

Residential Revalue
2011 Assessment Roll

Wallingford
AREA 9

King County Department of Assessments
Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: Wallingford / 9

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 348

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$209,000	\$241,600	\$450,600			
2011 Value	\$213,400	\$248,000	\$461,400	\$503,500	91.6%	10.06%
Change	\$4,400	\$6,400	\$10,800			
% Change	2.1%	2.6%	2.4%			

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

** Sales time adjusted to 1/1/2011.

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 were time adjusted to 1/1/2011. 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 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2010 Value	\$250,600	\$225,300	\$475,900
2011 Value	\$256,000	\$231,300	\$487,300
Percent Change	2.2%	2.7%	2.4%

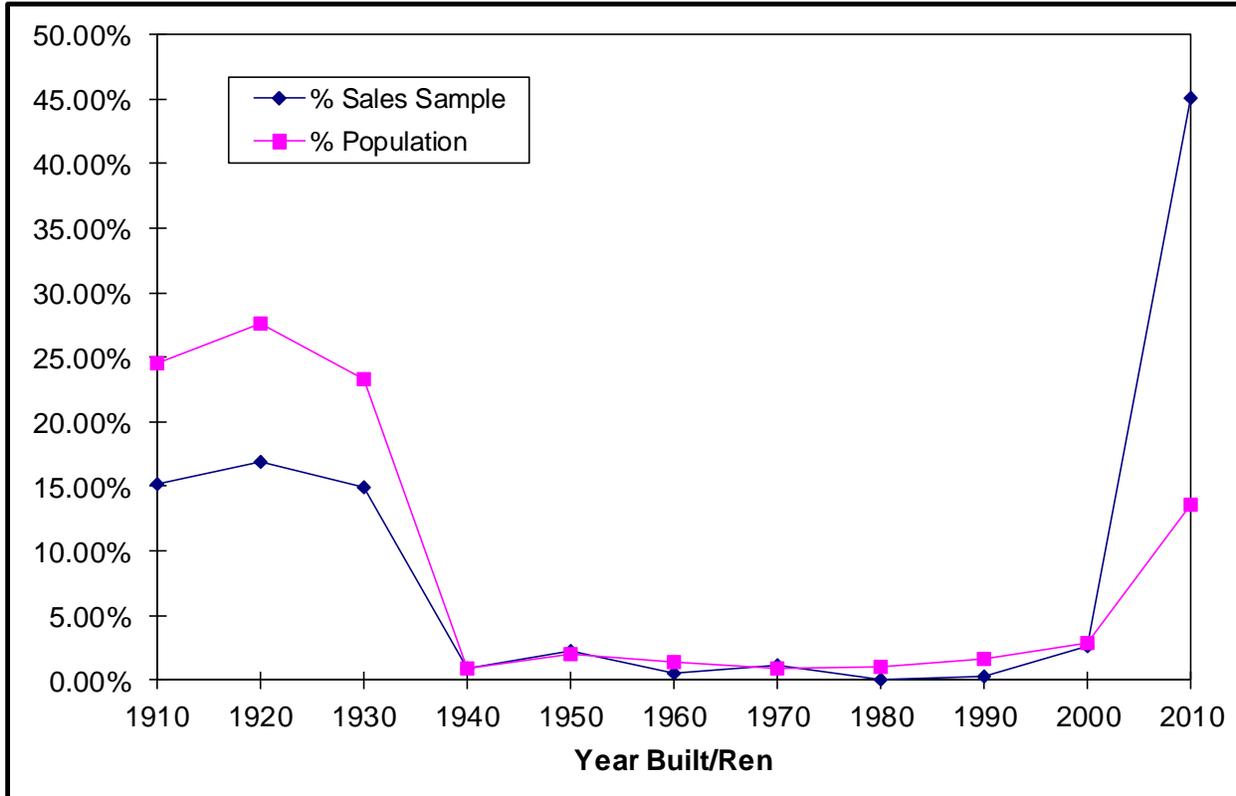
Number of one to three unit residences in the Population: 3,315

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	53	15.23%
1920	59	16.95%
1930	52	14.94%
1940	3	0.86%
1950	8	2.30%
1960	2	0.57%
1970	4	1.15%
1980	0	0.00%
1990	1	0.29%
2000	9	2.59%
2010	157	45.11%
	348	

Population		
Year Built/Ren	Frequency	% Population
1910	814	24.56%
1920	915	27.60%
1930	773	23.32%
1940	30	0.90%
1950	67	2.02%
1960	47	1.42%
1970	32	0.97%
1980	34	1.03%
1990	55	1.66%
2000	97	2.93%
2010	451	13.60%
	3315	

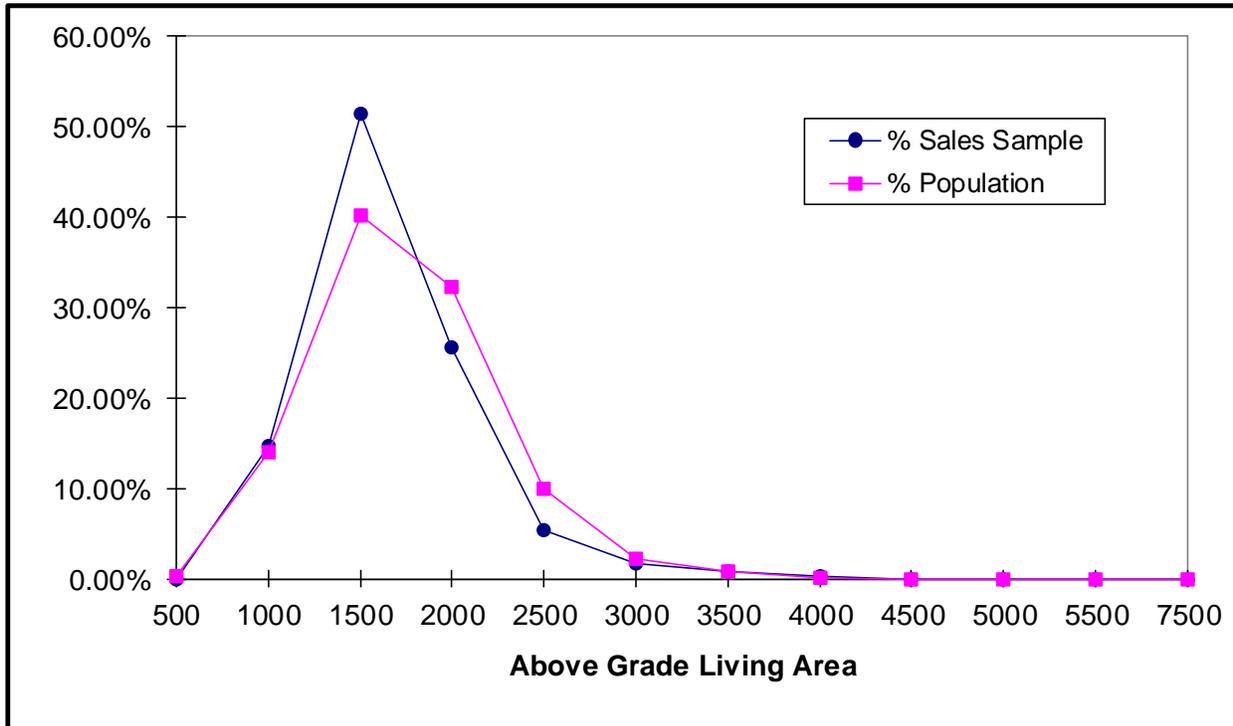


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	14.66%
1500	179	51.44%
2000	89	25.57%
2500	19	5.46%
3000	6	1.72%
3500	3	0.86%
4000	1	0.29%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	348	

Population		
AGLA	Frequency	% Population
500	7	0.21%
1000	465	14.03%
1500	1334	40.24%
2000	1069	32.25%
2500	331	9.98%
3000	76	2.29%
3500	29	0.87%
4000	4	0.12%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3315	

