6	043150	0290	39167	628000	581000	1500	8	1956	3	7215	N	N	4207 NE 73RD ST
45-6	521020	0225	39297	616500	564000	1500	8	1962	3	9460	N	N	9233 41ST AVE NE
45-6	639200	2595	39490	550000	507000	1500	8	1982	3	6000	N	N	7501 42ND AVE NE
45-6	043000	0165	39486	599950	553000	1510	8	1953	3	5618	N	N	7007 42ND AVE NE
45-6	043000	0040	39185	692000	639000	1520	8	1953	4	5700	N	N	4216 NE 72ND ST
45-6	278040	0020	39294	633000	579000	1520	8	1963	3	5900	N	N	7039 39TH AVE NE
45-6	511640	0046	39489	539950	498000	1590	8	1958	3	6600	N	N	4215 NE 94TH ST
45-6	020850	0050	39608	671500	632000	1710	8	1965	3	5814	N	N	6808 39TH AVE NE
45-6	717630	0042	39419	829000	759000	1750	8	1956	3	6440	N	N	7403 42ND AVE NE
45-6	684470	3880	39645	601408	571000	1760	8	1960	3	6120	N	N	3852 NE 94TH ST
45-6	924490	0013	39218	869950	800000	1760	8	1953	4	14187	N	N	8061 45TH AVE NE
45-6	684470	3870	39315	625000	571000	1840	8	1960	3	6120	N	N	3846 NE 94TH ST
45-6	278040	0005	39792	540000	536000	1900	8	1956	3	5900	N	N	3819 NE 73RD ST
45-6	684470	1715	39150	639950	593000	2030	8	2003	3	3999	N	N	3548 NE 86TH ST
45-6	639200	1740	39129	595000	554000	2360	8	1979	3	5000	N	N	7729 40TH AVE NE
45-6	639200	3430	39723	959000	930000	2710	8	2006	3	6000	N	N	7557 44TH AVE NE
45-6	142400	0130	39776	714000	704000	1890	9	1967	3	8295	Y	N	4215 NE 89TH ST
45-6	924490	0020	39139	699950	650000	2060	9	1954	3	16920	N	N	8241 45TH AVE NE
45-6	521020	0407	39316	840000	768000	2120	9	1992	3	9140	N	N	4231 NE 92ND ST
45-6	271060	0050	39758	780000	765000	2150	9	2007	3	5992	N	N	6507 39TH AVE NE
45-6	521020	0237	39107	775000	724000	2270	9	2003	3	6785	N	N	9408 40TH AVE NE
45-6	797420	0940	39792	843000	836000	2480	9	2008	3	5087	N	N	6511 37TH AVE NE
45-6	684470	0575	39253	971190	890000	2550	9	2006	3	4794	N	N	3512 NE 92ND ST
45-6	684470	3501	39302	945000	864000	2700	9	2006	3	5000	N	N	3843 NE 93RD ST
45-6	797420	0555	39772	790000	778000	2710	9	2007	3	4181	N	N	3718 NE 70TH ST
45-6	684470	3635	39518	910000	842000	2240	10	2008	3	3545	Y	N	3828 NE 93RD ST
45-6	684470	3630	39420	930000	852000	2260	10	2007	3	3545	N	N	3826 NE 93RD ST
45-6	521020	0200	39589	935000	876000	2960	10	2007	3	6600	N	N	9401 42ND AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 7,8,45**  
**(1 to 3 Unit Residences)**

Area-Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
45-6	639200	3905	39570	1125000	1051000	3010	10	2007	3	5160	N	N	4414 NE 77TH ST

