

Residential Revalue

2011 Assessment Roll

**Phinney
Ridge/Fremont
AREA 42**

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

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: Phinney Ridge/Fremont / 42

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 583

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	\$194,900	\$228,200	\$423,100			
2011 Value	\$194,900	\$229,500	\$424,400	\$463,100	91.6%	10.00%
Change	\$0	\$1,300	\$1,300			
% Change	0.0%	0.6%	0.3%			

*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	\$229,600	\$197,300	\$426,900
2011 Value	\$229,600	\$199,500	\$429,100
Percent Change	0.0%	1.1%	0.5%

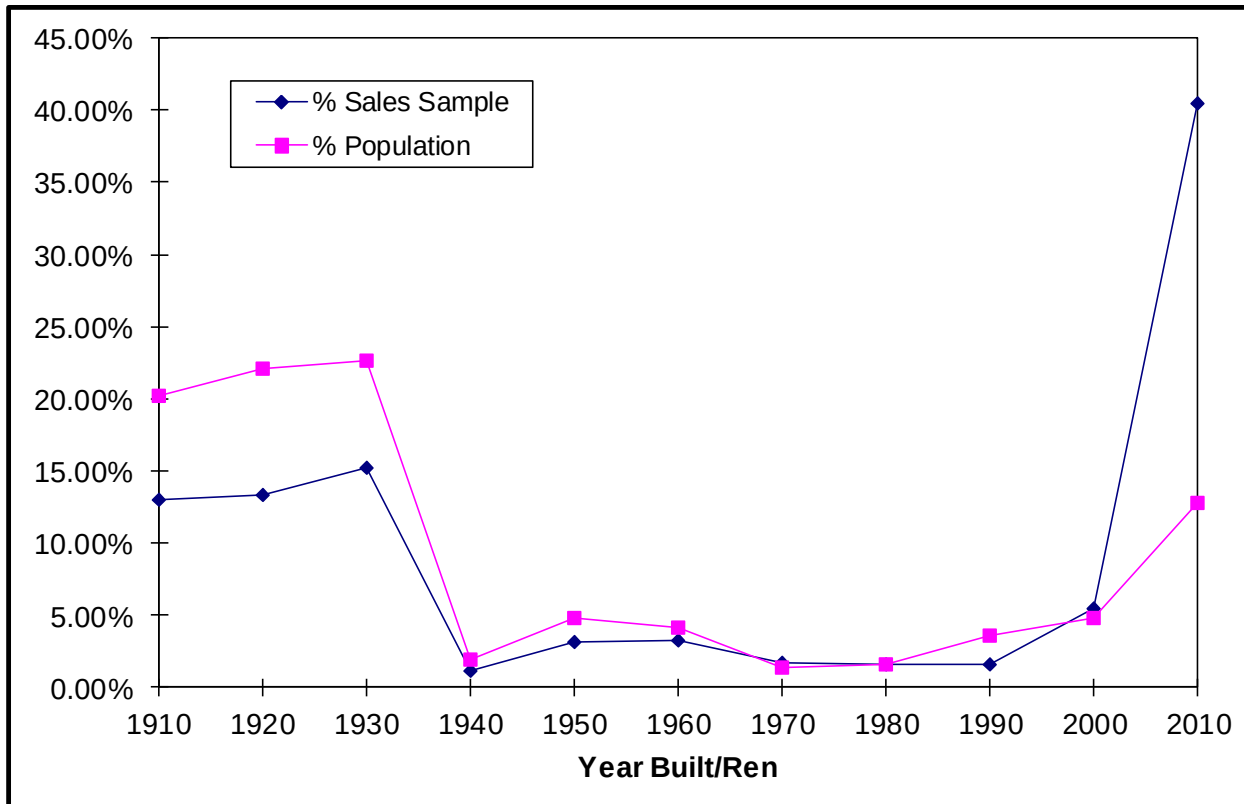
Number of one to three unit residences in the Population: 4,966

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 sub area 11 had a higher assessment ratio than others and their values were adjusted downward. The remaining parcels required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	76	13.04%
1920	78	13.38%
1930	89	15.27%
1940	7	1.20%
1950	18	3.09%
1960	19	3.26%
1970	10	1.72%
1980	9	1.54%
1990	9	1.54%
2000	32	5.49%
2010	236	40.48%
	583	

Population		
Year Built/Ren	Frequency	% Population
1910	1004	20.22%
1920	1099	22.13%
1930	1124	22.63%
1940	97	1.95%
1950	236	4.75%
1960	208	4.19%
1970	67	1.35%
1980	81	1.63%
1990	177	3.56%
2000	241	4.85%
2010	632	12.73%
	4966	

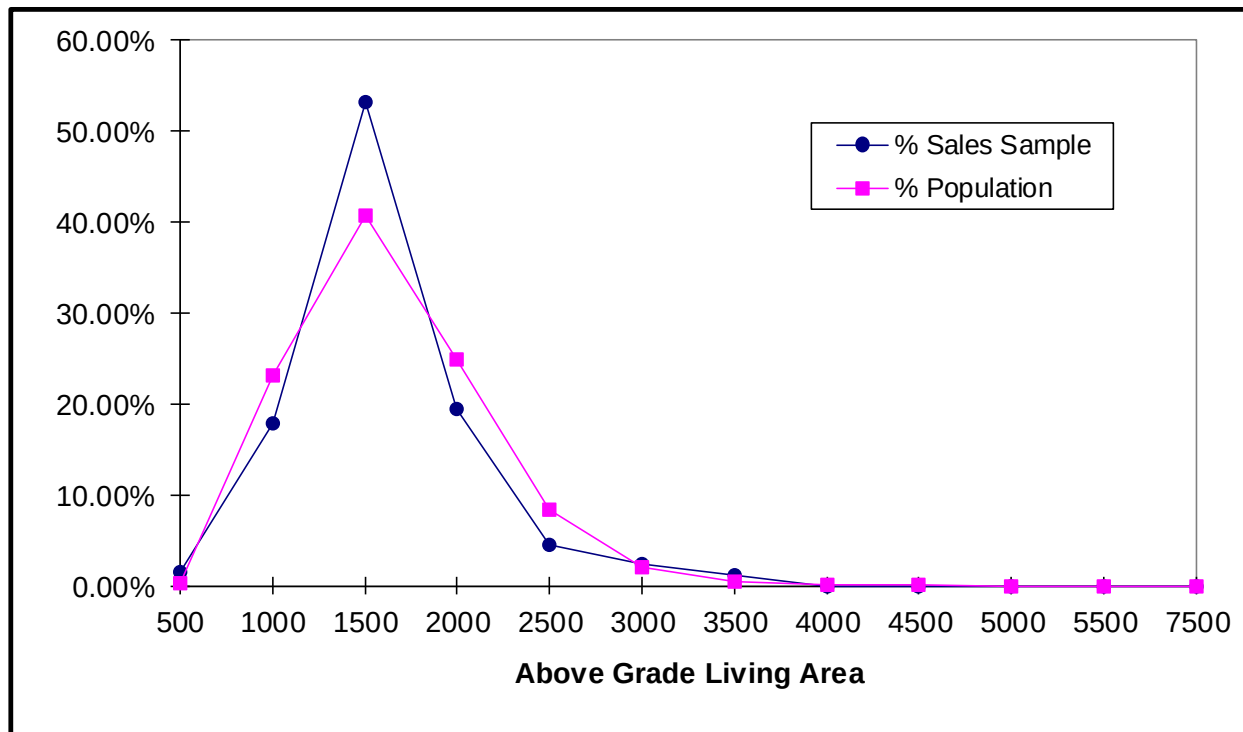


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	9	1.54%
1000	104	17.84%
1500	310	53.17%
2000	113	19.38%
2500	26	4.46%
3000	14	2.40%
3500	7	1.20%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	583	

Population		
AGLA	Frequency	% Population
500	15	0.30%
1000	1150	23.16%
1500	2020	40.68%
2000	1237	24.91%
2500	413	8.32%
3000	101	2.03%
3500	22	0.44%
4000	5	0.10%
4500	2	0.04%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	4966	

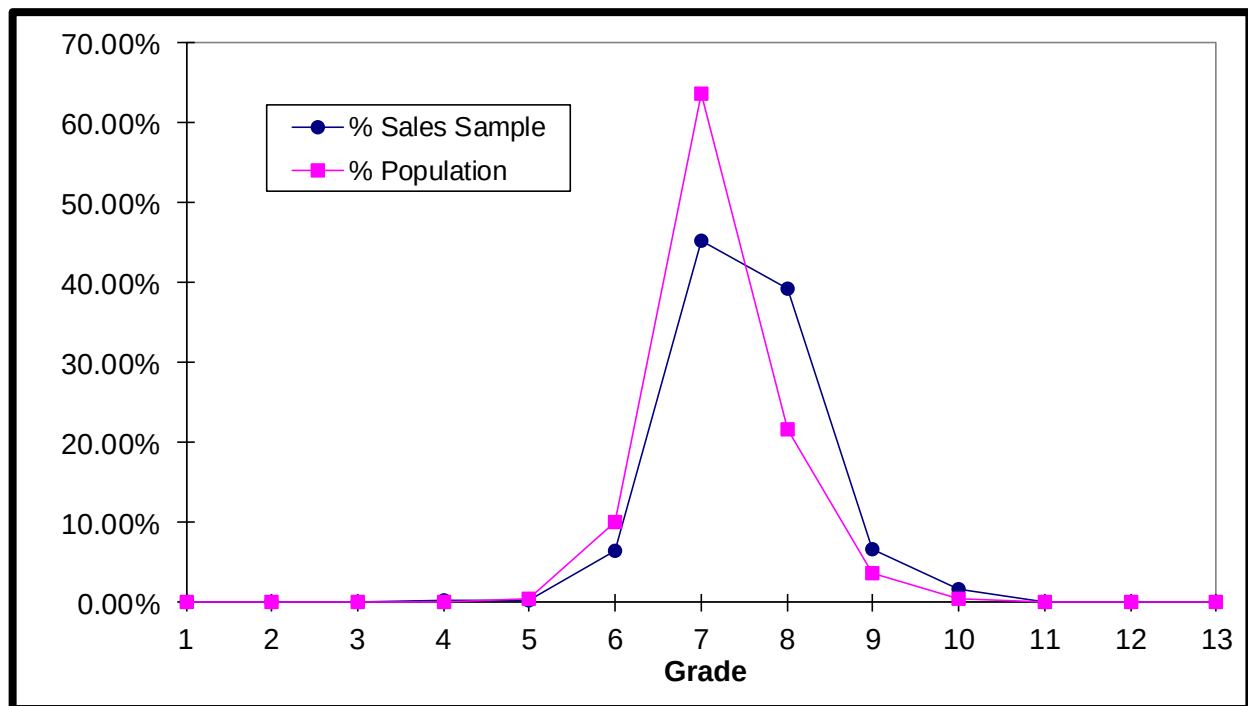


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

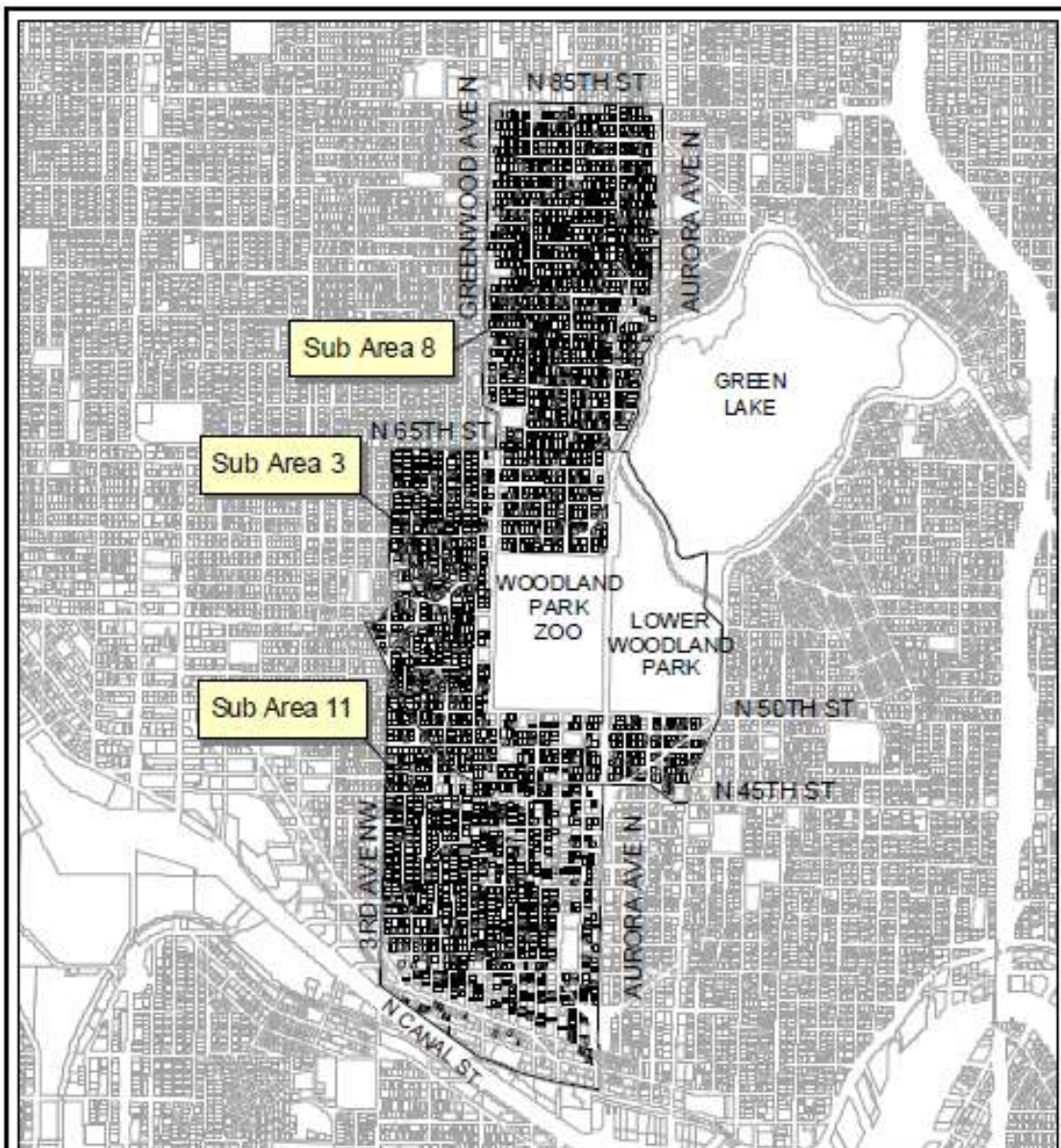
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.17%
5	2	0.34%
6	38	6.52%
7	264	45.28%
8	229	39.28%
9	39	6.69%
10	10	1.72%
11	0	0.00%
12	0	0.00%
13	0	0.00%
583		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	23	0.46%
6	500	10.07%
7	3156	63.55%
8	1075	21.65%
9	182	3.66%
10	26	0.52%
11	2	0.04%
12	0	0.00%
13	0	0.00%
4966		



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 Map



Area 42 Sub Area Map

[illegible]

Department of Assessments



Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: June 27, 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 four usable land sales available in the area and supplemented by the slight value increase in sales of improved parcels, no change in valuation was made in land assessment for the 2011 Assessment Year.