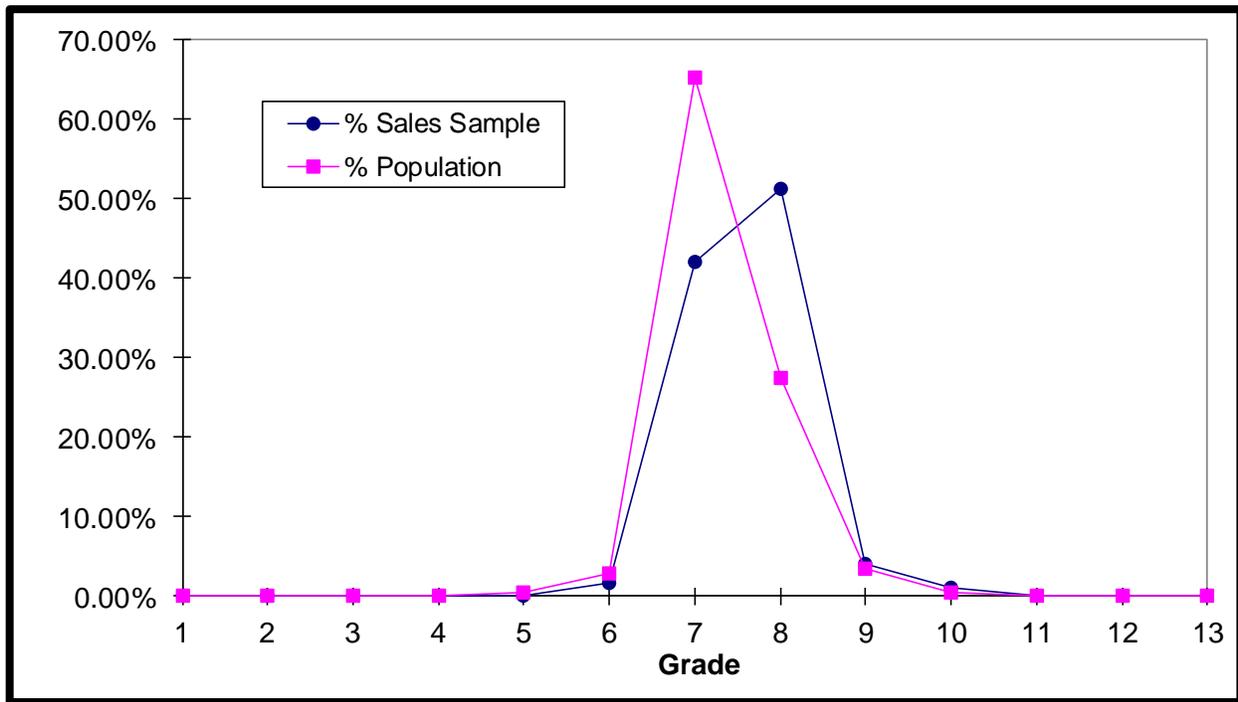


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

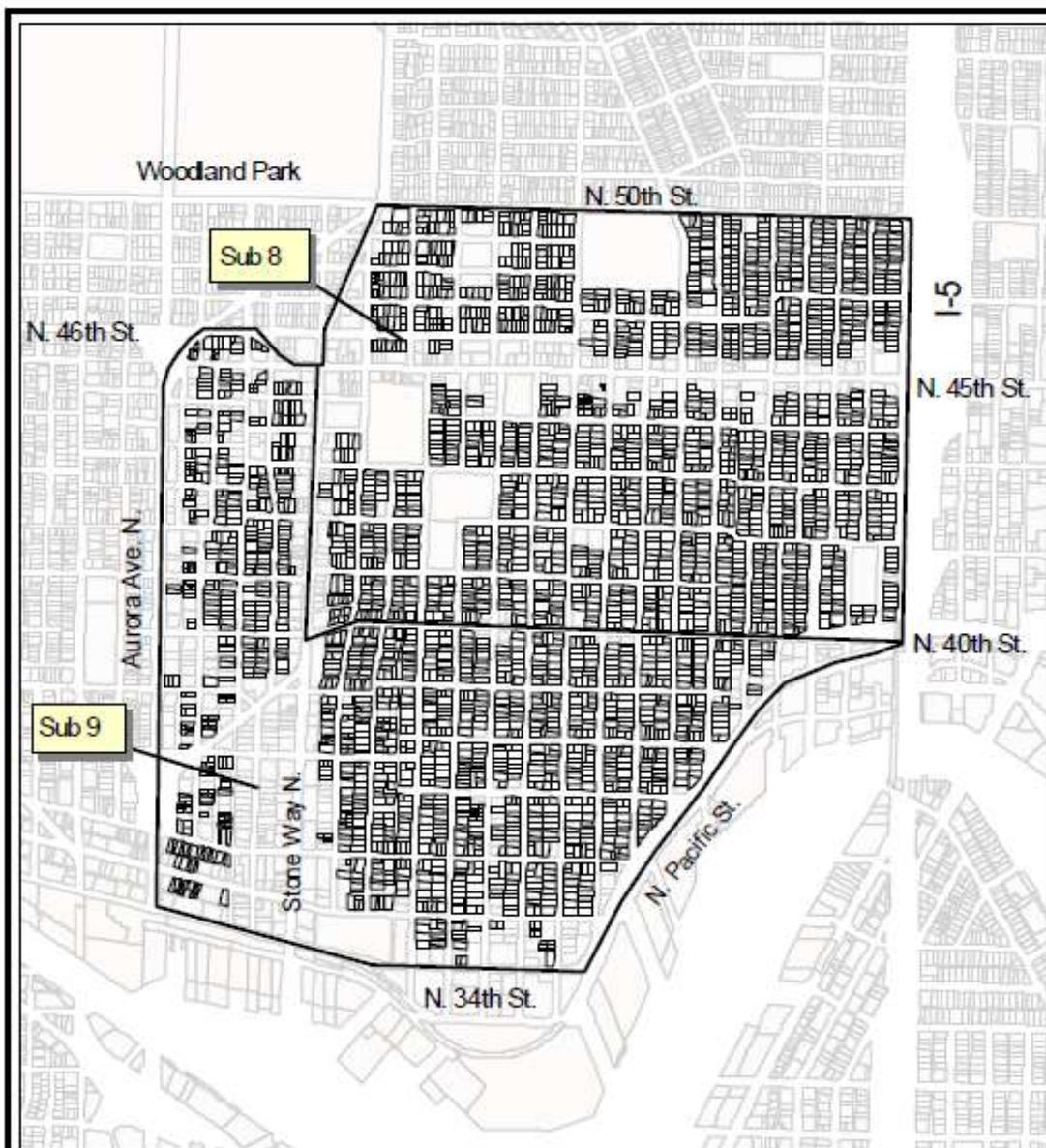
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	1.72%
7	146	41.95%
8	178	51.15%
9	14	4.02%
10	4	1.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	348	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	17	0.51%
6	98	2.96%
7	2160	65.16%
8	910	27.45%
9	116	3.50%
10	13	0.39%
11	0	0.00%
12	1	0.03%
13	0	0.00%
	3315	



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 9 Map



Area 9 Sub Area Map

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Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: June 23, 2011

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.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales not at market.
8. Others as identified in the sales deleted list

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

Land Update

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 one usable land sale available in the area and supplemented by the value increase in sales of improved parcels, a 2.4% overall increase (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

2011 Land Value = 2010 Land Value x 1.024, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 348 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

Model Validation

The resulting assessment level is 91.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of 2.4%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

Area 9 Annual Update Model Adjustments

2011 Total Value = 2010 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.

Standard Area Adjustment

2.52%

Comments

The percentages listed are total adjustments not additive adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 9 Sale Price changes (Relative to 1/1/2011 valuation date.)

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

Market Adjustment to 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.880	-12.0%
2/1/2008	0.884	-11.6%
3/1/2008	0.887	-11.3%
4/1/2008	0.890	-11.0%
5/1/2008	0.894	-10.6%
6/1/2008	0.897	-10.3%
7/1/2008	0.900	-10.0%
8/1/2008	0.904	-9.6%
9/1/2008	0.907	-9.3%
10/1/2008	0.910	-9.0%
11/1/2008	0.914	-8.6%
12/1/2008	0.917	-8.3%
1/1/2009	0.920	-8.0%
2/1/2009	0.924	-7.6%
3/1/2009	0.927	-7.3%
4/1/2009	0.930	-7.0%
5/1/2009	0.933	-6.7%
6/1/2009	0.937	-6.3%
7/1/2009	0.940	-6.0%
8/1/2009	0.943	-5.7%
9/1/2009	0.947	-5.3%
10/1/2009	0.950	-5.0%
11/1/2009	0.953	-4.7%
12/1/2009	0.957	-4.3%
1/1/2010	0.960	-4.0%
2/1/2010	0.964	-3.6%
3/1/2010	0.967	-3.3%
4/1/2010	0.970	-3.0%
5/1/2010	0.973	-2.7%
6/1/2010	0.977	-2.3%
7/1/2010	0.980	-2.0%
8/1/2010	0.983	-1.7%
9/1/2010	0.987	-1.3%
10/1/2010	0.990	-1.0%
11/1/2010	0.993	-0.7%
12/1/2010	0.997	-0.3%
1/1/2011	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.890	\$467,000
Sale 2	\$475,000	10/1/2009	0.950	\$451,000
Sale 3	\$515,000	7/1/2010	0.980	\$505,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: NW / Team 4	Appr. Date: 1/1/2010	Date of Report: 6/22/2011	Sales Dates: 1/2008 - 12/2010
Area Wallingford / 9	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	348
Mean Assessed Value	450,600
Mean Adj. Sales Price	503,500
Standard Deviation AV	124,826
Standard Deviation SP	147,863

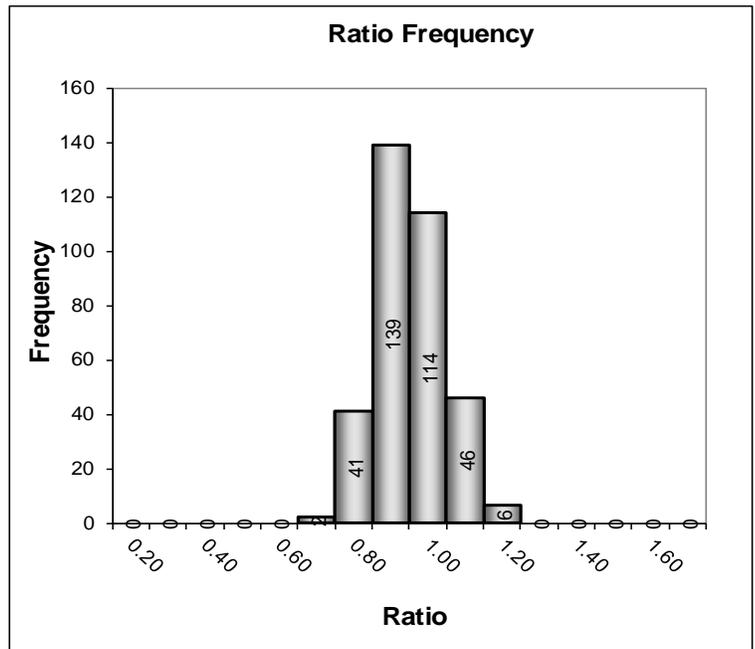
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.902
Median Ratio	0.893
Weighted Mean Ratio	0.895

UNIFORMITY	
Lowest ratio	0.685
Highest ratio:	1.177
Coefficient of Dispersion	8.19%
Standard Deviation	0.091
Coefficient of Variation	10.06%
Price Related Differential (PRD)	1.008

RELIABILITY	
95% Confidence: Median	
Lower limit	0.879
Upper limit	0.910
95% Confidence: Mean	
Lower limit	0.893
Upper limit	0.912