**Improved Sales Removed from this Annual Update Analysis  
Area 7,8,45  
(1 to 3 Unit Residences)**

Area-Sub	Major	Minor	Sale Date	Sale Price	Comments
7-3	156010	0035	5/26/2008	139166	DOR RATIO;AND OTHER WARNINGS
7-3	156010	0105	2/20/2008	320000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7-3	204450	0113	10/22/2007	111652	DOR RATIO;AND OTHER WARNINGS
7-3	204450	0241	10/2/2008	308000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-3	223750	0030	12/12/2007	417000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-3	271110	0060	10/13/2008	269500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-3	292604	9545	8/19/2008	18942	DOR RATIO;AND OTHER WARNINGS
7-3	292604	9562	3/21/2007	364500	%COMPL
7-3	292604	9566	2/22/2007	369500	%COMPL
7-3	527220	0055	6/2/2008	335000	NO MARKET EXPOSURE; AND OTHER WARNINGS
7-3	543330	0125	8/18/2008	345000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-3	543330	0190	7/2/2008	387000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-3	572450	0030	2/2/2007	360000	IMP COUNT
7-3	572450	0341	11/10/2008	109591	DOR RATIO;AND OTHER WARNINGS
7-3	573050	0015	7/2/2007	475000	DOR RATIO
7-3	641160	0161	5/17/2007	32729	DOR RATIO;AND OTHER WARNINGS
7-3	641310	0323	9/5/2008	119000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
7-3	641360	0070	7/10/2008	150000	DOR RATIO;QUIT CLAIM DEED
7-3	641410	0039	4/10/2007	230000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7-6	116000	0050	6/30/2008	184085	DOR RATIO;QUIT CLAIM DEED
7-6	116000	0245	6/12/2007	343000	BANKRUPTCY - RECEIVER OR TRUSTEE
7-6	116000	0320	10/23/2007	229000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	288770	0290	9/18/2008	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	292604	9365	3/28/2007	510000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7-6	326530	0465	1/9/2007	322000	BANKRUPTCY - RECEIVER OR TRUSTEE
7-6	510040	0295	9/21/2007	394900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	510040	0300	3/15/2008	173392	DOR RATIO;AND OTHER WARNINGS
7-6	510140	1765	6/26/2007	528875	IMP COUNT
7-6	510140	1767	4/19/2007	206953	DOR RATIO;AND OTHER WARNINGS
7-6	510140	2257	5/20/2008	295000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	510140	2334	3/29/2008	320000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7-6	510140	4178	5/7/2007	135117	DOR RATIO;AND OTHER WARNINGS
7-6	510140	5006	7/18/2008	145569	DOR RATIO;AND OTHER WARNINGS
7-6	510140	5915	7/23/2008	167500	DOR RATIO;AND OTHER WARNINGS
7-6	510140	7191	12/7/2007	425000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	510140	7455	5/16/2007	12500	DOR RATIO;AND OTHER WARNINGS
7-6	510140	7700	3/29/2007	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	510140	8503	3/22/2007	116000	DOR RATIO;AND OTHER WARNINGS
7-6	510140	8880	3/26/2008	6506	DOR RATIO;AND OTHER WARNINGS
7-6	741120	0025	1/24/2007	388547	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7-6	743450	0065	10/27/2008	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	802420	1795	1/12/2007	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-6	802420	1965	1/24/2008	470000	IMP COUNT
7-6	864150	0350	2/21/2007	174725	DOR RATIO;STATEMENT TO DOR
7-6	890100	0745	8/6/2007	655000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND

**Improved Sales Removed from this Annual Update Analysis  
Area 7,8,45  
(1 to 3 Unit Residences)**

Area-Sub	Major	Minor	Sale Date	Sale Price	Comments
7-6	890100	0875	6/1/2007	485000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
7-7	206110	0750	4/29/2008	599000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	322604	9088	6/25/2007	30529	DOR RATIO;AND OTHER WARNINGS
7-8	437070	0095	2/21/2007	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510040	0042	1/18/2007	400000	IMP COUNT
7-8	510040	1060	4/23/2007	570000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510040	1150	7/28/2008	480000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510040	1226	9/25/2008	425000	ACTIVE PERMIT BEFORE SALE>25K
7-8	510040	2296	3/17/2008	144574	ACTIVE PERMIT BEFORE SALE>25K; AND OTHER
7-8	510040	2527	3/23/2007	216000	DOR RATIO
7-8	510040	2532	12/10/2008	200000	DOR RATIO
7-8	510040	2584	6/26/2008	550000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510040	2758	6/19/2008	471000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510040	3244	5/4/2007	178297	DOR RATIO;AND OTHER WARNINGS
7-8	510040	3351	9/5/2008	415000	FORCED SALE
7-8	510040	3543	5/9/2008	200000	DOR RATIO;AND OTHER WARNINGS
7-8	510140	4468	9/3/2008	213000	DOR RATIO;AND OTHER WARNINGS
7-8	510140	4663	2/14/2007	56848	DOR RATIO;AND OTHER WARNINGS
7-8	510140	5088	1/29/2008	460000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510140	5136	4/28/2008	470000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510140	5220	7/10/2007	452000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	510140	6125	5/15/2008	810000	DOR RATIO;IMP COUNT
7-8	510140	6171	9/26/2008	170000	DOR RATIO;AND OTHER WARNINGS
7-8	510140	6543	4/17/2008	420000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	668750	0015	9/29/2008	487500	BANKRUPTCY - RECEIVER OR TRUSTEE
7-8	668750	0030	5/15/2007	93009	DOR RATIO;AND OTHER WARNINGS
7-8	691470	0004	3/20/2008	517000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	802420	0020	12/19/2007	493500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7-8	802420	0865	5/24/2007	94488	DOR RATIO;AND OTHER WARNINGS
8-1	075100	0120	8/17/2007	79411	DOR RATIO;AND OTHER WARNINGS
8-1	145360	2305	10/13/2008	272000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	145360	2425	8/6/2007	770000	DOR RATIO
8-1	145410	0030	4/18/2007	200400	DOR RATIO;AND OTHER WARNINGS
8-1	145410	0231	9/13/2007	345000	FORCED SALE
8-1	145410	0260	12/8/2008	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	282604	9213	10/6/2008	285000	IMP COUNT;%COMPL
8-1	282604	9218	9/12/2008	280000	IMP COUNT;%COMPL
8-1	344800	1950	12/10/2008	415000	BANKRUPTCY - RECEIVER OR TRUSTEE
8-1	344800	2285	10/8/2007	395000	EXEMPT FROM EXCISE TAX
8-1	383400	0415	11/14/2008	361102	EXEMPT FROM EXCISE TAX
8-1	383400	0650	8/1/2008	67000	DOR RATIO;AND OTHER WARNINGS
8-1	393590	0335	2/25/2008	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	393590	0354	4/21/2008	305000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	399270	0085	11/6/2007	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	407780	0251	7/12/2007	405000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed from this Annual Update Analysis**  
**Area 7,8,45**  
**(1 to 3 Unit Residences)**