The formula is:

2011 Land Value = 2010 Land Value x 1.00, 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 sub area 11 had a higher assessment ratio than others and their values were adjusted downward. The remaining parcels 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 583 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 0.5%. 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 42 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

1.47%

Sub Area 11

Yes

% Adjustment

-1.36%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in sub area 11 would *approximately* receive a -1.36% downward adjustment. 1,450 parcels in the improved population would receive this adjustment. There were 221 sales.

There were no properties that would receive a multiple variable adjustment.

Generally sub area 11 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

71% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 42 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	0.849	-15.1%
2/1/2008	0.853	-14.7%
3/1/2008	0.857	-14.3%
4/1/2008	0.861	-13.9%
5/1/2008	0.865	-13.5%
6/1/2008	0.870	-13.0%
7/1/2008	0.874	-12.6%
8/1/2008	0.878	-12.2%
9/1/2008	0.882	-11.8%
10/1/2008	0.887	-11.3%
11/1/2008	0.891	-10.9%
12/1/2008	0.895	-10.5%
1/1/2009	0.899	-10.1%
2/1/2009	0.904	-9.6%
3/1/2009	0.907	-9.3%
4/1/2009	0.912	-8.8%
5/1/2009	0.916	-8.4%
6/1/2009	0.920	-8.0%
7/1/2009	0.924	-7.6%
8/1/2009	0.929	-7.1%
9/1/2009	0.933	-6.7%
10/1/2009	0.937	-6.3%
11/1/2009	0.941	-5.9%
12/1/2009	0.945	-5.5%
1/1/2010	0.950	-5.0%
2/1/2010	0.954	-4.6%
3/1/2010	0.958	-4.2%
4/1/2010	0.962	-3.8%
5/1/2010	0.966	-3.4%
6/1/2010	0.970	-3.0%
7/1/2010	0.975	-2.5%
8/1/2010	0.979	-2.1%
9/1/2010	0.983	-1.7%
10/1/2010	0.987	-1.3%
11/1/2010	0.992	-0.8%
12/1/2010	0.996	-0.4%
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	0.861	\$452,000
Sale 2	\$475,000	10/1/2009	0.937	\$445,000
Sale 3	\$515,000	7/1/2010	0.975	\$502,000

* 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: 6/27/2011	Sales Dates: 1/2008 - 12/2010
Area Phinney Ridge/Fremont / 42	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		Ratio Frequency	
Sample size (n)	583		
Mean Assessed Value	423,100		
Mean Adj. Sales Price	463,100		
Standard Deviation AV	114,267		
Standard Deviation SP	131,930		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.922		
Median Ratio	0.917		
Weighted Mean Ratio	0.914		
UNIFORMITY			
Lowest ratio	0.710		
Highest ratio:	1.170		
Coefficient of Dispersion	8.17%		
Standard Deviation	0.093		
Coefficient of Variation	10.09%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.907		
Upper limit	0.927		
95% Confidence: Mean			
Lower limit	0.914		
Upper limit	0.929		
SAMPLE SIZE EVALUATION			
N (population size)	4966		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.093		
Recommended minimum:	14		
Actual sample size:	583		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	303		
# ratios above mean:	280		
z:	0.953		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 42

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: 6/27/2011	Sales Dates: 1/2008 - 12/2010
Area Phinney Ridge/Fremont / 42	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	583
Mean Assessed Value	424,400
Mean Sales Price	463,100
Standard Deviation AV	115,721
Standard Deviation SP	131,930

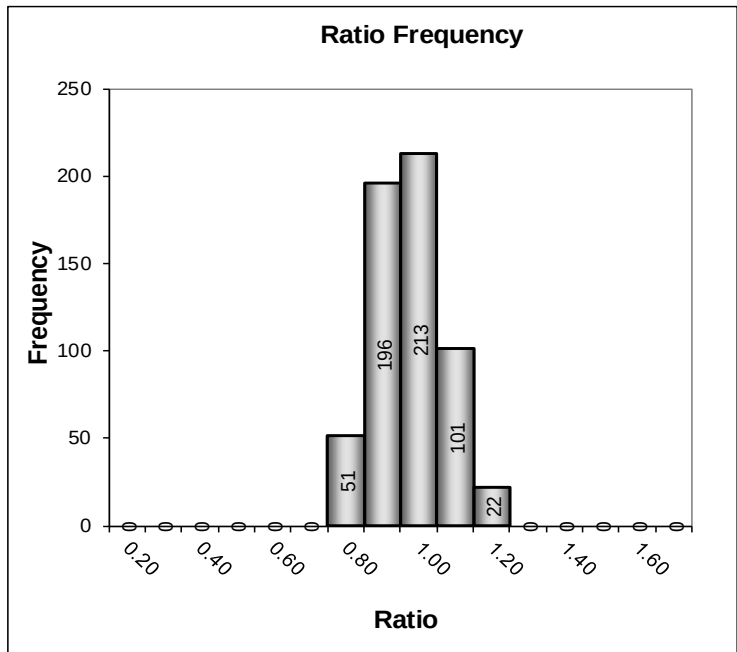
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.917
Weighted Mean Ratio	0.916

UNIFORMITY	
Lowest ratio	0.720
Highest ratio:	1.178
Coefficient of Dispersion	8.11%
Standard Deviation	0.092
Coefficient of Variation	10.00%
Price Related Differential (PRD)	1.008

RELIABILITY	
95% Confidence: Median	
Lower limit	0.907
Upper limit	0.929
95% Confidence: Mean	
Lower limit	0.916
Upper limit	0.931

SAMPLE SIZE EVALUATION	
N (population size)	4966
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	14
Actual sample size:	583
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	307
# ratios above mean:	276
z:	1.284
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 42