SAMPLE SIZE EVALUATION	
N (population size)	3315
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	348
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	183
# ratios above mean:	165
z:	0.965
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 9

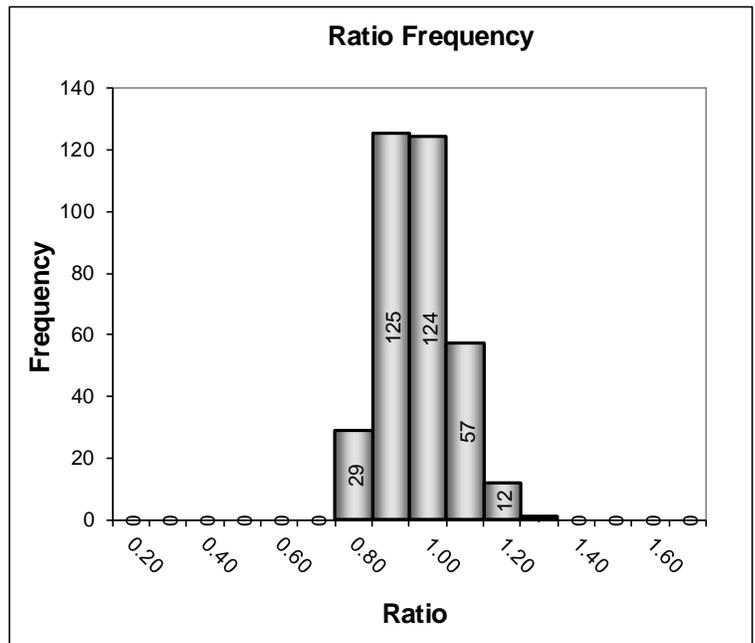
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: NW / Team 4	Appr. Date: 1/1/2011	Date of Report: 6/22/2011	Sales Dates: 1/2008 - 12/2010
Area Wallingford / 9	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	348
<i>Mean Assessed Value</i>	461,400
<i>Mean Sales Price</i>	503,500
<i>Standard Deviation AV</i>	127,993
<i>Standard Deviation SP</i>	147,863
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.924
<i>Median Ratio</i>	0.915
<i>Weighted Mean Ratio</i>	0.916
UNIFORMITY	
<i>Lowest ratio</i>	0.701
<i>Highest ratio:</i>	1.205
<i>Coefficient of Dispersion</i>	8.18%
<i>Standard Deviation</i>	0.093
<i>Coefficient of Variation</i>	10.06%
<i>Price Related Differential (PRD)</i>	1.008
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.900
<i>Upper limit</i>	0.932
95% Confidence: Mean	
<i>Lower limit</i>	0.914
<i>Upper limit</i>	0.934
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3315
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.093
Recommended minimum:	14
<i>Actual sample size:</i>	348
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	183
<i># ratios above mean:</i>	165
<i>z:</i>	0.965
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 9
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

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 9
(1 to 3 Unit Residences)