Area-Sub	Major	Minor	Sale Date	Sale Price	Comments
8-1	407780	0523	6/6/2008	130167	DOR RATIO; AND OTHER WARNINGS
8-1	407780	0523	6/6/2008	118000	DOR RATIO;AND OTHER WARNINGS
8-1	882290	1310	11/7/2008	82500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
8-1	890250	0315	2/25/2008	338000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	156610	0035	11/14/2008	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	156610	0130	7/17/2007	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	156610	0196	4/24/2007	395000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	272604	9094	10/22/2007	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	282604	9094	12/12/2008	275000	BANKRUPTCY - RECEIVER OR TRUSTEE
8-3	332604	9003	8/20/2007	442500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	342604	9160	9/26/2008	215000	DOR RATIO;QUESTIONABLE PER APPRAISAL
8-3	407320	0071	2/27/2008	180000	DOR RATIO;AND OTHER WARNINGS
8-3	407320	0095	4/11/2008	125350	DOR RATIO;AND OTHER WARNINGS
8-3	407430	0035	12/5/2007	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	407780	0293	9/17/2007	559000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	407780	0320	1/24/2008	35000	DOR RATIO;AND OTHER WARNINGS
8-3	407780	0366	12/17/2007	897000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
8-3	514400	0075	4/16/2008	120927	DOR RATIO;AND OTHER WARNINGS
8-3	521020	0066	7/23/2008	412000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	633500	0069	4/3/2008	404000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	945520	0170	9/11/2008	257000	ACTIVE PERMIT BEFORE SALE>25K
8-3	945520	0200	4/19/2007	418350	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8-3	945520	0595	5/24/2007	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	945520	0596	3/22/2007	70676	DOR RATIO;AND OTHER WARNINGS
8-3	955320	0020	5/17/2007	150000	DOR RATIO
8-3	955320	0175	5/27/2008	390000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	955320	0253	11/9/2007	495000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	955420	0045	7/16/2007	107895	DOR RATIO;AND OTHER WARNINGS
8-7	070500	0095	12/18/2008	260000	BANKRUPTCY - RECEIVER OR TRUSTEE
8-7	113300	0054	6/18/2007	460000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	113300	0076	3/25/2008	220000	DOR RATIO;AND OTHER WARNINGS
8-7	113300	0466	10/29/2007	79158	DOR RATIO;AND OTHER WARNINGS
8-7	145360	0261	3/13/2007	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	209270	0060	4/24/2007	427450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	212604	9014	1/10/2008	210006	DOR RATIO;AND OTHER WARNINGS
8-7	212604	9057	4/17/2007	5466000	DOR RATIO;EXEMPT FROM EXCISE TAX
8-7	212604	9246	3/28/2008	540000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
8-7	382170	0031	3/27/2007	900000	DOR RATIO
8-7	382220	0152	1/21/2008	169834	DOR RATIO;QUIT CLAIM DEED
8-7	383450	0160	10/10/2008	280500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	437320	0050	4/19/2007	161094	DOR RATIO;AND OTHER WARNINGS
8-7	566710	0005	11/2/2007	91158	DOR RATIO;AND OTHER WARNINGS
8-7	638150	0136	4/21/2008	209000	DOR RATIO;AND OTHER WARNINGS
8-7	638150	0175	2/13/2007	127433	DOR RATIO;AND OTHER WARNINGS
8-7	638150	0595	1/10/2008	325000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis  
Area 7,8,45  
(1 to 3 Unit Residences)**

<b>Area-Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8-7	638150	1315	4/24/2007	89198	DOR RATIO;QUIT CLAIM DEED
8-7	638150	1330	4/18/2007	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	638150	1695	10/28/2008	299950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	638150	2155	2/1/2007	134500	DOR RATIO;AND OTHER WARNINGS
8-7	641410	0490	4/2/2008	300000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8-7	641410	0580	11/7/2007	3000	DOR RATIO
8-7	663230	0062	9/4/2007	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	663230	0181	11/24/2008	236000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	663230	0184	4/25/2007	164821	DOR RATIO;AND OTHER WARNINGS
8-7	942150	0050	1/17/2008	194668	DOR RATIO;AND OTHER WARNINGS
8-8	282604	9140	4/16/2007	327370	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	344800	1185	8/13/2007	363950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	435470	0035	12/18/2007	327000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	437570	0060	9/30/2008	129163	DOR RATIO;AND OTHER WARNINGS
8-8	679810	1045	4/26/2007	300000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
8-8	679810	1135	1/21/2008	295000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	771560	0090	9/2/2008	331000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	890100	0586	9/10/2008	235000	DOR RATIO;AND OTHER WARNINGS
8-8	890100	0675	6/5/2007	100000	DOR RATIO;QUIT CLAIM DEED
8-8	890100	1049	8/20/2008	355000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	890100	1104	10/19/2008	352500	BANKRUPTCY - RECEIVER OR TRUSTEE
8-8	942340	0142	6/25/2008	408000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	990400	0015	8/4/2008	580000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
45-4	275470	0020	5/21/2008	231360	DOR RATIO;AND OTHER WARNINGS
45-4	288770	1195	6/18/2007	511000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-4	297980	0135	1/24/2008	125000	DOR RATIO;AND OTHER WARNINGS
45-4	318710	0175	8/20/2008	395000	BANKRUPTCY - RECEIVER OR TRUSTEE
45-4	510140	0646	7/9/2007	350000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
45-4	682010	0265	7/9/2007	490000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-4	716920	0221	2/4/2008	186413	DOR RATIO;AND OTHER WARNINGS
45-4	717370	0861	10/31/2008	249950	ACTIVE PERMIT BEFORE SALE>25K;FORCED SALE
45-4	717530	0050	10/22/2008	250070	DOR RATIO;AND OTHER WARNINGS
45-4	717730	0295	2/22/2007	229412	DOR RATIO;AND OTHER WARNINGS
45-4	717730	0370	2/8/2007	448000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-4	717730	0580	8/5/2008	455000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-4	717780	0070	10/15/2007	470000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-4	753730	0065	2/8/2007	57132	DOR RATIO;AND OTHER WARNINGS
45-4	954720	1075	5/8/2008	2031	DOR RATIO;AND OTHER WARNINGS
45-5	043900	0270	4/2/2007	475000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
45-5	043900	0460	1/16/2007	170000	DOR RATIO;AND OTHER WARNINGS
45-5	043900	0490	10/30/2008	339950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-5	151380	0127	1/25/2008	94600	DOR RATIO;AND OTHER WARNINGS
45-5	254570	0055	12/11/2008	10000	DOR RATIO; AND OTHER WARNINGS
45-5	254570	0055	12/18/2008	227000	DOR RATIO; AND OTHER WARNINGS
45-5	254570	0165	3/21/2008	446000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