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 42
(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
3	953010	1616	7/13/09	\$318,500	\$295,000	550	6	1903	3	1360	N	N	208 N 51ST ST
3	952310	2950	8/5/09	\$427,500	\$397,000	670	6	1916	4	5000	Y	N	721 N 63RD ST
3	952310	2175	9/30/09	\$420,000	\$393,000	840	6	1908	5	3500	N	N	708 N 63RD ST
3	953010	1610	6/2/09	\$453,000	\$417,000	880	7	1909	4	3000	N	N	5106 PALATINE AVE N
3	952310	1955	11/14/08	\$425,000	\$379,000	890	7	1953	4	5000	N	N	757 N 65TH ST
3	952110	0245	12/16/09	\$415,000	\$393,000	920	7	1916	3	3250	N	N	509 N 47TH ST
3	045500	0330	12/1/10	\$520,000	\$518,000	940	7	1924	4	4017	N	N	110 NW 59TH ST
3	798640	1020	4/12/10	\$465,000	\$448,000	940	7	1913	4	3020	N	N	4805 GREENWOOD AVE N
3	953010	0885	6/13/08	\$525,000	\$457,000	940	7	1927	4	2713	N	N	5207 2ND AVE NW
3	798640	0180	5/7/08	\$595,000	\$515,000	960	7	1924	5	4500	N	N	4903 1ST AVE NW
3	953010	1100	2/27/08	\$530,000	\$454,000	1000	7	1916	4	3000	Y	N	5037 BAKER AVE NW
3	686520	0545	6/22/10	\$540,000	\$526,000	1010	7	1916	5	5296	N	N	1227 N 48TH ST
3	798640	0945	9/8/09	\$449,000	\$419,000	1010	7	1913	3	3600	N	N	4814 1ST AVE NW
3	952310	4790	4/22/08	\$405,000	\$350,000	1010	7	1922	4	3000	N	N	426 N 59TH ST
3	928780	0940	1/10/08	\$412,000	\$350,000	1010	7	1916	4	3500	Y	N	6255 SYCAMORE AVE NW
3	928780	1460	6/18/08	\$485,000	\$423,000	1010	7	1927	4	4959	Y	N	6238 3RD AVE NW
3	798640	0320	4/27/10	\$399,950	\$386,000	1030	7	1958	3	3300	Y	N	4903 2ND AVE NW
3	952110	1390	11/17/09	\$315,000	\$297,000	1040	7	1900	3	4500	N	N	1016 N 49TH ST
3	045500	0755	9/2/09	\$499,000	\$466,000	1050	7	1912	4	3483	Y	N	234 NW 55TH ST
3	952310	4605	5/8/08	\$627,000	\$543,000	1050	7	1918	5	3500	N	N	509 N 60TH ST
3	798640	0215	6/2/08	\$436,900	\$380,000	1050	7	1969	3	4500	N	N	114 NW 49TH ST
3	928780	1610	11/8/10	\$462,000	\$459,000	1050	7	1947	3	6500	Y	N	6035 2ND AVE NW
3	953010	0761	2/18/08	\$540,000	\$462,000	1060	7	1924	4	2379	Y	N	5301 1ST AVE NW
3	928780	0310	10/26/09	\$516,000	\$485,000	1070	7	1920	3	5250	N	N	6258 PALATINE AVE N
3	928780	1340	4/6/09	\$409,000	\$373,000	1080	7	1910	3	4557	Y	N	214 NW 62ND ST
3	085000	0055	5/18/10	\$460,000	\$446,000	1090	7	1913	3	2856	N	N	4817 DAYTON AVE N
3	798640	0060	7/17/09	\$455,000	\$422,000	1090	7	1906	3	3500	N	N	123 N 50TH ST
3	045500	0420	12/15/08	\$527,500	\$473,000	1100	7	1927	4	3063	Y	N	126 NW 58TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	953010	1684	1/4/08	\$455,000	\$386,000	1110	7	1965	4	3000	N	N	107 N 51ST ST
3	952310	4610	7/25/08	\$410,000	\$360,000	1120	7	1918	4	3250	N	N	5910 DAYTON AVE N
3	686520	0981	10/12/09	\$412,000	\$387,000	1140	7	1925	4	3750	N	N	1209 N 46TH ST
3	952310	3790	12/7/10	\$475,000	\$473,000	1150	7	1921	4	5000	N	N	422 N 60TH ST
3	953010	0150	9/25/08	\$530,000	\$469,000	1150	7	1911	3	7150	N	N	122 NW 54TH ST
3	953010	1800	10/7/09	\$469,000	\$440,000	1170	7	1941	3	6979	Y	N	5016 2ND AVE NW
3	798640	0895	6/3/08	\$568,000	\$494,000	1200	7	1913	3	3600	N	N	4810 1ST AVE NW
3	928780	0365	6/23/10	\$584,950	\$569,000	1200	7	1926	3	5000	Y	N	6251 PALATINE AVE N
3	953010	1600	5/10/10	\$476,225	\$461,000	1200	7	1931	3	3000	N	N	5112 PALATINE AVE N
3	953010	1595	8/2/10	\$540,000	\$529,000	1200	7	1931	5	3000	N	N	5116 PALATINE AVE N
3	952110	0250	11/26/10	\$395,000	\$393,000	1200	7	1916	4	3500	N	N	4614 DAYTON AVE N
3	953010	1600	7/25/08	\$425,000	\$373,000	1200	7	1931	3	3000	N	N	5112 PALATINE AVE N
3	952110	1525	3/6/09	\$520,000	\$472,000	1210	7	2001	3	4140	N	N	4701 WOODLAND PARK AVE N
3	928780	1405	4/25/08	\$569,950	\$493,000	1210	7	1926	5	3985	Y	N	6214 3RD AVE NW
3	952310	4051	4/15/08	\$550,000	\$475,000	1220	7	1916	5	2886	Y	N	719 N 61ST ST
3	953010	0921	7/19/10	\$420,950	\$411,000	1220	7	1927	3	3780	N	N	235 NW 52ND ST
3	045500	0120	9/12/08	\$625,000	\$552,000	1240	7	1977	4	5000	N	N	119 N 59TH ST
3	953010	1760	6/11/09	\$559,500	\$516,000	1240	7	1907	4	6000	N	N	120 N 50TH ST
3	928780	0845	9/23/10	\$440,000	\$434,000	1260	7	1918	5	5000	N	N	6216 SYCAMORE AVE NW
3	045500	0235	10/4/10	\$456,000	\$450,000	1280	7	1959	3	3913	N	N	203 N 60TH ST
3	928780	2000	10/21/08	\$565,000	\$502,000	1280	7	1909	3	6000	N	N	6055 SYCAMORE AVE NW
3	798640	1010	7/10/09	\$500,000	\$463,000	1290	7	1914	4	3105	N	N	4801 GREENWOOD AVE N
3	952310	2470	5/27/08	\$500,000	\$435,000	1290	7	1910	4	5000	N	N	423 N 64TH ST
3	952210	0345	8/14/08	\$505,950	\$445,000	1300	7	1915	3	5000	N	N	308 N 47TH ST
3	798640	0265	10/18/10	\$710,000	\$703,000	1340	7	1926	4	6000	Y	N	128 NW 49TH ST
3	952110	0389	9/12/08	\$399,996	\$354,000	1340	7	2000	3	1188	N	N	4809 B FREMONT AVE N
3	928780	0675	6/11/08	\$539,500	\$470,000	1390	7	1987	3	2500	Y	N	6249 1ST AVE NW
3	952310	1655	5/18/10	\$550,000	\$533,000	1390	7	1911	5	3000	N	N	6408 FRANCIS AVE N
3	686520	0595	8/11/10	\$420,000	\$412,000	1410	7	1916	3	3150	N	N	1226 N 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	085000	0035	10/14/09	\$425,000	\$399,000	1410	7	1913	4	3300	N	N	415 N 49TH ST
3	686520	0677	5/26/09	\$435,000	\$400,000	1420	7	1911	4	5250	N	N	1203 N 47TH ST
3	953010	1200	4/15/08	\$697,000	\$602,000	1430	7	1929	4	4000	Y	N	5020 BAKER AVE NW
3	952110	0010	6/3/09	\$412,000	\$379,000	1450	7	1995	3	2000	N	N	410 N 49TH ST
3	952110	0011	4/18/08	\$432,000	\$373,000	1450	7	1995	3	2003	N	N	408 A N 49TH ST
3	952310	2135	1/21/10	\$450,000	\$429,000	1460	7	1996	3	2500	Y	N	711 N 64TH ST
3	952310	3285	8/18/08	\$685,000	\$603,000	1470	7	2002	3	5000	Y	N	712 N 61ST ST
3	928780	2050	5/16/08	\$810,000	\$703,000	1480	7	1919	4	5300	Y	N	6054 2ND AVE NW
3	952310	3030	9/15/10	\$530,000	\$522,000	1490	7	1924	5	4100	Y	N	718 N 62ND ST
3	928780	2840	10/25/10	\$532,000	\$527,000	1520	7	1913	4	5000	N	N	6105 GREENWOOD AVE N
3	953010	0250	5/29/09	\$600,000	\$552,000	1530	7	1941	4	4659	Y	N	5419 GREENWOOD AVE N
3	953010	0070	11/24/10	\$450,000	\$448,000	1540	7	1951	4	4772	Y	N	5311 2ND AVE NW
3	045500	0005	11/12/10	\$455,000	\$452,000	1550	7	1907	2	9000	N	N	5522 1ST AVE NW
3	445480	0075	6/23/09	\$559,000	\$516,000	1550	7	1916	4	3420	N	N	5508 2ND AVE NW
3	953010	1695	4/20/09	\$540,000	\$494,000	1550	7	1912	4	6000	N	N	113 N 51ST ST
3	952310	1266	12/2/10	\$560,000	\$558,000	1560	7	1908	4	3500	N	N	6112 GREENWOOD AVE N
3	928780	2615	9/4/08	\$620,000	\$547,000	1570	7	1921	4	3768	Y	N	6053 PALATINE AVE N
3	952310	4660	6/25/09	\$450,000	\$416,000	1580	7	1926	4	3500	N	N	518 N 59TH ST
3	928780	0290	6/17/09	\$500,000	\$461,000	1590	7	1925	4	4200	N	N	6250 PALATINE AVE N
3	952310	0910	6/6/08	\$535,000	\$466,000	1620	7	1919	5	3325	N	N	5616 GREENWOOD AVE N
3	952310	3695	5/25/10	\$746,000	\$723,000	1680	7	1999	3	4000	N	N	425 N 61ST ST
3	953010	1280	8/25/08	\$780,000	\$688,000	1680	7	1927	5	6000	Y	N	5023 2ND AVE NW
3	952210	0215	8/9/10	\$590,000	\$578,000	1750	7	1929	4	5000	N	N	312 N 48TH ST
3	952310	3550	3/26/10	\$550,000	\$529,000	1760	7	1906	5	5000	N	N	520 N 61ST ST
3	928780	1915	9/29/09	\$585,000	\$548,000	1770	7	1987	3	2500	Y	N	6015 SYCAMORE AVE NW
3	952110	1576	6/14/10	\$540,000	\$525,000	1790	7	1911	4	6869	N	N	4607 WOODLAND PARK AVE N
3	953010	0195	4/20/09	\$640,000	\$585,000	1790	7	1907	4	4807	N	N	103 N 55TH ST
3	952510	0045	11/4/08	\$470,000	\$419,000	1880	7	1916	3	4820	N	N	5702 PALATINE AVE N
3	928780	1775	10/20/09	\$510,000	\$479,000	1900	7	1969	3	7205	Y	N	6028 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	928780	1080	11/22/10	\$720,000	\$716,000	1940	7	1959	5	4000	Y	N	6206 2ND AVE NW
3	952310	4285	4/7/10	\$584,000	\$562,000	1940	7	1912	4	4000	Y	N	806 N 59TH ST
3	952310	1321	6/30/09	\$605,000	\$559,000	1950	7	1918	4	3500	N	N	6102 GREENWOOD AVE N
3	952310	0475	6/28/10	\$579,000	\$564,000	1980	7	1929	4	3825	Y	N	5002 GREENWOOD AVE N
3	928780	1435	7/24/10	\$625,000	\$611,000	3120	7	1972	3	6601	Y	N	6224 3RD AVE NW
3	952310	0946	11/2/09	\$380,000	\$358,000	1100	8	2008	3	976	N	N	5609 A PHINNEY AVE N
3	952310	3206	5/27/10	\$570,000	\$553,000	1100	8	1956	4	4500	Y	N	6115 LINDEN AVE N
3	952310	0948	9/17/09	\$400,000	\$374,000	1200	8	2008	3	1115	N	N	5611 B PHINNEY AVE N
3	952310	0947	12/11/08	\$410,000	\$367,000	1200	8	2008	3	1117	N	N	5611 A PHINNEY AVE N
3	952310	3340	10/8/10	\$613,000	\$606,000	1230	8	1956	5	7000	Y	N	619 N 62ND ST
3	686520	0347	8/15/09	\$430,000	\$400,000	1230	8	2008	3	1200	N	N	4809 B STONE WAY N
3	686520	0347	4/9/08	\$445,500	\$384,000	1230	8	2008	3	1200	N	N	4809 B STONE WAY N
3	952310	1419	11/3/08	\$417,200	\$372,000	1230	8	2008	3	1165	N	N	315 N 64TH ST
3	952310	1431	12/1/08	\$413,000	\$370,000	1240	8	2008	3	1169	N	N	6315 PHINNEY AVE N
3	686520	0348	3/28/08	\$455,000	\$392,000	1240	8	2008	3	1205	N	N	4809 A STONE WAY N
3	952310	1421	6/20/08	\$474,950	\$414,000	1250	8	2008	3	1419	N	N	319 N 64TH ST
3	952310	1430	7/28/08	\$460,000	\$404,000	1280	8	2008	3	917	N	N	6317 PHINNEY AVE N
3	952310	1441	4/15/08	\$470,000	\$406,000	1280	8	2008	3	1362	N	N	6307 B PHINNEY AVE N
3	952110	1414	7/6/10	\$350,000	\$341,000	1280	8	2004	3	1210	N	N	1017 A N 50TH ST
3	952110	1422	10/7/10	\$390,000	\$385,000	1290	8	2006	3	1147	N	N	1011 D N 50TH ST
3	952310	1422	12/15/08	\$415,000	\$372,000	1300	8	2008	3	1414	N	N	6319 PHINNEY AVE N
3	952310	1420	11/3/08	\$440,000	\$392,000	1330	8	2008	3	917	N	N	317 N 64TH ST
3	952110	0224	10/21/09	\$385,000	\$362,000	1350	8	2009	3	1149	N	N	514 B N 46TH ST
3	952110	0220	11/18/10	\$329,000	\$327,000	1350	8	2009	3	1044	N	N	516 A N 46TH ST
3	952110	0225	11/18/10	\$324,950	\$323,000	1350	8	2009	3	1148	N	N	514 A N 46TH ST
3	953010	0780	4/25/08	\$729,000	\$630,000	1370	8	2008	3	2345	Y	N	233 NW 53RD ST
3	952310	0945	10/28/09	\$390,000	\$367,000	1370	8	2008	3	1291	N	N	5609 B PHINNEY AVE N
3	952310	0461	5/28/08	\$595,000	\$517,000	1380	8	2006	3	959	N	N	5011 D PHINNEY AVE N
3	952310	0460	2/6/08	\$605,000	\$516,000	1380	8	2006	3	961	N	N	5011 C PHINNEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	952310	0458	10/2/08	\$537,500	\$477,000	1380	8	2006	3	953	N	N	5011 B PHINNEY AVE N
3	952310	0711	7/1/08	\$555,900	\$486,000	1410	8	2008	3	1107	Y	N	5421 PHINNEY AVE N
3	952310	0728	3/2/09	\$419,000	\$380,000	1410	8	2008	3	919	N	N	5411 PHINNEY AVE N
3	952310	0712	2/17/09	\$419,000	\$379,000	1410	8	2008	3	923	N	N	5419 PHINNEY AVE N
3	952310	0729	2/10/09	\$419,000	\$379,000	1410	8	2008	3	917	N	N	5409 PHINNEY AVE N
3	952310	0713	1/29/09	\$419,000	\$378,000	1410	8	2008	3	921	N	N	5417 PHINNEY AVE N
3	952310	1443	4/3/08	\$500,000	\$431,000	1430	8	2008	3	1218	N	N	6309 A PHINNEY AVE N
3	952310	1444	5/7/08	\$470,000	\$407,000	1430	8	2008	3	1215	N	N	6309 B PHINNEY AVE N
3	952110	1418	8/20/08	\$440,000	\$388,000	1460	8	2006	3	1112	N	N	1011 A N 50TH ST
3	045500	0652	9/19/08	\$910,000	\$805,000	1470	8	1967	5	10368	Y	N	137 NW 58TH ST
3	952310	0731	5/20/09	\$525,000	\$482,000	1470	8	2008	3	1171	Y	N	5415 PHINNEY AVE N
3	952310	0730	6/1/09	\$520,000	\$478,000	1470	8	2008	3	1173	Y	N	5413 PHINNEY AVE N
3	952560	0140	11/9/09	\$420,000	\$396,000	1480	8	1981	3	3431	N	N	101 NW 58TH ST
3	686520	0640	2/22/08	\$617,700	\$529,000	1530	8	2007	3	5250	N	N	1108 N 46TH ST
3	952110	0317	7/29/08	\$511,500	\$449,000	1580	8	2007	3	1467	N	N	612 N 49TH ST
3	952110	0316	9/25/09	\$419,900	\$393,000	1580	8	2007	3	1469	N	N	612 N 49TH ST
3	953010	1565	4/7/08	\$762,000	\$657,000	1590	8	1908	4	3979	N	N	5131 PALATINE AVE N
3	686520	0346	6/20/08	\$549,500	\$479,000	1650	8	2008	3	2137	N	N	4807 STONE WAY N
3	952310	0714	5/29/09	\$579,000	\$532,000	1680	8	2008	3	1505	Y	N	311 N 55TH ST
3	045500	0594	7/21/10	\$790,000	\$772,000	1710	8	1930	4	5939	Y	N	220 NW 58TH ST
3	952210	0375	9/24/08	\$665,000	\$589,000	1720	8	1915	3	5000	N	N	309 N 47TH ST
3	928780	0480	6/10/09	\$740,000	\$682,000	1770	8	1982	3	3750	Y	N	6206 1ST AVE NW
3	045500	0760	6/27/08	\$560,000	\$489,000	1770	8	1979	3	6733	Y	N	5510 3RD AVE NW
3	952310	2220	7/7/09	\$840,000	\$777,000	1850	8	2005	3	5000	Y	N	627 N 64TH ST
3	953010	1745	5/7/10	\$712,950	\$689,000	1910	8	2005	3	6000	N	N	130 N 50TH ST
3	045500	0182	1/10/08	\$920,000	\$782,000	2230	8	1909	5	4000	N	N	127 N 59TH ST
3	952310	3960	6/17/09	\$870,000	\$802,000	2300	8	1918	4	5000	Y	N	611 N 61ST ST
3	952310	4446	5/20/10	\$601,000	\$582,000	2370	8	1926	4	4500	N	N	627 N 60TH ST
3	952310	2410	12/6/10	\$843,000	\$840,000	2470	8	1993	3	5000	N	N	506 N 63RD ST