Sub Area	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	420690	1335	8/20/09	\$439,950	\$416,000	790	6	1927	4	3100	N	N	4009 LATONA AVE NE
8	051000	4565	5/8/09	\$568,000	\$531,000	840	6	1941	5	5700	N	N	4212 MERIDIAN AVE N
8	051000	4091	12/30/10	\$425,000	\$425,000	890	6	1948	3	4560	N	N	4216 CORLISS AVE N
8	313120	0839	9/7/10	\$378,000	\$373,000	890	6	1906	4	3400	N	N	4214 THACKERAY PL NE
8	313120	1563	7/30/09	\$365,000	\$344,000	1060	6	1943	4	3036	N	N	4202 4TH AVE NE
8	420690	1425	4/7/10	\$397,000	\$385,000	770	7	1900	4	4000	N	N	4044 2ND AVE NE
8	313120	0760	9/18/09	\$485,000	\$460,000	840	7	1921	4	3366	N	N	4223 THACKERAY PL NE
8	686520	0435	6/13/09	\$368,000	\$345,000	840	7	1908	4	5000	N	N	1411 N 48TH ST
8	051000	1245	11/30/09	\$509,950	\$488,000	900	7	1918	4	4560	N	N	4529 EASTERN AVE N
8	408380	0805	3/5/09	\$430,000	\$399,000	900	7	1916	4	3200	N	N	1618 N 48TH ST
8	783480	0069	9/11/08	\$545,000	\$495,000	900	7	1985	3	2947	N	N	4658 EASTERN AVE N
8	313120	1070	3/19/08	\$430,000	\$382,000	910	7	1908	4	5100	N	N	4319 LATONA AVE NE
8	783480	0040	2/5/09	\$388,000	\$359,000	910	7	1909	5	2940	N	N	4673 1ST AVE NE
8	881840	0775	5/21/10	\$349,000	\$340,000	920	7	1918	4	4168	N	N	4642 1ST AVE NE
8	881840	0245	6/3/09	\$630,000	\$590,000	920	7	1906	4	4080	N	N	4536 2ND AVE NE
8	408330	1470	5/14/09	\$540,000	\$505,000	940	7	1919	5	4560	N	N	4123 WOODLAWN AVE N
8	881840	0300	8/6/09	\$435,000	\$411,000	940	7	1949	4	4390	N	N	4516 THACKERAY PL NE
8	313120	0865	4/25/08	\$591,000	\$528,000	980	7	1922	4	3060	N	N	4228 THACKERAY PL NE
8	783480	0050	3/20/08	\$499,000	\$444,000	1000	7	1909	4	2942	N	N	4669 1ST AVE NE
8	881840	0650	7/21/08	\$490,000	\$442,000	1010	7	1909	4	4164	N	N	4719 2ND AVE NE
8	420690	1070	11/24/09	\$455,000	\$435,000	1020	7	1906	5	4000	N	N	4022 4TH AVE NE
8	226500	0400	5/20/08	\$562,300	\$504,000	1050	7	1901	5	2894	N	N	4217 INTERLAKE AVE N
8	313120	0940	6/2/08	\$603,000	\$541,000	1050	7	1911	4	4080	N	N	4209 LATONA AVE NE
8	408380	0045	9/26/08	\$445,000	\$405,000	1050	7	1916	4	3750	N	N	1909 N 50TH ST
8	881840	0150	3/3/08	\$475,000	\$421,000	1060	7	1923	4	4080	N	N	4517 THACKERAY PL NE
8	881840	0820	9/16/09	\$524,900	\$498,000	1060	7	1917	4	4389	N	N	106 NE 46TH ST
8	881890	0250	11/17/08	\$460,000	\$421,000	1080	7	1910	4	4284	N	N	4700 4TH AVE NE
8	917860	0575	7/25/08	\$452,000	\$408,000	1090	7	1907	3	4560	N	N	4024 BAGLEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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	934140	0150	8/25/08	\$449,950	\$408,000	1090	7	1916	3	3420	N	N	4008 DENSMORE AVE N
8	917860	0630	7/19/10	\$440,000	\$432,000	1100	7	1908	4	5700	N	N	4017 CORLISS AVE N
8	917860	0240	5/22/09	\$380,000	\$356,000	1120	7	1966	3	4560	N	N	4013 BAGLEY AVE N
8	881890	0185	4/23/10	\$419,000	\$407,000	1120	7	1918	4	4080	N	N	4743 4TH AVE NE
8	881840	0460	7/9/10	\$527,500	\$517,000	1140	7	1912	4	4080	N	N	4723 THACKERAY PL NE
8	881890	0320	4/17/08	\$435,000	\$388,000	1150	7	1913	4	5031	N	N	4756 4TH AVE NE
8	917860	1000	4/18/08	\$571,000	\$509,000	1160	7	1927	4	5400	N	N	2314 N 40TH ST
8	189000	0350	5/16/08	\$621,000	\$556,000	1200	7	1920	4	3837	N	N	4549 LATONA AVE NE
8	783480	0155	4/23/08	\$525,000	\$469,000	1200	7	1914	4	4114	N	N	4623 1ST AVE NE
8	051000	0225	12/19/08	\$355,000	\$326,000	1210	7	1910	3	3663	N	N	4607 SUNNYSIDE AVE N
8	313120	0530	9/23/10	\$545,000	\$539,000	1210	7	1918	4	4590	N	N	4308 2ND AVE NE
8	313120	1040	4/10/09	\$545,000	\$507,000	1210	7	1909	4	5100	N	N	4339 LATONA AVE NE
8	783480	0225	7/2/08	\$725,000	\$653,000	1210	7	1915	5	4000	N	N	4639 EASTERN AVE N
8	051000	3950	4/8/09	\$531,000	\$494,000	1230	7	1920	3	3400	N	N	4229 SUNNYSIDE AVE N
8	881840	0665	4/28/08	\$669,950	\$598,000	1230	7	1921	5	4175	N	N	4729 2ND AVE NE
8	313120	0575	8/17/09	\$510,500	\$483,000	1240	7	1912	4	3468	N	N	4338 2ND AVE NE
8	408330	2345	7/14/08	\$585,000	\$527,000	1250	7	1916	4	4560	N	N	4023 WOODLAWN AVE N
8	445230	0175	8/11/08	\$592,900	\$536,000	1270	7	1916	4	4040	N	N	4019 ASHWORTH AVE N
8	881890	0195	6/16/09	\$553,000	\$519,000	1270	7	1914	5	4080	N	N	4735 4TH AVE NE
8	917860	0960	7/12/10	\$440,000	\$432,000	1280	7	1922	4	3700	N	N	4033 SUNNYSIDE AVE N
8	051000	4300	12/9/10	\$549,950	\$549,000	1290	7	1914	4	3040	N	N	4206 BAGLEY AVE N
8	783480	0150	6/26/08	\$620,800	\$558,000	1310	7	1913	4	2925	N	N	4626 EASTERN AVE N
8	051000	0639	12/11/08	\$455,000	\$418,000	1320	7	1924	3	2640	N	N	2115 N 46TH ST
8	313120	0625	6/21/10	\$589,000	\$577,000	1320	7	1906	4	4590	N	N	4319 THACKERAY PL NE
8	408380	2395	11/16/10	\$491,000	\$489,000	1330	7	1913	4	2500	N	N	4610 WALLINGFORD AVE N
8	408380	0390	1/20/09	\$510,000	\$470,000	1350	7	1914	4	3800	N	N	1711 N 50TH ST
8	408380	0240	7/17/09	\$749,000	\$705,000	1360	7	1910	5	3750	N	N	4912 WALLINGFORD AVE N
8	226500	0180	5/13/09	\$590,000	\$551,000	1390	7	1912	5	4000	N	N	4135 ASHWORTH AVE N
8	408380	1430	7/30/08	\$697,000	\$630,000	1400	7	1918	4	3750	N	N	1908 N 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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	313120	0570	10/12/09	\$611,000	\$581,000	1430	7	1912	5	3366	N	N	4334 2ND AVE NE
8	408330	0525	6/16/09	\$495,000	\$465,000	1430	7	1924	4	4240	N	N	4322 WOODLAWN AVE N
8	408330	0595	7/20/10	\$515,000	\$506,000	1430	7	1924	4	4240	N	N	4311 WALLINGFORD AVE N
8	189000	0330	12/14/10	\$420,000	\$419,000	1450	7	1921	4	3804	N	N	4533 LATONA AVE NE
8	408330	2330	10/13/08	\$502,500	\$458,000	1470	7	1900	4	2800	N	N	1511 N 41ST ST
8	051000	0390	8/10/10	\$585,500	\$576,000	1490	7	1910	4	3344	N	N	2216 N 46TH ST
8	313120	1305	12/16/08	\$495,000	\$455,000	1500	7	1923	4	3876	N	N	4411 4TH AVE NE
8	408330	2225	8/30/10	\$380,000	\$375,000	1510	7	1900	3	3784	N	N	1606 N 40TH ST
8	226500	0115	6/30/09	\$589,000	\$554,000	1520	7	1925	4	4000	N	N	4020 ASHWORTH AVE N
8	408380	1280	8/9/10	\$600,000	\$590,000	1530	7	1920	4	3750	N	N	4711 MERIDIAN AVE N
8	313120	0805	1/20/09	\$460,000	\$424,000	1550	7	1916	4	3400	N	N	254 NE 42ND ST
8	917860	0900	6/18/08	\$529,000	\$475,000	1570	7	1927	4	2700	N	N	4002 CORLISS AVE N
8	051000	3405	7/22/10	\$450,000	\$442,000	1610	7	1924	4	5700	N	N	4322 SUNNYSIDE AVE N
8	345400	0045	3/3/10	\$473,000	\$457,000	1620	7	1969	4	3277	N	N	4644 SUNNYSIDE AVE N
8	881890	0370	3/13/08	\$466,500	\$414,000	1650	7	1914	4	4592	N	N	4721 5TH AVE NE
8	445230	0195	10/21/09	\$624,000	\$594,000	1680	7	1911	4	3382	N	N	1502 N 40TH ST
8	917860	0605	7/20/10	\$571,000	\$561,000	1730	7	1912	4	3990	N	N	4029 CORLISS AVE N
8	313120	0130	10/13/09	\$425,000	\$404,000	1740	7	1911	3	3200	N	N	104 NE 43RD ST
8	408330	1375	8/13/08	\$660,000	\$597,000	1760	7	1923	4	4004	N	N	1511 N 43RD ST
8	051000	3445	9/10/09	\$669,000	\$634,000	1800	7	1911	5	3300	N	N	4333 1ST AVE NE
8	051000	4425	5/27/09	\$745,000	\$697,000	1880	7	1910	4	6270	N	N	4233 BAGLEY AVE N
8	408330	0430	3/29/10	\$804,000	\$780,000	1900	7	1922	5	4240	N	N	4333 DENSMORE AVE N
8	051000	1400	3/2/10	\$640,000	\$619,000	1950	7	1964	3	5700	N	N	4520 SUNNYSIDE AVE N
8	408380	0150	7/16/08	\$521,000	\$470,000	2030	7	1906	4	5000	N	N	1920 N 49TH ST
8	189000	0095	5/20/10	\$645,000	\$629,000	2380	7	1923	4	4000	N	N	4546 4TH AVE NE
8	051000	2497	8/31/09	\$370,000	\$350,000	910	8	2002	3	1121	N	N	4406 A MERIDIAN AVE N
8	051000	2507	2/6/08	\$415,000	\$367,000	910	8	2003	3	1116	N	N	4410 A MERIDIAN AVE N
8	051000	2521	9/26/08	\$410,000	\$373,000	925	8	2005	3	1115	N	N	4412 A MERIDIAN AVE N
8	408330	0097	3/10/09	\$409,000	\$379,000	970	8	2005	3	1266	N	N	4414 A BURKE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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	686520	0443	6/4/10	\$372,460	\$364,000	980	8	2000	3	905	N	N	4718 INTERLAKE AVE N