**Improved Sales Removed from this Annual Update Analysis  
Area 7,8,45  
(1 to 3 Unit Residences)**

<b>Area-Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
45-5	369290	0245	8/27/2008	383000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-5	508140	0480	8/8/2008	250000	DOR RATIO;AND OTHER WARNINGS
45-5	510140	2468	11/3/2008	75000	DOR RATIO;AND OTHER WARNINGS
45-5	510140	2482	12/13/2007	150000	DOR RATIO;AND OTHER WARNINGS
45-5	510140	4344	5/15/2008	405000	ACTIVE PERMIT BEFORE SALE>25K
45-5	565260	1030	9/13/2007	55750	DOR RATIO;AND OTHER WARNINGS
45-5	741020	0353	3/14/2007	163210	DOR RATIO;QUIT CLAIM DEED
45-5	797720	1756	10/1/2007	155916	DOR RATIO;AND OTHER WARNINGS
45-5	864150	0250	12/20/2007	2987	DOR RATIO;AND OTHER WARNINGS
45-5	864150	0250	1/18/2007	157360	DOR RATIO;AND OTHER WARNINGS
45-5	921290	0180	6/5/2007	590000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	038100	0075	7/18/2008	557000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	038100	0090	3/14/2008	526000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	038100	0221	7/23/2007	585000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	043150	0140	9/18/2007	720000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	044400	0268	12/1/2008	470000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	044600	0195	8/5/2008	436500	NO MARKET EXPOSURE; AND OTHER WARNINGS
45-6	447090	0025	8/27/2007	510000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	507140	0320	4/15/2008	212500	DOR RATIO;QUIT CLAIM DEED
45-6	507140	0695	10/15/2008	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	521020	0405	5/8/2007	260000	DOR RATIO
45-6	568300	0004	5/1/2008	442500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	568300	0043	4/30/2007	587000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
45-6	639200	0810	6/20/2007	91308	DOR RATIO;AND OTHER WARNINGS
45-6	639200	1840	10/10/2008	354950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
45-6	639200	2903	1/25/2007	629950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	639200	3425	4/3/2007	117000	DOR RATIO;AND OTHER WARNINGS
45-6	639200	3525	4/5/2007	86759	DOR RATIO;QUIT CLAIM DEED
45-6	639200	3775	2/13/2008	425000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	684470	1341	7/18/2007	302766	EXEMPT FROM EXCISE TAX
45-6	684470	2890	12/12/2007	665000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	684470	3350	9/15/2008	500000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45-6	797420	0780	3/10/2008	318000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
45-6	858540	0035	7/5/2007	390000	BANKRUPTCY - RECEIVER OR TRUSTEE
45-6	858540	0035	6/21/2007	390000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Vacant Sales Used in this Annual Update Analysis  
Area 7,8,45**

<b>Area-Sub</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>
7-3	292604	9150	2/26/2007	242500	6731	N	N
7-3	641410	0028	10/20/2007	216000	7200	N	N
7-3	641410	0029	7/19/2007	216000	7200	N	N
7-6	510140	8889	5/8/2008	225000	4637	N	N
7-6	890100	0876	1/8/2008	250000	7754	N	N
7-6	890200	0133	4/19/2007	275000	12345	N	N
7-8	510040	3473	11/5/2008	225000	4568	N	N
8-7	663230	0004	12/3/2007	250000	6939	N	N
8-8	344800	0187	7/10/2007	120000	2185	N	N
45-5	565260	1468	3/14/2007	329000	7202	N	N
45-5	565260	1470	3/14/2007	329000	7202	N	N
45-5	536320	0004	2/12/2007	280000	3892	N	N
45-5	536320	0005	2/12/2007	280000	3892	N	N
45-6	342604	9195	3/12/2007	220000	17100	Y	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 7,8,45**

<b>Area-Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8-7	145360	0245	4/25/2007	160000	COM'L ZONE
8-7	145360	0245	1/2/2008	270000	COM'L ZONE
8-8	344800	0187	9/6/2007	120000	QUIT CLAIM DEED;
45-4	510140	2092	8/10/2007	35000	NO MARKET EXPOSURE; RELATED PARTY ETC.
45-5	536320	0047	10/8/2008	2700	QUIT CLAIM DEED;

**Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor’s Property Record Files, Assessors Real Property Data Base, separate studies, Assessor’s Procedures, Assessor’s field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

**Definition and date of value estimate:**

**Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its “market value” or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

**Highest and Best Use**

**RCW 84.40.030** *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

## **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

## **Property rights appraised:**

### **Fee Simple**

**Wash Constitution Article 7 § 1 Taxation:** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

**Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)** *"the entire [fee] estate is to be assessed and taxed as a unit"*

**Folsom v. Spokane County, 111 Wn. 2d 256 (1988)** *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

**Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*





## King County

### Department of Assessments

King County Administration Bldg.

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(206) 296-5195 FAX (206) 296-0595

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**Scott Noble**

*Assessor*

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

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 federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

**Scott Noble**  
**Assessor**