Improved Sales Used in this Annual Update Analysis
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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
3	928780	0170	12/17/10	\$735,000	\$733,000	2530	8	1928	4	5250	Y	N	6208 PALATINE AVE N
3	952510	0075	1/22/10	\$849,922	\$810,000	2730	8	1916	5	4340	N	N	5717 PALATINE AVE N
3	928780	2065	8/26/09	\$768,000	\$716,000	1230	9	1954	5	5000	Y	N	6048 2ND AVE NW
3	953010	0293	9/23/09	\$709,000	\$663,000	2160	9	1998	3	3000	N	N	124 N 54TH ST
3	045500	0636	6/17/08	\$769,990	\$671,000	2220	9	2001	3	3106	Y	N	5634 2ND AVE NW
3	952310	4280	8/5/08	\$1,200,000	\$1,054,000	2520	9	2007	3	4000	Y	N	802 N 59TH ST
3	045500	0475	9/15/09	\$845,000	\$790,000	2550	9	2008	3	3920	Y	N	215 NW 60TH ST
3	952310	4640	9/29/10	\$945,000	\$933,000	2880	9	2005	3	4000	N	N	510 N 59TH ST
3	953010	1430	2/25/09	\$1,025,000	\$930,000	2900	9	2009	3	4500	Y	N	5113 PALMER DR NW
3	953010	0615	2/14/08	\$925,000	\$791,000	2990	9	2006	3	4479	N	N	5315 1ST AVE NW
3	952310	2101	4/7/08	\$918,800	\$792,000	3140	9	2004	3	4000	N	N	6311 LINDEN AVE N
3	952310	2780	8/19/09	\$1,200,000	\$1,117,000	3440	9	2000	3	5000	Y	N	516 N 62ND ST
3	928780	2545	5/28/10	\$821,600	\$797,000	1760	10	2009	3	5000	N	N	6025 PALATINE AVE N
3	952310	4160	9/22/09	\$800,000	\$749,000	2100	10	2008	3	3376	N	N	907 N 61ST ST
3	952310	4060	3/16/10	\$1,042,000	\$1,000,000	2190	10	2007	3	5130	Y	N	711 N 61ST ST
3	953010	1780	5/8/09	\$930,000	\$853,000	2880	10	2008	3	4500	N	N	110 N 50TH ST
8	336240	1031	9/28/09	\$242,900	\$227,000	440	5	1920	4	3150	N	N	761 N 73RD ST
8	181480	0874	10/8/09	\$251,000	\$235,000	690	5	1920	4	1620	Y	N	922 N 67TH ST
8	643000	0650	4/9/10	\$349,418	\$337,000	510	6	1911	4	3570	N	N	928 N 81ST ST
8	336240	0511	6/24/08	\$374,000	\$326,000	640	6	1905	4	3328	N	N	719 N 74TH ST
8	336240	0472	5/21/10	\$275,000	\$266,000	640	6	1905	4	3255	N	N	743 N 74TH ST
8	379700	1690	5/28/09	\$420,500	\$387,000	660	6	1926	5	3000	N	N	723 N 77TH ST
8	643050	0134	4/16/10	\$335,000	\$323,000	700	6	1942	4	3774	N	N	334 N 81ST ST
8	643000	0430	6/12/09	\$370,000	\$341,000	700	6	1906	4	4590	N	N	740 N 81ST ST
8	336340	0625	10/20/09	\$265,000	\$249,000	740	6	1915	3	1475	N	N	7209 FREMONT AVE N
8	643000	0890	7/10/08	\$350,000	\$306,000	760	6	1928	4	3060	N	N	910 N 82ND ST
8	379700	2435	10/9/09	\$373,000	\$350,000	770	6	1906	5	3000	N	N	719 N 76TH ST
8	643000	0170	2/21/08	\$372,500	\$319,000	790	6	1916	5	3060	N	N	941 N 81ST ST
8	181480	1440	2/19/10	\$359,000	\$343,000	800	6	1908	5	3375	N	N	6505 WOODLAND PL N