8	917860	0904	3/11/10	\$405,000	\$392,000	980	8	1953	3	5400	N	N	2308 N 40TH ST
8	226500	0390	11/4/08	\$667,500	\$610,000	1050	8	1900	5	2894	N	N	4223 INTERLAKE AVE N
8	051000	2519	6/1/09	\$372,000	\$348,000	1140	8	2005	3	1058	N	N	4414 B MERIDIAN AVE N
8	408330	0096	12/26/08	\$406,000	\$373,000	1160	8	2005	3	1008	N	N	4412 A BURKE AVE N
8	408380	1240	4/22/10	\$500,000	\$486,000	1160	8	1948	3	4020	N	N	1924 N 48TH ST
8	051000	2520	10/18/10	\$369,000	\$366,000	1180	8	2005	3	1251	N	N	4414 A MERIDIAN AVE N
8	408380	2614	4/17/08	\$499,950	\$446,000	1190	8	2008	3	1141	N	N	1918 B N 46TH ST
8	408380	2613	2/28/08	\$474,000	\$420,000	1210	8	2008	3	1238	N	N	1918 A N 46TH ST
8	189000	0165	11/17/09	\$399,000	\$381,000	1280	8	2009	3	1900	N	N	4515 4TH AVE NE
8	189000	0166	12/9/09	\$412,000	\$395,000	1280	8	2009	3	1889	N	N	4517 4TH AVE NE
8	189000	0169	6/11/09	\$389,000	\$365,000	1280	8	2009	3	1845	N	N	4519 4TH AVE NE
8	189000	0170	6/2/09	\$389,000	\$364,000	1280	8	2009	3	1920	N	N	4521 4TH AVE NE
8	408380	2136	5/26/10	\$463,000	\$452,000	1320	8	2008	3	1184	N	N	1614 N 46TH ST
8	408380	2137	3/22/10	\$458,500	\$444,000	1320	8	2008	3	1182	N	N	1620 N 46TH ST
8	420690	1100	11/4/09	\$610,000	\$582,000	1330	8	1918	4	4000	N	N	4059 4TH AVE NE
8	408380	2615	4/1/08	\$509,950	\$454,000	1370	8	2008	3	1312	N	N	1916 B N 46TH ST
8	408380	2616	6/25/08	\$509,950	\$459,000	1370	8	2008	3	1310	N	N	1916 A N 46TH ST
8	408380	0935	5/29/08	\$740,000	\$663,000	1390	8	1906	5	3333	N	N	4819 BURKE AVE N
8	313120	0835	9/28/09	\$485,000	\$461,000	1430	8	2004	3	3400	N	N	4210 THACKERAY PL NE
8	051000	2620	5/11/09	\$779,950	\$729,000	1440	8	1924	5	5700	N	N	4323 BAGLEY AVE N
8	189000	0161	6/26/09	\$395,000	\$371,000	1450	8	2008	3	1454	N	N	4527 4TH AVE NE
8	189000	0163	2/26/10	\$404,950	\$391,000	1450	8	2008	3	1045	N	N	4511 4TH AVE NE
8	189000	0164	12/29/09	\$409,000	\$393,000	1450	8	2008	3	1413	N	N	4509 4TH AVE NE
8	189000	0167	5/26/09	\$395,000	\$370,000	1450	8	2008	3	1045	N	N	4525 4TH AVE NE
8	189000	0168	5/29/09	\$395,000	\$370,000	1450	8	2008	3	1454	N	N	4523 4TH AVE NE
8	408380	2146	4/28/08	\$600,000	\$536,000	1480	8	2008	3	1313	N	N	1616 A N 46TH ST
8	408380	2147	6/4/08	\$557,000	\$500,000	1480	8	2008	3	1316	N	N	1616 B N 46TH ST
8	420690	1500	6/10/08	\$675,000	\$606,000	1530	8	1900	4	4000	N	N	4041 2ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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	051000	2800	8/27/08	\$712,000	\$645,000	1570	8	1914	5	3135	N	N	2223 N 44TH ST
8	408330	1590	2/19/08	\$575,000	\$509,000	1640	8	1911	3	4560	N	N	4118 DENSMORE AVE N
8	051000	2015	3/5/10	\$765,000	\$740,000	1650	8	1924	4	3025	N	N	2318 N 44TH ST
8	917860	1255	4/20/08	\$880,000	\$785,000	1660	8	1919	5	4560	N	N	4022 SUNNYSIDE AVE N
8	226500	0190	8/19/09	\$806,000	\$762,000	1690	8	2003	3	4000	N	N	4125 ASHWORTH AVE N
8	345400	0060	4/2/08	\$799,950	\$712,000	1780	8	1922	5	3277	N	N	4632 SUNNYSIDE AVE N
8	408380	2350	2/3/09	\$637,000	\$589,000	1800	8	1914	4	3400	N	N	1817 N 47TH ST
8	051000	3595	6/16/08	\$830,000	\$746,000	1820	8	1912	5	3460	N	N	2509 N 43RD ST
8	051000	1580	5/4/10	\$620,000	\$604,000	1840	8	2009	3	2550	N	N	4510 EASTERN AVE N
8	408380	2480	4/3/09	\$700,000	\$651,000	1840	8	1919	5	5000	N	N	4611 MERIDIAN AVE N
8	881840	0690	5/6/10	\$700,000	\$682,000	1840	8	1917	4	4086	N	N	4747 2ND AVE NE
8	917860	0955	5/7/08	\$799,000	\$714,000	1840	8	1939	4	5400	N	N	2305 N 41ST ST
8	051000	4660	1/25/08	\$839,000	\$741,000	1860	8	1994	3	5301	N	N	2311 N 42ND ST
8	881840	0600	12/3/09	\$676,000	\$647,000	1950	8	1924	4	4106	N	N	4603 2ND AVE NE
8	420690	1685	4/5/10	\$639,000	\$620,000	1960	8	1992	3	4000	N	N	4053 1ST AVE NE
8	881890	0245	7/28/09	\$660,000	\$622,000	1960	8	1913	4	4284	N	N	4703 4TH AVE NE
8	226500	0030	5/9/08	\$853,500	\$763,000	1970	8	1927	5	4000	N	N	4202 ASHWORTH AVE N
8	445230	0035	1/29/10	\$753,000	\$725,000	2030	8	2004	3	3280	N	N	1318 N LUCAS PL
8	226500	0220	11/21/08	\$745,000	\$682,000	2040	8	1911	5	2800	N	N	4105 ASHWORTH AVE N
8	881890	0035	6/29/09	\$785,000	\$738,000	2040	8	1924	5	4080	N	N	4725 LATONA AVE NE
8	051000	3690	5/3/10	\$775,000	\$754,000	2050	8	1929	4	5523	N	N	2510 N 42ND ST
8	051000	3695	7/18/08	\$891,000	\$804,000	2240	8	1929	5	4200	N	N	2500 N 42ND ST
8	917860	0245	7/28/09	\$715,000	\$674,000	2350	8	1921	4	5700	N	N	4007 BAGLEY AVE N
8	881840	0355	4/7/10	\$945,500	\$918,000	2440	8	1908	5	4284	N	N	4702 THACKERAY PL NE
8	881840	0310	4/24/08	\$900,000	\$803,000	2510	8	1911	5	4374	N	N	4526 THACKERAY PL NE
8	226500	0450	5/6/08	\$885,000	\$791,000	1380	9	2006	3	2894	Y	N	4111 INTERLAKE AVE N
8	408380	2626	9/24/08	\$603,000	\$548,000	1382	9	2007	3	1154	N	N	4603 MERIDIAN AVE N
8	408380	2623	9/2/08	\$629,500	\$571,000	1440	9	2007	3	1637	N	N	1920 N 46TH ST
8	408380	2624	3/17/10	\$490,000	\$474,000	1447	9	2007	3	1026	N	N	1922 N 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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	408380	2625	12/21/09	\$508,000	\$487,000	1624	9	2007	3	1183	N	N	1924 N 46TH ST
8	917860	0495	6/5/08	\$1,101,500	\$988,000	2200	9	2003	3	4560	N	N	4119 CORLISS AVE N
8	917860	1070	2/3/09	\$1,380,000	\$1,275,000	2680	9	2008	3	5700	N	N	4121 SUNNYSIDE AVE N
8	226500	0375	7/7/09	\$910,000	\$856,000	2900	9	2008	3	4000	N	N	4214 INTERLAKE AVE N
8	420690	1480	1/9/08	\$1,125,000	\$991,000	3210	9	2007	3	4000	N	N	4057 2ND AVE NE
8	420690	1065	5/20/08	\$735,000	\$658,000	1570	10	2008	3	4000	N	N	4018 4TH AVE NE
8	226500	0265	4/18/08	\$1,000,000	\$892,000	2620	10	2008	3	4000	Y	N	4110 INTERLAKE AVE N
9	226450	0350	5/9/08	\$496,000	\$444,000	1330	6	1901	4	2400	N	N	3527 CARR PL N
9	230640	0050	8/4/08	\$523,000	\$473,000	710	7	1924	5	2227	N	N	4227 MIDVALE AVE N
9	408330	6810	2/9/10	\$351,500	\$339,000	730	7	1918	4	2720	N	N	1709 N 35TH ST
9	226450	0060	6/27/08	\$449,000	\$404,000	790	7	1904	3	3485	N	N	1515 N 38TH ST
9	408330	5940	10/2/08	\$505,000	\$460,000	840	7	1951	3	4275	N	N	3631 WOODLAWN AVE N
9	408330	4755	3/26/09	\$560,000	\$520,000	850	7	1924	5	3420	Y	N	3709 SUNNYSIDE AVE N
9	229390	0130	4/21/10	\$435,000	\$423,000	860	7	1910	4	3000	N	N	4116 MIDVALE AVE N
9	397540	0180	8/17/09	\$425,000	\$402,000	860	7	1948	4	4218	N	N	3921 MIDVALE AVE N
9	397540	0060	7/21/10	\$399,950	\$393,000	870	7	1938	3	4000	N	N	4000 WOODLAND PARK AVE N
9	226450	0205	11/16/09	\$471,500	\$450,000	880	7	1923	3	4050	N	N	3614 ASHWORTH AVE N
9	408330	4660	7/20/10	\$467,250	\$459,000	880	7	1927	4	3420	N	N	3724 BAGLEY AVE N
9	408330	6490	5/3/10	\$430,000	\$419,000	880	7	1925	4	3600	N	N	1908 N 35TH ST
9	397540	0040	6/23/09	\$447,000	\$420,000	890	7	1938	3	4218	N	N	4015 MIDVALE AVE N
9	408330	6830	10/25/10	\$449,000	\$446,000	920	7	1923	3	2400	N	N	3435 DENSMORE AVE N
9	408330	2795	2/5/08	\$579,000	\$512,000	970	7	1916	4	3600	N	N	3914 BURKE AVE N
9	408330	5140	10/13/09	\$515,000	\$490,000	1000	7	1910	3	6840	N	N	3640 BAGLEY AVE N
9	917860	0040	3/11/10	\$449,000	\$434,000	1000	7	1905	3	5700	N	N	3918 MERIDIAN AVE N
9	408330	5740	3/23/09	\$424,000	\$394,000	1030	7	1906	3	4560	N	N	3636 DENSMORE AVE N
9	408330	5770	11/17/10	\$360,000	\$358,000	1030	7	1916	3	4560	N	N	3639 DENSMORE AVE N
9	408330	6080	9/10/08	\$555,000	\$504,000	1040	7	1904	3	6840	N	N	3521 DENSMORE AVE N
9	408330	4945	5/27/08	\$554,975	\$497,000	1050	7	1925	3	3120	Y	N	3732 SUNNYSIDE AVE N
9	397540	0030	1/11/10	\$397,000	\$382,000	1060	7	1906	4	4218	N	N	4023 MIDVALE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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