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Area 42
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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	379700	1890	8/28/08	\$394,950	\$348,000	820	6	1921	4	3000	N	N	949 N 77TH ST
8	643050	0220	6/9/09	\$440,000	\$405,000	830	6	1922	4	3774	N	N	326 N 82ND ST
8	379700	1895	1/13/09	\$375,000	\$338,000	830	6	1918	4	3000	N	N	945 N 77TH ST
8	643050	0131	2/26/08	\$306,000	\$262,000	830	6	1902	4	3060	N	N	352 N 81ST ST
8	643050	0102	10/8/08	\$391,800	\$348,000	840	6	1909	4	3060	N	N	530 N 81ST ST
8	379700	1755	9/28/09	\$350,000	\$328,000	840	6	1906	4	3000	N	N	710 N 76TH ST
8	379700	1820	8/19/10	\$390,000	\$383,000	840	6	1923	5	3000	N	N	746 N 76TH ST
8	643050	0100	6/2/09	\$375,000	\$345,000	880	6	1913	5	3060	N	N	536 N 81ST ST
8	643100	0440	4/8/08	\$402,400	\$347,000	920	6	1910	5	4080	N	N	934 N 83RD ST
8	336240	1435	2/19/08	\$392,250	\$336,000	940	6	1906	4	6000	N	N	736 N 71ST ST
8	643050	0116	10/25/10	\$347,000	\$344,000	1050	6	1905	5	4080	N	N	511 N 82ND ST
8	643100	0190	10/11/10	\$355,500	\$351,000	1180	6	1905	4	3060	N	N	753 N 83RD ST
8	643050	0109	10/6/10	\$321,000	\$317,000	1200	6	1909	4	3774	N	N	525 N 82ND ST
8	181480	0225	4/28/09	\$435,000	\$398,000	1230	6	1924	5	3960	N	N	745 N 70TH ST
8	336240	0210	3/4/09	\$595,000	\$540,000	1730	6	1900	5	4590	N	N	741 N 75TH ST
8	946820	0137	9/15/09	\$399,000	\$373,000	600	7	1948	4	2640	Y	N	6810 FRANCIS AVE N
8	643000	0180	6/16/09	\$410,000	\$378,000	700	7	1922	5	4080	N	N	945 N 81ST ST
8	643050	0132	8/23/10	\$385,000	\$378,000	720	7	1922	5	4590	N	N	349 N 82ND ST
8	181480	1485	8/29/10	\$343,000	\$337,000	730	7	1908	3	3720	N	N	733 N 66TH ST
8	379700	0360	12/29/09	\$371,500	\$353,000	730	7	1925	4	2832	N	N	7908 FREMONT AVE N
8	643050	0127	5/12/09	\$435,000	\$399,000	760	7	1923	3	3060	N	N	357 N 82ND ST
8	336240	1600	7/10/09	\$394,500	\$365,000	760	7	1900	4	3000	N	N	918 N 71ST ST
8	379700	2510	10/11/10	\$400,000	\$395,000	760	7	1974	4	3000	N	N	728 N 75TH ST
8	336290	0365	1/24/08	\$482,500	\$411,000	780	7	1920	4	4120	N	N	326 N 76TH ST
8	643100	0135	6/29/10	\$322,000	\$314,000	800	7	1947	4	3468	N	N	721 N 83RD ST
8	062504	9165	11/11/10	\$425,000	\$422,000	820	7	1924	4	2240	N	N	7011 FREMONT AVE N
8	181480	1340	10/18/10	\$480,000	\$475,000	830	7	1916	5	3720	N	N	738 N 66TH ST
8	270810	0620	7/7/10	\$403,000	\$393,000	840	7	1924	4	4040	N	N	529 N 74TH ST
8	336340	0580	6/19/08	\$410,000	\$358,000	880	7	1947	4	3672	N	N	532 N 72ND ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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	379700	0265	10/13/09	\$370,000	\$347,000	920	7	1910	4	4455	N	N	747 N 80TH ST
8	643050	0049	5/8/09	\$403,500	\$370,000	920	7	1926	5	3700	N	N	8011 DAYTON AVE N
8	643000	0340	12/10/08	\$395,000	\$354,000	930	7	1942	4	4080	N	N	723 N 81ST ST
8	946820	0161	7/8/08	\$542,000	\$474,000	940	7	1924	4	5720	N	N	531 N 70TH ST
8	233130	0060	9/24/08	\$536,500	\$475,000	940	7	1916	4	4356	Y	N	523 N 68TH ST
8	643050	0042	5/15/09	\$437,000	\$401,000	940	7	1906	5	3774	N	N	510 N 80TH ST
8	643050	0018	5/23/08	\$497,000	\$432,000	960	7	1922	4	4080	N	N	542 N 80TH ST
8	643050	0087	12/7/10	\$475,000	\$473,000	960	7	1925	5	3780	N	N	8109 FREMONT AVE N
8	643100	0880	11/13/09	\$430,000	\$405,000	960	7	1926	4	3570	N	N	712 N 84TH ST
8	192380	0140	12/2/10	\$404,000	\$402,000	960	7	1925	4	3000	N	N	543 N 78TH ST
8	643050	0264	7/23/08	\$374,000	\$328,000	960	7	1908	4	2170	N	N	8310 DAYTON AVE N
8	181480	0160	7/21/08	\$475,000	\$416,000	970	7	1924	5	2400	N	N	6810 LINDEN AVE N
8	181480	0160	7/17/09	\$439,950	\$408,000	970	7	1924	5	2400	N	N	6810 LINDEN AVE N
8	643100	0635	4/15/10	\$387,500	\$374,000	980	7	1909	4	4590	N	N	938 N 84TH ST
8	336390	0145	6/28/10	\$475,000	\$463,000	980	7	1909	4	4000	Y	N	335 N 71ST ST
8	643100	0635	9/8/08	\$390,000	\$345,000	980	7	1909	4	4590	N	N	938 N 84TH ST
8	379700	2565	5/10/10	\$440,000	\$426,000	980	7	1915	5	4000	N	N	758 N 75TH ST
8	379700	1990	12/3/10	\$355,000	\$354,000	980	7	1922	4	3000	N	N	7608 LINDEN AVE N
8	181480	0265	8/24/10	\$400,000	\$393,000	990	7	1928	5	5280	N	N	723 N 70TH ST
8	643000	0060	5/27/09	\$336,000	\$309,000	1000	7	1916	4	6120	N	N	922 N 80TH ST
8	643050	0265	8/25/10	\$343,324	\$337,000	1000	7	1908	4	2170	N	N	8314 DAYTON AVE N
8	643050	0055	10/29/08	\$398,000	\$354,000	1000	7	1916	4	3060	N	N	343 N 81ST ST
8	643050	0089	10/11/10	\$448,000	\$443,000	1010	7	1902	5	3675	N	N	8115 FREMONT AVE N
8	336240	1346	9/15/09	\$453,000	\$423,000	1010	7	1906	5	4500	N	N	715 N 72ND ST
8	643050	0197	4/23/08	\$549,950	\$475,000	1020	7	1924	5	3774	N	N	345 N 83RD ST
8	643050	0170	8/28/09	\$441,050	\$411,000	1020	7	1909	4	4590	N	N	536 N 82ND ST
8	181480	0246	6/29/09	\$425,000	\$393,000	1020	7	1952	3	5280	N	N	731 N 70TH ST
8	643050	0285	4/5/10	\$520,000	\$501,000	1030	7	1915	5	3774	N	N	340 N 83RD ST
8	181480	0275	9/24/09	\$472,000	\$442,000	1040	7	1925	4	5280	N	N	719 N 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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	669050	0310	9/16/10	\$452,000	\$445,000	1040	7	1940	4	5000	N	N	315 N 79TH ST
8	379700	2250	8/18/08	\$529,950	\$467,000	1060	7	1924	5	4000	N	N	906 N 75TH ST
8	181480	1480	5/12/08	\$415,000	\$360,000	1080	7	1908	3	3720	N	N	737 N 66TH ST
8	669050	0055	6/19/09	\$400,000	\$369,000	1090	7	1916	4	3030	Y	N	319 N 80TH ST
8	946820	0110	8/20/09	\$410,000	\$382,000	1100	7	1908	4	3910	Y	N	419 N 70TH ST
8	270810	0440	3/18/10	\$365,000	\$350,000	1100	7	1909	4	4000	N	N	546 N 74TH ST
8	643000	0755	8/28/08	\$433,000	\$382,000	1120	7	1912	5	4590	N	N	929 N 82ND ST
8	181480	0505	6/28/10	\$380,000	\$370,000	1120	7	1928	4	2460	Y	N	6723 LINDEN AVE N
8	181480	0845	1/30/08	\$448,000	\$382,000	1150	7	1912	3	9000	Y	N	6717 AURORA AVE N
8	379700	1125	7/28/08	\$419,000	\$368,000	1150	7	1911	4	3000	N	N	927 N 78TH ST
8	233130	0555	12/14/09	\$455,500	\$431,000	1170	7	1916	4	7440	Y	N	614 N 65TH ST
8	336290	0120	6/10/08	\$530,000	\$462,000	1180	7	1906	5	3110	N	N	354 N 77TH ST
8	270810	0500	6/25/09	\$475,500	\$439,000	1200	7	1966	3	6000	N	N	520 N 74TH ST
8	233130	0298	2/25/09	\$438,000	\$397,000	1210	7	1958	4	3720	Y	N	502 N 66TH ST
8	336340	0655	11/24/10	\$459,000	\$457,000	1220	7	1906	4	6000	N	N	549 N 72ND ST
8	643100	0751	4/30/09	\$337,000	\$309,000	1230	7	2008	3	1197	N	N	927 A N 85TH ST
8	643100	0740	5/20/09	\$335,000	\$308,000	1230	7	2008	3	1200	N	N	925 A N 85TH ST
8	643100	0750	6/15/09	\$332,950	\$307,000	1230	7	2008	3	1199	N	N	927 B N 85TH ST
8	643100	0739	6/29/09	\$329,950	\$305,000	1230	7	2008	3	1198	N	N	925 B N 85TH ST
8	270810	0740	6/2/10	\$453,000	\$440,000	1250	7	1913	5	4000	N	N	323 N 74TH ST
8	336340	0555	10/27/09	\$510,000	\$480,000	1280	7	1917	4	3570	N	N	518 N 72ND ST
8	009100	0325	6/3/08	\$530,000	\$461,000	1280	7	1925	5	4761	N	N	7814 DAYTON AVE N
8	192380	0155	5/10/10	\$568,000	\$549,000	1290	7	1918	5	6000	N	N	535 N 78TH ST
8	643100	0125	6/10/09	\$460,000	\$424,000	1290	7	1906	5	4080	N	N	713 N 83RD ST
8	643100	0738	8/12/09	\$307,625	\$286,000	1290	7	2008	3	1153	N	N	923 B N 85TH ST
8	643100	0748	6/29/09	\$306,000	\$283,000	1290	7	2008	3	1153	N	N	929 A N 85TH ST
8	062504	9201	4/27/10	\$635,000	\$613,000	1300	7	1925	4	3333	N	N	525 N 71ST ST
8	336340	0800	4/12/10	\$570,000	\$549,000	1300	7	1980	3	4000	N	N	325 N 72ND ST
8	336340	0800	1/24/08	\$515,000	\$439,000	1300	7	1980	3	4000	N	N	325 N 72ND ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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	643050	0090	9/24/09	\$536,000	\$502,000	1340	7	1910	5	4200	N	N	8105 FREMONT AVE N
8	643100	0737	8/12/09	\$314,950	\$293,000	1340	7	2008	3	1157	N	N	923 A N 85TH ST
8	643100	0749	7/8/09	\$314,950	\$291,000	1340	7	2008	3	1151	N	N	929 B N 85TH ST
8	379700	2350	12/13/10	\$495,000	\$494,000	1360	7	1926	5	4300	Y	N	7517 LINDEN AVE N
8	379700	1150	8/22/08	\$370,000	\$326,000	1370	7	1906	3	5000	N	N	915 N 78TH ST
8	643000	0530	6/30/10	\$380,000	\$370,000	1380	7	1911	4	4080	N	N	719 N 82ND ST
8	181480	1590	1/11/10	\$546,250	\$519,000	1390	7	1914	5	3325	N	N	710 N 65TH ST
8	379700	0365	9/13/10	\$493,000	\$486,000	1390	7	1928	5	3016	N	N	7904 FREMONT AVE N
8	643050	0188	8/26/10	\$475,000	\$467,000	1400	7	1927	4	3952	N	N	8202 DAYTON AVE N
8	379700	1230	10/1/10	\$600,000	\$592,000	1420	7	1925	5	4500	Y	N	918 N 77TH ST
8	643050	0147	11/13/09	\$417,500	\$394,000	1420	7	1923	5	5712	N	N	319 N 82ND ST
8	270810	0375	8/1/08	\$510,000	\$448,000	1450	7	1928	4	4080	N	N	543 N 75TH ST
8	181480	0095	5/13/09	\$620,000	\$569,000	1480	7	1926	5	6600	N	N	911 N 70TH ST
8	336240	0640	12/3/08	\$546,000	\$489,000	1510	7	1926	5	3090	N	N	756 N 73RD ST
8	643100	0055	3/6/09	\$399,950	\$363,000	1520	7	1927	4	4080	N	N	935 N 83RD ST
8	233130	0020	6/4/08	\$590,000	\$513,000	1560	7	1917	5	4356	N	N	549 N 68TH ST
8	336290	0186	12/11/09	\$415,000	\$393,000	1560	7	1914	4	2911	N	N	316 N 77TH ST
8	643100	0240	3/7/08	\$639,000	\$548,000	1580	7	1906	5	3060	N	N	734 N 83RD ST
8	336240	0470	2/3/09	\$599,950	\$542,000	1580	7	1906	5	3045	N	N	747 N 74TH ST
8	233130	0515	1/9/09	\$475,000	\$428,000	1580	7	1927	4	4960	Y	N	520 N 65TH ST
8	062504	9202	7/10/08	\$625,000	\$547,000	1630	7	1928	5	3300	N	N	532 N 71ST ST
8	643100	0987	10/13/08	\$379,000	\$337,000	1630	7	2008	3	1598	N	N	8417 LINDEN AVE N
8	643100	0985	4/28/09	\$350,000	\$320,000	1630	7	2008	3	1339	N	N	8415 LINDEN AVE N
8	379700	1910	7/30/10	\$580,000	\$568,000	1640	7	1906	4	6000	N	N	935 N 77TH ST
8	336390	0073	12/3/09	\$531,000	\$502,000	1660	7	1909	5	3000	N	N	316 N 71ST ST
8	336340	0730	1/17/08	\$625,000	\$532,000	1660	7	1916	4	3000	Y	N	505 N 72ND ST
8	643100	0988	4/30/09	\$338,000	\$309,000	1660	7	2008	3	1861	N	N	8421 LINDEN AVE N
8	643100	0989	3/9/09	\$338,000	\$307,000	1660	7	2008	3	1570	N	N	8419 LINDEN AVE N
8	192330	0210	3/27/08	\$696,500	\$599,000	1680	7	1925	4	4000	N	N	534 N 79TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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	379700	2545	8/11/08	\$464,000	\$408,000	1690	7	1950	4	6000	N	N	744 N 75TH ST
8	233130	0280	5/24/10	\$637,500	\$618,000	1720	7	1917	4	4960	Y	N	515 N 67TH ST
8	233130	0505	4/21/09	\$668,000	\$611,000	1720	7	1926	5	4960	Y	N	512 N 65TH ST
8	643100	0365	5/26/09	\$595,000	\$547,000	1750	7	1926	4	6120	N	N	737 N 84TH ST
8	233130	0130	7/16/09	\$665,000	\$616,000	1750	7	1912	4	8308	Y	N	516 N 67TH ST
8	336290	0766	8/13/10	\$550,000	\$539,000	1810	7	2002	3	4120	N	N	534 N 75TH ST
8	336240	0540	4/9/09	\$662,000	\$604,000	1970	7	1908	5	5768	N	N	701 N 74TH ST
8	946820	0072	9/15/09	\$591,000	\$552,000	2000	7	1920	4	3680	Y	N	6720 PHINNEY AVE N
8	336390	0060	4/24/09	\$472,000	\$432,000	2020	7	1900	5	4000	N	N	322 N 71ST ST
8	643050	0185	5/17/10	\$466,000	\$451,000	900	8	1931	4	3800	N	N	8212 DAYTON AVE N
8	336240	1761	4/21/08	\$407,000	\$352,000	1020	8	2008	3	1049	N	N	751 N 71ST ST
8	336240	1764	5/12/08	\$399,950	\$347,000	1020	8	2008	3	1289	N	N	763 N 71ST ST
8	336240	1762	6/30/08	\$389,950	\$341,000	1020	8	2008	3	1054	N	N	753 N 71ST ST
8	336240	1763	4/23/08	\$385,000	\$333,000	1020	8	2008	3	1060	N	N	761 N 71ST ST
8	643100	0716	3/22/10	\$345,000	\$331,000	1030	8	2009	3	1140	N	N	8414 LINDEN AVE N
8	643100	0718	6/21/10	\$338,000	\$329,000	1030	8	2009	3	830	N	N	8418 LINDEN AVE N
8	643100	0705	6/10/10	\$335,000	\$326,000	1030	8	2009	3	1398	N	N	8420 LINDEN AVE N
8	643100	0717	2/25/10	\$339,000	\$324,000	1030	8	2009	3	830	N	N	8416 LINDEN AVE N
8	379700	2520	8/3/10	\$559,500	\$548,000	1090	8	1906	5	5000	N	N	734 N 75TH ST
8	062504	9153	11/18/08	\$615,000	\$549,000	1120	8	1947	3	4040	N	N	514 N 70TH ST
8	009100	0170	2/11/08	\$625,000	\$534,000	1210	8	1947	5	5200	N	N	7805 DAYTON AVE N
8	336240	0827	7/26/09	\$379,000	\$352,000	1260	8	2008	3	949	N	N	914 B N 73RD ST
8	336240	0828	7/26/09	\$369,000	\$342,000	1260	8	2008	3	837	N	N	914 N 73RD ST
8	062504	9176	2/22/08	\$750,000	\$642,000	1290	8	2004	3	3224	N	N	549 N 71ST ST
8	643100	0712	3/26/10	\$348,000	\$335,000	1320	8	2009	3	1307	N	N	905 N 85TH ST
8	643100	0713	4/20/10	\$345,000	\$333,000	1320	8	2009	3	967	N	N	907 N 85TH ST
8	643100	0715	5/1/10	\$344,000	\$332,000	1320	8	2009	3	1605	N	N	911 A N 85TH ST
8	643100	0714	3/23/10	\$344,500	\$331,000	1320	8	2009	3	967	N	N	909 N 85TH ST
8	336240	0829	7/26/09	\$389,000	\$361,000	1320	8	2008	3	1022	N	N	916 N 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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	643000	0206	8/12/10	\$512,500	\$502,000	1340	8	1926	4	3480	N	N	8003 LINDEN AVE N
8	336240	1756	6/27/08	\$505,000	\$441,000	1340	8	2008	3	1395	N	N	7019 LINDEN AVE N
8	270810	0815	8/27/09	\$590,000	\$550,000	1350	8	1926	5	3366	Y	N	7319 DAYTON AVE N
8	379700	1510	6/23/10	\$505,000	\$492,000	1360	8	1990	3	5000	N	N	722 N 77TH ST
8	643100	0245	8/2/10	\$422,000	\$413,000	1380	8	1988	3	3060	N	N	730 N 83RD ST
8	336240	1335	5/1/08	\$620,000	\$537,000	1410	8	1906	5	3000	N	N	725 N 72ND ST
8	336240	1758	8/21/08	\$479,950	\$423,000	1420	8	2008	3	990	N	N	7015 LINDEN AVE N
8	336240	1760	4/22/08	\$499,950	\$432,000	1430	8	2008	3	1415	N	N	7011 LINDEN AVE N
8	379700	1995	12/28/10	\$455,350	\$455,000	1440	8	1929	4	3000	Y	N	902 N 76TH ST
8	062504	9082	9/18/08	\$639,400	\$566,000	1450	8	1926	4	4040	N	N	518 N 70TH ST
8	062504	9082	3/26/10	\$525,000	\$505,000	1450	8	1926	4	4040	N	N	518 N 70TH ST
8	643000	0420	3/10/10	\$593,000	\$569,000	1470	8	2009	3	3061	N	N	746 N 81ST ST
8	336240	0830	7/26/09	\$380,000	\$353,000	1470	8	2008	3	1112	N	N	916 B N 73RD ST
8	336240	0095	9/15/10	\$465,000	\$458,000	1540	8	2008	3	1607	N	N	7400 LINDEN AVE N
8	336240	0091	9/9/10	\$460,000	\$453,000	1540	8	2008	3	1380	N	N	7408 LINDEN AVE N
8	643000	0421	4/2/10	\$499,950	\$481,000	1560	8	2009	3	1530	N	N	744 N 81ST ST
8	270810	0515	10/12/09	\$514,950	\$483,000	1570	8	2008	3	3000	N	N	514 N 74TH ST
8	336290	0140	5/6/08	\$662,527	\$574,000	1590	8	1911	5	3114	Y	N	340 N 77TH ST
8	336240	1080	12/28/10	\$560,000	\$560,000	1710	8	1904	5	3060	N	N	731 N 73RD ST
8	336390	0310	4/17/09	\$673,000	\$615,000	1810	8	1909	5	2700	Y	N	7009 DAYTON AVE N
8	379700	0385	6/3/09	\$530,000	\$488,000	1930	8	1998	3	3000	N	N	714 N 79TH ST
8	336290	0815	9/4/08	\$580,000	\$512,000	1990	8	1987	3	3090	Y	N	359 N 76TH ST
8	946820	0128	4/28/09	\$610,000	\$558,000	2040	8	1990	3	3060	Y	N	6711 DAYTON AVE N
8	181480	1180	7/9/08	\$629,000	\$550,000	2080	8	1941	5	5580	N	N	715 N 67TH ST
8	643050	0095	6/17/08	\$599,500	\$523,000	2150	8	1997	3	3060	N	N	533 N 82ND ST
8	379700	2460	7/16/08	\$567,950	\$497,000	2170	8	1997	3	3000	N	N	707 N 76TH ST
8	336290	0425	2/5/08	\$710,000	\$606,000	2220	8	1993	3	3090	Y	N	360 N 76TH ST
8	946820	0132	11/9/09	\$799,500	\$753,000	2280	8	1985	4	4080	Y	N	6723 DAYTON AVE N
8	643100	0395	11/18/09	\$670,000	\$632,000	2320	8	2008	3	6120	Y	N	8315 LINDEN AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
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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	379700	2385	4/14/08	\$704,000	\$608,000	2560	8	2001	3	3000	N	N	743 N 76TH ST
8	336290	0295	6/2/10	\$520,000	\$505,000	1050	9	2002	3	4635	Y	N	315 N 77TH ST
8	181480	0540	7/26/10	\$615,000	\$602,000	1400	9	1928	4	7066	N	N	745 N 68TH ST
8	336290	0188	8/25/10	\$580,000	\$570,000	1720	9	2010	3	3118	N	N	314 N 77TH ST
8	336240	1065	5/6/09	\$650,000	\$596,000	1770	9	2008	3	2700	N	N	745 N 73RD ST
8	643100	0862	3/11/09	\$646,000	\$587,000	1940	9	2009	3	3060	N	N	722 N 84TH ST
8	270810	0512	9/16/09	\$723,000	\$676,000	2160	9	2008	3	3000	N	N	516 N 74TH ST
8	669050	0045	9/7/09	\$650,000	\$607,000	2330	9	2008	3	6060	N	N	315 N 80TH ST
8	336240	1095	9/8/10	\$649,000	\$639,000	2420	9	2003	3	6120	N	N	723 N 73RD ST
8	643000	0535	3/23/10	\$660,000	\$634,000	3120	9	2005	3	3060	N	N	721 N 82ND ST
8	336390	0020	2/22/08	\$1,220,000	\$1,044,000	2480	10	2007	3	4000	Y	N	348 N 71ST ST
8	009100	0045	8/26/08	\$1,020,000	\$899,000	2510	10	2008	3	4000	Y	N	333 N 78TH ST
8	336390	0300	11/16/10	\$868,500	\$863,000	2910	10	2003	3	5400	Y	N	424 N 70TH ST
8	946820	0109	1/12/09	\$995,000	\$896,000	2960	10	2008	3	6240	Y	N	6811 FRANCIS AVE N
8	336240	0175	3/19/08	\$1,050,000	\$902,000	3260	10	2006	3	6120	N	N	761 N 75TH ST
11	812970	0080	6/21/10	\$275,000	\$268,000	420	4	1914	3	2700	N	N	308 N 44TH ST
11	193030	1050	4/23/09	\$410,000	\$375,000	600	6	1906	4	4800	N	N	418 N BOWDOIN PL
11	193030	0736	7/8/10	\$303,000	\$296,000	660	6	1952	4	2400	N	N	4115 DAYTON AVE N
11	193030	0080	3/8/10	\$377,500	\$362,000	710	6	1909	5	4000	N	N	4124 EVANSTON AVE N
11	193030	0095	3/31/10	\$345,000	\$332,000	730	6	1912	4	1800	N	N	601 N 42ND ST
11	132430	0091	9/12/08	\$370,000	\$327,000	800	6	1908	4	2296	N	N	3915 GREENWOOD AVE N
11	952210	0550	8/19/09	\$263,000	\$245,000	820	6	1909	3	2500	N	N	326 N 45TH ST
11	197220	1495	10/30/09	\$315,250	\$297,000	990	6	1900	3	3360	N	N	3822 LINDEN AVE N
11	858440	0090	5/24/10	\$445,000	\$431,000	1020	6	1922	4	3243	N	N	4127 PALATINE AVE N
11	132430	0020	6/17/08	\$380,000	\$331,000	1300	6	1914	3	1267	N	N	204 NW 39TH ST
11	661000	0916	2/12/08	\$349,950	\$299,000	400	7	2008	3	1926	Y	N	4247 PALATINE AVE N
11	661000	0915	2/28/08	\$345,000	\$296,000	400	7	2008	3	2009	Y	N	4249 PALATINE AVE N
11	661000	0920	1/31/08	\$345,000	\$294,000	400	7	2008	3	2023	Y	N	4241 PALATINE AVE N
11	661000	0913	5/7/08	\$329,000	\$285,000	400	7	2008	3	1329	Y	N	4253 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	661000	0917	11/5/10	\$279,000	\$277,000	400	7	2008	3	1329	Y	N	4245 PALATINE AVE N
11	661000	0918	12/1/08	\$300,000	\$268,000	400	7	2008	3	1329	Y	N	4243 PALATINE AVE N
11	661000	0912	6/2/09	\$275,000	\$253,000	400	7	2008	3	1940	Y	N	4255 PALATINE AVE N
11	197220	0885	4/19/10	\$400,000	\$386,000	780	7	1911	3	2400	N	N	611 N 39TH ST
11	193030	1215	11/5/08	\$474,000	\$423,000	800	7	1928	4	2280	N	N	401 N BOWDOIN PL
11	661000	0856	4/14/10	\$465,000	\$448,000	810	7	1916	4	3302	Y	N	112 N 43RD ST
11	193030	0465	4/21/08	\$529,000	\$457,000	830	7	2001	3	5600	N	N	4021 EVANSTON AVE N
11	193030	0410	5/29/08	\$517,000	\$449,000	850	7	1911	5	4320	N	N	3960 DAYTON AVE N
11	661000	0190	8/17/09	\$369,000	\$343,000	860	7	1942	3	4400	N	N	4311 BAKER AVE NW
11	798640	0615	8/25/10	\$410,000	\$403,000	870	7	1924	3	3750	Y	N	231 NW 49TH ST
11	569350	0080	4/16/08	\$445,000	\$384,000	890	7	1994	4	3300	N	N	4223 DAYTON AVE N
11	990600	0090	9/13/10	\$422,500	\$416,000	890	7	1947	4	4404	Y	N	115 NW 41ST ST
11	085000	0225	7/8/08	\$346,000	\$303,000	910	7	2008	3	976	N	N	415 N 46TH ST
11	085000	0223	7/10/08	\$336,000	\$294,000	910	7	2008	3	939	N	N	417 A N 46TH ST
11	085000	0224	7/8/08	\$336,000	\$294,000	910	7	2008	3	937	N	N	417 B N 46TH ST
11	085000	0226	7/22/08	\$329,000	\$288,000	910	7	2008	3	900	N	N	415 N 46TH ST
11	132430	0022	7/9/08	\$384,000	\$336,000	920	7	2008	3	1432	N	N	200 A N 39TH ST
11	132430	0023	7/29/08	\$384,950	\$338,000	920	7	2008	3	1089	N	N	200 B N 39TH ST
11	197220	0165	7/12/10	\$398,500	\$389,000	930	7	1922	5	2500	N	N	109 N 39TH ST
11	661000	0890	12/10/09	\$475,000	\$450,000	940	7	1952	4	6600	N	N	4238 1ST AVE NW
11	193030	0930	8/8/08	\$512,500	\$451,000	940	7	1926	4	4800	N	N	4017 DAYTON AVE N
11	744500	0070	7/21/09	\$495,000	\$459,000	960	7	1926	3	3240	Y	N	104 N 41ST ST
11	812970	1120	6/24/10	\$460,000	\$448,000	980	7	1920	4	5279	N	N	4216 FRANCIS AVE N
11	661000	0245	6/9/08	\$558,000	\$486,000	1000	7	1924	4	4400	N	N	4432 3RD AVE NW
11	132430	0021	6/17/08	\$386,000	\$337,000	1000	7	2008	3	1216	N	N	202 N 39TH ST
11	661000	1016	1/22/10	\$539,000	\$513,000	1020	7	1923	4	3000	Y	N	4203 GREENWOOD AVE N
11	197220	0086	11/5/10	\$368,000	\$365,000	1020	7	1929	3	2800	N	N	115 NW 39TH ST
11	661000	0705	10/21/10	\$355,000	\$351,000	1030	7	1937	3	4635	N	N	4436 2ND AVE NW
11	197220	0088	11/11/09	\$345,500	\$326,000	1040	7	1929	3	2500	N	N	119 NW 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	181980	0325	5/13/09	\$413,000	\$379,000	1050	7	1900	3	6325	N	N	4012 3RD AVE NW
11	193030	0875	1/12/10	\$437,500	\$416,000	1090	7	1976	3	3600	N	N	409 N 42ND ST
11	132430	0185	9/23/09	\$525,000	\$491,000	1100	7	1978	3	5000	N	N	107 NW BOWDOIN PL
11	193030	1470	2/27/08	\$551,000	\$472,000	1100	7	1909	3	4800	N	N	4108 GREENWOOD AVE N
11	569400	0672	7/8/09	\$358,000	\$331,000	1110	7	1999	3	1200	N	N	814 B N 43RD ST
11	132430	0398	2/20/08	\$451,000	\$386,000	1110	7	1947	3	5000	N	N	3952 2ND AVE NW
11	193030	1230	8/30/10	\$415,000	\$408,000	1160	7	1966	3	4000	N	N	3967 PHINNEY AVE N
11	193130	1020	4/17/09	\$405,000	\$370,000	1190	7	1924	3	2800	N	N	815 N 40TH ST
11	193030	1370	8/24/09	\$535,000	\$498,000	1190	7	1953	4	4800	Y	N	4002 GREENWOOD AVE N
11	812970	0321	7/21/08	\$459,950	\$403,000	1200	7	2002	3	1735	N	N	4426 B FRANCIS AVE N
11	193030	0590	6/22/09	\$577,500	\$533,000	1210	7	1927	4	4000	N	N	4123 EVANSTON AVE N
11	193030	0550	5/25/10	\$405,000	\$393,000	1240	7	1918	3	4800	N	N	4030 DAYTON AVE N
11	193030	0870	7/16/08	\$575,000	\$504,000	1290	7	1952	4	4800	N	N	4120 PHINNEY AVE N
11	193030	1165	6/6/08	\$615,000	\$535,000	1330	7	1926	5	2494	N	N	417 N BOWDOIN PL
11	812970	0985	1/2/08	\$583,000	\$495,000	1350	7	1925	4	4000	N	N	4209 FRANCIS AVE N
11	193130	0940	12/5/08	\$420,000	\$376,000	1350	7	1924	4	3400	N	N	4002 LINDEN AVE N
11	858440	0165	3/4/08	\$615,000	\$527,000	1380	7	1924	3	4889	Y	N	4139 GREENWOOD AVE N
11	569350	0760	10/7/08	\$525,000	\$466,000	1390	7	1901	4	3330	N	N	4324 DAYTON AVE N
11	132430	0175	4/8/10	\$435,000	\$419,000	1420	7	1910	4	5000	N	N	111 NW BOWDOIN PL
11	751750	0119	5/26/09	\$422,000	\$388,000	1430	7	1918	3	5277	Y	N	103 N MARKET ST
11	744500	0115	12/9/10	\$474,800	\$473,000	1450	7	1940	3	4774	Y	N	4111 1ST AVE NW
11	812970	0875	2/19/08	\$545,000	\$466,000	1460	7	1909	5	3750	N	N	4212 GREENWOOD AVE N
11	812970	0990	10/7/08	\$635,950	\$564,000	1530	7	1925	4	4000	N	N	4205 FRANCIS AVE N
11	661000	0015	2/11/09	\$500,000	\$452,000	1530	7	1919	3	4400	N	N	4208 3RD AVE NW
11	812970	1085	3/12/10	\$571,285	\$548,000	1630	7	1902	3	4538	N	N	4236 FRANCIS AVE N
11	181980	0200	9/23/10	\$488,500	\$482,000	1770	7	1908	4	4005	N	N	4132 2ND AVE NW
11	661000	0335	11/18/10	\$575,500	\$572,000	1870	7	1910	4	5500	N	N	4432 BAKER AVE NW
11	193030	1440	11/11/09	\$682,000	\$643,000	1890	7	1902	5	4000	Y	N	4115 PHINNEY AVE N
11	751750	0280	11/1/10	\$440,000	\$436,000	1940	7	1913	4	6000	N	N	220 NW 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	193030	0510	8/25/10	\$633,000	\$622,000	1990	7	1942	5	4800	N	N	510 N 40TH ST
11	132430	0600	3/3/08	\$840,000	\$720,000	2010	7	1911	5	3600	Y	N	4009 1ST AVE NW
11	661000	0285	8/25/09	\$642,000	\$598,000	2080	7	1910	4	4400	Y	N	4415 BAKER AVE NW
11	193030	1300	7/1/09	\$621,000	\$574,000	2374	7	1906	4	4000	N	N	3922 GREENWOOD AVE N
11	952110	0299	11/5/09	\$275,000	\$259,000	810	8	2006	3	1045	N	N	4518 DAYTON AVE N
11	661000	0715	3/26/09	\$569,500	\$519,000	950	8	1950	4	5720	Y	N	4445 1ST AVE NW
11	197220	0334	4/21/08	\$405,000	\$350,000	960	8	2008	3	1180	N	N	3653 GREENWOOD AVE N
11	197220	0335	5/20/08	\$385,000	\$334,000	960	8	2008	3	1180	N	N	3651 GREENWOOD AVE N
11	197220	0332	5/6/08	\$375,000	\$325,000	990	8	2008	3	885	N	N	3657 GREENWOOD AVE N
11	197220	0333	5/7/08	\$380,000	\$329,000	1010	8	2008	3	1180	N	N	3655 GREENWOOD AVE N
11	569500	0162	10/21/10	\$345,000	\$342,000	1020	8	2008	3	1008	N	N	802 N 42ND ST
11	197220	0260	7/8/08	\$422,500	\$370,000	1020	8	2008	3	1111	N	N	3626 B PALATINE AVE N
11	197220	0330	5/23/08	\$399,950	\$347,000	1070	8	2008	3	1470	N	N	3659 GREENWOOD AVE N
11	197220	0398	12/13/10	\$342,000	\$341,000	1070	8	2008	3	1430	N	N	3615 A PHINNEY AVE N
11	132430	0010	12/16/10	\$360,000	\$359,000	1080	8	1999	3	1472	N	N	212 C N 39TH ST
11	812970	0727	6/11/10	\$476,500	\$463,000	1080	8	2008	3	1657	N	N	4316 B GREENWOOD AVE N
11	812970	0743	6/3/10	\$470,000	\$456,000	1080	8	2008	3	1647	N	N	4322 B GREENWOOD AVE N
11	812970	0728	9/14/10	\$457,000	\$450,000	1080	8	2008	3	1729	N	N	4316 A GREENWOOD AVE N
11	569500	0164	11/23/10	\$330,000	\$328,000	1080	8	2008	3	865	N	N	4206 LINDEN AVE N
11	197220	0221	5/12/10	\$379,000	\$367,000	1100	8	2004	3	1220	N	N	3627 A PALATINE AVE N
11	569500	0142	10/23/08	\$434,999	\$387,000	1110	8	2008	3	1107	N	N	4222 A FREMONT AVE N
11	569500	0139	4/20/10	\$384,900	\$371,000	1110	8	2008	3	1101	N	N	4220 B FREMONT AVE N
11	569500	0141	6/12/09	\$397,206	\$366,000	1110	8	2008	3	1106	N	N	4222 B FREMONT AVE N
11	132430	0016	9/21/09	\$399,500	\$374,000	1110	8	1999	3	1156	N	N	206 D N 39TH ST
11	197220	0320	9/15/10	\$430,000	\$424,000	1120	8	2008	3	1236	N	N	3633 A GREENWOOD AVE N
11	197220	0320	1/5/09	\$395,000	\$355,000	1120	8	2008	3	1236	N	N	3633 A GREENWOOD AVE N
11	569350	0361	2/7/08	\$530,541	\$453,000	1140	8	2007	3	1312	N	N	4216 A EVANSTON AVE N
11	569350	0360	10/12/09	\$395,000	\$371,000	1140	8	2007	3	1312	N	N	4216 B EVANSTON AVE N
11	569350	0359	10/7/09	\$390,000	\$366,000	1140	8	2007	3	1314	N	N	4218 A EVANSTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0261	6/5/08	\$415,000	\$361,000	1140	8	2008	3	1181	N	N	3624B PALATINE AVE N
11	197220	0262	6/10/08	\$415,000	\$361,000	1140	8	2008	3	1181	N	N	3624A PALATINE AVE N
11	197220	0259	7/1/08	\$427,500	\$374,000	1150	8	2008	3	1027	N	N	3626A PALATINE AVE N
11	197220	0178	7/2/08	\$462,500	\$404,000	1150	8	2008	3	1082	N	N	3618A 1ST ST NW
11	798640	0690	9/24/09	\$440,000	\$412,000	1150	8	1955	4	6000	Y	N	211 NW 49TH ST
11	197220	0228	1/9/09	\$399,950	\$360,000	1160	8	2008	3	1031	N	N	3637 A PALATINE AVE N
11	197220	0227	2/11/09	\$395,000	\$357,000	1160	8	2008	3	1031	N	N	3637 B PALATINE AVE N
11	569400	0977	6/2/09	\$399,000	\$367,000	1188	8	2005	3	1219	N	N	4265 B LINDEN AVE N
11	661000	0655	10/26/09	\$467,500	\$440,000	1200	8	1958	4	3850	N	N	133 NW 43RD ST
11	197220	0177	6/24/08	\$480,000	\$419,000	1220	8	2008	3	1292	N	N	3618B 1ST ST NW
11	197220	0324	9/10/10	\$430,000	\$423,000	1260	8	2007	3	1312	N	N	3645 GREENWOOD AVE N
11	197220	0325	5/11/08	\$466,000	\$404,000	1260	8	2007	3	1312	N	N	3647 GREENWOOD AVE N
11	197220	0322	3/27/08	\$465,000	\$400,000	1260	8	2007	3	1188	N	N	3643 GREENWOOD AVE N
11	197220	0324	4/1/08	\$455,000	\$392,000	1260	8	2007	3	1312	N	N	3645 GREENWOOD AVE N
11	197220	0244	4/17/08	\$500,000	\$432,000	1270	8	2008	3	1159	N	N	3636B PALATINE AVE N
11	197220	0247	3/19/08	\$499,950	\$430,000	1270	8	2008	3	1313	N	N	3638A PALATINE AVE N
11	197220	0246	3/12/08	\$490,000	\$421,000	1270	8	2008	3	1313	N	N	3638B PALATINE AVE N
11	197220	0220	5/24/10	\$431,000	\$418,000	1280	8	2004	3	1158	N	N	3627 B PALATINE AVE N
11	197220	0219	9/10/09	\$429,000	\$401,000	1280	8	2004	3	1316	N	N	3625 A PALATINE AVE N
11	798640	0510	5/7/08	\$645,000	\$559,000	1280	8	2007	3	3750	Y	N	226 NW 48TH ST
11	952110	0273	10/4/08	\$355,000	\$315,000	1280	8	2005	3	1126	N	N	4511 B EVANSTON AVE N
11	197220	0327	8/8/08	\$510,000	\$448,000	1300	8	2008	3	1312	N	N	3635 B GREENWOOD AVE N
11	569350	1028	7/14/08	\$446,000	\$391,000	1300	8	2007	3	1331	N	N	4415 DAYTON AVE N
11	197220	0321	1/19/09	\$440,000	\$397,000	1300	8	2008	3	1142	N	N	3633 B GREENWOOD AVE N
11	197220	0326	5/5/09	\$422,000	\$387,000	1300	8	2008	3	1314	N	N	3635 A GREENWOOD AVE N
11	952110	0865	7/10/08	\$444,500	\$389,000	1310	8	2008	3	1757	N	N	4509 LINDEN AVE N
11	197220	0829	3/20/09	\$435,000	\$396,000	1310	8	2009	3	1223	N	N	3635 B EVANSTON AVE N
11	197220	0830	2/18/09	\$436,000	\$395,000	1310	8	2009	3	1144	N	N	3633 B EVANSTON AVE N
11	858440	0035	8/20/08	\$550,000	\$484,000	1310	8	1969	3	6600	Y	N	4135 1ST AVE NW

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0832	2/18/09	\$425,000	\$385,000	1310	8	2009	3	1397	N	N	3633 A EVANSTON AVE N
11	569400	0706	11/12/10	\$425,000	\$422,000	1320	8	2008	3	1125	N	N	4316 LINDEN AVE N
11	569350	1030	7/14/08	\$450,000	\$394,000	1320	8	2007	3	1332	N	N	4415 DAYTON AVE N
11	798640	1291	11/3/08	\$582,500	\$519,000	1320	8	1979	3	5206	Y	N	131 NW 48TH ST
11	197220	0752	9/16/09	\$427,000	\$399,000	1330	8	2004	3	1271	N	N	3646 B DAYTON AVE N
11	197220	0831	2/18/09	\$444,000	\$402,000	1330	8	2009	3	1224	N	N	3635 A EVANSTON AVE N
11	197220	0413	2/20/08	\$460,000	\$394,000	1350	8	2002	3	1319	N	N	3623 B PHINNEY AVE N
11	197220	0252	5/5/08	\$505,000	\$437,000	1350	8	2008	3	1312	N	N	3632 A PALATINE AVE N
11	197220	0253	4/4/08	\$500,000	\$431,000	1350	8	2008	3	1312	N	N	3632 B PALATINE AVE N
11	197220	0250	6/23/08	\$513,000	\$448,000	1360	8	2008	3	1223	N	N	3634 B PALATINE AVE N
11	197220	0251	4/29/08	\$515,000	\$446,000	1360	8	2008	3	1152	N	N	3634 A PALATINE AVE N
11	197220	0587	1/24/08	\$480,000	\$409,000	1360	8	2003	3	1335	N	N	3656 A FRANCIS AVE N
11	569350	0846	1/23/08	\$575,000	\$490,000	1370	8	2007	3	1921	N	N	4317 EVANSTON AVE N
11	661000	0984	3/24/08	\$570,000	\$490,000	1370	8	2007	3	2099	Y	N	4407 GREENWOOD AVE N
11	197220	0405	6/24/08	\$448,500	\$391,000	1370	8	2002	3	1183	N	N	3619 B PHINNEY AVE N
11	569400	1067	6/25/09	\$490,000	\$452,000	1380	8	1999	3	1200	N	N	715 N 43RD ST
11	197220	0673	4/3/09	\$480,000	\$438,000	1380	8	2008	3	1703	N	N	3629 A DAYTON AVE N
11	952110	0867	8/21/08	\$424,000	\$373,000	1380	8	2008	3	1121	N	N	4507 A LINDEN AVE N
11	197220	0672	3/9/09	\$465,000	\$422,000	1380	8	2008	3	917	N	N	3629 B DAYTON AVE N
11	952110	0866	7/17/08	\$423,000	\$371,000	1380	8	2008	3	1120	N	N	4507 LINDEN AVE N
11	197220	0671	2/12/09	\$450,000	\$407,000	1380	8	2008	3	917	N	N	3629 C DAYTON AVE N
11	197220	0331	5/11/08	\$479,950	\$416,000	1380	8	2008	3	888	N	N	213 B N 39TH ST
11	193130	1208	9/15/08	\$484,950	\$429,000	1390	8	2008	3	775	N	N	721 N 42ND ST
11	193130	1208	8/26/10	\$404,175	\$397,000	1390	8	2008	3	775	N	N	721 N 42ND ST
11	197220	0693	7/23/10	\$430,000	\$420,000	1400	8	2000	3	1242	N	N	3651 B DAYTON AVE N
11	197220	0695	6/18/10	\$432,000	\$420,000	1400	8	2000	3	1242	N	N	3657 A DAYTON AVE N
11	193130	1206	8/13/09	\$449,000	\$418,000	1410	8	2008	3	775	N	N	717 N 42ND ST
11	197220	0329	3/20/08	\$470,000	\$404,000	1420	8	2008	3	1500	N	N	213A N 39TH ST
11	197220	0336	3/27/08	\$499,950	\$430,000	1420	8	2008	3	1708	N	N	213A N 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	569350	0356	4/24/08	\$542,500	\$469,000	1430	8	2007	3	1187	N	N	4220 A EVANSTON AVE N
11	569350	0357	4/24/08	\$542,500	\$469,000	1430	8	2007	3	1188	N	N	4214 B EVANSTON AVE N
11	197220	0179	4/17/08	\$510,000	\$440,000	1430	8	2008	3	1313	N	N	3620A 1ST AVE NW
11	661000	0135	5/28/08	\$550,000	\$478,000	1430	8	1954	3	4400	N	N	4324 3RD AVE NW
11	197220	0180	4/8/08	\$501,000	\$432,000	1430	8	2008	3	1313	N	N	3620 B 1ST AVE NW
11	197220	0696	6/20/08	\$482,000	\$420,000	1460	8	2000	3	1254	N	N	3655 A DAYTON AVE N
11	193130	1238	12/6/10	\$435,000	\$433,000	1470	8	2000	3	780	N	N	718 N 41ST ST
11	569400	0942	6/13/08	\$515,000	\$449,000	1470	8	1999	3	1343	N	N	721 N 43RD ST
11	132430	0505	12/29/09	\$580,000	\$551,000	1470	8	1965	3	10700	Y	N	105 N 40TH ST
11	193130	1209	7/8/09	\$519,500	\$481,000	1480	8	2008	3	1533	N	N	723 N 42ND ST
11	197220	0853	2/11/10	\$440,000	\$420,000	1500	8	2004	3	1274	N	N	3811 B EVANSTON AVE N
11	197220	0852	5/27/10	\$430,000	\$417,000	1500	8	2004	3	1224	N	N	3811 A EVANSTON AVE N
11	193130	1205	9/8/08	\$505,000	\$446,000	1500	8	2008	3	2142	N	N	715 N 42ND ST
11	193130	1207	8/13/09	\$424,000	\$394,000	1500	8	2008	3	775	N	N	719 N 42ND ST
11	812970	0280	8/9/10	\$510,790	\$501,000	1510	8	1997	3	2143	Y	N	4430 PHINNEY AVE N
11	812970	0186	4/13/10	\$425,000	\$410,000	1510	8	2005	3	1380	N	N	4421 B FRANCIS AVE N
11	661000	0985	2/7/08	\$615,000	\$525,000	1520	8	2007	3	1799	Y	N	4409 GREENWOOD AVE N
11	798640	1350	4/13/09	\$609,000	\$556,000	1540	8	1959	3	6760	Y	N	233 NW 48TH ST
11	197220	0226	3/1/10	\$559,000	\$535,000	1550	8	2008	3	1688	N	N	3637 PALATINE AVE N
11	197220	0226	10/27/08	\$530,000	\$472,000	1550	8	2008	3	1688	N	N	3637 PALATINE AVE N
11	569350	0222	7/8/08	\$489,645	\$428,000	1600	8	2006	3	1451	N	N	509 B N 43RD ST
11	197220	0726	5/18/10	\$500,000	\$484,000	1604	8	2006	3	1152	N	N	3670 A DAYTON AVE N
11	798640	0430	10/16/09	\$585,000	\$549,000	1610	8	1961	3	4500	Y	N	226 NW 49TH ST
11	952110	0842	5/28/08	\$599,950	\$521,000	1640	8	2008	3	1236	N	N	4506 FREMONT AVE N
11	952110	0844	8/18/08	\$569,000	\$501,000	1640	8	2008	3	1356	N	N	4500 FREMONT AVE N
11	798640	1315	5/18/09	\$570,000	\$523,000	1650	8	1952	4	9374	Y	N	209 NW 48TH ST
11	569350	1025	5/21/08	\$549,950	\$477,000	1670	8	2007	3	2338	N	N	4413 DAYTON AVE N
11	798640	0450	6/9/08	\$645,000	\$562,000	1680	8	1961	4	6000	Y	N	238 NW 49TH ST
11	197220	0879	3/19/10	\$515,000	\$495,000	1690	8	2006	3	1280	N	N	3839 EVANSTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0878	8/27/08	\$530,000	\$467,000	1690	8	2006	3	1363	N	N	519 N 39TH ST
11	197220	0875	4/1/09	\$510,000	\$465,000	1690	8	2006	3	1170	Y	N	3839 EVANSTON AVE N
11	661000	0700	3/1/10	\$540,000	\$517,000	1690	8	1947	4	6600	N	N	4432 2ND AVE NW
11	952110	0845	8/18/08	\$585,000	\$515,000	1770	8	2008	3	1427	N	N	4504 A FREMONT AVE N
11	812970	0565	4/9/10	\$519,500	\$500,000	1840	8	2001	3	1500	N	N	4318 B PHINNEY AVE N
11	569350	0845	1/23/08	\$567,500	\$483,000	1850	8	2007	3	1830	N	N	4319 EVANSTON AVE N
11	812970	0746	7/16/08	\$657,000	\$575,000	1890	8	2008	3	1824	N	N	4324 A GREENWOOD AVE N
11	812970	0745	4/19/10	\$580,000	\$559,000	1890	8	2008	3	1934	N	N	4324 B GREENWOOD AVE N
11	812970	0730	7/11/08	\$675,000	\$591,000	1890	8	2008	3	1918	N	N	4318 A GREENWOOD AVE N
11	193030	1325	7/15/09	\$885,000	\$820,000	1960	8	1904	5	4000	Y	N	4037 PHINNEY AVE N
11	193030	0655	4/8/09	\$655,000	\$598,000	1970	8	1999	3	6400	N	N	4114 DAYTON AVE N
11	812970	0647	11/6/08	\$561,000	\$500,000	2130	8	1997	3	2250	Y	N	4321 PHINNEY AVE N
11	197220	1595	6/10/10	\$499,000	\$485,000	1160	9	2010	3	1718	N	N	812 N 36TH ST
11	197220	1596	6/17/10	\$495,000	\$481,000	1160	9	2010	3	1152	N	N	810 N 36TH ST
11	197220	1593	6/17/10	\$549,000	\$534,000	1240	9	2010	3	1425	N	N	808 N 36TH ST
11	197220	1594	6/10/10	\$535,000	\$520,000	1240	9	2010	3	1595	N	N	814 N 36TH ST
11	812970	0027	9/11/08	\$575,000	\$508,000	1320	9	1999	3	1397	N	N	4423 PHINNEY AVE N
11	812970	0024	5/15/08	\$669,000	\$580,000	1400	9	1999	3	1643	N	N	4423 PHINNEY AVE N
11	661000	0989	6/19/08	\$683,500	\$596,000	1410	9	2008	3	2126	Y	N	4419 GREENWOOD AVE N
11	661000	0988	6/2/10	\$463,950	\$450,000	1440	9	2008	3	1461	N	N	4417 GREENWOOD AVE N
11	661000	0987	1/21/09	\$480,000	\$433,000	1440	9	2008	3	1157	N	N	4415 GREENWOOD AVE N
11	812970	0021	4/19/10	\$530,000	\$511,000	1480	9	1999	3	1244	N	N	4423 PHINNEY AVE N
11	661000	0591	2/12/09	\$860,000	\$778,000	1570	9	2005	3	5500	Y	N	4229 1ST AVE NW
11	812970	0030	10/6/10	\$527,500	\$521,000	1590	9	1999	3	1601	N	N	4423 A PHINNEY AVE N
11	197220	0747	2/17/10	\$599,950	\$574,000	1660	9	2001	3	2499	N	N	3652 DAYTON AVE N
11	812970	0033	8/14/08	\$652,500	\$574,000	1740	9	1999	3	1714	N	N	4423 PHINNEY AVE N
11	812970	0015	9/23/10	\$596,000	\$588,000	1780	9	1999	3	1810	Y	N	4423 PHINNEY AVE N
11	132430	0430	7/24/10	\$800,000	\$782,000	2250	9	2002	3	5000	Y	N	121 NW 40TH ST
11	751750	0281	9/17/09	\$669,000	\$626,000	2450	9	1998	3	5160	N	N	226 NW 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	193030	0750	3/27/08	\$960,000	\$826,000	2690	9	2007	3	4800	N	N	4101 DAYTON AVE N
11	751750	0409	6/1/09	\$773,000	\$711,000	3290	9	2008	3	4368	N	N	226 NW 45TH ST
11	751750	0410	6/25/09	\$760,000	\$702,000	3290	9	2008	3	4368	N	N	222 NW 45TH ST
11	751750	0170	10/13/08	\$929,000	\$825,000	2530	10	2001	3	5083	Y	N	101 NW 47TH ST

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0255	12/22/10	\$305,000	DIAGNOSTIC OUTLIER
3	045500	0525	12/1/10	\$725,000	FINANCIAL INSTITUTION RESALE
3	045500	0769	4/2/09	\$805,000	ACTIVE PERMIT BEFORE SALE>25K
3	045500	0775	7/6/09	\$226,000	PREV IMP VALUE<=25,000
3	085000	0110	10/14/09	\$470,500	OBSOLESCENCE>0
3	085000	0150	3/11/08	\$695,000	OBSOLESCENCE>0
3	085000	0485	1/4/10	\$238,182	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	085000	0495	8/26/09	\$650,000	OBSOLESCENCE>0
3	445480	0045	9/10/09	\$250,000	PREV IMP VALUE<=25,000
3	928780	0845	3/7/08	\$440,000	NO MARKET EXPOSURE
3	928780	0885	1/6/08	\$803,000	NON-REPRESENTATIVE SALE
3	928780	0980	8/9/10	\$701,500	DATA DOES NOT MATCH SALE
3	928780	2420	11/17/10	\$340,000	DIAGNOSTIC OUTLIER
3	952110	0011	4/18/08	\$432,000	RELOCATION - SALE TO SERVICE
3	952110	0145	2/24/10	\$500,000	OBSOLESCENCE>0
3	952110	0155	3/29/10	\$659,000	OBSOLESCENCE>0
3	952110	0436	11/14/08	\$630,000	OBSOLESCENCE>0
3	952110	0445	5/16/08	\$625,000	DIAGNOSTIC OUTLIER
3	952110	0730	10/2/09	\$500,500	UNFINISHED AREA>0
3	952110	0776	12/13/10	\$393,000	FINANCIAL INSTITUTION RESALE
3	952110	1065	7/21/08	\$504,500	OBSOLESCENCE>0
3	952110	1065	6/9/08	\$504,500	OBSOLESCENCE>0
3	952110	1095	6/24/09	\$630,000	OBSOLESCENCE>0
3	952110	1160	10/6/08	\$366,500	OBSOLESCENCE>0
3	952110	1566	12/11/08	\$360,000	FINANCIAL INSTITUTION RESALE
3	952110	1595	9/22/09	\$401,000	ACTIVE PERMIT BEFORE SALE>25K
3	952210	0245	11/17/09	\$300,000	NON-REPRESENTATIVE SALE
3	952310	0432	6/25/08	\$273,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952310	0855	6/19/09	\$555,000	OBSOLESCENCE>0
3	952310	0870	3/30/10	\$587,500	OBSOLESCENCE>0
3	952310	1375	4/24/08	\$1,186,000	OBSOLESCENCE>0
3	952310	2445	12/11/08	\$170,470	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952310	3080	6/25/09	\$303,500	DIAGNOSTIC OUTLIER
3	952310	3660	10/20/08	\$530,000	MORE THAN 1 IMP
3	952310	4176	12/28/10	\$430,000	DIAGNOSTIC OUTLIER
3	952310	4210	5/12/10	\$380,000	DIAGNOSTIC OUTLIER
3	952310	4605	5/8/08	\$627,000	RELOCATION - SALE TO SERVICE
3	952510	0070	7/25/08	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952560	0010	8/3/10	\$588,000	DIAGNOSTIC OUTLIER
3	953010	0325	10/1/10	\$652,000	DIAGNOSTIC OUTLIER
3	953010	0375	6/22/09	\$921,000	DATA DOES NOT MATCH SALE
3	953010	1365	5/3/10	\$553,000	UNFINISHED AREA>0
3	953010	1420	12/9/08	\$1,100,000	DATA DOES NOT MATCH SALE

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	062504	9158	3/16/09	\$400,000	FINANCIAL INSTITUTION RESALE
8	181480	0185	10/7/10	\$425,000	MORE THAN 1 IMP
8	181480	0225	2/22/08	\$97,034	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	181480	0965	10/15/09	\$311,500	DIAGNOSTIC OUTLIER
8	181480	1095	5/28/09	\$775,000	FINANCIAL INSTITUTION RESALE
8	233130	0370	8/12/10	\$359,000	FINANCIAL INSTITUTION RESALE
8	233130	0395	8/17/10	\$850,000	DIAGNOSTIC OUTLIER
8	233130	0395	11/30/10	\$740,000	FINANCIAL INSTITUTION RESALE
8	270810	0080	10/19/09	\$575,000	DIAGNOSTIC OUTLIER
8	270810	0420	7/1/10	\$380,000	FINANCIAL INSTITUTION RESALE
8	336240	0535	12/18/08	\$637,000	MORE THAN 1 IMP
8	336240	0705	10/20/08	\$289,900	MORE THAN 1 IMP
8	336240	1595	7/14/10	\$250,000	DOR RATIO
8	336290	0186	10/8/09	\$447,500	SEGREGATION AND/OR MERGER SINCE SALE
8	336290	0730	3/3/09	\$343,245	EXEMPT FROM EXCISE TAX
8	336290	0730	8/27/09	\$199,000	FINANCIAL INSTITUTION RESALE
8	336290	0885	4/29/10	\$331,500	DIAGNOSTIC OUTLIER
8	336340	0045	10/8/09	\$499,000	DATA DOES NOT MATCH SALE
8	336340	0150	3/26/09	\$505,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336390	0300	9/15/10	\$868,500	RELOCATION - SALE TO SERVICE
8	379700	0215	3/24/10	\$371,000	GOVERNMENT AGENCY
8	379700	0820	1/29/10	\$353,000	DIAGNOSTIC OUTLIER
8	379700	0975	9/24/09	\$340,000	DIAGNOSTIC OUTLIER
8	379700	1150	10/21/10	\$535,000	DATA DOES NOT MATCH SALE
8	379700	1520	3/5/08	\$229,851	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	1855	5/28/09	\$340,000	OBSOLESCENCE>0
8	379700	2045	9/3/08	\$538,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	2465	5/13/10	\$10,000	DOR RATIO
8	643000	0265	4/29/08	\$150,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	643000	0515	12/1/10	\$205,500	QUIT CLAIM DEED
8	643000	0580	11/29/10	\$370,000	RELOCATION - SALE TO SERVICE
8	643000	0910	11/19/09	\$335,000	DIAGNOSTIC OUTLIER
8	643050	0050	7/22/10	\$292,000	DIAGNOSTIC OUTLIER
8	643050	0059	4/18/08	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0232	9/3/10	\$391,000	UNFINISHED AREA>0
8	643050	0328	2/26/09	\$307,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643100	0185	5/5/09	\$250,000	FINANCIAL INSTITUTION RESALE
8	643100	0730	1/29/09	\$425,000	PREV IMP VALUE<=25,000
8	669050	0255	3/25/10	\$217,500	QUIT CLAIM DEED
8	946820	0125	7/13/10	\$311,000	FINANCIAL INSTITUTION RESALE
8	946820	0170	10/6/09	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	132430	0520	11/2/10	\$675,000	DIAGNOSTIC OUTLIER
11	181980	0025	11/5/10	\$490,000	OBSOLESCENCE>0

Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	181980	0315	8/10/09	\$349,000	PREV IMP VALUE<=25,000
11	181980	0321	5/28/08	\$385,000	FORCED SALE
11	193030	0135	5/17/10	\$324,800	PREV IMP VALUE<=25,000
11	193030	0615	9/24/09	\$275,000	QUIT CLAIM DEED
11	193030	0765	2/27/10	\$137,000	QUIT CLAIM DEED
11	193030	1165	6/6/08	\$615,000	RELOCATION - SALE TO SERVICE
11	193030	1330	9/1/10	\$349,200	DIAGNOSTIC OUTLIER
11	193030	1595	12/12/08	\$328,000	DIAGNOSTIC OUTLIER
11	193130	0995	2/18/10	\$349,950	MORE THAN 1 IMP
11	193130	0995	2/18/09	\$250,000	MORE THAN 1 IMP
11	193130	1120	4/4/08	\$232,102	MORE THAN 1 IMP
11	197220	0140	1/28/09	\$499,900	PREV IMP VALUE<=25,000
11	197220	0165	3/12/09	\$112,871	RELATED PARTY, FRIEND, OR NEIGHBOR
11	197220	0190	6/29/09	\$500,000	OBSOLESCENCE>0
11	197220	0396	5/26/10	\$439,950	FINANCIAL INSTITUTION RESALE
11	197220	0397	6/9/10	\$438,000	FINANCIAL INSTITUTION RESALE
11	197220	0399	5/27/10	\$419,950	FINANCIAL INSTITUTION RESALE
11	197220	0401	6/8/10	\$345,000	FINANCIAL INSTITUTION RESALE
11	197220	0727	10/14/09	\$380,000	EXEMPT FROM EXCISE TAX
11	197220	0830	5/27/08	\$800,000	TEARDOWN SALE
11	197220	0845	9/28/10	\$342,000	TEARDOWN SALE
11	569350	0222	6/30/08	\$489,645	RELOCATION - SALE TO SERVICE
11	569350	0505	4/1/08	\$660,000	OBSOLESCENCE>0
11	569350	0780	5/12/10	\$549,950	PREV IMP VALUE<=25,000
11	569350	1125	1/14/10	\$390,000	PREV IMP VALUE<=25,000
11	569350	1340	4/4/08	\$275,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	569350	1442	3/27/09	\$325,000	QUIT CLAIM DEED
11	569500	0163	7/26/10	\$387,500	DIAGNOSTIC OUTLIER
11	661000	0075	8/4/10	\$480,000	OBSOLESCENCE>0
11	661000	0925	8/29/08	\$1,500,000	OBSOLESCENCE>0
11	661000	1005	4/1/10	\$525,000	OBSOLESCENCE>0
11	661000	1010	11/7/08	\$620,000	OBSOLESCENCE>0
11	751750	0246	4/1/08	\$454,500	QUIT CLAIM DEED
11	751750	0255	5/20/10	\$529,900	FINANCIAL INSTITUTION RESALE
11	812970	0065	5/20/10	\$300,000	TEARDOWN SALE
11	812970	0070	6/21/10	\$360,000	PREV IMP VALUE<=25,000
11	812970	0081	8/16/10	\$252,500	TEARDOWN SALE
11	812970	0085	6/8/10	\$330,000	DIAGNOSTIC OUTLIER
11	812970	0130	8/7/08	\$499,000	OBSOLESCENCE>0
11	812970	0360	2/26/09	\$474,000	PREV IMP VALUE<=25,000
11	812970	0490	7/29/09	\$675,000	OBSOLESCENCE>0
11	812970	0515	9/26/08	\$389,428	QUIT CLAIM DEED
11	812970	0660	11/2/10	\$390,000	PREV IMP VALUE<=25,000

***Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	812970	0700	6/9/10	\$399,500	PREV IMP VALUE<=25,000
11	812970	1060	6/23/09	\$587,560	OBSOLESCENCE>0
11	952110	0273	10/4/08	\$355,000	RELOCATION - SALE TO SERVICE
11	952110	1105	5/4/09	\$286,000	OBSOLESCENCE>0
11	952110	1147	7/6/09	\$350,000	FINANCIAL INSTITUTION RESALE
11	952210	0575	9/10/10	\$529,000	OBSOLESCENCE>0

***Vacant Sales Used in this Annual Update Analysis
Area 42***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
3	798640	0290	4/3/08	\$345,000	4500	Y	N
3	953010	0725	5/5/10	\$225,000	5029	N	N
3	953010	0880	2/10/10	\$275,000	3493	Y	N
11	193030	0650	7/15/08	\$235,000	4800	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 42***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	197220	1595	9/25/09	\$440,000	SEGREGATION AND/OR MERGER SINCE SALE

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

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

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