9	569450	0210	4/12/10	\$455,000	\$442,000	1060	7	1911	4	3750	N	N	4270 WHITMAN AVE N
9	408330	3195	2/12/09	\$509,000	\$471,000	1090	7	1913	4	4332	N	N	3817 CORLISS AVE N
9	049550	0050	8/24/09	\$590,000	\$558,000	1100	7	1910	4	5130	N	N	3925 WOODLAWN AVE N
9	408330	3565	5/19/10	\$567,500	\$553,000	1100	7	1922	4	3600	N	N	1909 N 39TH ST
9	408330	4440	11/2/09	\$475,000	\$453,000	1110	7	1906	4	3600	N	N	3728 BURKE AVE N
9	049550	0355	3/25/08	\$590,000	\$525,000	1120	7	1911	4	3420	N	N	3828 WOODLAWN AVE N
9	226450	0850	3/5/08	\$547,950	\$486,000	1120	7	1906	4	3850	N	N	3641 ASHWORTH AVE N
9	397540	0245	5/26/09	\$310,000	\$290,000	1130	7	1948	3	4000	N	N	3922 WOODLAND PARK AVE N
9	007200	0040	4/21/09	\$575,000	\$536,000	1140	7	1924	4	4109	N	N	4115 MIDVALE AVE N
9	408330	5505	4/24/08	\$575,000	\$513,000	1200	7	1906	4	4560	N	N	3629 BURKE AVE N
9	408330	4205	8/4/09	\$455,000	\$429,000	1220	7	1900	4	3055	N	N	1553 N 38TH ST
9	944530	0095	8/1/08	\$547,500	\$495,000	1220	7	1927	4	3905	N	N	3916 INTERLAKE AVE N
9	397540	0190	9/25/08	\$492,000	\$448,000	1260	7	1926	4	2166	N	N	3917 A MIDVALE AVE N
9	193130	0425	7/7/10	\$529,000	\$519,000	1280	7	1923	4	3200	N	N	910 N 39TH ST
9	782120	0925	4/29/10	\$485,000	\$472,000	1280	7	1921	5	2468	N	N	4314 MIDVALE AVE N
9	197220	2300	6/7/10	\$441,500	\$431,000	1360	7	1900	4	3000	N	N	911 N 36TH ST
9	569450	0015	4/7/08	\$499,000	\$445,000	1360	7	1906	4	3750	N	N	4223 WOODLAND PARK AVE N
9	917860	0120	8/17/09	\$562,000	\$531,000	1440	7	1921	5	3990	N	N	3911 BAGLEY AVE N
9	408330	6035	6/18/09	\$570,000	\$535,000	1490	7	1920	5	4560	N	N	3527 WOODLAWN AVE N
9	408330	2630	11/2/10	\$587,000	\$583,000	1500	7	1919	5	3900	N	N	3906 WALLINGFORD AVE N
9	408330	3020	7/16/08	\$570,000	\$514,000	1510	7	1916	4	3420	N	N	3828 SUNNYSIDE AVE N
9	408330	5720	12/27/10	\$425,500	\$425,000	1520	7	1948	4	6840	N	N	3624 DENSMORE AVE N
9	229390	0140	5/13/08	\$633,550	\$567,000	1560	7	1912	5	3000	N	N	4122 MIDVALE AVE N
9	408330	3510	1/31/08	\$720,000	\$636,000	1580	7	1922	5	3625	N	N	1910 N 38TH ST
9	408330	4055	6/23/10	\$526,000	\$515,000	1590	7	1917	4	4560	N	N	3729 WALLINGFORD AVE N
9	408330	3940	5/27/08	\$729,000	\$653,000	1600	7	1924	5	3420	N	N	3819 WOODLAWN AVE N
9	408330	5330	7/11/08	\$568,111	\$512,000	1610	7	1910	4	4800	N	N	3635 MERIDIAN AVE N
9	408330	5325	9/4/09	\$739,000	\$700,000	1620	7	1902	4	7200	N	N	3641 MERIDIAN AVE N
9	917860	0885	5/25/10	\$680,000	\$664,000	1620	7	1925	5	2800	N	N	3903 SUNNYSIDE AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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
9	392540	0070	8/22/08	\$539,000	\$488,000	1670	7	1928	3	3200	N	N	1409 N 40TH ST
9	226450	0040	3/26/08	\$485,000	\$431,000	1710	7	1995	3	1800	N	N	3821 CARR PL N
9	408330	5240	2/5/08	\$603,000	\$533,000	1710	7	1915	4	3200	N	N	2110 N 36TH ST
9	408330	5465	7/29/10	\$510,000	\$501,000	1760	7	1907	3	6240	N	N	3648 BURKE AVE N
9	408330	5500	6/5/08	\$775,000	\$695,000	1760	7	1906	5	4560	N	N	3635 BURKE AVE N
9	408330	3465	11/18/10	\$647,000	\$644,000	1770	7	1908	4	4800	N	N	3821 MERIDIAN AVE N
9	408330	6545	7/24/09	\$517,500	\$488,000	1800	7	1921	3	4800	N	N	3538 BURKE AVE N
9	392540	0185	3/5/08	\$708,000	\$628,000	1810	7	1924	4	3479	N	N	3920 ASHWORTH AVE N
9	408330	3885	5/17/10	\$585,000	\$570,000	1850	7	1902	4	2400	N	N	1612 N 38TH ST
9	408330	3730	7/15/08	\$745,000	\$672,000	1870	7	1926	5	4240	N	N	3821 WALLINGFORD AVE N
9	917860	0745	6/15/10	\$691,500	\$676,000	1910	7	1909	4	5928	N	N	3911 CORLISS AVE N
9	049550	0295	6/25/09	\$595,000	\$559,000	2000	7	1915	5	6840	N	N	3936 WOODLAWN AVE N
9	408330	2695	3/30/10	\$630,000	\$611,000	2070	7	1925	4	4000	N	N	1911 N 40TH ST
9	408330	4405	6/26/08	\$775,000	\$697,000	2100	7	1909	4	3600	N	N	3703 MERIDIAN AVE N
9	049550	0140	10/20/08	\$753,000	\$687,000	2140	7	1916	5	4560	N	N	3935 DENSMORE AVE N
9	408330	5440	8/7/09	\$569,220	\$537,000	2198	7	1968	3	4800	N	N	3634 BURKE AVE N
9	408330	2440	5/3/10	\$680,000	\$662,000	2220	7	1925	3	4560	N	N	3917 WALLINGFORD AVE N
9	408330	4635	9/13/10	\$690,000	\$682,000	2310	7	1921	5	4560	N	N	3710 BAGLEY AVE N
9	917860	0880	2/16/10	\$755,000	\$729,000	2380	7	1909	3	4040	N	N	2312 N 39TH ST
9	408330	6617	3/14/08	\$390,000	\$346,000	910	8	2008	3	1600	N	N	1911 C N 35TH ST
9	408330	6622	3/20/08	\$384,950	\$342,000	910	8	2008	3	1600	N	N	1907 B N 35TH ST
9	408330	6616	3/26/08	\$380,000	\$338,000	920	8	2008	3	1000	N	N	1911 A N 35TH ST
9	569450	0496	5/13/10	\$315,000	\$307,000	920	8	2005	3	1036	N	N	4220 WINSLOW PL N
9	408330	6621	4/1/08	\$383,000	\$341,000	930	8	2008	3	980	N	N	1907 A N 35TH ST
9	193130	0523	4/27/09	\$301,950	\$282,000	980	8	1999	3	1868	N	N	4035 B WHITMAN AVE N
9	193130	0304	4/10/08	\$429,950	\$383,000	990	8	2008	3	1197	N	N	3906 WHITMAN AVE N
9	193130	0305	6/3/08	\$419,950	\$377,000	990	8	2008	3	1413	N	N	3904 WHITMAN AVE N
9	193130	0306	10/1/08	\$410,000	\$373,000	990	8	2008	3	982	N	N	3902 WHITMAN AVE N
9	193130	0307	6/6/08	\$429,950	\$386,000	990	8	2008	3	1196	N	N	3900 WHITMAN AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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
9	197220	1904	7/21/09	\$331,000	\$312,000	990	8	2003	3	1303	N	N	3812 WHITMAN AVE N
9	803270	0111	2/8/08	\$443,500	\$392,000	1020	8	2007	3	1399	N	N	3818 B INTERLAKE AVE N
9	803270	0112	2/27/08	\$442,500	\$392,000	1020	8	2007	3	1398	N	N	3818 A INTERLAKE AVE N
9	197220	2202	3/17/08	\$384,000	\$341,000	1110	8	2008	3	1259	N	N	3603 ALBION PL N
9	104800	0090	7/16/08	\$399,950	\$361,000	1130	8	2008	3	1361	N	N	3431 MERIDIAN AVE N
9	104800	0120	7/24/08	\$399,950	\$361,000	1130	8	2008	3	1297	N	N	3437 MERIDIAN AVE N
9	104800	0130	7/29/08	\$399,950	\$361,000	1130	8	2008	3	1296	N	N	3441 MERIDIAN AVE N
9	193130	0408	2/23/09	\$390,000	\$361,000	1180	8	2008	3	1160	N	N	3907 WHITMAN AVE N
9	193130	0409	6/24/09	\$393,000	\$369,000	1180	8	2008	3	1371	N	N	3905 WHITMAN AVE N
9	193130	0410	12/5/08	\$400,000	\$367,000	1180	8	2008	3	950	N	N	3903 WHITMAN AVE N
9	193130	0411	9/10/08	\$424,000	\$385,000	1180	8	2008	3	1160	N	N	3901 WHITMAN AVE N
9	197220	2200	5/21/08	\$360,000	\$322,000	1180	8	2008	3	1720	N	N	3609 ALBION PL N
9	197220	2201	5/19/08	\$355,000	\$318,000	1180	8	2008	3	778	N	N	3607 ALBION PL N
9	193130	0412	5/11/09	\$363,000	\$339,000	1190	8	2008	3	1200	N	N	914 N 39TH ST
9	197220	2203	8/15/08	\$429,500	\$389,000	1190	8	2008	3	1489	Y	N	1024 N 36TH ST
9	104800	0160	8/26/08	\$423,000	\$383,000	1200	8	2008	3	1687	N	N	3447 MERIDIAN AVE N
9	193130	0308	6/6/08	\$427,000	\$383,000	1210	8	2008	3	1200	N	N	1010 N 39TH ST
9	193130	0309	6/25/08	\$400,000	\$360,000	1210	8	2008	3	1200	N	N	1008 N 39TH ST
9	193130	0310	6/24/08	\$409,950	\$369,000	1210	8	2008	3	1200	N	N	1006 N 39TH ST
9	193130	0311	6/26/08	\$413,000	\$372,000	1210	8	2008	3	1200	N	N	1004 N 39TH ST
9	803270	0133	6/25/09	\$427,000	\$401,000	1220	8	2008	3	1328	N	N	3836 B INTERLAKE AVE N
9	803270	0134	9/5/08	\$465,000	\$422,000	1220	8	2008	3	1202	N	N	3836 A INTERLAKE AVE N
9	952110	1638	4/17/08	\$431,000	\$384,000	1220	8	2008	3	1237	N	N	4507 B WOODLAND PARK AVE N
9	104800	0060	8/26/08	\$500,000	\$453,000	1240	8	2008	3	949	N	N	3455 MERIDIAN AVE N
9	226450	0941	12/11/08	\$430,000	\$395,000	1250	8	2008	3	1538	N	N	3624 B INTERLAKE AVE N
9	408330	6554	4/9/08	\$449,950	\$401,000	1260	8	2008	3	1140	N	N	3423 MERIDIAN AVE N
9	408330	6556	4/30/08	\$438,000	\$391,000	1260	8	2008	3	1140	N	N	3425 MERIDIAN AVE N
9	193130	0687	8/24/09	\$375,000	\$355,000	1280	8	2004	3	985	N	N	4105 B WHITMAN AVE N
9	197220	2181	2/28/08	\$440,950	\$391,000	1280	8	2007	3	1236	Y	N	3619 C ALBION PL N

**Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)**

Sub Area	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
9	197220	2186	5/26/08	\$458,000	\$410,000	1280	8	2007	3	1236	Y	N	3611 C ALBION PL N
9	803270	0148	12/21/10	\$485,000	\$484,000	1280	8	2009	3	1394	N	N	3823 B INTERLAKE AVE N
9	197220	2180	3/20/08	\$460,000	\$409,000	1290	8	2007	3	1134	N	N	3615 C ALBION PL N
9	197220	2180	6/14/10	\$450,000	\$440,000	1290	8	2007	3	1134	N	N	3615 C ALBION PL N
9	197220	2183	3/26/08	\$447,950	\$398,000	1290	8	2007	3	1234	Y	N	3619 A ALBION PL N
9	197220	2188	6/30/08	\$454,950	\$409,000	1290	8	2007	3	1234	Y	N	3611 A ALBION PL N
9	569450	0531	5/21/08	\$439,950	\$394,000	1290	8	2003	3	1304	N	N	956 C N 42ND ST
9	569450	0376	2/8/10	\$449,950	\$434,000	1300	8	2006	3	1283	N	N	4260 A WINSLOW PL N
9	803270	0147	3/5/10	\$515,000	\$498,000	1300	8	2009	3	1433	N	N	3823 A INTERLAKE AVE N
9	197220	2051	7/7/08	\$410,000	\$369,000	1310	8	2001	3	1214	N	N	3634 A WHITMAN AVE N
9	197220	2052	9/15/09	\$377,000	\$358,000	1310	8	2001	3	917	N	N	3634 B WHITMAN AVE N
9	197220	2177	5/12/08	\$447,000	\$400,000	1310	8	2007	3	1134	N	N	3617 C ALBION PL N
9	197220	2185	1/28/08	\$500,000	\$442,000	1310	8	2007	3	1136	N	N	3615 A ALBION PL N
9	952110	1639	5/23/08	\$459,000	\$411,000	1310	8	2008	3	1140	N	N	4507 A WOODLAND PARK AVE N
9	193130	0689	6/15/09	\$389,000	\$365,000	1320	8	2004	3	1310	N	N	4107 B WHITMAN AVE N
9	803270	0072	3/8/10	\$473,000	\$458,000	1320	8	2008	3	1250	N	N	3833 A ASHWORTH AVE N
9	226450	0939	6/18/08	\$465,000	\$418,000	1350	8	2008	3	1453	N	N	3622 B INTERLAKE AVE N
9	226450	0940	6/25/08	\$469,990	\$423,000	1350	8	2008	3	1451	N	N	3622 A INTERLAKE AVE N
9	104800	0100	7/30/08	\$449,000	\$406,000	1370	8	2008	3	1140	N	N	3433 MERIDIAN AVE N
9	104800	0110	7/30/08	\$449,950	\$406,000	1370	8	2008	3	1140	N	N	3435 MERIDIAN AVE N
9	104800	0110	12/1/10	\$395,000	\$394,000	1370	8	2008	3	1140	N	N	3435 MERIDIAN AVE N
9	104800	0140	7/24/08	\$449,950	\$406,000	1370	8	2008	3	1139	N	N	3443 MERIDIAN AVE N
9	104800	0150	7/21/08	\$449,950	\$406,000	1370	8	2008	3	1139	N	N	3445 MERIDIAN AVE N
9	226450	0945	8/1/08	\$460,000	\$416,000	1370	8	2008	3	1540	N	N	3632 B INTERLAKE AVE N
9	226450	0946	10/2/08	\$455,000	\$414,000	1370	8	2008	3	1544	N	N	3632 A INTERLAKE AVE N
9	104800	0040	6/17/10	\$464,700	\$455,000	1390	8	2008	3	1211	N	N	3461 MERIDIAN AVE N
9	104800	0080	12/10/08	\$460,000	\$422,000	1390	8	2008	3	1266	N	N	3451 MERIDIAN AVE N
9	197220	2178	6/16/08	\$455,000	\$409,000	1390	8	2007	3	922	N	N	3617 B ALBION PL N
9	197220	2184	4/25/08	\$460,000	\$411,000	1390	8	2007	3	922	N	N	3615 B ALBION PL N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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
9	197220	2184	3/15/10	\$440,000	\$426,000	1390	8	2007	3	922	N	N	3615 B ALBION PL N
9	408330	6553	4/30/08	\$469,950	\$420,000	1390	8	2008	3	1411	N	N	3421 MERIDIAN AVE N
9	408330	6557	3/12/08	\$475,000	\$422,000	1390	8	2008	3	1410	N	N	3427 MERIDIAN AVE N
9	104800	0010	8/4/08	\$561,000	\$507,000	1400	8	2008	3	1584	N	N	3467 MERIDIAN AVE N
9	952110	1640	8/5/08	\$410,000	\$371,000	1410	8	2008	3	1311	N	N	4509 A WOODLAND PARK AVE N
9	952110	1642	7/21/08	\$420,000	\$379,000	1410	8	2008	3	1310	N	N	4509 B WOODLAND PARK AVE N
9	197220	2223	4/22/08	\$514,950	\$460,000	1420	8	2005	3	1279	N	N	3841 A WOODLAND PARK AVE N
9	197220	2224	2/19/10	\$400,000	\$386,000	1430	8	2005	3	984	N	N	3841 B WOODLAND PARK AVE N
9	197220	2220	2/18/10	\$487,900	\$471,000	1440	8	2005	3	1300	N	N	1017 A N 39TH ST
9	226450	0947	6/18/08	\$564,990	\$508,000	1440	8	2008	3	1526	N	N	3630 C INTERLAKE AVE N
9	049550	0385	10/2/08	\$590,750	\$538,000	1450	8	2008	3	1675	N	N	3847 A WOODLAWN AVE N
9	049550	0386	7/15/08	\$565,000	\$509,000	1450	8	2008	3	1672	N	N	3847 B WOODLAWN AVE N
9	397540	0191	5/15/08	\$429,000	\$384,000	1460	8	2008	3	2052	N	N	3917 B MIDVALE AVE N
9	408330	6552	3/11/08	\$530,000	\$471,000	1460	8	2008	3	1367	N	N	3411 MERIDIAN AVE N
9	917860	0835	9/8/08	\$577,500	\$524,000	1460	8	1930	4	3300	Y	N	3938 CORLISS AVE N
9	408330	5639	3/17/08	\$499,900	\$444,000	1470	8	2003	3	1509	N	N	3633 C WALLINGFORD AVE N
9	197220	2215	6/11/09	\$485,000	\$455,000	1480	8	2005	3	1281	N	N	3841 C WOODLAND PARK AVE N
9	803270	0110	1/17/08	\$521,500	\$460,000	1480	8	2007	3	2159	N	N	3816 INTERLAKE AVE N
9	226450	1007	11/24/09	\$387,000	\$370,000	1510	8	2001	3	1339	N	N	3813 B INTERLAKE AVE N
9	226450	0949	9/16/08	\$537,810	\$489,000	1540	8	2008	3	1503	N	N	3630 A INTERLAKE AVE N
9	226450	1000	8/26/09	\$520,000	\$492,000	1550	8	2009	3	1376	N	N	3821 INTERLAKE AVE N
9	226450	1001	11/5/09	\$493,750	\$471,000	1550	8	2009	3	1376	N	N	3815 INTERLAKE AVE N
9	226450	1031	4/23/08	\$440,000	\$393,000	1610	8	2008	3	1079	N	N	3609 A INTERLAKE AVE N
9	226450	1036	4/22/08	\$451,000	\$403,000	1610	8	2008	3	1065	N	N	3605 B INTERLAKE AVE N
9	226450	1037	4/23/08	\$440,000	\$393,000	1610	8	2008	3	938	N	N	3605 A INTERLAKE AVE N
9	226450	1002	10/20/09	\$480,000	\$457,000	1620	8	2009	3	1845	N	N	3817 INTERLAKE AVE N
9	226450	1003	10/26/09	\$468,000	\$446,000	1620	8	2009	3	1845	N	N	3819 INTERLAKE AVE N
9	197220	2221	3/16/10	\$365,000	\$353,000	1630	8	2005	3	981	N	N	3841 B WOODLAND PARK AVE N
9	197220	2022	11/29/10	\$413,000	\$412,000	1640	8	1998	3	1237	Y	N	3652 WHITMAN AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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
9	408330	3155	7/6/10	\$645,438	\$633,000	1650	8	1907	3	4560	N	N	3822 CORLISS AVE N
9	803270	0155	4/9/10	\$505,000	\$490,000	1650	8	2009	3	1346	N	N	3829 A INTERLAKE AVE N
9	803270	0151	7/9/10	\$485,000	\$476,000	1670	8	2009	3	1365	N	N	3827 B INTERLAKE AVE N
9	803270	0154	5/25/10	\$501,000	\$489,000	1670	8	2009	3	1345	N	N	3829 B INTERLAKE AVE N
9	226450	0948	11/14/08	\$539,990	\$494,000	1680	8	2008	3	1103	N	N	3630 B INTERLAKE AVE N
9	803270	0130	12/8/08	\$555,000	\$509,000	1680	8	2008	3	1869	N	N	3838 INTERLAKE AVE N
9	803270	0099	5/13/10	\$528,000	\$515,000	1690	8	2006	3	1449	N	N	3802 INTERLAKE AVE N
9	408330	6404	4/5/10	\$580,000	\$563,000	1700	8	2009	3	1465	N	N	1805 N 36TH ST
9	803270	0104	10/20/09	\$487,000	\$464,000	1750	8	2009	3	1573	N	N	3806 B INTERLAKE AVE N
9	803270	0105	11/19/09	\$480,000	\$459,000	1750	8	2009	3	1563	N	N	3806 A INTERLAKE AVE N
9	049550	0387	7/17/08	\$589,000	\$531,000	1800	8	2008	3	1563	N	N	3845 A WOODLAWN AVE N
9	049550	0388	9/17/08	\$558,000	\$507,000	1800	8	2008	3	1784	N	N	3845 B WOODLAWN AVE N
9	803270	0020	4/21/08	\$593,000	\$529,000	1820	8	2007	3	1679	N	N	3826 ASHWORTH AVE N
9	803270	0021	5/1/08	\$599,950	\$536,000	1820	8	2007	3	1680	N	N	3824 ASHWORTH AVE N
9	408330	3595	12/22/10	\$810,000	\$809,000	1840	8	1904	5	5700	N	N	3833 BURKE AVE N
9	408330	6405	11/16/09	\$610,000	\$583,000	1840	8	2009	3	1285	N	N	1807 N 36TH ST
9	408330	6406	11/16/09	\$645,000	\$616,000	1840	8	2009	3	1595	N	N	1809 N 36TH ST
9	408330	6407	12/1/09	\$647,000	\$619,000	1840	8	2009	3	1595	N	N	1811 N 36TH ST
9	803270	0070	8/19/08	\$680,000	\$616,000	1870	8	2008	3	1900	N	N	3831 ASHWORTH AVE N
9	408330	5515	2/22/08	\$831,000	\$736,000	1890	8	2007	3	4560	N	N	3627 BURKE AVE N
9	408330	2940	7/1/08	\$935,000	\$842,000	1920	8	1993	3	2772	Y	N	2416 N 38TH ST
9	226450	0860	6/2/10	\$693,300	\$677,000	2180	8	1994	3	4400	N	N	3633 ASHWORTH AVE N
9	408330	4910	8/12/10	\$850,000	\$837,000	2640	8	1905	5	6840	Y	N	3716 SUNNYSIDE AVE N
9	197220	2530	6/17/08	\$400,000	\$359,000	1310	9	2001	3	1350	N	N	931 A N 35TH ST
9	197220	2527	8/27/10	\$412,000	\$406,000	1430	9	2001	3	1275	N	N	933 C N 35TH ST
9	408330	2918	2/3/10	\$883,500	\$851,000	2160	9	2003	3	3753	Y	N	3819 EASTERN AVE N
9	408330	4400	1/11/10	\$740,000	\$711,000	2730	9	1991	3	3600	N	N	1916 N 37TH ST
9	408330	6480	12/1/08	\$1,015,000	\$931,000	3160	9	2008	3	7200	Y	N	3509 MERIDIAN AVE N
9	408330	4505	7/29/08	\$1,485,000	\$1,341,000	3460	10	2006	3	6840	N	N	3701 BAGLEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	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
9	408330	3955	12/21/09	\$1,140,000	\$1,093,000	3680	10	2009	3	6840	N	N	3729 DENSMORE AVE N

**Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	051000	1080	2/23/09	\$399,950	DIAGNOSTIC OUTLIER
8	051000	1460	3/8/10	\$505,000	DIAGNOSTIC OUTLIER
8	051000	1580	4/15/08	\$295,000	GOVERNMENT AGENCY
8	051000	2420	6/24/09	\$320,000	FINANCIAL INSTITUTION RESALE
8	051000	2420	2/23/09	\$365,641	OBSOLESCENCE>0
8	051000	3630	8/11/10	\$490,000	FINANCIAL INSTITUTION RESALE
8	051000	4155	7/29/08	\$402,000	DATA DOES NOT MATCH SALE
8	051000	4365	2/6/08	\$807,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	189000	0100	12/1/10	\$515,000	ACTIVE PERMIT BEFORE SALE>25K
8	189000	0162	1/21/10	\$409,000	FINANCIAL INSTITUTION RESALE
8	189000	0250	9/17/10	\$595,000	DIAGNOSTIC OUTLIER
8	226500	0145	10/9/09	\$250,000	DIAGNOSTIC OUTLIER
8	226500	0145	6/8/10	\$560,000	DATA DOES NOT MATCH SALE
8	226500	0180	5/11/09	\$590,000	RELOCATION - SALE TO SERVICE
8	226500	0380	10/10/08	\$490,000	DIAGNOSTIC OUTLIER
8	226500	0385	11/11/09	\$325,000	DIAGNOSTIC OUTLIER
8	251350	0070	5/22/10	\$700,000	DATA DOES NOT MATCH SALE
8	251350	0070	4/17/09	\$325,000	FINANCIAL INSTITUTION RESALE
8	313120	0190	10/16/08	\$355,000	DOR RATIO
8	313120	0560	5/26/10	\$1,024,500	DIAGNOSTIC OUTLIER
8	313120	0610	10/19/09	\$234,819	QUIT CLAIM DEED
8	313120	1035	3/26/10	\$450,000	DIAGNOSTIC OUTLIER
8	313120	1450	8/19/10	\$410,000	DIAGNOSTIC OUTLIER
8	313120	1595	8/18/10	\$444,000	DATA DOES NOT MATCH SALE
8	313120	1670	1/16/08	\$491,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	313120	1700	11/13/08	\$339,481	RELATED PARTY, FRIEND, OR NEIGHBOR
8	408330	0655	4/7/08	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	408330	1420	8/27/10	\$840,000	DATA DOES NOT MATCH SALE
8	408330	1510	3/16/10	\$15,000	QUIT CLAIM DEED
8	408330	1740	7/9/08	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	408330	1890	9/23/10	\$101,582	QUIT CLAIM DEED
8	408330	2185	10/21/09	\$405,000	DIAGNOSTIC OUTLIER
8	408380	1436	6/17/08	\$147,395	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	408380	1515	12/15/08	\$450,000	CONTRACT OR CASH SALE
8	408380	1535	8/13/09	\$354,145	DIAGNOSTIC OUTLIER
8	408380	2275	5/12/10	\$615,000	OBSOLESCENCE>0
8	408380	2480	1/11/08	\$500,000	NO MARKET EXPOSURE
8	408380	2605	5/14/08	\$568,100	OBSOLESCENCE>0
8	408380	2630	11/11/09	\$556,000	PREVIOUS IMP<=25,000
8	420690	1010	3/12/10	\$444,900	FINANCIAL INSTITUTION RESALE
8	420690	1125	9/2/09	\$410,000	DIAGNOSTIC OUTLIER
8	420690	1390	10/21/10	\$839,000	PERCENT COMPLETE<100
8	445230	0090	4/14/09	\$418,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	686520	0425	4/9/09	\$368,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	686520	0810	5/6/10	\$540,000	OBSOLESCENCE>0
8	881840	0055	3/1/08	\$236,500	QUIT CLAIM DEED
8	881840	0340	4/1/10	\$767,500	DATA DOES NOT MATCH SALE
8	881890	0055	6/11/08	\$553,200	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	881890	0245	7/28/09	\$660,000	RELOCATION - SALE TO SERVICE
8	917860	0600	11/9/09	\$1,252,875	DATA DOES NOT MATCH SALE
8	917860	0615	6/1/10	\$535,000	UNFINISHED AREA>0
8	917860	1090	4/30/10	\$968,000	DATA DOES NOT MATCH SALE
9	035400	0155	6/17/10	\$247,000	QUIT CLAIM DEED
9	193130	0005	10/28/09	\$1,050,000	QUESTIONABLE PER SALES IDENTIFICATION
9	193130	0680	2/20/09	\$345,000	NON-REPRESENTATIVE SALE
9	197220	2375	3/25/10	\$275,000	ACTIVE PERMIT BEFORE SALE>25K
9	197220	2375	3/11/08	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	197220	2381	7/9/10	\$435,000	PERCENT COMPLETE<100
9	197220	2383	6/29/10	\$440,000	FINANCIAL INSTITUTION RESALE
9	197220	2500	2/9/09	\$281,300	OBSOLESCENCE>0
9	226450	0194	12/3/08	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	226450	0765	10/21/10	\$550,000	PREVIOUS IMP<=25,000
9	226450	0895	8/14/10	\$620,000	EXEMPT FROM EXCISE TAX
9	226450	0942	8/13/08	\$459,450	CORPORATE AFFILIATES
9	226450	1006	4/14/08	\$267,750	RELATED PARTY, FRIEND, OR NEIGHBOR
9	229390	0145	4/8/09	\$382,000	FORCED SALE
9	392540	0060	8/20/09	\$365,000	DIAGNOSTIC OUTLIER
9	392540	0060	4/8/10	\$690,000	DATA DOES NOT MATCH SALE
9	397540	0245	5/12/10	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	397540	0250	12/8/09	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	397540	0436	5/17/10	\$415,950	UNFINISHED AREA>0
9	408330	2420	5/3/10	\$840,000	OBSOLESCENCE>0
9	408330	2510	1/16/09	\$172,171	QUIT CLAIM DEED
9	408330	2560	8/27/10	\$948,000	UNFINISHED AREA>0
9	408330	2770	6/23/09	\$4,500	DOR RATIO
9	408330	4200	2/27/09	\$545,000	PREVIOUS IMP<=25,000
9	408330	4300	3/30/08	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	4625	5/19/08	\$438,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	4750	8/5/10	\$123,300	QUIT CLAIM DEED
9	408330	4770	1/12/10	\$379,000	DIAGNOSTIC OUTLIER
9	408330	5015	4/10/08	\$695,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	5040	1/22/10	\$375,000	TEARDOWN SALE
9	408330	5335	3/23/10	\$404,500	DATA DOES NOT MATCH SALE
9	408330	5605	8/30/10	\$352,750	PREVIOUS IMP<=25,000
9	408330	6240	5/15/08	\$605,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	408330	6280	4/7/09	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	408330	6375	1/10/08	\$545,500	PREVIOUS IMP<=25,000
9	408330	6505	6/6/10	\$418,800	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	6710	2/2/09	\$352,000	OBSOLESCENCE>0
9	420690	0585	12/22/10	\$380,000	PREVIOUS IMP<=25,000
9	569450	0265	3/14/08	\$566,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	686520	0996	11/3/09	\$310,000	FINANCIAL INSTITUTION RESALE
9	782120	0390	10/23/09	\$114,226	QUIT CLAIM DEED
9	917860	0685	1/25/10	\$622,000	DIAGNOSTIC OUTLIER
9	952110	1356	7/15/08	\$139,280	PARTIAL INTEREST (1/3, 1/2, Etc.)

***Vacant Sales Used in this Annual Update Analysis
Area 9***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	397540	0170	8/9/10	\$175,000	4218	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 9***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	408330	2890	10/15/08	\$15,000	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)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

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 of 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.



King County

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Lloyd Hara
Assessor

As we start preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- 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 in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor