

Residential Revalue

2013 Assessment Roll

**Northgate/Maple Leaf/
Meadowbrook
and Wedgwood/Bryant**

Areas 7 and 45

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2013 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. Assessment Standards information is available on the Assessor's website at:

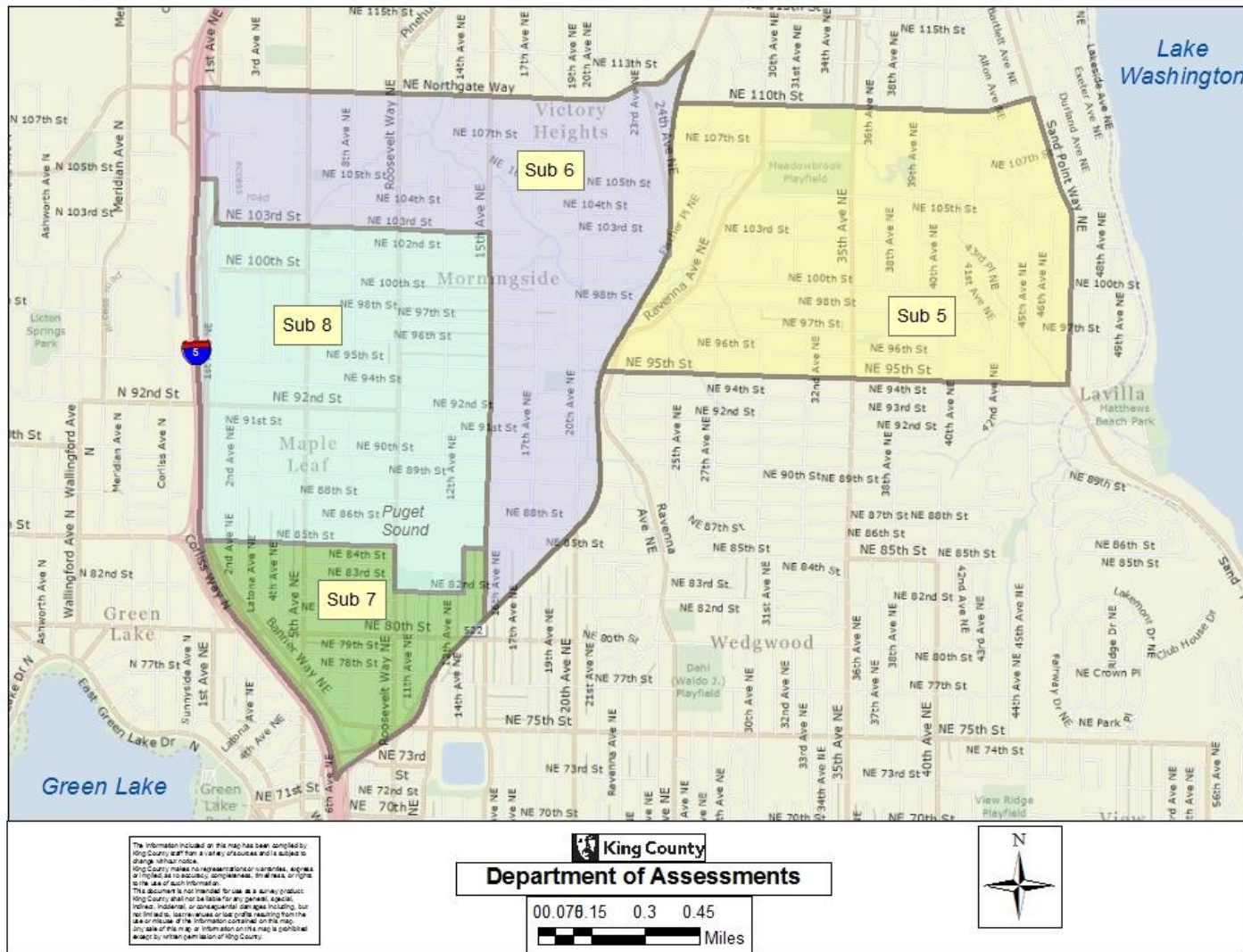
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

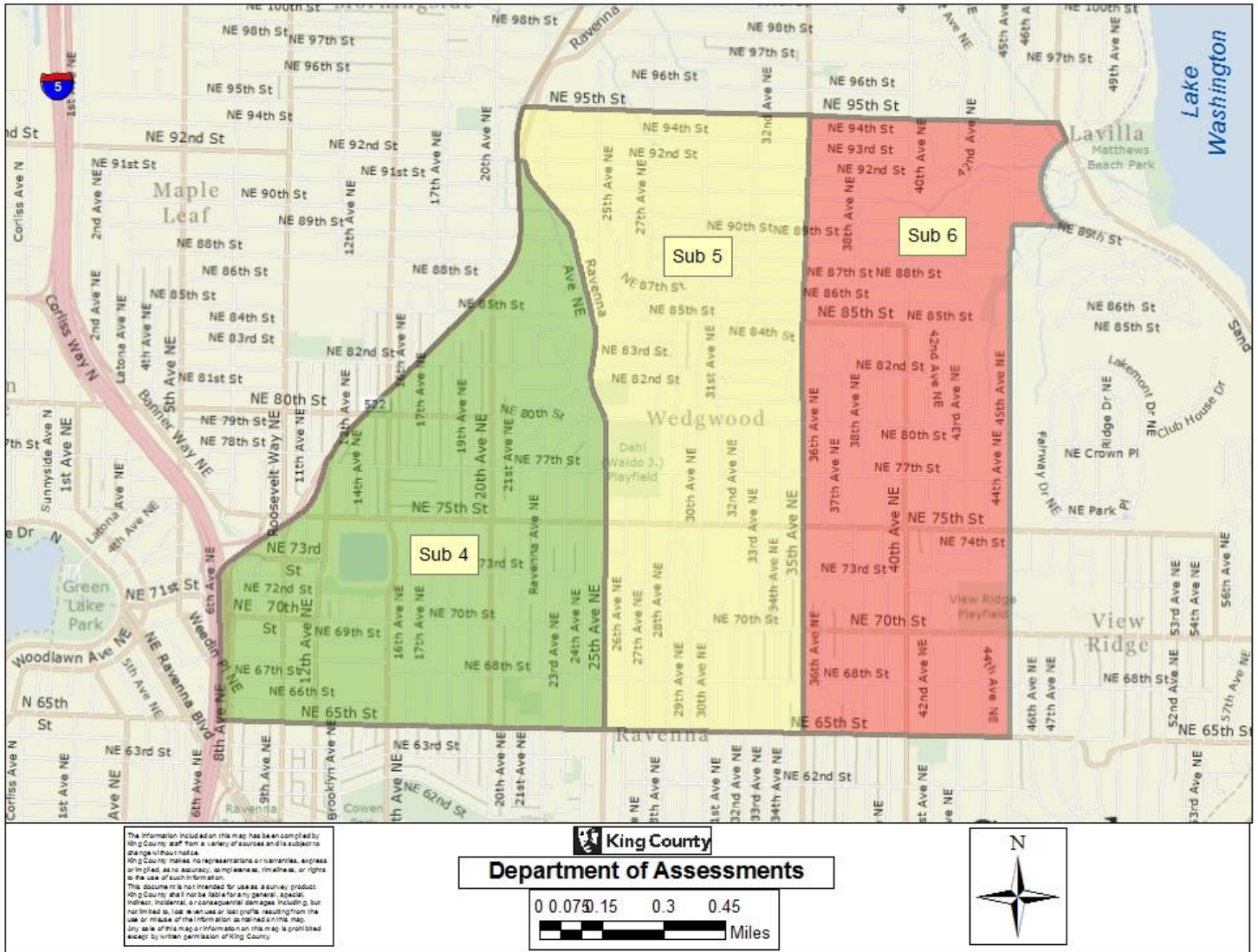
Sincerely,

Lloyd Hara
Assessor

Area 7 Sub Areas



Area 45 Sub Areas



Northgate/Maple Leaf/ Meadowbrook and Wedgwood/Bryant Housing



Grade 5/ Year Built 1939/ Total Living Area 520



Grade 6/ Year Built 1928 Total Living Area 1280



Grade 7/ Year Built 1926/ Total Living Area 1860



Grade 8/ Year Built 1928 Total Living Area 2070



Grade 9/ Year Built 2008/ Total Living Area 4110



Grade 10/ Year Built 2007 Total Living Area 3130

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.

Summary

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Northgate/Maple Leaf/Meadowbrook/7 and Wedgwood/Bryant/45

Previous Physical Inspection: 2010, 2007

Number of Improved Sales: 1162

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$197,700	\$188,100	\$385,800			
2013 Value	\$197,700	\$225,100	\$422,800	\$467,200	91.3%	10.24%
Change	+\$0	+\$37,000	+\$37,000			
% Change	+0.0%	+19.7%	+9.6%			

*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. The 2013 COD of 10.24% is an improvement from the previous COD of 10.56%. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$201,600	\$175,100	\$376,700
2013 Value	\$201,600	\$212,200	\$413,800
% Change	+0.0%	+21.2%	+9.8%

Number of one to three unit residences in the population: 12,434

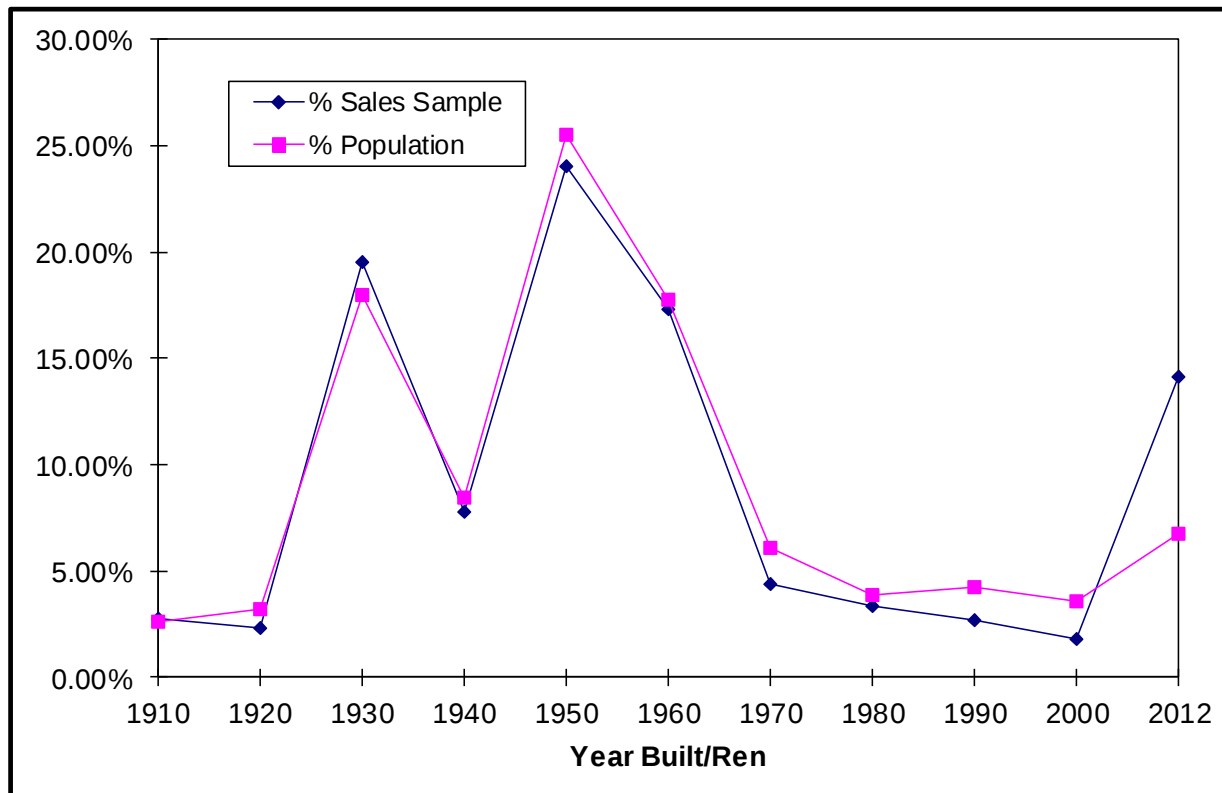
Summary of Findings: A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age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

The analysis for these combined areas 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 one location-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the areas. For instance, parcels in Sub Area 5 in Area 7 had a lower assessment level than others and their values were adjusted upward more than other parcels.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	32	2.75%
1920	27	2.32%
1930	227	19.54%
1940	90	7.75%
1950	279	24.01%
1960	201	17.30%
1970	51	4.39%
1980	39	3.36%
1990	31	2.67%
2000	21	1.81%
2012	164	14.11%
	1162	

Population		
Year Built/Ren	Frequency	% Population
1910	326	2.62%
1920	394	3.17%
1930	2231	17.94%
1940	1051	8.45%
1950	3174	25.53%
1960	2209	17.77%
1970	756	6.08%
1980	480	3.86%
1990	530	4.26%
2000	442	3.55%
2012	841	6.76%
	12434	

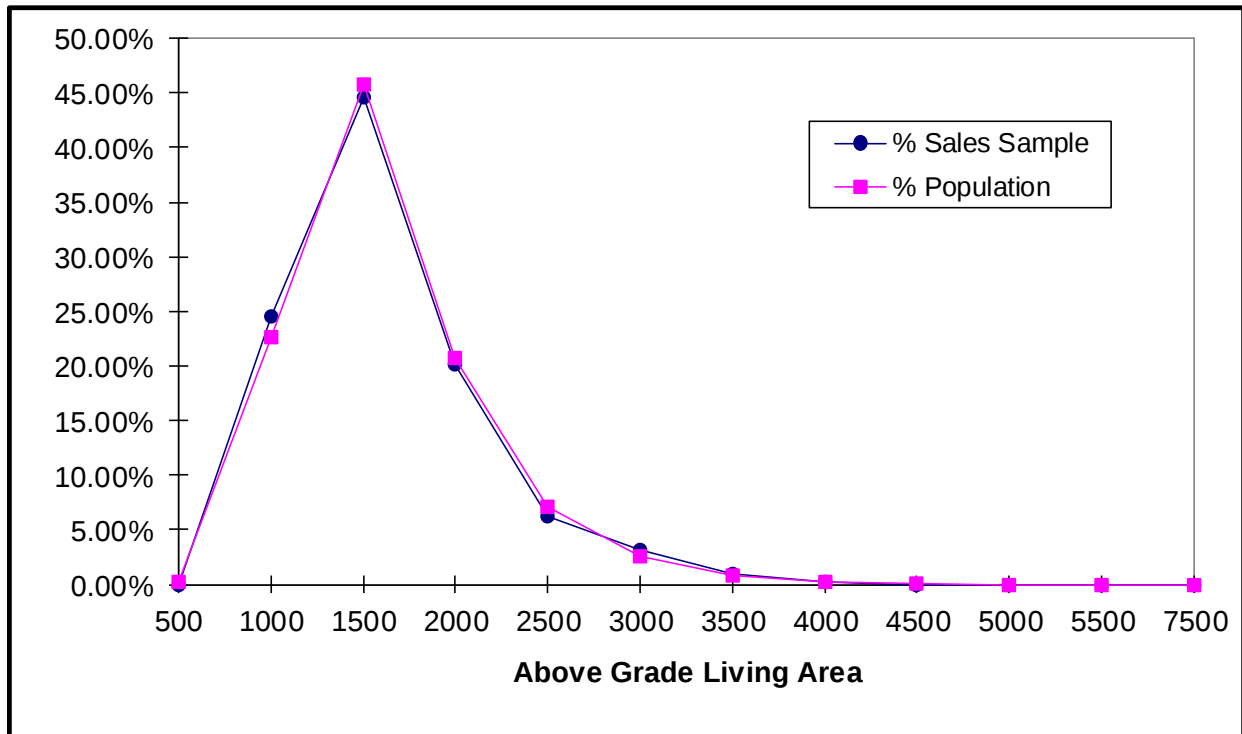


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	286	24.61%
1500	519	44.66%
2000	235	20.22%
2500	72	6.20%
3000	37	3.18%
3500	11	0.95%
4000	2	0.17%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
1162		

Population		
AGLA	Frequency	% Population
500	21	0.17%
1000	2823	22.70%
1500	5683	45.71%
2000	2576	20.72%
2500	888	7.14%
3000	316	2.54%
3500	99	0.80%
4000	23	0.18%
4500	5	0.04%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
12434		

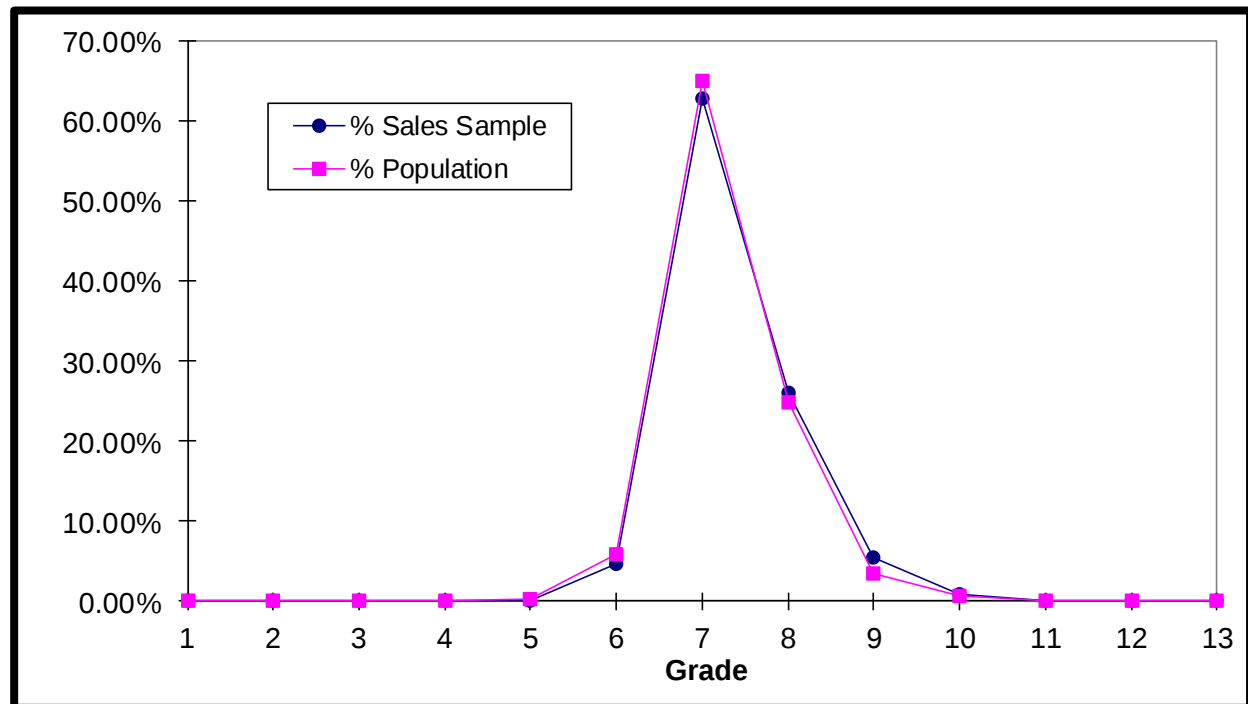


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	55	4.73%
7	731	62.91%
8	303	26.08%
9	63	5.42%
10	10	0.86%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1162	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.02%
5	45	0.36%
6	719	5.78%
7	8074	64.93%
8	3080	24.77%
9	433	3.48%
10	79	0.64%
11	2	0.02%
12	0	0.00%
13	0	0.00%
	12434	



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.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

Improved Parcel Update

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

The analysis for these combined areas 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 one location-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the areas. For instance, parcels in Sub Area 5 in Area 7 had a lower assessment level than others and their values were adjusted upward more than other parcels.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1162 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +9.8%. 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.

Areas 7 and 45 Adjustments

2013 Total Value = 2012 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

8.65%

Sub Area 5 in Area 7

% Adjustment

19.62%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Sub Area 5 of Area 7 would *approximately* receive a +19.62% upward adjustment. 1725 parcels in the improved population would receive this adjustment. There were 127 sales.

Generally parcels located in Sub Area 5 of Area 7 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

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

86% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Areas 7 and 45 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 1.061, resulting in an adjusted value of \$557,000 (\$525,000 X 1.061 = \$557,025) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.008	0.8%
2/1/2010	1.018	1.8%
3/1/2010	1.025	2.5%
4/1/2010	1.034	3.4%
5/1/2010	1.041	4.1%
6/1/2010	1.048	4.8%
7/1/2010	1.055	5.5%
8/1/2010	1.061	6.1%
9/1/2010	1.066	6.6%
10/1/2010	1.071	7.1%
11/1/2010	1.075	7.5%
12/1/2010	1.079	7.9%
1/1/2011	1.082	8.2%
2/1/2011	1.085	8.5%
3/1/2011	1.087	8.7%
4/1/2011	1.089	8.9%
5/1/2011	1.090	9.0%
6/1/2011	1.090	9.0%
7/1/2011	1.091	9.1%
8/1/2011	1.090	9.0%
9/1/2011	1.089	8.9%
10/1/2011	1.088	8.8%
11/1/2011	1.085	8.5%
12/1/2011	1.083	8.3%
1/1/2012	1.080	8.0%
2/1/2012	1.076	7.6%
3/1/2012	1.072	7.2%
4/1/2012	1.067	6.7%
5/1/2012	1.062	6.2%
6/1/2012	1.056	5.6%
7/1/2012	1.050	5.0%
8/1/2012	1.043	4.3%
9/1/2012	1.035	3.5%
10/1/2012	1.027	2.7%
11/1/2012	1.019	1.9%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 5	342604	9113	12/5/12	\$315,000	\$318,000	770	6	1947	Avg	11013	N	N	3804 NE 95TH ST
7 - 5	256830	0200	9/26/12	\$325,000	\$334,000	790	6	1936	Good	16233	N	N	10027 RAVENNA AVE NE
7 - 5	256830	0253	5/10/12	\$295,000	\$313,000	800	6	1926	Good	6862	N	N	10306 FISCHER PL NE
7 - 5	955420	0120	3/2/11	\$278,000	\$302,000	860	6	1929	Good	6879	N	N	3247 NE 98TH ST
7 - 5	156610	0010	4/12/12	\$325,000	\$346,000	880	6	1948	Avg	8227	N	N	2511 NE 100TH ST
7 - 5	282604	9055	3/23/10	\$379,200	\$391,000	920	6	1924	Good	8308	N	N	10501 RAVENNA AVE NE
7 - 5	054300	0020	12/9/10	\$254,500	\$275,000	990	6	1947	Avg	6096	N	N	9608 40TH AVE NE
7 - 5	156610	0735	9/20/11	\$258,500	\$281,000	990	6	1951	Avg	8274	N	N	2749 NE 100TH ST
7 - 5	332604	9003	4/4/11	\$335,000	\$365,000	1270	6	1948	Avg	9005	N	N	9825 32ND AVE NE
7 - 5	332604	9072	9/23/11	\$349,000	\$380,000	800	7	1951	VGood	6822	Y	N	3027 NE 100TH ST
7 - 5	156610	0485	6/9/11	\$295,800	\$323,000	810	7	1952	Avg	8356	N	N	2710 NE 95TH ST
7 - 5	256830	0152	4/22/10	\$305,500	\$317,000	870	7	1953	Avg	8250	N	N	10347 RAVENNA AVE NE
7 - 5	156610	0525	2/4/11	\$227,000	\$246,000	890	7	1954	Avg	8323	N	N	2737 NE 97TH ST
7 - 5	633500	0040	4/4/11	\$331,000	\$360,000	900	7	1951	Good	8144	N	N	10540 41ST PL NE
7 - 5	864750	0050	10/6/11	\$330,000	\$359,000	910	7	1942	Avg	9199	N	N	3261 NE 100TH ST
7 - 5	256830	0146	10/11/11	\$325,000	\$353,000	990	7	1934	Good	4817	N	N	2753 NE 103RD ST
7 - 5	514400	0055	12/7/11	\$328,000	\$355,000	1050	7	1954	Avg	5700	N	N	2539 NE 108TH PL
7 - 5	514400	0036	4/8/11	\$290,000	\$316,000	1050	7	1954	Avg	9206	N	N	2523 NE 108TH PL
7 - 5	945520	0115	3/6/10	\$411,500	\$423,000	1050	7	1937	VGood	7800	N	N	10329 38TH AVE NE
7 - 5	514400	0075	12/10/12	\$240,000	\$242,000	1050	7	1954	Fair	7414	N	N	10808 27TH AVE NE
7 - 5	407430	0400	9/2/11	\$309,000	\$336,000	1060	7	1950	Avg	9000	N	N	4515 NE 97TH ST
7 - 5	945520	0029	5/1/12	\$235,900	\$250,000	1070	7	1950	Avg	7800	N	N	10308 35TH AVE NE
7 - 5	407780	0308	3/9/10	\$427,500	\$439,000	1090	7	1941	Good	9000	N	N	10738 ALTON AVE NE
7 - 5	167540	0085	9/6/12	\$455,000	\$470,000	1090	7	1951	VGood	9113	N	N	9538 44TH AVE NE
7 - 5	955320	0078	7/23/12	\$429,950	\$449,000	1110	7	1947	Good	7284	N	N	9525 32ND AVE NE
7 - 5	282604	9148	5/10/11	\$340,000	\$371,000	1120	7	1954	Avg	7752	N	N	2813 NE 110TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 5	342604	9117	7/23/10	\$379,000	\$401,000	1150	7	1948	Avg	8220	N	N	3527 NE 96TH ST
7 - 5	256880	0323	6/16/11	\$380,000	\$414,000	1160	7	1975	Good	9522	N	N	3002 NE 100TH ST
7 - 5	945520	0140	3/5/10	\$365,000	\$375,000	1180	7	1948	Avg	7800	N	N	3620 NE 103RD ST
7 - 5	520820	0175	4/18/11	\$499,000	\$544,000	1190	7	1960	VGood	8098	N	N	9727 45TH AVE NE
7 - 5	945520	0705	3/21/11	\$392,000	\$427,000	1200	7	1955	Good	7800	N	N	10046 35TH AVE NE
7 - 5	945520	0655	12/9/10	\$300,000	\$324,000	1230	7	1947	Avg	8060	N	N	10017 38TH AVE NE
7 - 5	156610	0415	11/21/12	\$440,000	\$446,000	1240	7	1949	Good	8340	N	N	2727 NE 96TH ST
7 - 5	945520	0006	1/4/12	\$349,000	\$377,000	1270	7	1956	Avg	6000	N	N	3501 NE 105TH ST
7 - 5	167540	0002	4/7/10	\$415,000	\$430,000	1270	7	1986	Avg	7221	N	N	9559 45TH AVE NE
7 - 5	945520	0009	8/22/12	\$387,000	\$402,000	1270	7	1956	Avg	5040	N	N	3517 NE 105TH ST
7 - 5	945520	0025	7/11/12	\$334,000	\$350,000	1270	7	1958	Avg	7800	N	N	10312 35TH AVE NE
7 - 5	156610	0475	9/11/10	\$340,000	\$363,000	1280	7	1992	Avg	7201	N	N	2720 NE 95TH ST
7 - 5	156610	0035	6/14/11	\$332,500	\$363,000	1290	7	1953	Avg	8244	N	N	2607 NE 100TH ST
7 - 5	342604	9156	4/5/12	\$450,000	\$480,000	1300	7	1961	Avg	7708	N	N	3818 NE 96TH ST
7 - 5	520820	0190	6/21/11	\$440,000	\$480,000	1310	7	1961	Avg	9448	N	N	9707 45TH AVE NE
7 - 5	945520	0610	2/16/11	\$295,700	\$321,000	1320	7	1954	Avg	7800	N	N	10040 36TH AVE NE
7 - 5	540810	0035	3/17/10	\$358,000	\$369,000	1340	7	1953	Avg	7260	N	N	10014 31ST AVE NE
7 - 5	637000	0065	11/9/12	\$330,000	\$335,000	1360	7	1955	Avg	6092	N	N	2533 NE 106TH PL
7 - 5	282604	9196	11/6/12	\$300,000	\$305,000	1360	7	1953	Avg	6000	N	N	2522 NE 107TH ST
7 - 5	156610	0775	6/1/10	\$395,000	\$414,000	1380	7	1996	Avg	7335	N	N	2712 NE 98TH ST
7 - 5	945520	0055	12/14/10	\$440,000	\$475,000	1380	7	1979	Good	7800	N	N	10319 36TH AVE NE
7 - 5	342604	9076	5/25/10	\$559,000	\$585,000	1410	7	1952	VGood	8211	N	N	3549 NE 96TH ST
7 - 5	256830	0134	7/12/12	\$480,000	\$503,000	1410	7	1959	Avg	9856	N	N	10045 29TH AVE NE
7 - 5	256880	0063	4/25/12	\$399,000	\$424,000	1410	7	1955	Avg	10523	N	N	3029 NE 105TH ST
7 - 5	955420	0060	5/10/11	\$330,000	\$360,000	1420	7	1949	Avg	6787	N	N	3228 NE 97TH ST
7 - 5	282604	9185	6/24/11	\$344,000	\$375,000	1430	7	1909	Good	12253	N	N	2515 NE 107TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 5	407430	0015	10/25/11	\$354,000	\$384,000	1440	7	1986	Avg	3075	N	N	9748 45TH AVE NE
7 - 5	945520	0551	3/7/12	\$478,000	\$512,000	1470	7	1959	Avg	7843	N	N	3822 NE 100TH ST
7 - 5	311960	0060	8/2/12	\$347,000	\$362,000	1480	7	1977	Avg	7218	N	N	10721 30TH AVE NE
7 - 5	256830	0038	5/27/10	\$353,000	\$370,000	1500	7	1949	Avg	11084	N	N	10306 RAVENNA AVE NE
7 - 5	800150	0036	6/4/10	\$515,000	\$540,000	1540	7	1957	VGood	10642	Y	N	10605 ALTON PL NE
7 - 5	272604	9134	6/14/12	\$352,000	\$371,000	1590	7	1962	Avg	9956	N	N	10571 40TH AVE NE
7 - 5	945520	0241	2/14/12	\$349,500	\$375,000	1630	7	1977	Avg	7800	N	N	10315 39TH AVE NE
7 - 5	282604	9235	12/12/11	\$315,000	\$341,000	1640	7	1982	Avg	7331	N	N	2713 NE 106TH PL
7 - 5	156610	0145	4/26/12	\$509,000	\$541,000	1650	7	1999	Avg	9406	N	N	9701 27TH AVE NE
7 - 5	262960	0020	6/10/11	\$452,000	\$493,000	1750	7	2007	Avg	6169	N	N	9525 40TH AVE NE
7 - 5	282604	9126	9/24/10	\$345,000	\$369,000	1760	7	1949	Avg	7280	N	N	2527 NE 110TH ST
7 - 5	156610	0781	7/28/10	\$360,000	\$382,000	1890	7	1947	Good	7515	N	N	2700 NE 98TH ST
7 - 5	256830	0150	12/16/11	\$355,000	\$384,000	1910	7	1953	Avg	6355	N	N	2705 NE 105TH ST
7 - 5	407320	0109	3/24/10	\$313,500	\$323,000	1930	7	1947	Avg	7200	N	N	9731 SAND POINT WAY NE
7 - 5	272604	9145	11/2/11	\$385,000	\$418,000	1950	7	1960	VGood	7698	N	N	3509 NE 110TH ST
7 - 5	342604	9149	12/1/10	\$279,000	\$301,000	920	8	1955	Avg	8293	N	N	3516 NE 96TH ST
7 - 5	955320	0126	8/27/12	\$427,500	\$443,000	1090	8	1939	VGood	5750	N	N	3009 NE 97TH ST
7 - 5	945520	0525	8/15/11	\$421,026	\$459,000	1150	8	1970	Avg	7800	N	N	10020 38TH AVE NE
7 - 5	407430	0185	4/28/10	\$390,000	\$406,000	1190	8	1954	Avg	6000	N	N	9743 46TH AVE NE
7 - 5	407430	0155	3/12/10	\$400,000	\$411,000	1190	8	1955	Good	7200	N	N	9729 46TH AVE NE
7 - 5	955320	0210	9/7/11	\$383,500	\$418,000	1240	8	1946	Good	5635	Y	N	3203 NE 97TH ST
7 - 5	407430	0251	6/28/12	\$500,000	\$525,000	1300	8	2008	Avg	8550	N	N	9540 45TH AVE NE
7 - 5	541850	0320	9/29/11	\$480,000	\$522,000	1310	8	1972	Avg	7742	N	N	9811 43RD PL NE
7 - 5	342604	9170	3/29/10	\$525,000	\$542,000	1340	8	1958	VGood	6000	N	N	3552 NE 96TH ST
7 - 5	541820	0025	8/19/11	\$449,900	\$490,000	1390	8	1960	Avg	10383	N	N	4100 NE 103RD PL
7 - 5	256880	0221	11/15/11	\$396,000	\$429,000	1390	8	1966	Avg	7345	N	N	3233 NE 103RD ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 5	342604	9111	8/4/10	\$540,000	\$573,000	1420	8	1961	VGood	9158	N	N	3816 NE 97TH ST
7 - 5	256880	0193	11/3/10	\$345,000	\$371,000	1430	8	1957	Avg	11223	N	N	10313 35TH AVE NE
7 - 5	342604	9154	2/14/11	\$580,000	\$630,000	1450	8	1955	VGood	8359	Y	N	3826 NE 96TH ST
7 - 5	945520	0470	12/10/12	\$472,000	\$475,000	1480	8	1968	Avg	6228	N	N	10035 40TH AVE NE
7 - 5	407430	0200	8/29/11	\$385,000	\$419,000	1490	8	1954	Avg	6600	N	N	9753 46TH AVE NE
7 - 5	332604	9046	3/15/12	\$395,000	\$423,000	1500	8	1951	Avg	9336	N	N	3056 NE 98TH ST
7 - 5	407380	0105	10/8/12	\$562,500	\$577,000	1520	8	1970	Good	8400	N	N	10325 46TH AVE NE
7 - 5	256830	0085	7/20/10	\$432,500	\$458,000	1520	8	1980	Avg	10663	N	N	10040 RAVENNA AVE NE
7 - 5	541850	0590	9/21/11	\$425,000	\$462,000	1540	8	1972	Avg	9619	N	N	9632 42ND AVE NE
7 - 5	156610	0165	7/26/10	\$374,950	\$397,000	1540	8	1930	Avg	8279	N	N	2532 NE 97TH ST
7 - 5	945520	0385	11/3/11	\$342,250	\$371,000	1560	8	1964	Avg	6635	N	N	10421 40TH AVE NE
7 - 5	541850	0020	4/14/11	\$395,000	\$430,000	1580	8	1970	Avg	7841	N	N	10300 40TH AVE NE
7 - 5	256880	0230	9/29/11	\$504,000	\$548,000	1600	8	1950	Avg	12609	N	N	3223 NE 103RD ST
7 - 5	272604	9194	6/25/12	\$348,000	\$366,000	1610	8	2008	Avg	1119	N	N	10752 35TH AVE NE
7 - 5	272604	9193	8/14/12	\$359,950	\$374,000	1630	8	2008	Avg	1742	N	N	10750 35TH AVE NE
7 - 5	272604	9195	10/27/12	\$359,950	\$367,000	1630	8	2008	Avg	1515	N	N	10754 35TH AVE NE
7 - 5	256880	0322	3/18/10	\$575,000	\$592,000	1670	8	1975	Good	9936	N	N	3000 NE 100TH ST
7 - 5	156610	0395	10/11/11	\$557,500	\$606,000	1680	8	2011	Avg	2811	N	N	9528 27TH AVE NE
7 - 5	541850	0290	6/14/12	\$478,000	\$503,000	1680	8	1972	Avg	8418	N	N	9715 44TH AVE NE
7 - 5	945520	0440	4/2/12	\$482,000	\$514,000	1700	8	1958	Avg	8793	N	N	3908 NE 100TH ST
7 - 5	520820	0200	11/19/11	\$450,000	\$488,000	1800	8	1987	Good	7202	N	N	9701 45TH AVE NE
7 - 5	541820	0095	9/19/12	\$485,000	\$500,000	1820	8	1961	Avg	7889	N	N	4223 NE 103RD PL
7 - 5	945520	0472	5/22/11	\$340,000	\$371,000	1880	8	1968	Avg	6322	N	N	10047 40TH AVE NE
7 - 5	945520	0465	7/23/12	\$549,000	\$574,000	1940	8	1972	Avg	6181	N	N	10027 40TH AVE NE
7 - 5	407320	0231	2/16/12	\$590,000	\$634,000	2040	8	1952	VGood	7200	N	N	4602 NE 103RD ST
7 - 5	256880	0258	7/13/12	\$510,000	\$534,000	2060	8	1989	Avg	7204	N	N	3238 NE 100TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 5	256880	0123	3/8/11	\$467,500	\$508,000	2110	8	1950	Avg	7996	N	N	3222 NE 104TH ST
7 - 5	272604	9192	12/9/11	\$377,500	\$408,000	2160	8	2008	Avg	2051	N	N	3503 NE 110TH ST
7 - 5	272604	9138	3/20/12	\$374,950	\$401,000	2160	8	2008	Avg	1890	N	N	3505 NE 110TH ST
7 - 5	541820	0375	12/7/12	\$474,700	\$478,000	2180	8	1961	Avg	9380	N	N	10017 45TH AVE NE
7 - 5	955420	0235	7/23/12	\$585,000	\$611,000	2290	8	1936	Good	9656	N	N	3025 NE 98TH ST
7 - 5	541850	0980	1/2/11	\$476,500	\$516,000	2300	8	1965	Avg	8660	N	N	9707 41ST PL NE
7 - 5	541820	0135	3/1/10	\$498,625	\$511,000	2300	8	1960	Avg	7808	N	N	4210 NE 103RD PL
7 - 5	541850	0870	3/15/11	\$545,000	\$593,000	2330	8	1968	Good	7350	N	N	10008 40TH AVE NE
7 - 5	407320	0162	8/28/12	\$562,250	\$583,000	2430	8	1974	Good	7200	N	N	10043 46TH PL NE
7 - 5	541850	0180	11/10/12	\$540,000	\$549,000	2650	8	1975	Avg	8243	N	N	9830 43RD PL NE
7 - 5	407320	0213	8/24/10	\$515,000	\$548,000	3030	8	2008	Avg	6716	N	N	10326 46TH AVE NE
7 - 5	407320	0210	8/24/10	\$510,000	\$543,000	3030	8	2008	Avg	6716	N	N	10334 46TH AVE NE
7 - 5	407380	0041	8/5/11	\$499,000	\$544,000	1300	9	1978	Good	7200	N	N	10341 46TH AVE NE
7 - 5	521020	0074	3/1/10	\$540,000	\$554,000	1890	9	2001	Avg	7200	N	N	4020 NE 95TH ST
7 - 5	156610	0630	11/5/10	\$425,000	\$457,000	1900	9	1978	Good	7073	N	N	2743 NE 98TH ST
7 - 5	272604	9062	8/17/10	\$653,000	\$694,000	2160	9	2010	Avg	11400	N	N	10532 35TH AVE NE
7 - 5	541850	0670	12/28/11	\$629,000	\$679,000	2530	9	1968	Good	7350	N	N	10045 41ST AVE NE
7 - 5	521020	0078	6/16/11	\$535,000	\$583,000	2540	9	2001	Avg	7910	N	N	4028 NE 95TH ST
7 - 5	407780	0359	7/14/12	\$720,000	\$754,000	2640	9	2012	Avg	7200	N	N	10644 BARTLETT AVE NE
7 - 5	282604	9039	12/29/10	\$580,000	\$628,000	2750	9	2002	Avg	16230	N	N	10520 RAVENNA AVE NE
7 - 5	955320	0133	6/2/11	\$710,000	\$774,000	2760	9	2007	Avg	6817	N	N	3021 NE 97TH ST
7 - 5	256830	0130	11/16/12	\$699,000	\$709,000	3040	9	2004	Avg	7473	N	N	2743 A NE 103RD ST
7 - 5	407320	0211	10/9/12	\$765,000	\$784,000	3490	9	2011	Avg	7610	N	N	10333 SAND POINT WAY NE
7 - 6	510140	8507	12/13/12	\$207,000	\$208,000	690	6	1948	Good	6380	N	N	805 NE 105TH ST
7 - 6	510040	0350	9/6/12	\$220,000	\$227,000	720	6	1941	Avg	4000	N	N	1717 NE 86TH ST
7 - 6	510040	0355	2/28/12	\$213,500	\$229,000	720	6	1941	Good	4000	N	N	1719 NE 86TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 6	510140	1873	7/17/12	\$366,500	\$383,000	740	6	1927	Avg	3996	N	N	8814 17TH AVE NE
7 - 6	510140	4077	4/20/11	\$325,000	\$354,000	800	6	1944	Avg	6380	N	N	1530 NE 92ND ST
7 - 6	510140	0934	12/6/10	\$249,360	\$269,000	810	6	1958	Avg	4368	N	N	8608 15TH AVE NE
7 - 6	510140	8435	8/20/10	\$331,000	\$352,000	830	6	1938	Avg	10730	N	N	536 NE 104TH ST
7 - 6	510140	1850	6/14/12	\$225,000	\$237,000	980	6	1928	Avg	4588	N	N	1727 NE 89TH ST
7 - 6	510140	4093	9/13/10	\$187,000	\$200,000	1090	6	1933	Fair	5200	N	N	1541 NE 94TH ST
7 - 6	510140	1897	2/22/10	\$325,000	\$333,000	1540	6	1972	Avg	6815	N	N	1728 NE 88TH ST
7 - 6	890100	0230	5/28/10	\$405,000	\$424,000	720	7	2007	Avg	11775	N	N	1533 NE NORTHGATE WAY
7 - 6	510140	5014	8/14/12	\$375,000	\$390,000	740	7	1953	Avg	6380	N	N	2011 NE 97TH ST
7 - 6	510140	2615	4/26/12	\$445,000	\$473,000	770	7	1954	Avg	4926	Y	N	9106 15TH AVE NE
7 - 6	890200	0035	9/21/12	\$330,000	\$340,000	810	7	1938	Good	8560	N	N	10532 23RD AVE NE
7 - 6	510140	4121	3/18/11	\$270,000	\$294,000	820	7	1948	Avg	5376	N	N	9201 17TH AVE NE
7 - 6	741120	0026	12/11/12	\$375,000	\$377,000	830	7	1930	VGood	2520	N	N	1651 NE 86TH ST
7 - 6	890100	0290	3/29/10	\$310,000	\$320,000	840	7	1938	Avg	5100	N	N	1534 NE 107TH ST
7 - 6	510040	0295	5/8/10	\$389,900	\$407,000	850	7	1940	Avg	5040	Y	N	8508 17TH AVE NE
7 - 6	510140	8595	4/20/10	\$305,000	\$317,000	860	7	1954	Avg	5431	N	N	10401 12TH AVE NE
7 - 6	510140	8746	2/3/12	\$305,000	\$328,000	860	7	1942	Avg	6380	N	N	814 NE 103RD ST
7 - 6	890100	0105	4/12/12	\$288,500	\$307,000	870	7	1938	Avg	4818	N	N	10637 17TH AVE NE
7 - 6	510140	0850	9/13/12	\$380,350	\$393,000	880	7	1937	Avg	6380	N	N	1712 NE 86TH ST
7 - 6	116000	0260	12/19/11	\$295,000	\$319,000	880	7	1947	Good	7936	N	N	10816 12TH AVE NE
7 - 6	510140	5250	3/14/12	\$273,000	\$292,000	880	7	1950	Avg	5406	N	N	2013 NE 98TH ST
7 - 6	510140	4119	4/16/12	\$328,500	\$350,000	900	7	1948	Avg	5376	N	N	9209 17TH AVE NE
7 - 6	510140	2617	1/25/10	\$326,000	\$331,000	900	7	1947	Avg	4926	Y	N	9100 15TH AVE NE
7 - 6	510140	8534	3/12/12	\$338,500	\$362,000	910	7	1952	Avg	6380	N	N	840 NE 104TH ST
7 - 6	510140	7230	1/25/11	\$345,000	\$374,000	910	7	1950	Avg	7260	N	N	1721 NE 104TH ST
7 - 6	510140	5613	6/11/10	\$403,000	\$423,000	920	7	1954	Good	8555	N	N	1546 NE 100TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 6	741120	0025	3/1/12	\$505,000	\$541,000	930	7	1930	VGood	4824	Y	N	8525 17TH PL NE
7 - 6	510140	7020	11/3/10	\$375,000	\$403,000	930	7	1946	Avg	7804	N	N	10219 23RD AVE NE
7 - 6	510140	0955	9/20/10	\$379,950	\$406,000	930	7	1941	Avg	6380	N	N	1519 NE 88TH ST
7 - 6	510140	7860	11/30/10	\$327,000	\$353,000	950	7	1946	Avg	7763	N	N	1752 NE 104TH ST
7 - 6	510140	8745	9/12/12	\$546,950	\$565,000	955	7	2012	Avg	3190	N	N	818 NE 103RD ST
7 - 6	147220	0130	9/20/10	\$355,000	\$380,000	960	7	1978	Avg	6240	N	N	10606 ROOSEVELT WAY NE
7 - 6	510140	4047	5/23/11	\$375,000	\$409,000	980	7	1940	Avg	5350	N	N	9222 15TH AVE NE
7 - 6	510140	0985	7/29/11	\$439,000	\$479,000	980	7	1942	Good	6380	N	N	1541 NE 88TH ST
7 - 6	741120	0090	3/25/10	\$430,000	\$444,000	980	7	1926	Avg	3699	N	N	8508 15TH AVE NE
7 - 6	741120	0090	10/18/12	\$421,500	\$431,000	980	7	1926	Avg	3699	N	N	8508 15TH AVE NE
7 - 6	890150	0041	11/29/10	\$296,500	\$320,000	980	7	1947	Avg	7081	N	N	1720 NE 106TH ST
7 - 6	510140	4056	4/27/10	\$360,000	\$374,000	1000	7	1941	Avg	8120	N	N	1515 NE 94TH ST
7 - 6	802420	1590	4/21/10	\$335,000	\$348,000	1020	7	1953	Avg	7535	N	N	1539 NE 100TH ST
7 - 6	510140	2232	5/11/10	\$450,000	\$470,000	1040	7	1941	Good	6380	N	N	1720 NE 89TH ST
7 - 6	890200	0155	9/17/12	\$301,000	\$310,000	1040	7	1939	Avg	8385	N	N	2305 NE 110TH ST
7 - 6	510140	8477	2/28/12	\$399,950	\$429,000	1060	7	1961	Good	5040	N	N	10411 8TH AVE NE
7 - 6	292604	9041	2/19/10	\$339,000	\$347,000	1080	7	1954	Avg	6840	N	N	900 NE 105TH ST
7 - 6	510140	7800	3/29/10	\$499,000	\$515,000	1090	7	1946	VGood	5413	N	N	10417 20TH AVE NE
7 - 6	802420	2260	8/3/11	\$334,000	\$364,000	1090	7	1954	Avg	7660	N	N	1715 NE 96TH ST
7 - 6	802420	2240	9/27/12	\$367,700	\$378,000	1100	7	1953	Avg	7674	N	N	1701 NE 96TH ST
7 - 6	510140	8465	12/21/11	\$327,000	\$353,000	1100	7	1962	Avg	6380	N	N	540 NE 104TH ST
7 - 6	510140	2554	2/20/12	\$267,020	\$287,000	1100	7	1925	Good	6380	N	N	1723 NE 92ND ST
7 - 6	288770	0441	12/10/10	\$435,000	\$470,000	1110	7	1927	Avg	4750	N	N	8251 17TH AVE NE
7 - 6	510140	8738	1/4/12	\$387,000	\$418,000	1110	7	1952	Good	8700	N	N	823 NE 104TH ST
7 - 6	890100	0280	12/13/12	\$410,000	\$412,000	1130	7	1938	Avg	5100	N	N	1544 NE 107TH ST
7 - 6	890100	1365	3/27/12	\$454,400	\$485,000	1140	7	1921	VGood	7500	N	N	10720 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 6	510140	5580	10/31/11	\$349,000	\$379,000	1160	7	1940	Avg	8700	N	N	1514 NE 100TH ST
7 - 6	147220	0025	9/2/10	\$414,000	\$441,000	1160	7	1956	Good	6298	N	N	10530 11TH AVE NE
7 - 6	890100	0840	6/24/10	\$395,000	\$416,000	1180	7	1939	Avg	7500	N	N	1925 NE 107TH ST
7 - 6	510140	4059	6/2/10	\$392,000	\$411,000	1180	7	1944	Good	6380	N	N	1522 NE 92ND ST
7 - 6	510140	2403	8/1/12	\$310,000	\$323,000	1180	7	1946	Good	6610	N	N	9019 20TH AVE NE
7 - 6	802420	2170	5/26/11	\$367,000	\$400,000	1210	7	1929	Avg	6183	N	N	1548 NE 95TH ST
7 - 6	890100	0770	11/18/11	\$255,000	\$276,000	1250	7	1963	Avg	12560	N	N	1719 NE 110TH ST
7 - 6	116000	0280	6/20/12	\$328,200	\$345,000	1280	7	1947	Avg	6420	N	N	10704 12TH AVE NE
7 - 6	864150	0027	6/23/10	\$296,000	\$312,000	1300	7	1992	Avg	3120	N	N	9114 20TH AVE NE
7 - 6	292604	9436	4/25/10	\$362,500	\$377,000	1310	7	1963	Avg	7700	N	N	840 NE 105TH ST
7 - 6	510140	8879	9/19/12	\$299,000	\$308,000	1330	7	1989	Avg	2427	N	N	10323 8TH AVE NE
7 - 6	890200	0206	8/31/12	\$220,000	\$228,000	1350	7	2009	Avg	1323	Y	N	10700 D 24TH AVE NE
7 - 6	890200	0241	7/6/12	\$390,000	\$409,000	1350	7	1941	Avg	11200	N	N	10808 24TH AVE NE
7 - 6	743450	0155	4/12/10	\$365,000	\$378,000	1350	7	1968	Avg	6001	N	N	10320 12TH AVE NE
7 - 6	890200	0200	8/29/12	\$220,000	\$228,000	1360	7	2009	Avg	1680	Y	N	10700 A 24TH AVE NE
7 - 6	890200	0204	8/31/12	\$220,000	\$228,000	1360	7	2009	Avg	1181	Y	N	10700 B 24TH AVE NE
7 - 6	890200	0205	8/31/12	\$220,000	\$228,000	1360	7	2009	Avg	1346	Y	N	10700 C 24TH AVE NE
7 - 6	864150	0355	10/17/12	\$309,900	\$317,000	1360	7	1989	Avg	3120	N	N	9006 20TH AVE NE
7 - 6	890100	1430	3/23/11	\$335,000	\$365,000	1360	7	1939	Good	7794	N	N	10723 23RD AVE NE
7 - 6	890200	0207	8/31/12	\$220,000	\$228,000	1372	7	2009	Avg	2042	Y	N	10700 E 24TH AVE NE
7 - 6	510140	5048	8/22/11	\$295,000	\$321,000	1400	7	1959	Avg	7975	N	N	2039 NE 97TH ST
7 - 6	510140	2228	6/23/10	\$390,500	\$411,000	1410	7	1911	Avg	7448	N	N	1719 NE 90TH ST
7 - 6	116000	0330	3/8/11	\$299,999	\$326,000	1420	7	1949	Avg	8160	N	N	10744 14TH AVE NE
7 - 6	510140	8761	3/24/10	\$323,400	\$334,000	1420	7	1979	Avg	5632	N	N	826 NE 103RD ST
7 - 6	510140	7320	12/13/10	\$320,000	\$346,000	1450	7	1946	Avg	6495	N	N	10315 20TH AVE NE
7 - 6	510140	7030	10/11/12	\$467,000	\$478,000	1460	7	1946	Avg	9483	N	N	2152 NE 102ND ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 6	510140	4912	4/12/11	\$350,000	\$381,000	1460	7	1996	Avg	5413	N	N	9502 20TH AVE NE
7 - 6	510140	7660	11/30/11	\$360,000	\$390,000	1470	7	1941	Avg	9570	N	N	2019 NE 105TH ST
7 - 6	802420	1635	4/18/12	\$326,000	\$347,000	1540	7	1953	Avg	5964	N	N	9809 17TH AVE NE
7 - 6	510140	2590	10/24/12	\$450,000	\$459,000	1560	7	1982	Avg	5328	N	N	9145 20TH AVE NE
7 - 6	890100	0715	2/7/12	\$375,000	\$403,000	1630	7	1940	Avg	8250	N	N	1718 NE 107TH ST
7 - 6	510140	1745	5/13/10	\$324,000	\$338,000	1690	7	1953	Avg	7800	N	N	1512 NE 88TH ST
7 - 6	510140	0979	10/25/11	\$505,000	\$548,000	1700	7	1999	Avg	6380	N	N	1642 NE 86TH ST
7 - 6	510140	4432	9/24/12	\$483,000	\$497,000	1880	7	1941	Avg	7217	N	N	1521 NE 95TH ST
7 - 6	288770	0091	4/25/12	\$620,000	\$659,000	1990	7	1925	Good	3622	N	N	8204 15TH AVE NE
7 - 6	890100	0945	5/19/10	\$425,000	\$444,000	2050	7	1997	Avg	6059	N	N	10755 20TH AVE NE
7 - 6	510140	2240	11/4/11	\$473,000	\$513,000	2500	7	1940	Avg	9570	N	N	1725 NE 90TH ST
7 - 6	890100	0143	3/12/10	\$490,000	\$504,000	2690	7	1949	VGood	7350	N	N	1532 NE 106TH ST
7 - 6	510140	7700	8/11/11	\$279,300	\$304,000	920	8	1947	Avg	9570	N	N	2045 NE 105TH ST
7 - 6	288770	0160	10/14/10	\$468,000	\$502,000	930	8	2006	Avg	3821	Y	N	8233 16TH AVE NE
7 - 6	116000	0220	5/3/10	\$330,000	\$344,000	1100	8	1947	Good	6720	N	N	10755 14TH AVE NE
7 - 6	890100	0009	2/3/11	\$310,000	\$336,000	1140	8	1941	Good	9209	N	N	10537 17TH AVE NE
7 - 6	510140	2226	6/1/12	\$435,000	\$459,000	1170	8	1990	Avg	5800	N	N	1711 NE 90TH ST
7 - 6	802420	2335	6/13/12	\$495,000	\$521,000	1200	8	1956	Good	6570	N	N	9508 17TH AVE NE
7 - 6	510140	4431	4/5/11	\$350,000	\$381,000	1210	8	1959	Avg	7830	N	N	1525 NE 95TH ST
7 - 6	802420	2015	4/29/10	\$435,000	\$453,000	1220	8	1977	Avg	6256	N	N	9617 17TH AVE NE
7 - 6	510140	8597	4/8/10	\$445,000	\$461,000	1260	8	1954	Avg	5347	N	N	10415 12TH AVE NE
7 - 6	510140	8683	6/16/11	\$400,000	\$436,000	1260	8	1951	Good	7771	N	N	1014 NE 103RD ST
7 - 6	510140	4082	8/24/11	\$499,999	\$545,000	1280	8	1944	VGood	6380	N	N	1526 NE 92ND ST
7 - 6	288770	0115	3/23/12	\$375,000	\$401,000	1290	8	1929	Avg	3822	N	N	8209 16TH AVE NE
7 - 6	510140	8590	3/11/11	\$370,000	\$402,000	1290	8	1952	Avg	9183	N	N	1028 NE 104TH ST
7 - 6	510140	1810	11/6/12	\$548,500	\$558,000	1300	8	1984	Avg	5413	Y	N	8815 17TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 6	510140	2290	4/24/12	\$425,000	\$452,000	1320	8	1948	Avg	12760	N	N	1536 NE 89TH ST
7 - 6	292604	9422	10/17/11	\$414,500	\$450,000	1340	8	1946	Avg	7375	N	N	10526 9TH AVE NE
7 - 6	741120	0075	4/20/12	\$395,000	\$420,000	1340	8	1933	Avg	3869	N	N	8505 16TH AVE NE
7 - 6	510140	4435	8/10/12	\$435,000	\$453,000	1360	8	1959	Good	8700	N	N	1533 NE 95TH ST
7 - 6	292604	9379	4/24/12	\$410,000	\$436,000	1380	8	1955	Avg	6348	N	N	1208 NE 105TH ST
7 - 6	890200	0071	1/24/12	\$350,000	\$377,000	1380	8	1952	Avg	8378	Y	N	10538 VICTORY LN NE
7 - 6	802420	1915	3/16/10	\$390,000	\$402,000	1400	8	1950	Avg	7894	N	N	9700 15TH AVE NE
7 - 6	147220	0150	11/22/11	\$380,000	\$412,000	1520	8	1956	Avg	6760	N	N	10600 10TH PL NE
7 - 6	116000	0225	5/8/12	\$325,100	\$345,000	1520	8	1949	Good	6480	N	N	10743 14TH AVE NE
7 - 6	802420	1908	3/29/11	\$555,000	\$604,000	1550	8	2010	Avg	7440	Y	N	9720 15TH AVE NE
7 - 6	802420	1716	3/14/12	\$436,500	\$467,000	1560	8	1949	Avg	7667	Y	N	9802 15TH AVE NE
7 - 6	890100	0779	3/1/10	\$382,000	\$392,000	1560	8	1950	Avg	8925	N	N	10749 19TH AVE NE
7 - 6	147220	0110	2/16/11	\$408,000	\$443,000	1570	8	1958	Avg	11400	N	N	10615 10TH PL NE
7 - 6	510140	5915	3/14/10	\$425,000	\$437,000	1670	8	1958	Avg	6579	N	N	2325 NE 103RD ST
7 - 6	743450	0035	6/3/11	\$405,000	\$442,000	1670	8	2001	Avg	3069	N	N	10307 15TH AVE NE
7 - 6	147220	0140	3/21/11	\$411,000	\$447,000	1690	8	1957	VGood	9968	N	N	10618 10TH PL NE
7 - 6	288770	0306	12/10/12	\$481,300	\$485,000	1740	8	1928	Fair	4275	N	N	8228 16TH AVE NE
7 - 6	510140	2324	4/1/10	\$515,999	\$533,000	1780	8	1938	Avg	14500	Y	N	1540 NE 90TH ST
7 - 6	510140	7665	10/26/11	\$465,000	\$505,000	1850	8	1947	Avg	9570	N	N	2028 NE 104TH ST
7 - 6	890100	0010	8/11/10	\$550,000	\$584,000	1870	8	1967	Avg	11794	N	N	1545 NE ELSHIN PL
7 - 6	510140	7539	10/6/10	\$425,000	\$455,000	1900	8	1963	Avg	6380	N	N	2324 NE 103RD ST
7 - 6	510140	5035	8/25/10	\$463,000	\$493,000	2010	8	1968	VGood	10192	N	N	2029 NE 97TH ST
7 - 6	510140	8682	3/20/12	\$550,000	\$588,000	2110	8	2012	Avg	5141	N	N	1018 NE 103RD ST
7 - 6	890100	0746	10/18/11	\$585,000	\$636,000	2510	8	2011	Avg	7777	N	N	10728 17TH AVE NE
7 - 6	890100	0876	7/12/12	\$555,000	\$581,000	2690	8	2012	Avg	7754	N	N	10718 19TH AVE NE
7 - 6	510140	4362	1/2/12	\$610,000	\$658,000	2840	8	2000	Avg	10826	N	N	9408 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 6	743450	0200	6/6/12	\$651,450	\$687,000	2850	8	2011	Avg	5080	N	N	1225 NE 104TH ST
7 - 6	743450	0205	3/27/12	\$650,000	\$694,000	2920	8	2011	Avg	5080	N	N	1227 NE 104TH ST
7 - 6	510140	2277	11/23/11	\$515,000	\$558,000	3260	8	1915	Avg	7359	N	N	1504 NE 89TH ST
7 - 6	510140	0963	12/20/10	\$505,000	\$546,000	2070	9	2010	Avg	4180	N	N	1520 NE 86TH ST
7 - 6	890200	0133	5/3/12	\$425,000	\$451,000	2510	9	2008	Avg	12345	N	N	10717 24TH AVE NE
7 - 6	890100	0181	2/24/10	\$655,000	\$671,000	3770	9	2007	Avg	12848	N	N	10708 15TH AVE NE
7 - 7	246440	0260	2/18/10	\$304,450	\$311,000	700	6	1924	Avg	2679	N	N	559 NE 79TH ST
7 - 7	246440	0180	6/10/10	\$315,000	\$331,000	860	6	1907	Avg	2910	N	N	538 NE 79TH ST
7 - 7	206110	0250	12/28/12	\$338,500	\$339,000	1040	6	1950	Avg	4960	N	N	8243 4TH AVE NE
7 - 7	373590	0065	9/19/11	\$412,000	\$448,000	770	7	1924	VGood	4590	N	N	823 NE 85TH ST
7 - 7	913710	0231	8/9/12	\$410,000	\$427,000	800	7	1915	Good	5565	Y	N	634 NE BANNER PL
7 - 7	287860	1290	7/23/10	\$475,000	\$503,000	860	7	1926	VGood	3060	N	N	525 NE 81ST ST
7 - 7	297980	0765	12/24/12	\$315,000	\$316,000	890	7	1923	Avg	2460	N	N	7541 11TH AVE NE
7 - 7	354390	0005	7/15/10	\$347,450	\$367,000	890	7	1911	Good	5000	Y	N	624 NE 77TH ST
7 - 7	287860	1435	6/24/10	\$380,000	\$400,000	900	7	1908	Avg	5100	N	N	553 NE 81ST ST
7 - 7	287860	1300	12/6/12	\$360,000	\$363,000	920	7	1990	Avg	3060	N	N	532 NE 80TH ST
7 - 7	297980	0340	11/15/10	\$320,000	\$345,000	940	7	1925	Avg	4880	N	N	7833 12TH AVE NE
7 - 7	688480	0340	5/4/10	\$478,000	\$498,000	950	7	1925	Good	5700	N	N	8022 BROOKLYN AVE NE
7 - 7	860490	0350	3/9/10	\$399,950	\$411,000	970	7	1926	Avg	4375	N	N	8038 11TH AVE NE
7 - 7	297980	0660	11/7/10	\$310,000	\$334,000	980	7	1925	Avg	4375	N	N	7831 11TH AVE NE
7 - 7	297980	0845	4/22/10	\$422,500	\$439,000	1010	7	1924	VGood	4320	N	N	7550 ROOSEVELT WAY NE
7 - 7	373590	0010	8/20/12	\$354,500	\$368,000	1010	7	1956	Avg	2550	N	N	801 NE 85TH ST
7 - 7	354490	0005	11/29/10	\$298,000	\$321,000	1030	7	1926	Avg	4131	N	N	8011 5TH AVE NE
7 - 7	246440	0405	12/6/11	\$437,000	\$473,000	1040	7	1907	VGood	3783	Y	N	506 NE 78TH ST
7 - 7	287860	0610	8/30/11	\$362,000	\$394,000	1120	7	1908	Good	3060	N	N	529 NE 83RD ST
7 - 7	297980	0330	8/4/11	\$399,950	\$436,000	1140	7	1925	Avg	5904	N	N	7837 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 7	373590	1610	12/19/12	\$291,000	\$292,000	1140	7	1925	Good	4080	N	N	818 NE 80TH ST
7 - 7	354440	0045	8/31/11	\$500,000	\$545,000	1160	7	1937	VGood	5050	N	N	406 NE 82ND ST
7 - 7	246440	0125	2/8/10	\$355,000	\$362,000	1170	7	1909	Avg	2903	N	N	543 NE 80TH ST
7 - 7	688480	0445	6/1/11	\$448,750	\$489,000	1210	7	1925	Avg	3800	N	N	8033 BROOKLYN AVE NE
7 - 7	373590	0960	2/22/10	\$475,000	\$486,000	1210	7	1927	VGood	3990	N	N	8202 8TH AVE NE
7 - 7	206110	0790	7/27/12	\$350,000	\$365,000	1260	7	1928	Avg	3600	N	N	109 NE 85TH ST
7 - 7	206110	0120	12/20/12	\$469,000	\$471,000	1300	7	1929	VGood	3720	N	N	8222 4TH AVE NE
7 - 7	688480	0390	10/16/12	\$449,000	\$459,000	1320	7	1914	Avg	7220	N	N	8054 BROOKLYN AVE NE
7 - 7	373590	1540	7/3/12	\$249,990	\$262,000	1320	7	1979	Avg	3060	N	N	842 NE 80TH ST
7 - 7	688480	0350	10/3/12	\$410,000	\$421,000	1330	7	1925	Avg	4275	N	N	8028 BROOKLYN AVE NE
7 - 7	287860	1220	5/13/11	\$270,000	\$294,000	1330	7	1926	Avg	3760	N	N	8012 5TH AVE NE
7 - 7	688480	0006	1/11/12	\$343,000	\$370,000	1340	7	1940	Avg	4012	N	N	8057 15TH AVE NE
7 - 7	297980	1120	2/1/11	\$350,000	\$380,000	1360	7	1980	Avg	4000	N	N	7533 ROOSEVELT WAY NE
7 - 7	206110	0240	4/20/11	\$545,000	\$594,000	1370	7	1927	VGood	5580	N	N	8247 4TH AVE NE
7 - 7	354390	0360	7/27/10	\$417,000	\$442,000	1370	7	1925	Avg	5000	Y	N	622 NE 76TH ST
7 - 7	287860	0825	11/11/11	\$400,000	\$434,000	1370	7	1926	Avg	4080	N	N	546 NE 82ND ST
7 - 7	287860	0790	11/8/11	\$419,990	\$456,000	1390	7	1927	Avg	3150	N	N	8207 8TH AVE NE
7 - 7	354440	0025	2/16/10	\$390,000	\$399,000	1400	7	1927	Avg	3803	N	N	414 NE 82ND ST
7 - 7	373590	0700	8/30/12	\$475,000	\$492,000	1410	7	1928	Avg	4080	N	N	828 NE 83RD ST
7 - 7	373590	0375	5/13/11	\$450,000	\$491,000	1420	7	1929	Good	3380	N	N	8318 8TH AVE NE
7 - 7	206110	0435	6/2/12	\$285,000	\$301,000	1440	7	1908	Avg	5580	N	N	8241 LATONA AVE NE
7 - 7	246440	0445	4/11/11	\$560,000	\$610,000	1450	7	2006	Avg	4320	Y	N	515 NE 78TH ST
7 - 7	297980	0725	10/18/11	\$491,000	\$533,000	1460	7	1924	VGood	5000	N	N	7559 11TH AVE NE
7 - 7	287860	0960	8/28/12	\$429,000	\$444,000	1460	7	1908	VGood	3060	N	N	8107 8TH AVE NE
7 - 7	287860	0960	8/28/12	\$429,000	\$444,000	1460	7	1908	VGood	3060	N	N	8107 8TH AVE NE
7 - 7	373590	0810	8/9/12	\$465,000	\$484,000	1470	7	1928	Avg	4590	N	N	839 NE 83RD ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 7	354440	0326	5/26/11	\$441,705	\$482,000	1480	7	1928	Good	3022	N	N	8111 5TH AVE NE
7 - 7	688480	0160	4/6/11	\$395,000	\$430,000	1480	7	1902	Good	4275	N	N	8034 14TH AVE NE
7 - 7	373590	1265	9/17/12	\$325,000	\$335,000	1500	7	1925	Avg	4500	N	N	8107 ROOSEVELT WAY NE
7 - 7	373590	0680	5/26/10	\$590,000	\$618,000	1510	7	1927	Good	4080	N	N	820 NE 83RD ST
7 - 7	860490	0311	7/24/12	\$575,000	\$601,000	1530	7	1990	Avg	3990	N	N	8057 12TH AVE NE
7 - 7	287860	0580	8/2/12	\$579,000	\$604,000	1590	7	1927	VGood	4080	N	N	515 NE 83RD ST
7 - 7	287860	0745	8/9/10	\$535,000	\$568,000	1600	7	1927	VGood	4590	N	N	543 NE 83RD ST
7 - 7	287860	0430	7/25/11	\$572,500	\$624,000	1610	7	1927	VGood	4080	N	N	515 NE 84TH ST
7 - 7	246440	0435	12/5/12	\$418,000	\$422,000	1630	7	1908	Avg	4275	Y	N	511 NE 78TH ST
7 - 7	614870	0130	4/27/11	\$505,000	\$550,000	1640	7	1924	Good	5130	Y	N	8219 15TH AVE NE
7 - 7	297980	0545	5/18/12	\$495,000	\$524,000	1640	7	1925	Good	4320	N	N	7820 ROOSEVELT WAY NE
7 - 7	297980	0770	4/25/12	\$363,500	\$386,000	1650	7	1923	Avg	2980	N	N	7537 11TH AVE NE
7 - 7	287860	0835	11/18/10	\$500,000	\$539,000	1660	7	1926	Good	4080	N	N	542 NE 82ND ST
7 - 7	206110	0460	11/16/12	\$430,000	\$436,000	1660	7	1936	Avg	5208	N	N	8225 LATONA AVE NE
7 - 7	688480	0306	5/14/12	\$529,500	\$561,000	1670	7	1927	VGood	4160	N	N	1302 NE 80TH ST
7 - 7	614870	0125	4/7/10	\$524,500	\$543,000	1700	7	1925	VGood	5130	N	N	8215 15TH AVE NE
7 - 7	688480	0325	5/15/12	\$542,000	\$574,000	1710	7	2006	Avg	4275	N	N	8014 BROOKLYN AVE NE
7 - 7	354440	0395	11/22/10	\$482,000	\$520,000	1720	7	1925	VGood	5100	Y	N	322 NE 80TH ST
7 - 7	614870	0045	7/19/11	\$532,500	\$581,000	1740	7	1924	Good	4218	N	N	8232 14TH AVE NE
7 - 7	287860	1085	3/22/12	\$517,000	\$552,000	1790	7	1927	Avg	3774	N	N	509 NE 82ND ST
7 - 7	206110	0365	5/8/12	\$450,000	\$477,000	2030	7	1922	Good	5580	N	N	8236 LATONA AVE NE
7 - 7	246440	0865	10/17/12	\$484,000	\$495,000	2150	7	1925	Avg	5000	N	N	7565 ROOSEVELT WAY NE
7 - 7	860490	0320	11/7/12	\$525,000	\$534,000	820	8	1927	VGood	2750	N	N	1109 NE 82ND ST
7 - 7	246440	0535	7/15/11	\$240,000	\$262,000	860	8	1929	Fair	4185	N	N	823 NE 80TH ST
7 - 7	206110	0660	5/24/10	\$365,000	\$382,000	1000	8	1946	Avg	3150	Y	N	8223 2ND AVE NE
7 - 7	206110	0490	6/24/11	\$424,000	\$462,000	1190	8	1937	Good	5022	Y	N	222 NE 82ND ST

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Areas 7 and 45
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7 - 7	860490	0321	6/15/11	\$427,000	\$466,000	1270	8	1927	Avg	3500	N	N	8056 11TH AVE NE
7 - 7	246440	0675	4/14/10	\$463,000	\$480,000	1280	8	1950	Avg	5820	N	N	846 NE 79TH ST
7 - 7	246440	0110	6/15/10	\$389,000	\$409,000	1280	8	1929	Good	3880	N	N	535 NE 80TH ST
7 - 7	354440	0105	11/16/11	\$417,000	\$452,000	1430	8	1930	Good	3030	N	N	308 NE 82ND ST
7 - 7	297980	0900	9/11/12	\$349,500	\$361,000	1431	8	2008	Avg	1415	N	N	7577 LAKE CITY WAY NE
7 - 7	206110	0170	4/17/12	\$524,000	\$558,000	1440	8	1930	Good	5084	N	N	8254 4TH AVE NE
7 - 7	297980	0406	8/8/12	\$329,000	\$342,000	1468	8	2005	Avg	1342	N	N	7807 A 12TH AVE NE
7 - 7	373590	1160	9/7/11	\$475,000	\$517,000	1470	8	1929	Avg	4080	N	N	843 NE 82ND ST
7 - 7	373590	0440	5/10/10	\$550,000	\$574,000	1490	8	1928	VGood	4080	N	N	819 NE 84TH ST
7 - 7	206110	0180	6/18/10	\$539,950	\$568,000	1530	8	1930	Avg	5084	N	N	8258 4TH AVE NE
7 - 7	354440	0356	8/25/12	\$485,000	\$503,000	1690	8	1926	Good	3315	N	N	8103 5TH AVE NE
7 - 7	287860	0675	3/29/10	\$525,000	\$542,000	1690	8	1932	VGood	3915	N	N	502 NE 82ND ST
7 - 7	860490	0120	4/3/12	\$385,000	\$411,000	1720	8	1927	Avg	3600	N	N	8126 ROOSEVELT WAY NE
7 - 7	614870	0105	5/20/10	\$560,000	\$586,000	1790	8	1924	VGood	4560	N	N	8201 15TH AVE NE
7 - 7	206110	0345	9/3/10	\$540,000	\$576,000	1790	8	1940	Good	5580	N	N	8228 LATONA AVE NE
7 - 7	373590	0636	2/28/12	\$552,000	\$592,000	2090	8	1984	VGood	6120	N	N	812 NE 83RD ST
7 - 7	287860	0100	3/18/11	\$550,000	\$598,000	1820	9	1925	VGood	6120	N	N	508 NE 84TH ST
7 - 7	772060	0095	6/10/11	\$535,000	\$583,000	1850	9	1930	VGood	4982	Y	N	7744 4TH AVE NE
7 - 7	614870	0030	2/23/11	\$731,000	\$794,000	2010	9	2008	Avg	5700	N	N	8240 14TH AVE NE
7 - 7	354390	0345	11/5/12	\$625,000	\$636,000	2450	9	2002	Avg	3700	N	N	621 NE 77TH ST
7 - 8	322604	9098	7/17/12	\$279,000	\$292,000	560	6	1927	Good	4686	N	N	340 NE 89TH ST
7 - 8	510140	3849	4/4/11	\$300,000	\$327,000	650	6	1925	Good	7072	N	N	1031 NE 94TH ST
7 - 8	510140	6198	11/10/10	\$253,000	\$272,000	650	6	1930	Good	5413	N	N	1207 NE 103RD ST
7 - 8	510040	0035	3/20/12	\$306,000	\$327,000	690	6	1949	Avg	2156	N	N	527 NE 86TH ST
7 - 8	510040	3754	8/12/11	\$320,000	\$349,000	720	6	1922	Good	5623	N	N	828 NE 92ND ST
7 - 8	802420	1240	4/12/12	\$300,000	\$320,000	770	6	1927	VGood	5110	N	N	1210 NE 96TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	510140	6312	3/27/12	\$253,000	\$270,000	810	6	1994	Avg	3773	N	N	10014 12TH AVE NE
7 - 8	802420	1370	7/5/12	\$274,500	\$288,000	880	6	1931	Avg	5111	N	N	1228 NE 97TH ST
7 - 8	510040	2245	9/23/11	\$419,000	\$456,000	1230	6	1930	VGood	6380	N	N	1215 NE 90TH ST
7 - 8	510140	5465	9/26/11	\$348,000	\$379,000	1590	6	1985	Good	5009	N	N	529 NE 100TH ST
7 - 8	510140	5226	10/30/12	\$444,950	\$453,000	720	7	1940	Good	6380	N	N	540 NE 97TH ST
7 - 8	510040	3315	1/21/12	\$389,000	\$419,000	720	7	1924	Good	5473	N	N	1049 NE 92ND ST
7 - 8	510140	6318	7/21/11	\$329,000	\$359,000	720	7	1927	Avg	3864	N	N	1202 NE 100TH ST
7 - 8	510240	0085	6/18/12	\$415,000	\$437,000	740	7	1930	Avg	4875	N	N	9023 8TH AVE NE
7 - 8	199520	0025	4/8/11	\$285,000	\$310,000	770	7	1938	Avg	5220	N	N	9201 5TH AVE NE
7 - 8	802420	0725	11/30/12	\$263,000	\$266,000	770	7	1939	Avg	5108	N	N	1025 NE 96TH ST
7 - 8	510240	0125	7/21/10	\$450,000	\$476,000	780	7	1930	VGood	7022	N	N	532 NE 90TH ST
7 - 8	510040	0246	10/7/11	\$285,000	\$310,000	784	7	2011	Avg	1880	N	N	1425 NE 86TH ST
7 - 8	638600	0135	7/21/10	\$304,500	\$322,000	790	7	1940	Avg	5996	N	N	9601 8TH AVE NE
7 - 8	510040	3789	4/25/11	\$374,100	\$408,000	800	7	1924	Good	5381	N	N	844 NE 92ND ST
7 - 8	510040	3154	2/11/11	\$330,000	\$358,000	800	7	1946	Good	5413	N	N	9112 12TH AVE NE
7 - 8	510040	0247	12/4/12	\$250,000	\$252,000	804	7	2011	Avg	1150	N	N	1423 NE 86TH ST
7 - 8	510040	2653	2/17/11	\$465,000	\$505,000	820	7	1929	Good	6380	N	N	825 NE 91ST ST
7 - 8	510140	5360	5/14/10	\$375,000	\$392,000	820	7	1946	Avg	9570	N	N	822 NE 98TH ST
7 - 8	802420	1275	10/6/10	\$343,000	\$368,000	840	7	1941	Good	5110	N	N	1219 NE 98TH ST
7 - 8	510140	6412	7/30/12	\$259,755	\$271,000	850	7	1946	Avg	4930	N	N	10020 ROOSEVELT WAY NE
7 - 8	510040	2305	7/18/11	\$312,500	\$341,000	850	7	1941	Avg	6380	N	N	1240 NE 89TH ST
7 - 8	510140	2685	6/29/10	\$277,000	\$292,000	860	7	1942	Avg	6598	N	N	831 NE 94TH ST
7 - 8	510040	3704	12/5/12	\$338,000	\$341,000	870	7	1936	Avg	5108	N	N	818 NE 92ND ST
7 - 8	668750	0060	5/20/10	\$508,000	\$531,000	880	7	1941	VGood	6185	N	N	8550 LATONA AVE NE
7 - 8	510140	4491	4/19/10	\$391,000	\$406,000	890	7	1939	Avg	6380	N	N	1242 NE 94TH ST
7 - 8	510140	2668	9/29/11	\$349,950	\$381,000	890	7	1939	Avg	4404	N	N	9222 8TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	322604	9211	5/18/10	\$322,000	\$337,000	890	7	1941	Avg	7168	N	N	557 NE 102ND ST
7 - 8	510040	0244	7/31/12	\$315,500	\$329,000	894	7	2011	Avg	1552	N	N	1431 NE 86TH ST
7 - 8	510040	0242	4/18/12	\$295,000	\$314,000	894	7	2011	Avg	1976	N	N	1427 NE 86TH ST
7 - 8	510040	3942	5/6/10	\$327,650	\$342,000	900	7	1941	Avg	4416	N	N	9212 12TH AVE NE
7 - 8	510040	0249	8/7/12	\$327,000	\$340,000	902	7	2012	Avg	1151	N	N	1405 NE 86TH ST
7 - 8	510040	0243	7/16/12	\$330,000	\$345,000	902	7	2012	Avg	2406	N	N	1401 NE 86TH ST
7 - 8	920600	0083	4/1/11	\$315,000	\$343,000	920	7	1915	Good	4250	N	N	8503 4TH AVE NE
7 - 8	510140	4536	7/17/12	\$450,000	\$471,000	940	7	1928	Avg	6380	N	N	1015 NE 95TH ST
7 - 8	510140	5132	6/11/12	\$300,000	\$316,000	950	7	1938	Avg	3032	N	N	851 NE 97TH ST
7 - 8	510040	0251	8/14/12	\$332,000	\$345,000	962	7	2012	Avg	1992	N	N	1407 NE 86TH ST
7 - 8	510040	1651	4/24/12	\$472,250	\$502,000	970	7	1925	VGood	5376	N	N	8806 12TH AVE NE
7 - 8	920600	0095	3/17/11	\$289,095	\$315,000	970	7	1941	Good	4250	N	N	312 NE 85TH ST
7 - 8	510140	5082	6/15/12	\$266,000	\$280,000	970	7	1924	Avg	6380	N	N	818 NE 96TH ST
7 - 8	510140	4563	3/11/11	\$450,000	\$489,000	980	7	1939	Good	6380	N	N	1035 NE 95TH ST
7 - 8	510040	1624	12/3/12	\$430,000	\$434,000	990	7	1939	Avg	5413	N	N	8815 12TH AVE NE
7 - 8	510140	2700	7/26/11	\$330,000	\$360,000	990	7	1941	Avg	6598	N	N	845 NE 94TH ST
7 - 8	691470	0045	10/16/12	\$250,000	\$256,000	990	7	1946	Avg	6781	N	N	831 NE 98TH ST
7 - 8	227400	0046	5/10/10	\$457,000	\$477,000	1000	7	1928	Good	5715	N	N	839 NE 96TH ST
7 - 8	920600	0075	1/26/12	\$411,000	\$442,000	1000	7	1914	Good	5100	N	N	8518 4TH AVE NE
7 - 8	199520	0005	4/13/10	\$335,500	\$348,000	1000	7	1941	Avg	6038	N	N	9221 5TH AVE NE
7 - 8	802420	0805	3/29/12	\$482,500	\$515,000	1010	7	1941	Good	6130	N	N	1048 NE 95TH ST
7 - 8	510040	1342	7/3/12	\$530,600	\$557,000	1040	7	1925	Good	6380	N	N	540 NE 86TH ST
7 - 8	510040	2866	4/20/11	\$392,000	\$427,000	1040	7	1938	Avg	6380	N	N	1250 NE 90TH ST
7 - 8	802420	0910	9/30/10	\$358,850	\$384,000	1050	7	1936	Avg	5201	N	N	1219 NE 96TH ST
7 - 8	394690	0081	3/29/10	\$305,000	\$315,000	1050	7	1948	Avg	5027	N	N	301 NE 89TH ST
7 - 8	510040	2668	3/2/10	\$463,400	\$475,000	1070	7	1940	Good	5510	N	N	826 NE 90TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	510040	3411	7/21/10	\$369,950	\$392,000	1100	7	1926	Avg	6380	N	N	845 NE 92ND ST
7 - 8	322604	9261	7/23/10	\$349,950	\$371,000	1110	7	1952	VGood	6261	N	N	9117 2ND AVE NE
7 - 8	510040	2450	8/9/12	\$384,000	\$400,000	1120	7	1975	Good	6380	N	N	835 NE 90TH ST
7 - 8	510040	2634	6/12/12	\$449,950	\$474,000	1130	7	1945	Avg	5800	N	N	817 NE 91ST ST
7 - 8	322604	9116	6/21/10	\$369,950	\$389,000	1130	7	1928	Good	5491	N	N	8911 5TH AVE NE
7 - 8	802420	0970	1/10/11	\$320,000	\$347,000	1130	7	1952	Avg	5040	N	N	9515 15TH AVE NE
7 - 8	510040	0241	2/17/12	\$315,000	\$338,000	1131	7	2011	Avg	1304	N	N	1429 NE 86TH ST
7 - 8	510140	6141	1/29/10	\$296,000	\$301,000	1140	7	1946	Fair	6380	N	N	1025 NE 103RD ST
7 - 8	510040	1395	1/12/10	\$369,000	\$373,000	1150	7	1949	Avg	6380	N	N	518 NE 88TH ST
7 - 8	510040	0248	8/2/12	\$325,000	\$339,000	1168	7	2012	Avg	970	N	N	1403 NE 86TH ST
7 - 8	510040	3996	2/16/10	\$430,000	\$439,000	1170	7	1931	Good	6380	N	N	1226 NE 92ND ST
7 - 8	510140	5097	9/27/10	\$325,000	\$348,000	1170	7	1927	Avg	6380	N	N	835 NE 97TH ST
7 - 8	510040	2400	7/18/11	\$368,000	\$401,000	1170	7	1928	Good	5027	N	N	8911 12TH AVE NE
7 - 8	510040	4758	5/23/12	\$330,000	\$349,000	1180	7	1940	Good	6380	N	N	521 NE 95TH ST
7 - 8	510040	2447	4/6/11	\$440,000	\$479,000	1190	7	1975	Good	8360	N	N	827 NE 90TH ST
7 - 8	510040	3861	1/25/10	\$330,000	\$335,000	1220	7	1956	Avg	6380	N	N	1018 NE 92ND ST
7 - 8	437070	0085	3/29/12	\$363,000	\$388,000	1240	7	1927	Avg	4246	N	N	120 NE 85TH ST
7 - 8	510040	2885	1/28/10	\$383,500	\$390,000	1240	7	1951	VGood	7378	N	N	9011 15TH AVE NE
7 - 8	920600	0045	11/28/10	\$440,000	\$475,000	1270	7	1915	Avg	5100	N	N	8519 5TH AVE NE
7 - 8	199520	0160	2/16/11	\$545,000	\$592,000	1270	7	1942	VGood	5712	N	N	227 NE 94TH ST
7 - 8	802420	1210	4/22/11	\$390,000	\$425,000	1280	7	1934	Avg	5111	N	N	1236 NE 96TH ST
7 - 8	199520	0080	8/4/11	\$316,000	\$344,000	1310	7	1978	Avg	8568	N	N	232 NE 92ND ST
7 - 8	510040	2555	3/27/12	\$410,000	\$438,000	1320	7	1949	Avg	7134	N	N	529 NE 90TH ST
7 - 8	510040	0045	7/19/11	\$339,000	\$370,000	1320	7	1976	Avg	5075	N	N	518 NE 85TH ST
7 - 8	510040	3597	8/29/12	\$355,852	\$369,000	1330	7	1926	Avg	9512	N	N	532 NE 92ND ST
7 - 8	510040	1686	1/21/11	\$502,500	\$545,000	1340	7	1973	Avg	6380	N	N	1230 NE 88TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	510040	3420	10/4/11	\$440,000	\$478,000	1340	7	1928	Good	6380	N	N	844 NE 91ST ST
7 - 8	510040	3178	6/8/11	\$486,000	\$530,000	1440	7	1929	VGood	6380	N	N	1216 NE 91ST ST
7 - 8	510040	2739	5/20/10	\$544,000	\$569,000	1480	7	1926	Good	6380	N	N	1020 NE 90TH ST
7 - 8	394690	0110	3/27/12	\$390,000	\$416,000	1510	7	1951	Avg	7344	N	N	333 NE 89TH ST
7 - 8	510140	6447	4/12/11	\$385,000	\$419,000	1520	7	1927	Avg	6380	N	N	1012 NE 100TH ST
7 - 8	510040	2395	1/5/11	\$295,000	\$319,000	1570	7	1932	Avg	6380	N	N	1040 NE 89TH ST
7 - 8	510040	1052	9/14/12	\$310,000	\$320,000	1610	7	1925	Avg	7218	Y	N	1400 NE 86TH ST
7 - 8	802420	0855	8/10/10	\$340,000	\$361,000	1620	7	1954	Avg	5108	N	N	1026 NE 95TH ST
7 - 8	199620	0060	12/5/12	\$406,000	\$409,000	1660	7	1916	VGood	8944	N	N	222 NE 94TH ST
7 - 8	510040	0036	6/13/12	\$425,000	\$448,000	1680	7	1949	VGood	4224	N	N	525 NE 86TH ST
7 - 8	510040	1672	12/2/10	\$460,000	\$496,000	1680	7	1926	Avg	6380	N	N	1212 NE 88TH ST
7 - 8	322604	9451	7/7/11	\$408,000	\$445,000	1710	7	1961	Avg	6452	N	N	524 NE 100TH ST
7 - 8	510040	1702	10/7/10	\$515,000	\$552,000	1720	7	1936	Good	6380	N	N	1249 NE 89TH ST
7 - 8	510140	6390	4/19/11	\$415,000	\$452,000	1720	7	1926	Good	6380	N	N	1236 NE 100TH ST
7 - 8	510040	1224	10/5/11	\$390,000	\$424,000	1830	7	1918	Avg	6380	N	N	842 NE 86TH ST
7 - 8	802420	0920	4/18/11	\$339,500	\$370,000	2070	7	1962	Avg	5080	N	N	1223 NE 96TH ST
7 - 8	510040	1579	6/6/12	\$677,500	\$715,000	2540	7	2006	Avg	6380	N	N	1018 NE 88TH ST
7 - 8	802420	1530	4/29/10	\$378,000	\$393,000	790	8	1931	Good	5110	N	N	1222 NE 98TH ST
7 - 8	510040	2833	10/26/11	\$416,500	\$452,000	950	8	1929	Avg	6380	N	N	1218 NE 90TH ST
7 - 8	638600	0060	3/5/12	\$399,000	\$427,000	970	8	1940	VGood	6250	N	N	518 NE 96TH PL
7 - 8	510140	4632	1/12/10	\$409,500	\$414,000	980	8	1930	Good	4200	N	N	9414 8TH AVE NE
7 - 8	510140	6216	5/10/12	\$426,000	\$452,000	1010	8	1947	Avg	5413	N	N	1200 NE 102ND ST
7 - 8	510040	2310	10/21/10	\$335,000	\$360,000	1020	8	1951	Good	5026	Y	N	1257 NE 90TH ST
7 - 8	691470	0102	5/3/11	\$280,000	\$305,000	1078	8	2006	Avg	1367	N	N	9707 B ROOSEVELT WAY NE
7 - 8	510040	3822	4/19/11	\$259,500	\$283,000	1078	8	2007	Avg	1136	N	N	858 NE 92ND ST
7 - 8	510040	3821	6/30/11	\$259,500	\$283,000	1078	8	2007	Avg	1377	N	N	860 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	510040	0005	7/25/11	\$447,800	\$488,000	1080	8	1949	Avg	7622	N	N	8524 5TH AVE NE
7 - 8	322604	9232	5/13/11	\$324,000	\$353,000	1120	8	1946	Avg	6281	N	N	558 NE 100TH ST
7 - 8	510140	5235	2/18/11	\$320,000	\$348,000	1180	8	1930	Avg	5413	N	N	9721 8TH AVE NE
7 - 8	510040	1381	5/28/10	\$465,000	\$487,000	1190	8	1953	Good	6380	N	N	515 NE 89TH ST
7 - 8	510040	3465	4/17/12	\$481,000	\$512,000	1220	8	1955	Avg	6380	N	N	515 NE 92ND ST
7 - 8	510140	5385	8/28/12	\$450,000	\$466,000	1220	8	1959	Avg	7250	N	N	847 NE 100TH ST
7 - 8	510040	2626	10/19/12	\$500,000	\$511,000	1230	8	1926	Avg	5413	N	N	9006 8TH AVE NE
7 - 8	510140	8936	10/25/10	\$349,900	\$376,000	1240	8	1964	Avg	8555	N	N	829 NE 103RD ST
7 - 8	510140	3984	3/16/12	\$535,100	\$572,000	1260	8	1953	Good	8700	N	N	1235 NE 94TH ST
7 - 8	510140	5137	8/8/11	\$346,000	\$377,000	1330	8	2010	Avg	1230	N	N	9615 ROOSEVELT WAY NE
7 - 8	510140	5136	12/19/11	\$339,950	\$367,000	1330	8	2010	Avg	1163	N	N	9615 ROOSEVELT WAY NE
7 - 8	510040	2613	4/27/11	\$405,000	\$441,000	1340	8	1950	Avg	6757	N	N	552 NE 89TH ST
7 - 8	510040	1390	9/30/10	\$440,000	\$471,000	1350	8	1935	VGood	6380	N	N	522 NE 88TH ST
7 - 8	510140	5139	6/27/11	\$356,500	\$389,000	1360	8	2010	Avg	1332	N	N	9615 A ROOSEVELT WAY NE
7 - 8	510140	5138	8/10/11	\$355,000	\$387,000	1360	8	2010	Avg	1351	N	N	9615 ROOSEVELT WAY NE
7 - 8	322604	9514	10/4/10	\$425,000	\$455,000	1420	8	1981	Avg	5745	Y	N	8549 3RD AVE NE
7 - 8	510140	5378	11/6/12	\$482,000	\$490,000	1430	8	1948	Avg	11945	N	N	843 NE 100TH ST
7 - 8	510140	5142	9/13/11	\$322,000	\$350,000	1433	8	2008	Avg	1219	N	N	9611 B ROOSEVELT WAY NE
7 - 8	322604	9454	1/27/12	\$391,000	\$421,000	1480	8	1962	Avg	7370	N	N	8915 LATONA AVE NE
7 - 8	437070	0075	6/22/11	\$606,500	\$661,000	1490	8	1949	Good	8054	Y	N	8515 3RD AVE NE
7 - 8	510140	6570	1/26/11	\$417,500	\$453,000	1510	8	1959	Avg	9570	N	N	826 NE 100TH ST
7 - 8	510140	3963	8/12/10	\$541,000	\$575,000	1530	8	1931	Good	6380	N	N	1215 NE 94TH ST
7 - 8	322604	9101	12/8/11	\$525,000	\$568,000	1540	8	1992	Good	7100	N	N	344 NE 89TH ST
7 - 8	322604	9463	1/9/12	\$505,000	\$545,000	1540	8	1961	VGood	5918	N	N	218 NE 89TH ST
7 - 8	510140	6465	4/4/11	\$370,000	\$403,000	1560	8	1929	Good	6670	N	N	1028 NE 100TH ST
7 - 8	510040	4764	9/26/12	\$470,000	\$483,000	1580	8	1938	Avg	9570	N	N	520 NE 94TH ST

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Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	802420	0900	6/28/10	\$494,500	\$521,000	1630	8	1987	Avg	5110	N	N	1211 NE 96TH ST
7 - 8	322604	9212	1/28/12	\$680,000	\$732,000	1670	8	1962	Good	5940	N	N	225 NE 90TH ST
7 - 8	510040	1351	4/23/12	\$550,000	\$585,000	1690	8	1931	Avg	5413	N	N	8615 8TH AVE NE
7 - 8	510140	5134	3/2/11	\$390,000	\$424,000	1730	8	2008	Avg	1785	N	N	9619 ROOSEVELT WAY NE
7 - 8	510040	3202	7/13/12	\$575,000	\$602,000	1740	8	1979	Avg	6960	N	N	1239 NE 92ND ST
7 - 8	510140	4675	7/21/10	\$424,000	\$449,000	1789	8	2009	Avg	2298	N	N	9425 ROOSEVELT WAY NE
7 - 8	510140	4676	11/15/10	\$382,000	\$411,000	1791	8	2009	Avg	2022	N	N	9423 ROOSEVELT WAY NE
7 - 8	638600	0085	7/21/10	\$425,000	\$450,000	1810	8	1959	Avg	7853	N	N	9610 7TH AVE NE
7 - 8	510140	6480	4/4/12	\$375,000	\$400,000	1810	8	1956	Avg	7967	N	N	1043 NE 102ND ST
7 - 8	322604	9516	3/20/12	\$365,000	\$390,000	1870	8	1983	Avg	6040	N	N	537 NE 103RD ST
7 - 8	510140	6114	4/29/11	\$377,000	\$411,000	1900	8	1981	Avg	5236	N	N	10208 ROOSEVELT WAY NE
7 - 8	322604	9570	2/24/12	\$530,000	\$569,000	1910	8	2012	Avg	5000	N	N	9020 2ND AVE NE
7 - 8	510140	4678	1/6/10	\$450,000	\$454,000	1950	8	2009	Avg	2187	N	N	9421 ROOSEVELT WAY NE
7 - 8	322604	9290	4/10/12	\$425,000	\$453,000	1950	8	1947	Good	7173	N	N	9016 2ND AVE NE
7 - 8	510140	6313	8/21/12	\$557,000	\$578,000	2080	8	2012	Avg	2815	N	N	10016 12TH AVE NE
7 - 8	510040	2401	11/16/11	\$559,000	\$606,000	2080	8	2011	Avg	3235	N	N	8917 12TH AVE NE
7 - 8	802420	1420	5/5/11	\$550,000	\$599,000	2430	8	2000	Avg	5110	N	N	1211 NE 100TH ST
7 - 8	322604	9569	2/3/11	\$554,888	\$602,000	2530	8	2010	Avg	5914	N	N	9111 2ND AVE NE
7 - 8	510040	1090	9/27/11	\$564,550	\$614,000	2740	8	1969	Avg	5253	N	N	8601 15TH AVE NE
7 - 8	510140	5370	7/26/12	\$675,000	\$705,000	2820	8	2006	Avg	9570	N	N	834 NE 98TH ST
7 - 8	510040	2753	8/16/11	\$640,000	\$697,000	1580	9	2006	Avg	5800	N	N	1030 NE 90TH ST
7 - 8	510140	5368	3/24/11	\$515,000	\$561,000	1800	9	1950	Good	7193	N	N	835 NE 100TH ST
7 - 8	322604	9112	5/24/11	\$610,000	\$665,000	2001	9	2009	Avg	3786	N	N	360 NE 89TH ST
7 - 8	510040	1129	7/24/12	\$725,000	\$757,000	2040	9	1948	Avg	9570	Y	N	1045 NE 88TH ST
7 - 8	510140	6187	11/2/10	\$559,950	\$602,000	2120	9	2002	Avg	5048	N	N	1052 NE 102ND ST
7 - 8	510140	6188	6/23/10	\$540,000	\$569,000	2120	9	2002	Avg	5048	N	N	1058 NE 102ND ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
7 - 8	510040	1705	9/26/12	\$755,000	\$777,000	2140	9	1930	VGood	6380	N	N	1248 NE 88TH ST
7 - 8	510140	5393	10/5/10	\$522,000	\$559,000	2370	9	2005	Avg	5007	N	N	853 NE 100TH ST
7 - 8	510040	2314	1/11/11	\$550,000	\$596,000	2420	9	2000	Avg	4930	N	N	8917 15TH AVE NE
7 - 8	510140	4636	10/24/12	\$675,000	\$689,000	2700	9	2008	Avg	4305	N	N	9404 8TH AVE NE
7 - 8	510040	3882	11/23/10	\$817,224	\$881,000	3100	9	2010	Avg	7250	N	N	1028 NE 92ND ST
7 - 8	227400	0040	9/7/11	\$770,000	\$838,000	3200	9	2008	Avg	7624	N	N	834 NE 95TH ST
45 - 4	954720	1065	8/1/12	\$249,000	\$260,000	570	6	1949	Avg	2160	N	N	1908 NE 65TH ST
45 - 4	642410	0012	10/26/12	\$294,000	\$300,000	580	6	1948	Good	5100	N	N	7733 25TH AVE NE
45 - 4	913810	0220	11/5/12	\$370,000	\$376,000	810	6	1911	VGood	3000	N	N	913 NE 73RD ST
45 - 4	717780	0245	5/18/10	\$342,500	\$358,000	930	6	1922	Avg	5760	N	N	7304 24TH AVE NE
45 - 4	954720	2830	8/14/12	\$229,500	\$239,000	990	6	1947	Avg	3060	N	N	7024 15TH AVE NE
45 - 4	288770	3510	12/19/12	\$292,000	\$293,000	650	7	1925	Avg	2850	N	N	7745 20TH AVE NE
45 - 4	203850	0180	7/17/12	\$345,000	\$361,000	760	7	1927	Good	5640	N	N	6522 20TH AVE NE
45 - 4	954720	4065	11/5/12	\$428,500	\$436,000	770	7	1948	Avg	3060	N	N	7037 20TH AVE NE
45 - 4	288770	1595	9/17/12	\$422,500	\$436,000	770	7	1925	Good	2850	N	N	8007 17TH AVE NE
45 - 4	954720	3970	6/14/11	\$480,000	\$523,000	800	7	1925	Good	4080	N	N	7040 19TH AVE NE
45 - 4	717730	0505	10/13/10	\$410,000	\$440,000	800	7	2008	Avg	4635	N	N	7503 24TH AVE NE
45 - 4	318810	0350	11/21/11	\$325,000	\$352,000	830	7	1942	Avg	5914	N	N	8081 RAVENNA AVE NE
45 - 4	318810	0510	2/9/10	\$324,988	\$331,000	830	7	1942	Avg	6215	N	N	8231 RAVENNA AVE NE
45 - 4	297980	0315	7/9/12	\$345,000	\$362,000	830	7	1928	Good	2500	N	N	7731 14TH AVE NE
45 - 4	318810	0390	10/17/12	\$303,000	\$310,000	830	7	1942	Avg	6038	N	N	2120 NE 83RD ST
45 - 4	318810	0205	4/8/10	\$355,000	\$368,000	840	7	1942	Avg	6490	N	N	2140 NE 81ST PL
45 - 4	318810	0205	8/30/12	\$355,000	\$368,000	840	7	1942	Avg	6490	N	N	2140 NE 81ST PL
45 - 4	052504	9015	8/27/10	\$318,000	\$339,000	850	7	1924	Avg	2860	N	N	6907 15TH AVE NE
45 - 4	288770	1420	4/6/10	\$419,000	\$434,000	850	7	1927	Good	2850	N	N	8025 18TH AVE NE
45 - 4	297980	0205	9/4/12	\$311,000	\$322,000	850	7	1925	Avg	4216	N	N	7826 LAKE CITY WAY NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	318810	0070	11/28/11	\$342,950	\$371,000	850	7	1942	Avg	6490	N	N	8225 21ST AVE NE
45 - 4	717730	0175	3/21/11	\$283,500	\$309,000	860	7	1952	Avg	6205	N	N	7545 23RD AVE NE
45 - 4	318810	0554	5/4/12	\$375,000	\$398,000	870	7	1942	Avg	7128	N	N	8213 23RD AVE NE
45 - 4	792010	0006	11/18/12	\$230,500	\$234,000	870	7	1929	Avg	3100	N	N	6857 25TH AVE NE
45 - 4	753730	0005	12/18/12	\$378,000	\$380,000	880	7	1924	Good	3522	N	N	7527 BROOKLYN AVE NE
45 - 4	318760	0040	8/13/12	\$435,000	\$452,000	880	7	1949	Good	4512	N	N	7705 22ND AVE NE
45 - 4	297980	0025	3/16/12	\$244,900	\$262,000	880	7	1925	Avg	3998	N	N	7744 14TH AVE NE
45 - 4	954720	1505	9/27/11	\$449,000	\$488,000	890	7	1925	VGood	4080	N	N	6842 19TH AVE NE
45 - 4	717370	0586	5/8/12	\$468,000	\$496,000	900	7	1948	Good	6000	N	N	7047 21ST AVE NE
45 - 4	717370	0869	6/14/12	\$383,000	\$403,000	900	7	1956	Avg	6180	N	N	7041 23RD AVE NE
45 - 4	288770	3170	5/24/10	\$375,000	\$392,000	900	7	1930	Avg	2850	N	N	7751 17TH AVE NE
45 - 4	288770	0696	4/27/12	\$449,950	\$478,000	900	7	1938	VGood	4275	N	N	8205 19TH AVE NE
45 - 4	109300	0200	12/27/12	\$456,000	\$457,000	910	7	1948	Avg	4532	N	N	6846 24TH AVE NE
45 - 4	109300	0055	12/15/11	\$459,000	\$496,000	910	7	1948	VGood	4120	N	N	6845 23RD AVE NE
45 - 4	052504	9056	10/6/10	\$376,500	\$403,000	910	7	1909	Good	4080	N	N	1230 NE 69TH ST
45 - 4	913710	1206	9/15/10	\$499,950	\$534,000	920	7	1909	Good	4500	Y	N	816 NE 72ND ST
45 - 4	288770	1111	1/6/11	\$399,000	\$432,000	920	7	1927	Avg	3325	Y	N	8038 18TH AVE NE
45 - 4	717530	0105	5/18/10	\$368,000	\$385,000	920	7	1954	Avg	4119	N	N	7038 21ST AVE NE
45 - 4	954720	2990	9/15/11	\$375,000	\$408,000	920	7	1926	Good	4080	N	N	7017 16TH AVE NE
45 - 4	275470	0170	11/19/10	\$384,950	\$415,000	930	7	1940	Avg	8280	N	N	7022 20TH AVE NE
45 - 4	682010	0080	11/20/12	\$310,000	\$314,000	930	7	1949	Good	5922	N	N	1706 NE 75TH ST
45 - 4	913810	0236	6/28/12	\$460,000	\$483,000	940	7	1907	Good	4000	N	N	903 NE 73RD ST
45 - 4	717370	0593	5/6/10	\$429,000	\$447,000	940	7	1948	Good	4950	N	N	2065 NE 73RD ST
45 - 4	052504	9102	2/8/11	\$384,300	\$417,000	940	7	1924	Good	4080	N	N	1325 NE 70TH ST
45 - 4	288770	3360	5/25/10	\$445,000	\$466,000	960	7	1931	Avg	2850	N	N	7742 18TH AVE NE
45 - 4	716920	0090	7/12/12	\$434,000	\$455,000	960	7	1925	Good	4080	N	N	6525 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	954720	3315	4/26/12	\$415,000	\$441,000	960	7	1908	Good	4590	N	N	1710 NE 70TH ST
45 - 4	952810	2875	6/30/10	\$388,500	\$410,000	960	7	1919	Good	4120	N	N	837 NE 67TH ST
45 - 4	288770	1015	5/11/11	\$392,000	\$427,000	970	7	1953	Avg	3800	N	N	8023 20TH AVE NE
45 - 4	717220	0195	7/22/11	\$374,000	\$408,000	970	7	1952	Good	4020	N	N	7557 RAVENNA AVE NE
45 - 4	716820	0140	8/13/12	\$384,000	\$399,000	970	7	1940	Avg	5504	N	N	2122 NE 73RD ST
45 - 4	042504	9152	5/19/10	\$385,500	\$403,000	990	7	1953	Avg	3902	N	N	6543 25TH AVE NE
45 - 4	343550	0105	2/11/10	\$420,000	\$429,000	990	7	1942	Avg	6400	N	N	7343 RAVENNA AVE NE
45 - 4	954720	2655	3/1/11	\$350,000	\$380,000	990	7	1949	Avg	4320	N	N	1517 NE 70TH ST
45 - 4	509895	0050	4/24/12	\$225,000	\$239,000	992	7	2011	Avg	768	N	N	2132 NE 89TH ST
45 - 4	509895	0040	4/13/12	\$219,900	\$234,000	992	7	2011	Avg	1117	N	N	2130 NE 89TH ST
45 - 4	343550	0020	7/23/12	\$610,000	\$637,000	1000	7	1941	VGood	7200	N	N	7340 20TH AVE NE
45 - 4	509895	0030	3/14/12	\$227,000	\$243,000	1006	7	2011	Avg	1117	N	N	2128 NE 89TH ST
45 - 4	509895	0020	3/23/12	\$225,000	\$240,000	1006	7	2011	Avg	768	N	N	2126 NE 89TH ST
45 - 4	109300	0090	3/10/11	\$402,000	\$437,000	1010	7	1941	Good	6180	N	N	6856 23RD AVE NE
45 - 4	954720	5520	12/2/11	\$360,000	\$390,000	1010	7	1926	Good	3300	Y	N	7352 15TH AVE NE
45 - 4	509895	0010	3/1/12	\$227,000	\$243,000	1018	7	2011	Avg	1034	N	N	2124 NE 89TH ST
45 - 4	509895	0060	3/27/12	\$219,000	\$234,000	1018	7	2011	Avg	1046	N	N	2134 NE 89TH ST
45 - 4	716820	0005	5/5/11	\$425,000	\$463,000	1020	7	1946	Avg	5891	N	N	7302 20TH AVE NE
45 - 4	921540	0030	6/17/11	\$289,950	\$316,000	1020	7	1953	Avg	5264	N	N	7389 25TH AVE NE
45 - 4	343550	0015	2/3/10	\$434,000	\$442,000	1030	7	1941	Avg	7200	N	N	7346 20TH AVE NE
45 - 4	717730	0165	4/28/10	\$330,000	\$343,000	1030	7	1950	Avg	6202	N	N	7539 23RD AVE NE
45 - 4	510140	0649	8/10/10	\$310,000	\$329,000	1030	7	1965	Avg	6380	N	N	2321 NE 88TH ST
45 - 4	288770	0560	7/16/10	\$450,000	\$476,000	1040	7	1954	Avg	4549	N	N	8201 18TH AVE NE
45 - 4	954720	5630	8/29/11	\$465,000	\$506,000	1050	7	1927	VGood	2800	N	N	7337 16TH AVE NE
45 - 4	318810	0460	1/29/12	\$344,750	\$371,000	1050	7	1942	Good	6050	N	N	8226 23RD AVE NE
45 - 4	954720	5630	11/18/10	\$425,000	\$458,000	1050	7	1927	VGood	2800	N	N	7337 16TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	717370	0871	3/15/12	\$550,000	\$588,000	1060	7	1948	Good	5150	N	N	7031 24TH AVE NE
45 - 4	318760	0090	10/29/10	\$350,000	\$376,000	1060	7	1937	Avg	5539	N	N	7742 22ND AVE NE
45 - 4	318810	0245	7/14/10	\$373,000	\$394,000	1060	7	1942	Good	6044	N	N	2215 NE 82ND ST
45 - 4	365870	0690	2/9/12	\$390,000	\$419,000	1060	7	1910	Good	3060	N	N	1212 NE 69TH ST
45 - 4	913710	2010	5/25/11	\$300,000	\$327,000	1070	7	1939	Avg	3500	Y	N	7000 8TH AVE NE
45 - 4	318660	0180	6/16/11	\$467,000	\$509,000	1080	7	1936	Avg	4191	N	N	8014 20TH AVE NE
45 - 4	318660	0405	9/22/12	\$435,000	\$448,000	1080	7	1937	Good	5116	N	N	7748 20TH AVE NE
45 - 4	682010	0015	7/13/12	\$385,000	\$403,000	1080	7	1925	Good	4181	N	N	1508 NE 75TH ST
45 - 4	682010	0300	4/27/12	\$390,000	\$414,000	1080	7	1925	Good	5702	N	N	1607 NE 77TH ST
45 - 4	954720	4520	7/19/12	\$440,000	\$460,000	1080	7	1915	VGood	3315	N	N	7330 18TH AVE NE
45 - 4	954720	4520	3/22/10	\$428,000	\$441,000	1080	7	1915	VGood	3315	N	N	7330 18TH AVE NE
45 - 4	921540	0095	9/25/12	\$311,500	\$320,000	1093	7	1953	Avg	4794	N	N	7015 25TH AVE NE
45 - 4	717730	0565	4/1/11	\$455,000	\$495,000	1110	7	1957	Avg	6180	N	N	7539 24TH AVE NE
45 - 4	717730	0565	10/22/12	\$450,000	\$460,000	1110	7	1957	Avg	6180	N	N	7539 24TH AVE NE
45 - 4	288770	2035	5/10/11	\$322,500	\$352,000	1110	7	1909	VGood	4305	N	N	7731 16TH AVE NE
45 - 4	318810	0145	10/19/11	\$365,000	\$397,000	1120	7	1942	Avg	6384	N	N	8151 21ST AVE NE
45 - 4	717730	0735	7/18/11	\$365,500	\$399,000	1120	7	1939	Good	6180	N	N	7338 24TH AVE NE
45 - 4	509895	0120	3/14/12	\$247,500	\$265,000	1128	7	2011	Avg	1974	N	N	2120 NE 89TH ST
45 - 4	509895	0080	5/7/12	\$243,000	\$258,000	1128	7	2011	Avg	1921	N	N	2112 NE 89TH ST
45 - 4	954720	5600	12/19/12	\$480,000	\$482,000	1130	7	1926	Good	3264	N	N	7353 16TH AVE NE
45 - 4	954720	2875	11/29/11	\$315,000	\$341,000	1130	7	1926	Avg	3150	N	N	7042 15TH AVE NE
45 - 4	288770	0805	10/26/11	\$360,000	\$391,000	1130	7	1946	Avg	4370	N	N	8206 19TH AVE NE
45 - 4	717370	0878	10/26/11	\$431,400	\$468,000	1140	7	1947	Good	5150	N	N	7050 24TH AVE NE
45 - 4	681460	0340	4/6/10	\$380,000	\$393,000	1150	7	1924	VGood	3360	N	N	7010 12TH AVE NE
45 - 4	318660	0595	7/16/10	\$380,000	\$402,000	1160	7	1939	Avg	8750	N	N	7720 RAVENNA AVE NE
45 - 4	681460	0020	3/10/11	\$388,000	\$422,000	1170	7	1949	Good	7440	N	N	7023 15TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	510140	0655	8/18/12	\$325,000	\$338,000	1170	7	1987	Avg	5744	N	N	8627 RAVENNA AVE NE
45 - 4	717530	0025	11/8/11	\$400,000	\$434,000	1180	7	1946	Good	4500	N	N	7047 RAVENNA AVE NE
45 - 4	717370	0514	6/16/11	\$420,000	\$458,000	1190	7	1947	Good	8320	N	N	7522 21ST AVE NE
45 - 4	952810	2854	12/17/12	\$327,500	\$329,000	1200	7	2007	Avg	1484	N	N	825 B NE 67TH ST
45 - 4	921540	0060	6/1/10	\$348,000	\$365,000	1210	7	1953	Avg	5264	N	N	7055 25TH AVE NE
45 - 4	109300	0140	11/3/10	\$497,000	\$535,000	1220	7	1910	VGood	5073	N	N	6831 24TH AVE NE
45 - 4	508140	0025	5/17/12	\$327,000	\$346,000	1260	7	1966	Avg	4080	N	N	7719 25TH AVE NE
45 - 4	954720	1165	1/29/10	\$541,500	\$551,000	1270	7	1910	VGood	3060	N	N	6540 19TH AVE NE
45 - 4	952810	2850	9/1/12	\$355,000	\$367,000	1280	7	2007	Avg	1602	N	N	823 a NE 67TH ST
45 - 4	717780	0105	4/20/10	\$515,000	\$535,000	1290	7	1927	Good	4416	N	N	7330 23RD AVE NE
45 - 4	717220	0070	7/2/10	\$420,000	\$443,000	1300	7	1940	Avg	8255	N	N	7545 21ST AVE NE
45 - 4	717730	0615	3/16/10	\$430,000	\$443,000	1310	7	1983	Avg	3090	N	N	7546 24TH AVE NE
45 - 4	318660	0040	4/8/10	\$501,000	\$519,000	1310	7	1942	Good	5500	N	N	8025 RAVENNA AVE NE
45 - 4	954720	3435	5/18/10	\$482,000	\$504,000	1310	7	1924	Avg	4080	N	N	7048 17TH AVE NE
45 - 4	297980	0100	12/12/11	\$445,000	\$481,000	1320	7	1928	Avg	3798	N	N	7714 14TH AVE NE
45 - 4	954720	2275	2/18/10	\$440,000	\$450,000	1320	7	1921	Good	3774	N	N	6818 16TH AVE NE
45 - 4	509895	0100	4/29/12	\$279,000	\$296,000	1321	7	2011	Avg	1635	N	N	2118 NE 89TH ST
45 - 4	509895	0090	5/10/12	\$275,000	\$292,000	1321	7	2011	Avg	1636	N	N	2116 NE 89TH ST
45 - 4	510140	0644	6/2/11	\$317,000	\$346,000	1340	7	2005	Avg	1339	N	N	8614 A 23RD AVE NE
45 - 4	288770	1125	6/22/11	\$470,000	\$513,000	1340	7	1940	Good	5700	N	N	8028 18TH AVE NE
45 - 4	314260	0265	2/22/10	\$584,000	\$598,000	1350	7	1927	Good	3325	N	N	7542 19TH AVE NE
45 - 4	717730	0620	7/11/12	\$430,000	\$450,000	1350	7	1987	Avg	3090	N	N	7542 24TH AVE NE
45 - 4	000900	0300	8/30/11	\$465,000	\$506,000	1360	7	1949	Avg	5150	N	N	7014 24TH AVE NE
45 - 4	954720	1460	5/5/10	\$350,000	\$365,000	1390	7	1911	Avg	4080	N	N	6822 19TH AVE NE
45 - 4	954720	1690	2/28/12	\$325,000	\$348,000	1390	7	1930	Avg	3060	N	N	6810 18TH AVE NE
45 - 4	509895	0070	3/13/12	\$265,000	\$284,000	1391	7	2011	Avg	1049	N	N	2114 NE 89TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	913710	1171	5/3/10	\$411,000	\$428,000	1400	7	1925	Avg	4500	N	N	7211 9TH AVE NE
45 - 4	509895	0110	5/28/12	\$266,000	\$281,000	1404	7	2011	Avg	1062	N	N	2122 NE 89TH ST
45 - 4	510140	0762	1/20/11	\$235,000	\$255,000	1410	7	2007	Avg	1384	N	N	8609 23RD AVE NE
45 - 4	288770	3205	6/11/10	\$543,000	\$570,000	1410	7	1927	Good	3800	N	N	7744 17TH AVE NE
45 - 4	365870	0750	8/27/12	\$502,000	\$520,000	1410	7	1902	VGood	3570	N	N	1201 NE 69TH ST
45 - 4	671670	0160	5/11/11	\$472,700	\$515,000	1420	7	1907	Good	3000	N	N	1021 NE 72ND ST
45 - 4	681460	0120	6/24/10	\$510,000	\$537,000	1420	7	1946	VGood	4800	N	N	7024 14TH AVE NE
45 - 4	288770	3350	5/25/10	\$580,000	\$607,000	1420	7	1908	VGood	4750	N	N	7746 18TH AVE NE
45 - 4	288770	3336	2/25/11	\$402,500	\$437,000	1420	7	1928	Avg	2562	N	N	1807 NE 80TH ST
45 - 4	288770	3336	10/31/12	\$428,000	\$436,000	1420	7	1928	Avg	2562	N	N	1807 NE 80TH ST
45 - 4	954720	5620	11/20/12	\$472,500	\$479,000	1420	7	1927	Good	3400	N	N	7343 16TH AVE NE
45 - 4	954720	5110	9/21/12	\$613,000	\$631,000	1430	7	1927	Good	4080	N	N	7340 16TH AVE NE
45 - 4	954720	1150	2/7/12	\$499,000	\$536,000	1430	7	1910	VGood	3060	N	N	6530 19TH AVE NE
45 - 4	288770	3335	5/5/11	\$475,000	\$518,000	1440	7	1928	Avg	3306	N	N	1803 NE 80TH ST
45 - 4	726620	0125	3/30/10	\$587,564	\$607,000	1450	7	1927	Good	3800	N	N	7516 19TH AVE NE
45 - 4	954720	2740	8/8/12	\$616,000	\$641,000	1460	7	1926	Good	4590	N	N	6817 16TH AVE NE
45 - 4	723760	0170	3/14/11	\$463,000	\$504,000	1460	7	1929	Avg	4308	N	N	7716 18TH AVE NE
45 - 4	954720	5610	7/13/11	\$618,000	\$674,000	1470	7	1926	VGood	3400	N	N	7349 16TH AVE NE
45 - 4	525730	0070	12/6/11	\$440,000	\$476,000	1480	7	1926	Avg	4974	N	N	7715 15TH AVE NE
45 - 4	913710	1131	9/23/11	\$470,000	\$511,000	1480	7	1900	Good	5500	Y	N	810 NE 72ND ST
45 - 4	052504	9116	3/18/11	\$380,000	\$413,000	1480	7	1923	Avg	2975	N	N	1352 NE 68TH ST
45 - 4	954720	4010	6/14/11	\$629,000	\$686,000	1500	7	1939	Good	4080	N	N	7056 19TH AVE NE
45 - 4	343550	0005	12/6/12	\$501,000	\$505,000	1510	7	1942	Good	7200	N	N	7356 20TH AVE NE
45 - 4	109300	0160	6/7/10	\$465,000	\$488,000	1540	7	1953	Avg	6180	N	N	6841 24TH AVE NE
45 - 4	954720	4305	1/21/11	\$325,000	\$352,000	1540	7	1940	Avg	4080	N	N	1915 NE 75TH ST
45 - 4	510140	0647	11/28/12	\$320,000	\$323,000	1550	7	1965	Avg	6380	N	N	2313 NE 88TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	000900	0095	4/11/11	\$492,000	\$536,000	1560	7	1964	Avg	5150	N	N	7011 23RD AVE NE
45 - 4	318660	0450	10/12/12	\$598,750	\$613,000	1560	7	1937	Good	5083	N	N	7742 21ST AVE NE
45 - 4	000900	0175	5/23/12	\$525,000	\$555,000	1560	7	1921	Good	5150	N	N	7016 23RD AVE NE
45 - 4	365870	0530	2/22/12	\$320,000	\$343,000	1560	7	1925	Avg	4590	N	N	1009 NE 70TH ST
45 - 4	954720	4850	12/17/12	\$473,000	\$475,000	1570	7	1926	Good	3060	N	N	7356 17TH AVE NE
45 - 4	723760	0065	10/1/12	\$535,000	\$550,000	1570	7	1928	VGood	3588	N	N	7718 19TH AVE NE
45 - 4	723760	0055	8/10/12	\$625,000	\$650,000	1600	7	1929	VGood	3660	N	N	7726 19TH AVE NE
45 - 4	726620	0065	2/16/12	\$512,000	\$550,000	1600	7	1926	Good	3800	N	N	7508 18TH AVE NE
45 - 4	318660	0065	6/26/12	\$540,000	\$567,000	1600	7	1941	Good	7064	N	N	8010 23RD AVE NE
45 - 4	717730	0256	4/22/11	\$391,000	\$426,000	1610	7	1919	Good	4635	N	N	7331 23RD AVE NE
45 - 4	682010	0040	1/22/10	\$333,300	\$338,000	1610	7	1910	Good	6335	N	N	1600 NE 75TH ST
45 - 4	682010	0085	5/21/10	\$481,000	\$503,000	1620	7	1938	Good	7729	N	N	1557 NE 76TH ST
45 - 4	528220	0035	4/15/10	\$364,888	\$378,000	1620	7	1927	Good	3800	N	N	7607 15TH AVE NE
45 - 4	203850	0185	4/8/11	\$596,500	\$650,000	1630	7	1928	Good	5640	N	N	6524 20TH AVE NE
45 - 4	954720	2245	5/11/10	\$635,000	\$663,000	1650	7	1916	Good	3672	N	N	6808 16TH AVE NE
45 - 4	726620	0090	1/13/10	\$499,950	\$506,000	1650	7	1927	Good	3800	N	N	7515 19TH AVE NE
45 - 4	318810	0140	3/28/12	\$585,000	\$625,000	1660	7	1942	VGood	6413	N	N	8123 21ST AVE NE
45 - 4	510140	0746	8/28/12	\$340,000	\$352,000	1670	7	2012	Avg	1628	N	N	8621 23RD AVE NE
45 - 4	510140	0747	8/31/12	\$325,000	\$336,000	1670	7	2012	Avg	1323	N	N	8619 23RD AVE NE
45 - 4	510140	0745	9/4/12	\$344,950	\$357,000	1670	7	2012	Avg	2486	N	N	8623 23RD AVE NE
45 - 4	052504	9165	7/1/11	\$565,000	\$616,000	1670	7	1941	Good	4042	N	N	1261 NE 69TH ST
45 - 4	717370	0659	4/13/11	\$475,000	\$517,000	1670	7	2010	Avg	1670	N	N	6544 23RD AVE NE
45 - 4	954720	1000	4/5/12	\$652,000	\$695,000	1680	7	1923	VGood	4590	N	N	6529 19TH AVE NE
45 - 4	288770	3455	4/15/11	\$640,000	\$697,000	1680	7	1928	VGood	4305	N	N	7742 19TH AVE NE
45 - 4	717530	0050	7/8/11	\$580,000	\$632,000	1710	7	1926	VGood	4950	N	N	2111 NE 73RD ST
45 - 4	288770	3265	12/12/12	\$551,500	\$555,000	1710	7	1926	VGood	3587	N	N	7708 17TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	203850	0115	12/27/11	\$430,000	\$464,000	1730	7	1921	Good	4268	N	N	2028 NE 65TH ST
45 - 4	288770	0876	4/18/12	\$378,000	\$402,000	1770	7	1985	Avg	3325	N	N	8241 20TH AVE NE
45 - 4	297980	0070	8/3/12	\$485,000	\$505,000	1790	7	2001	Avg	3798	N	N	7724 14TH AVE NE
45 - 4	052504	9079	1/7/10	\$385,000	\$389,000	1800	7	1915	Good	4375	N	N	1324 NE 68TH ST
45 - 4	717780	0045	11/16/10	\$749,000	\$807,000	1870	7	1925	VGood	5700	N	N	7300 RAVENNA AVE NE
45 - 4	716920	0075	10/23/12	\$542,000	\$553,000	1950	7	1910	Good	6120	N	N	6537 23RD AVE NE
45 - 4	318760	0065	5/26/10	\$620,000	\$649,000	1960	7	1937	VGood	4380	N	N	7743 22ND AVE NE
45 - 4	288770	3400	8/26/11	\$604,000	\$658,000	1990	7	1928	Good	3800	N	N	7741 19TH AVE NE
45 - 4	954720	0990	3/14/12	\$675,000	\$722,000	2020	7	1921	Good	4080	N	N	6533 19TH AVE NE
45 - 4	365870	0600	8/4/10	\$519,500	\$551,000	2050	7	1993	Avg	3060	N	N	1024 NE 69TH ST
45 - 4	318660	0605	4/15/12	\$605,000	\$644,000	2140	7	1993	Avg	8613	N	N	7710 RAVENNA AVE NE
45 - 4	913810	0350	5/6/10	\$572,000	\$596,000	2290	7	1900	Good	6000	Y	N	907 NE 72ND ST
45 - 4	952810	2125	7/31/12	\$485,000	\$506,000	2320	7	1901	Good	6180	N	N	836 NE 69TH ST
45 - 4	954720	4510	7/15/10	\$642,000	\$679,000	2340	7	2010	Avg	3060	N	N	7328 18TH AVE NE
45 - 4	052504	9114	5/24/11	\$355,000	\$387,000	2440	7	1920	Avg	4505	N	N	1342 NE 68TH ST
45 - 4	510140	2002	6/21/12	\$427,500	\$450,000	3570	7	1972	Avg	6720	N	N	8821 23RD AVE NE
45 - 4	954720	5255	9/7/11	\$515,000	\$561,000	930	8	1922	VGood	3060	N	N	7313 17TH AVE NE
45 - 4	954720	2595	9/13/10	\$377,000	\$403,000	960	8	1954	VGood	6120	N	N	6832 15TH AVE NE
45 - 4	954720	2610	11/3/10	\$465,000	\$500,000	990	8	1953	Good	4080	N	N	6902 15TH AVE NE
45 - 4	717370	0670	4/26/12	\$560,000	\$595,000	1010	8	1947	VGood	4860	N	N	6555 24TH AVE NE
45 - 4	954720	3070	3/17/10	\$425,000	\$438,000	1020	8	1950	Avg	5100	N	N	7020 16TH AVE NE
45 - 4	682010	0285	2/2/12	\$560,000	\$602,000	1100	8	1955	Avg	7602	N	N	1617 NE 77TH ST
45 - 4	717370	0835	3/11/10	\$472,500	\$486,000	1170	8	1952	Avg	5150	N	N	6812 24TH AVE NE
45 - 4	726620	0145	9/20/12	\$325,000	\$335,000	1170	8	1949	Avg	4861	N	N	1916 NE 75TH ST
45 - 4	052504	9065	7/29/11	\$290,000	\$316,000	1180	8	2008	Avg	872	N	N	7554B 12TH AVE NE
45 - 4	052504	9174	12/4/12	\$303,000	\$306,000	1180	8	2008	Avg	1231	N	N	7552A 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	052504	9173	10/10/12	\$301,500	\$309,000	1200	8	2008	Avg	998	N	N	7552B 12TH AVE NE
45 - 4	288770	1620	1/30/12	\$545,000	\$586,000	1200	8	2011	Avg	4301	N	N	8023 17TH AVE NE
45 - 4	318760	0155	11/28/11	\$384,500	\$416,000	1200	8	1939	Good	5135	N	N	2225 NE 80TH ST
45 - 4	716920	0195	5/8/12	\$515,000	\$546,000	1230	8	1958	Good	4080	N	N	6537 24TH AVE NE
45 - 4	288770	1415	10/5/12	\$485,000	\$498,000	1230	8	1929	Good	2850	N	N	8023 18TH AVE NE
45 - 4	288770	1415	2/23/12	\$460,000	\$494,000	1230	8	1929	Good	2850	N	N	8023 18TH AVE NE
45 - 4	052504	9170	2/3/12	\$309,950	\$333,000	1240	8	2008	Avg	1103	N	N	7554C 12TH AVE NE
45 - 4	717730	0240	4/16/10	\$387,500	\$402,000	1250	8	1976	Avg	3162	N	N	7332 1/2 RAVENNA AVE NE
45 - 4	726620	0105	5/10/11	\$475,000	\$518,000	1300	8	1963	Avg	3800	N	N	7529 19TH AVE NE
45 - 4	954720	0210	5/21/12	\$635,000	\$672,000	1320	8	1909	VGood	4080	N	N	6529 16TH AVE NE
45 - 4	716950	0140	5/24/10	\$411,000	\$430,000	1340	8	2005	Avg	1133	N	N	6517 B 25TH AVE NE
45 - 4	716950	0020	4/29/11	\$390,000	\$425,000	1340	8	2005	Avg	1101	N	N	6533 B 25TH AVE NE
45 - 4	716950	0110	9/19/12	\$409,000	\$421,000	1340	8	2005	Avg	1099	N	N	6521 C 25TH AVE NE
45 - 4	716950	0150	8/23/10	\$385,000	\$410,000	1340	8	2005	Avg	1137	N	N	6517 C 25TH AVE NE
45 - 4	314260	0005	3/17/10	\$608,200	\$626,000	1390	8	1927	Good	4618	N	N	7557 18TH AVE NE
45 - 4	954720	4700	6/27/12	\$550,000	\$578,000	1430	8	1929	Good	4080	Y	N	7315 19TH AVE NE
45 - 4	726620	0110	7/22/10	\$552,500	\$585,000	1460	8	1926	Good	3800	N	N	7528 19TH AVE NE
45 - 4	716950	0040	1/18/11	\$387,000	\$419,000	1480	8	2005	Avg	1741	N	N	6533 D 25TH AVE NE
45 - 4	726620	0020	5/11/11	\$490,000	\$534,000	1480	8	1927	Avg	4119	N	N	7515 18TH AVE NE
45 - 4	318660	0160	11/13/12	\$500,000	\$508,000	1480	8	1931	Avg	3900	N	N	2010 NE 80TH ST
45 - 4	954720	3740	3/22/12	\$427,500	\$457,000	1503	8	1929	Avg	4080	N	N	7057 19TH AVE NE
45 - 4	726620	0075	12/11/12	\$450,000	\$453,000	1510	8	1929	Avg	3393	N	N	1816 NE 75TH ST
45 - 4	954720	1310	4/8/10	\$480,000	\$497,000	1530	8	1930	Avg	4590	N	N	6511 20TH AVE NE
45 - 4	318660	0105	6/17/11	\$569,000	\$621,000	1550	8	1930	VGood	4604	N	N	8019 21ST AVE NE
45 - 4	318660	0275	2/3/12	\$427,500	\$460,000	1580	8	1930	Good	5116	N	N	7723 21ST AVE NE
45 - 4	954720	4350	4/13/12	\$580,000	\$618,000	1610	8	1940	VGood	5100	N	N	7341 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	671670	0370	5/1/12	\$568,000	\$603,000	1630	8	1912	VGood	4500	N	N	1018 NE 72ND ST
45 - 4	954720	4560	9/27/10	\$569,950	\$610,000	1650	8	1929	Good	6120	N	N	7348 18TH AVE NE
45 - 4	954720	0940	11/15/11	\$559,000	\$606,000	1690	8	1911	Good	4080	N	N	6555 19TH AVE NE
45 - 4	052504	9147	2/9/11	\$439,000	\$477,000	1700	8	1930	Avg	5100	N	N	7520 12TH AVE NE
45 - 4	753730	0115	2/10/12	\$570,000	\$613,000	1720	8	1929	VGood	3800	N	N	7517 14TH AVE NE
45 - 4	275470	0020	6/28/11	\$557,000	\$607,000	1810	8	2004	Avg	3271	N	N	7019 RAVENNA AVE NE
45 - 4	288770	0820	12/24/12	\$615,000	\$617,000	1810	8	1930	Good	3990	N	N	8201 20TH AVE NE
45 - 4	671670	0292	7/29/11	\$549,950	\$600,000	1830	8	2010	Avg	3000	N	N	1101 NE 73RD ST
45 - 4	954720	4980	5/21/10	\$602,500	\$630,000	1930	8	1926	VGood	6120	N	N	7311 18TH AVE NE
45 - 4	954720	1825	12/12/11	\$762,500	\$825,000	1980	8	1992	Good	4590	N	N	6849 19TH AVE NE
45 - 4	954720	3610	11/7/12	\$760,000	\$773,000	1980	8	1925	VGood	5168	N	N	7002 18TH AVE NE
45 - 4	525730	0025	4/6/11	\$505,000	\$550,000	2040	8	1969	Good	4960	N	N	7745 15TH AVE NE
45 - 4	288770	0580	7/8/10	\$500,000	\$528,000	2070	8	2001	Avg	3287	N	N	8217 18TH AVE NE
45 - 4	681460	0285	6/1/11	\$770,000	\$840,000	2120	8	1927	VGood	4480	N	N	7019 BROOKLYN AVE NE
45 - 4	954720	0930	9/22/11	\$775,000	\$843,000	2130	8	1915	VGood	4080	N	N	6557 19TH AVE NE
45 - 4	954720	0735	7/6/12	\$830,000	\$870,000	2150	8	1919	VGood	6120	N	N	6523 18TH AVE NE
45 - 4	954720	4740	12/7/12	\$800,000	\$806,000	2280	8	1920	Good	6120	N	N	1702 NE 73RD ST
45 - 4	954720	0330	10/6/10	\$771,900	\$827,000	2590	8	1924	VGood	4080	N	N	6524 16TH AVE NE
45 - 4	913810	0355	4/26/10	\$485,000	\$504,000	3020	8	1989	Avg	6000	Y	N	901 NE 72ND ST
45 - 4	952810	3047	2/28/12	\$359,950	\$386,000	1269	9	2008	Avg	1346	N	N	827 A NE 66TH ST
45 - 4	508140	0320	3/25/11	\$502,500	\$547,000	1360	9	2003	Avg	5000	N	N	7549 25TH AVE NE
45 - 4	952810	3045	3/29/11	\$358,000	\$390,000	1387	9	2008	Avg	1981	N	N	825 NE 66TH ST
45 - 4	318660	0440	2/4/11	\$710,000	\$771,000	1590	9	1935	VGood	5047	N	N	7748 21ST AVE NE
45 - 4	954720	1185	6/6/12	\$617,000	\$651,000	1690	9	1929	Good	4590	N	N	6550 19TH AVE NE
45 - 4	288770	3086	7/1/10	\$629,950	\$664,000	1690	9	1928	VGood	2957	N	N	7701 17TH AVE NE
45 - 4	288770	1980	6/13/12	\$625,000	\$658,000	1880	9	2012	Avg	2726	N	N	1516 NE 77TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 4	954720	4735	7/18/11	\$759,500	\$828,000	2090	9	2007	Avg	3060	N	N	1708 NE 73RD ST
45 - 4	753730	0100	9/12/11	\$680,000	\$740,000	2270	9	2011	Avg	3800	N	N	7511 14TH AVE NE
45 - 4	682010	0335	5/9/11	\$629,500	\$686,000	2280	9	2001	Avg	5040	N	N	1513 NE 77TH ST
45 - 4	275470	0036	6/16/10	\$775,000	\$815,000	2490	9	2009	Avg	4216	N	N	7011 RAVENNA AVE NE
45 - 4	275520	0115	12/13/12	\$965,000	\$971,000	2800	9	2007	Avg	6394	N	N	6804 20TH AVE NE
45 - 4	000900	0050	11/8/12	\$899,000	\$914,000	2800	9	2012	Avg	3811	N	N	7008 RAVENNA AVE NE
45 - 4	324750	0065	10/5/12	\$914,000	\$938,000	3210	9	2007	Avg	5120	N	N	6831 21ST AVE NE
45 - 4	716820	0095	8/23/11	\$840,000	\$915,000	2570	10	2007	Avg	5001	N	N	7316 21ST AVE NE
45 - 5	792010	0110	9/24/12	\$343,000	\$353,000	720	6	1925	Good	5250	N	N	6837 27TH AVE NE
45 - 5	565260	0165	10/3/12	\$365,000	\$375,000	750	6	1993	Avg	2600	N	N	9112 32ND AVE NE
45 - 5	717020	0090	12/14/12	\$367,000	\$369,000	780	6	1927	Avg	3800	N	N	7019 34TH AVE NE
45 - 5	536320	0129	4/28/10	\$375,000	\$390,000	790	6	1943	Avg	5100	N	N	3231 NE 86TH ST
45 - 5	510140	4244	6/27/11	\$256,000	\$279,000	820	6	1951	Good	7293	N	N	2308 NE 92ND ST
45 - 5	329080	0150	9/15/10	\$295,000	\$315,000	850	6	2001	Avg	4120	N	N	7315 34TH AVE NE
45 - 5	536320	0266	10/27/11	\$359,500	\$390,000	880	6	1937	VGood	5029	N	N	3039 NE 90TH ST
45 - 5	797720	0265	8/27/12	\$570,000	\$591,000	930	6	1942	Good	4590	Y	N	7536 30TH AVE NE
45 - 5	329080	0155	12/27/12	\$238,000	\$238,000	970	6	1927	Avg	4120	N	N	7311 34TH AVE NE
45 - 5	510140	2479	11/9/12	\$318,500	\$324,000	1000	6	1911	Avg	5389	N	N	9112 23RD AVE NE
45 - 5	565260	0445	7/27/12	\$265,000	\$277,000	1070	6	1926	Avg	5016	N	N	9417 32ND AVE NE
45 - 5	042504	9052	11/1/11	\$365,000	\$396,000	1160	6	1921	VGood	7600	N	N	2518 NE 65TH ST
45 - 5	792010	0130	3/22/12	\$483,500	\$517,000	1250	6	1924	Good	5100	N	N	6836 26TH AVE NE
45 - 5	510140	2468	2/24/10	\$335,000	\$343,000	1270	6	1952	Avg	5413	N	N	2384 NE 90TH ST
45 - 5	042504	9053	12/4/12	\$632,000	\$638,000	2380	6	1969	Fair	7800	N	N	2510 NE 65TH ST
45 - 5	864150	0206	3/12/12	\$170,000	\$182,000	751	7	2005	Avg	2081	N	N	9131 A 23RD AVE NE
45 - 5	510140	2120	5/1/10	\$410,000	\$427,000	770	7	2001	Avg	7200	N	N	8808 RAVENNA AVE NE
45 - 5	921290	0645	10/14/12	\$464,000	\$475,000	780	7	1942	Good	6000	N	N	3141 NE 82ND ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	797720	1430	7/30/10	\$397,000	\$421,000	800	7	1942	Good	5100	N	N	7703 34TH AVE NE
45 - 5	797720	1570	6/11/12	\$287,500	\$303,000	800	7	1952	Avg	4560	N	N	7748 33RD AVE NE
45 - 5	921290	0105	6/22/12	\$365,000	\$384,000	810	7	1942	Avg	6000	N	N	8010 30TH AVE NE
45 - 5	921290	0305	3/10/11	\$426,000	\$463,000	820	7	1942	Good	6000	N	N	3134 NE 84TH ST
45 - 5	921290	0255	11/17/11	\$350,000	\$379,000	820	7	1942	Avg	6000	N	N	3159 NE 85TH ST
45 - 5	921290	0900	2/22/12	\$259,975	\$279,000	820	7	1941	Avg	6801	N	N	3416 NE 80TH ST
45 - 5	797720	0920	5/17/10	\$343,500	\$359,000	830	7	1947	Avg	5100	N	N	7716 32ND AVE NE
45 - 5	864150	0282	6/10/10	\$260,000	\$273,000	840	7	2005	Avg	873	N	N	9167 23RD AVE NE
45 - 5	717020	0100	4/12/12	\$502,000	\$535,000	840	7	1929	VGood	3800	N	N	7025 34TH AVE NE
45 - 5	921290	0160	1/14/10	\$522,000	\$528,000	860	7	1942	Good	6000	N	N	8205 31ST AVE NE
45 - 5	921290	0240	6/17/10	\$400,000	\$421,000	860	7	1942	Avg	6000	N	N	3141 NE 85TH ST
45 - 5	043900	0495	10/19/12	\$305,000	\$312,000	860	7	1951	Avg	6000	N	N	2723 NE 87TH ST
45 - 5	921290	0630	9/23/11	\$420,000	\$457,000	870	7	1942	Avg	6000	N	N	3121 NE 82ND ST
45 - 5	921440	0060	4/15/10	\$450,000	\$467,000	870	7	1947	Good	5724	N	N	7219 27TH AVE NE
45 - 5	741020	0020	1/20/10	\$265,000	\$269,000	870	7	1945	Avg	5632	N	N	6845 35TH AVE NE
45 - 5	921290	0150	9/13/11	\$495,000	\$539,000	880	7	1942	Avg	6000	N	N	8209 31ST AVE NE
45 - 5	921290	0115	5/17/12	\$475,000	\$503,000	880	7	1942	Good	6000	N	N	8409 31ST AVE NE
45 - 5	332750	0070	7/16/11	\$466,000	\$508,000	880	7	1947	Good	8280	Y	N	2571 NE 83RD ST
45 - 5	921290	0695	12/17/12	\$494,000	\$496,000	890	7	1942	Avg	6000	N	N	3122 NE 81ST ST
45 - 5	921440	0010	9/23/11	\$335,000	\$364,000	890	7	1947	Good	5184	N	N	7269 27TH AVE NE
45 - 5	565260	0271	2/23/10	\$363,400	\$372,000	910	7	1947	Good	6782	N	N	3203 NE 94TH ST
45 - 5	921290	0250	1/26/10	\$371,500	\$377,000	910	7	1942	Avg	6000	N	N	3153 NE 85TH ST
45 - 5	797720	1365	4/20/10	\$494,950	\$514,000	920	7	1997	Avg	7650	N	N	7550 33RD AVE NE
45 - 5	508140	0430	11/23/10	\$360,000	\$388,000	920	7	1952	Avg	5100	N	N	7505 26TH AVE NE
45 - 5	536320	0270	4/11/11	\$309,000	\$337,000	920	7	1956	Avg	5916	N	N	3028 NE 89TH ST
45 - 5	565260	0563	12/6/10	\$365,000	\$394,000	920	7	1951	Good	8138	N	N	3048 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	510140	2472	3/9/10	\$308,450	\$317,000	940	7	1923	Avg	5413	N	N	9126 23RD AVE NE
45 - 5	797720	0430	5/18/10	\$350,000	\$366,000	950	7	1953	Good	5100	N	N	7503 32ND AVE NE
45 - 5	717020	0055	12/9/11	\$501,700	\$543,000	970	7	1949	VGood	3800	N	N	7014 33RD AVE NE
45 - 5	043900	0360	8/11/10	\$345,000	\$367,000	970	7	1952	Good	6000	N	N	8810 26TH AVE NE
45 - 5	717020	0040	6/13/11	\$467,000	\$509,000	980	7	1949	Good	3800	N	N	7028 33RD AVE NE
45 - 5	536320	0269	9/1/12	\$375,000	\$388,000	980	7	1942	Good	6281	N	N	3012 NE 89TH ST
45 - 5	042504	9049	6/12/12	\$387,600	\$408,000	990	7	2006	Avg	6342	N	N	2610 NE 65TH ST
45 - 5	332750	0060	11/13/12	\$451,000	\$458,000	1000	7	1947	Avg	8280	Y	N	2581 NE 83RD ST
45 - 5	797720	1395	11/20/10	\$405,000	\$436,000	1020	7	1950	Good	5100	N	N	7559 34TH AVE NE
45 - 5	565260	0782	3/24/12	\$426,000	\$455,000	1020	7	2011	Avg	8353	N	N	2701 NE 91ST ST
45 - 5	921290	0565	3/24/11	\$350,000	\$381,000	1020	7	1942	Good	6120	N	N	3130 NE 82ND ST
45 - 5	740970	0300	11/8/10	\$512,000	\$551,000	1030	7	1924	Avg	4100	N	N	6800 30TH AVE NE
45 - 5	921540	0185	11/30/12	\$430,000	\$434,000	1040	7	1954	Avg	5100	N	N	7024 25TH AVE NE
45 - 5	369290	0200	5/21/10	\$455,000	\$476,000	1040	7	1939	Good	4732	Y	N	2822 NE 68TH ST
45 - 5	565260	0980	10/21/10	\$352,500	\$379,000	1040	7	1955	Avg	7056	N	N	2736 NE 92ND ST
45 - 5	921290	0620	3/29/11	\$412,500	\$449,000	1050	7	1942	Good	6000	N	N	3109 NE 82ND ST
45 - 5	921490	0075	10/25/11	\$510,000	\$554,000	1060	7	1952	Avg	5471	N	N	7266 29TH AVE NE
45 - 5	921290	0130	12/1/11	\$480,000	\$520,000	1070	7	1942	Avg	6000	N	N	8315 31ST AVE NE
45 - 5	717020	0140	6/5/12	\$595,000	\$628,000	1070	7	1947	VGood	5795	N	N	7002 34TH AVE NE
45 - 5	254570	0140	9/10/12	\$463,000	\$478,000	1070	7	1941	Avg	6343	N	N	2739 NE 89TH ST
45 - 5	740970	0725	6/1/10	\$499,950	\$524,000	1080	7	1924	Good	5000	N	N	6520 31ST AVE NE
45 - 5	921440	0395	5/27/11	\$420,000	\$458,000	1080	7	1947	Avg	5488	N	N	7031 28TH AVE NE
45 - 5	740970	0270	11/19/12	\$498,000	\$505,000	1090	7	1926	Avg	4500	N	N	6822 30TH AVE NE
45 - 5	369290	0315	11/18/10	\$460,000	\$496,000	1090	7	1940	Good	5200	N	N	6810 29TH AVE NE
45 - 5	565260	1105	11/16/12	\$348,000	\$353,000	1090	7	1928	Good	4349	N	N	2507 NE 95TH ST
45 - 5	741020	0040	2/22/12	\$423,333	\$454,000	1100	7	1942	Good	5376	N	N	6831 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	565260	0810	3/29/11	\$440,000	\$479,000	1110	7	1974	VGood	7253	N	N	2739 NE 91ST ST
45 - 5	510140	4270	11/12/12	\$363,300	\$369,000	1110	7	1931	Avg	8525	N	N	9213 25TH AVE NE
45 - 5	565260	0680	3/16/12	\$449,000	\$480,000	1120	7	1929	Avg	6240	N	N	3032 NE 91ST ST
45 - 5	893810	0115	8/28/12	\$452,500	\$469,000	1120	7	1950	Avg	5500	N	N	6853 28TH AVE NE
45 - 5	565310	0065	10/25/10	\$387,000	\$416,000	1120	7	2001	Avg	7435	N	N	3046 NE 90TH ST
45 - 5	921440	0255	12/7/11	\$540,000	\$584,000	1130	7	1947	Avg	6570	N	N	7205 28TH AVE NE
45 - 5	740970	0320	7/26/11	\$510,000	\$556,000	1130	7	1965	Avg	7424	N	N	6843 30TH AVE NE
45 - 5	921490	0125	3/17/11	\$444,750	\$484,000	1130	7	1952	Avg	5332	N	N	7206 29TH AVE NE
45 - 5	921440	0360	4/7/10	\$475,000	\$492,000	1130	7	1947	Good	6110	N	N	7037 28TH AVE NE
45 - 5	797720	0405	10/6/10	\$440,000	\$472,000	1140	7	1942	Good	5100	N	N	7512 31ST AVE NE
45 - 5	254570	0145	6/22/11	\$550,000	\$600,000	1150	7	1941	VGood	6343	N	N	2745 NE 89TH ST
45 - 5	797720	0455	3/15/10	\$579,000	\$596,000	1150	7	1953	VGood	5100	N	N	7530 31ST AVE NE
45 - 5	797720	1130	3/26/10	\$369,500	\$381,000	1150	7	1956	Avg	4080	N	N	7517 33RD AVE NE
45 - 5	565260	1166	12/12/12	\$433,625	\$436,000	1150	7	1955	Avg	6120	N	N	9417 27TH AVE NE
45 - 5	740970	0460	5/1/12	\$610,000	\$648,000	1160	7	1927	Good	6000	N	N	6549 31ST AVE NE
45 - 5	510140	2418	6/17/11	\$365,000	\$398,000	1180	7	1950	Avg	5381	N	N	2309 NE 91ST ST
45 - 5	508140	0450	2/6/12	\$355,000	\$382,000	1180	7	1950	Avg	5100	N	N	7519 26TH AVE NE
45 - 5	797720	0740	7/2/12	\$350,000	\$367,000	1180	7	1950	Avg	5100	N	N	7739 32ND AVE NE
45 - 5	921290	0450	6/9/10	\$438,000	\$460,000	1190	7	1942	Avg	6000	N	N	3140 NE 83RD ST
45 - 5	565260	0850	1/18/11	\$400,000	\$434,000	1190	7	1920	Good	10585	N	N	2719 NE 92ND ST
45 - 5	740970	0330	10/26/12	\$493,000	\$503,000	1200	7	1925	Avg	4640	N	N	6835 30TH AVE NE
45 - 5	329080	0015	10/21/11	\$450,000	\$489,000	1200	7	1958	Avg	4160	N	N	7333 33RD AVE NE
45 - 5	043900	0220	9/22/10	\$450,000	\$481,000	1200	7	1953	Avg	6000	N	N	8915 26TH AVE NE
45 - 5	797720	1590	7/9/12	\$415,150	\$435,000	1200	7	1952	Avg	6120	N	N	7755 34TH AVE NE
45 - 5	792010	0075	1/3/11	\$395,000	\$428,000	1220	7	1959	Good	5100	N	N	6842 25TH AVE NE
45 - 5	151380	0081	11/14/11	\$515,000	\$558,000	1230	7	1958	Good	7500	N	N	2543 NE 83RD ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	797720	1410	7/21/10	\$390,000	\$413,000	1230	7	1946	Avg	5100	N	N	7710 33RD AVE NE
45 - 5	042504	9073	7/19/10	\$305,000	\$323,000	1240	7	1941	Avg	3600	N	N	2614 NE 65TH ST
45 - 5	254570	0115	4/25/12	\$395,000	\$420,000	1240	7	1940	Avg	9515	N	N	2715 NE 89TH ST
45 - 5	369290	0135	5/20/10	\$530,000	\$554,000	1250	7	1947	Good	5000	N	N	6826 28TH AVE NE
45 - 5	797720	1215	8/11/11	\$358,950	\$391,000	1260	7	1930	Avg	7140	N	N	3302 NE 75TH ST
45 - 5	151380	0040	5/14/10	\$560,000	\$585,000	1260	7	1933	VGood	7773	N	N	2547 NE 85TH ST
45 - 5	797720	1556	9/2/11	\$450,500	\$491,000	1330	7	1948	Avg	6120	N	N	3309 NE 80TH ST
45 - 5	565260	1235	7/27/10	\$475,000	\$503,000	1330	7	1941	Good	7328	N	N	2538 NE 92ND ST
45 - 5	740970	0655	7/2/12	\$445,000	\$467,000	1330	7	1928	Good	4000	N	N	6515 32ND AVE NE
45 - 5	565260	0829	5/22/12	\$400,000	\$423,000	1340	7	1952	Avg	7412	N	N	9000 27TH AVE NE
45 - 5	510140	2151	1/21/11	\$379,000	\$411,000	1340	7	1955	Avg	8063	N	N	8907 25TH AVE NE
45 - 5	921290	0415	9/2/11	\$520,000	\$566,000	1350	7	1942	Good	7715	N	N	3177 NE 84TH ST
45 - 5	043900	0525	12/8/11	\$332,000	\$359,000	1350	7	1951	Avg	7643	N	N	2615 NE 87TH ST
45 - 5	741020	0155	11/15/10	\$395,000	\$425,000	1350	7	1941	Good	5632	N	N	6823 34TH AVE NE
45 - 5	369290	0285	7/27/12	\$599,950	\$626,000	1360	7	1939	VGood	5700	N	N	6822 29TH AVE NE
45 - 5	536320	0264	5/17/10	\$350,000	\$366,000	1360	7	1937	Good	4981	N	N	3049 NE 90TH ST
45 - 5	740970	0250	9/8/11	\$635,000	\$691,000	1380	7	1924	Good	5000	N	N	6838 30TH AVE NE
45 - 5	043800	0110	9/22/11	\$470,000	\$511,000	1380	7	1958	Avg	5400	Y	N	2817 NE 82ND ST
45 - 5	043900	0100	11/8/11	\$399,950	\$434,000	1380	7	1961	Avg	6000	N	N	8510 25TH AVE NE
45 - 5	043900	0295	8/10/10	\$395,000	\$420,000	1390	7	1951	Avg	6000	N	N	8823 27TH AVE NE
45 - 5	043800	0130	3/29/12	\$636,000	\$679,000	1410	7	1958	Avg	6860	N	N	8032 28TH AVE NE
45 - 5	921290	0775	10/14/10	\$559,000	\$600,000	1430	7	1942	Good	6000	N	N	3141 NE 81ST ST
45 - 5	254570	0185	5/5/10	\$575,000	\$599,000	1430	7	1939	Good	6343	N	N	2732 NE 88TH ST
45 - 5	536320	0115	12/12/11	\$450,000	\$487,000	1430	7	1954	Avg	6120	N	N	3211 NE 87TH ST
45 - 5	565260	0190	5/13/10	\$500,000	\$522,000	1440	7	1925	VGood	10578	N	N	3233 NE 92ND ST
45 - 5	921440	0445	5/10/11	\$619,500	\$675,000	1450	7	1947	Good	7062	N	N	7002 28TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	043800	0170	11/18/10	\$620,000	\$668,000	1490	7	1958	Avg	6380	Y	N	8041 30TH AVE NE
45 - 5	740970	0105	7/10/12	\$525,000	\$550,000	1500	7	1928	Avg	4000	N	N	6838 31ST AVE NE
45 - 5	769710	0065	6/20/11	\$440,000	\$480,000	1520	7	1946	Avg	5910	N	N	3051 NE 86TH ST
45 - 5	565260	1245	10/1/12	\$386,000	\$397,000	1530	7	1949	Good	11806	N	N	2548 NE 92ND ST
45 - 5	797720	1145	4/11/12	\$389,950	\$415,000	1560	7	1941	Avg	6120	N	N	7527 33RD AVE NE
45 - 5	254570	0210	5/7/12	\$480,000	\$509,000	1560	7	1939	VGood	9564	N	N	2703 NE 88TH ST
45 - 5	815660	0145	10/18/11	\$483,650	\$525,000	1570	7	1910	Good	5100	N	N	6813 26TH AVE NE
45 - 5	741020	0095	8/16/12	\$725,000	\$753,000	1580	7	1942	VGood	6016	N	N	6848 34TH AVE NE
45 - 5	043900	0455	5/3/11	\$499,900	\$545,000	1590	7	1951	Good	5594	N	N	8611 30TH AVE NE
45 - 5	769710	0035	2/18/10	\$600,000	\$613,000	1590	7	1946	Good	5910	N	N	3020 NE 85TH ST
45 - 5	043900	0520	12/15/11	\$489,000	\$529,000	1590	7	1951	Good	6610	N	N	2621 NE 87TH ST
45 - 5	741020	0165	9/10/12	\$500,000	\$516,000	1610	7	1941	Avg	6400	N	N	6819 34TH AVE NE
45 - 5	741020	0085	1/13/10	\$575,000	\$582,000	1620	7	1942	Good	6016	N	N	6840 34TH AVE NE
45 - 5	565260	0446	1/24/11	\$405,000	\$439,000	1620	7	1957	VGood	5292	N	N	3057 NE 95TH ST
45 - 5	536320	0242	5/20/12	\$420,000	\$444,000	1630	7	1935	Avg	5000	N	N	3015 NE 89TH ST
45 - 5	740970	0355	12/3/12	\$710,000	\$716,000	1770	7	2007	Avg	6429	N	N	6811 30TH AVE NE
45 - 5	565260	0515	6/23/10	\$485,000	\$511,000	1820	7	1927	Good	10338	N	N	9222 30TH AVE NE
45 - 5	565260	0614	1/25/10	\$535,000	\$543,000	1830	7	1923	VGood	10987	N	N	3033 NE 92ND ST
45 - 5	797720	1340	10/2/12	\$605,000	\$621,000	1850	7	1947	VGood	5100	N	N	7541 34TH AVE NE
45 - 5	740970	0475	5/14/10	\$725,000	\$757,000	1870	7	1923	VGood	4000	N	N	6539 31ST AVE NE
45 - 5	369290	0255	5/23/12	\$648,000	\$685,000	1870	7	1910	VGood	5000	N	N	6823 29TH AVE NE
45 - 5	741020	0345	6/10/11	\$380,000	\$414,000	1920	7	1942	Avg	5307	N	N	6535 35TH AVE NE
45 - 5	042504	9061	5/27/11	\$480,000	\$523,000	1920	7	1987	Avg	4950	N	N	6546 27TH AVE NE
45 - 5	797720	0031	3/29/12	\$650,000	\$694,000	1960	7	1947	VGood	6120	N	N	3015 NE 80TH ST
45 - 5	369290	0125	6/3/11	\$446,650	\$487,000	2020	7	1908	Good	5000	N	N	6827 28TH AVE NE
45 - 5	921440	0366	2/7/10	\$485,000	\$494,000	2030	7	1947	Avg	5643	N	N	7024 27TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	043900	0275	12/3/12	\$475,000	\$479,000	2030	7	1951	VGood	6000	N	N	2613 NE 90TH ST
45 - 5	510140	4262	10/18/10	\$559,000	\$600,000	2050	7	2005	Avg	6380	N	N	2341 NE 94TH ST
45 - 5	369290	0165	12/27/10	\$660,000	\$714,000	2180	7	1940	Good	5000	Y	N	6812 28TH AVE NE
45 - 5	042504	9046	1/17/12	\$660,000	\$711,000	2430	7	1946	Good	5214	N	N	6543 26TH AVE NE
45 - 5	741020	0412	9/1/11	\$249,000	\$271,000	830	8	2003	Avg	1404	N	N	6516 A 34TH AVE NE
45 - 5	042504	9173	4/19/12	\$302,000	\$321,000	1000	8	2003	Avg	1845	N	N	2512 A NE 65TH ST
45 - 5	741020	0426	2/2/12	\$357,500	\$385,000	1090	8	2001	Avg	1184	N	N	6534 C 34TH AVE NE
45 - 5	127930	0135	10/25/10	\$505,000	\$543,000	1150	8	1950	Good	5700	N	N	6516 29TH AVE NE
45 - 5	864150	0195	10/9/12	\$418,500	\$429,000	1168	8	2005	Avg	2520	N	N	9135 B 23RD AVE NE
45 - 5	797720	0530	3/8/10	\$460,000	\$473,000	1230	8	1951	Avg	5100	N	N	7533 32ND AVE NE
45 - 5	151380	0123	6/1/10	\$488,000	\$512,000	1260	8	1978	Good	10843	N	N	2510 NE 83RD ST
45 - 5	127930	0140	9/20/12	\$480,000	\$494,000	1310	8	1950	Avg	5700	N	N	6512 29TH AVE NE
45 - 5	921540	0355	11/21/12	\$525,000	\$532,000	1320	8	1962	Avg	6944	N	N	7028 26TH AVE NE
45 - 5	797720	1840	4/21/11	\$379,000	\$413,000	1400	8	1965	Avg	4590	N	N	7553 35TH AVE NE
45 - 5	332750	0020	4/12/11	\$483,000	\$526,000	1400	8	1947	Good	6000	N	N	2575 NE 85TH ST
45 - 5	565260	0575	4/14/10	\$489,500	\$508,000	1430	8	1952	Avg	10173	N	N	3032 NE 92ND ST
45 - 5	740970	0610	11/7/11	\$514,000	\$558,000	1500	8	1928	Avg	5300	N	N	6541 32ND AVE NE
45 - 5	921540	0270	2/8/10	\$374,950	\$382,000	1520	8	1959	Avg	6000	N	N	7009 26TH AVE NE
45 - 5	565260	0367	2/8/10	\$445,000	\$454,000	1530	8	1986	Avg	4495	N	N	9416 32ND AVE NE
45 - 5	329080	0065	9/25/11	\$515,000	\$560,000	1540	8	1957	Avg	5150	N	N	7336 33RD AVE NE
45 - 5	741020	0430	6/1/10	\$400,000	\$419,000	1550	8	2006	Avg	1079	N	N	6528 B 34TH AVE NE
45 - 5	043900	0210	10/18/10	\$650,000	\$698,000	1570	8	1998	Avg	6000	N	N	8501 27TH AVE NE
45 - 5	921540	0220	2/22/11	\$520,000	\$565,000	1580	8	1960	Avg	6000	N	N	7215 26TH AVE NE
45 - 5	740970	0100	8/8/11	\$645,550	\$704,000	1680	8	1928	VGood	4000	N	N	6842 31ST AVE NE
45 - 5	043900	0150	11/5/10	\$515,000	\$554,000	1690	8	1955	Avg	7437	N	N	8633 26TH AVE NE
45 - 5	043900	0560	3/24/10	\$685,000	\$707,000	1700	8	1959	VGood	6278	N	N	2614 NE 86TH ST

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 5	921540	0230	4/27/10	\$575,000	\$598,000	1720	8	1962	Good	6000	N	N	7201 26TH AVE NE
45 - 5	043900	0305	2/16/11	\$356,000	\$387,000	1740	8	1951	Good	6000	N	N	8811 27TH AVE NE
45 - 5	042504	9130	5/2/11	\$470,000	\$512,000	1750	8	1949	Avg	6700	N	N	6549 29TH AVE NE
45 - 5	510140	4353	11/3/11	\$469,000	\$509,000	1830	8	1989	Good	5502	N	N	9413 25TH AVE NE
45 - 5	042504	9070	5/10/10	\$650,000	\$678,000	1850	8	1964	Good	8303	N	N	2806 NE 77TH ST
45 - 5	740970	0085	2/25/12	\$440,000	\$472,000	1860	8	1928	Good	4000	N	N	6852 31ST AVE NE
45 - 5	604940	0105	8/21/12	\$500,000	\$519,000	1890	8	1925	Good	7695	N	N	2808 NE 82ND ST
45 - 5	893810	0140	2/23/10	\$560,800	\$574,000	1900	8	1987	Good	5000	N	N	6842 27TH AVE NE
45 - 5	740970	0155	2/23/11	\$640,000	\$695,000	1930	8	1928	Good	5100	N	N	6857 31ST AVE NE
45 - 5	042504	9146	4/25/11	\$635,000	\$692,000	1950	8	1950	Avg	7410	N	N	6546 29TH AVE NE
45 - 5	893810	0015	8/1/11	\$645,000	\$703,000	2070	8	1941	Good	8000	N	N	6842 29TH AVE NE
45 - 5	797720	0315	6/14/11	\$665,000	\$725,000	2090	8	2004	Avg	3060	Y	N	7518 30TH AVE NE
45 - 5	510140	2187	12/5/12	\$705,000	\$711,000	2120	8	2011	Avg	6001	N	N	2381 NE 90TH ST
45 - 5	510140	2187	3/9/11	\$610,000	\$663,000	2120	8	2011	Avg	6001	N	N	2381 NE 90TH ST
45 - 5	329080	0075	7/6/12	\$800,000	\$839,000	2830	8	1951	VGood	5150	N	N	7330 33RD AVE NE
45 - 5	510140	0603	3/30/11	\$388,000	\$422,000	1430	9	1978	Avg	6838	N	N	8519 25TH AVE NE
45 - 5	549970	0059	10/6/10	\$659,600	\$707,000	1820	9	2010	Avg	3818	N	N	7041 33RD AVE NE
45 - 5	043900	0270	3/8/10	\$650,000	\$668,000	1880	9	2008	Avg	7553	N	N	8748 25TH PL NE
45 - 5	151380	0027	10/5/11	\$579,980	\$631,000	2030	9	2004	Avg	5003	N	N	2553 NE 85TH ST
45 - 5	565260	1453	8/3/12	\$610,000	\$636,000	2280	9	1999	Avg	6158	N	N	9001 27TH AVE NE
45 - 5	797720	0965	5/8/12	\$575,000	\$610,000	2680	9	2006	Avg	4590	N	N	7706 32ND AVE NE
45 - 5	565260	0625	11/1/12	\$744,500	\$758,000	2880	9	1998	Avg	9901	N	N	3039 NE 92ND ST
45 - 5	510140	4266	11/27/12	\$822,000	\$831,000	3320	9	2005	Avg	6380	N	N	2347 NE 94TH ST
45 - 5	565260	0870	7/20/10	\$877,000	\$928,000	2850	10	2008	Avg	10583	N	N	2741 NE 92ND ST
45 - 6	684470	1375	2/21/12	\$323,000	\$347,000	640	6	1928	Good	4590	N	N	3516 NE 88TH ST
45 - 6	342604	9078	5/4/12	\$290,000	\$308,000	1030	6	1939	Avg	7850	Y	N	9028 45TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	342604	9078	6/1/11	\$250,000	\$273,000	1030	6	1939	Avg	7850	Y	N	9028 45TH AVE NE
45 - 6	639200	0590	5/14/10	\$327,500	\$342,000	770	7	1950	Avg	5000	N	N	7536 36TH AVE NE
45 - 6	684470	0305	5/27/11	\$372,000	\$406,000	790	7	1943	Good	6120	N	N	3528 NE 93RD ST
45 - 6	684470	0355	7/7/11	\$302,000	\$329,000	790	7	1943	Good	6916	N	N	9302 35TH AVE NE
45 - 6	639200	0514	6/13/12	\$302,000	\$318,000	790	7	1950	Good	5000	N	N	7555 37TH AVE NE
45 - 6	921340	0040	6/28/10	\$412,000	\$434,000	800	7	1946	Avg	6048	N	N	8209 36TH AVE NE
45 - 6	639200	0522	12/19/12	\$325,100	\$326,000	800	7	1951	Good	5000	N	N	7547 37TH AVE NE
45 - 6	921340	0090	3/8/11	\$410,000	\$446,000	820	7	1946	Avg	7750	N	N	3622 NE 84TH ST
45 - 6	436120	0115	6/14/10	\$376,000	\$395,000	840	7	1949	Avg	4841	N	N	6820 37TH AVE NE
45 - 6	639200	0500	2/19/10	\$348,700	\$357,000	840	7	1953	Good	4500	N	N	7507 37TH AVE NE
45 - 6	893510	0040	5/23/12	\$431,825	\$457,000	850	7	1945	Avg	6500	N	N	6515 42ND AVE NE
45 - 6	044400	0130	4/30/12	\$350,000	\$372,000	850	7	1951	Avg	6120	N	N	4053 NE 87TH ST
45 - 6	885300	0055	8/27/12	\$375,000	\$389,000	850	7	1950	Avg	6726	N	N	8014 44TH AVE NE
45 - 6	684470	2090	10/28/10	\$335,000	\$360,000	850	7	1949	Good	6120	N	N	3831 NE 86TH ST
45 - 6	684470	3740	3/24/10	\$378,000	\$390,000	860	7	1950	Good	6120	N	N	3803 NE 94TH ST
45 - 6	684470	2475	12/1/11	\$295,000	\$319,000	860	7	1949	Avg	6630	N	N	3854 NE 87TH ST
45 - 6	271060	0080	6/16/10	\$438,000	\$461,000	860	7	1949	VGood	6099	N	N	6522 38TH AVE NE
45 - 6	044100	0155	8/27/12	\$465,000	\$482,000	870	7	1947	Avg	5512	N	N	8039 37TH AVE NE
45 - 6	044500	0010	6/9/10	\$464,000	\$487,000	870	7	1949	Good	5800	N	N	8251 39TH AVE NE
45 - 6	044200	0195	5/5/11	\$450,000	\$490,000	870	7	1948	Good	5664	N	N	8209 42ND AVE NE
45 - 6	342604	9152	9/11/12	\$341,000	\$352,000	870	7	1954	Avg	5799	N	N	4516 NE 94TH ST
45 - 6	639200	1510	12/11/12	\$483,000	\$486,000	880	7	1950	Avg	6000	N	N	7715 39TH AVE NE
45 - 6	684470	0956	12/4/12	\$285,000	\$288,000	880	7	1979	Avg	6120	N	N	9006 35TH AVE NE
45 - 6	639200	1830	11/15/12	\$399,950	\$406,000	890	7	1950	Avg	6000	N	N	7702 39TH AVE NE
45 - 6	639200	1860	4/5/10	\$310,000	\$321,000	890	7	1950	Avg	6000	N	N	7527 40TH AVE NE
45 - 6	639200	0235	8/24/11	\$240,000	\$261,000	890	7	1947	Avg	5200	N	N	7536 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	601550	0005	9/27/11	\$475,000	\$517,000	900	7	1947	Good	6000	N	N	8227 38TH AVE NE
45 - 6	043000	0245	6/14/11	\$419,950	\$458,000	900	7	1953	Avg	5618	N	N	7007 43RD AVE NE
45 - 6	507140	0330	7/11/11	\$395,000	\$431,000	900	7	1946	Avg	6000	N	N	4048 NE 88TH ST
45 - 6	044100	0060	10/7/11	\$490,000	\$533,000	900	7	2010	Avg	5141	N	N	8045 36TH AVE NE
45 - 6	044200	0030	4/16/10	\$430,000	\$446,000	900	7	1947	Good	5664	N	N	8226 40TH AVE NE
45 - 6	044100	0220	8/6/12	\$459,950	\$479,000	900	7	1947	Good	6148	N	N	8018 37TH AVE NE
45 - 6	044200	0010	12/20/12	\$430,000	\$432,000	900	7	1947	Good	5664	N	N	8250 40TH AVE NE
45 - 6	924490	0222	12/8/10	\$353,000	\$381,000	900	7	1946	Avg	5300	N	N	8030 40TH AVE NE
45 - 6	639200	2680	7/20/10	\$285,000	\$302,000	900	7	1961	Avg	6000	N	N	7513 42ND AVE NE
45 - 6	684470	2030	12/18/12	\$379,000	\$381,000	900	7	1946	Avg	6120	N	N	3826 NE 85TH ST
45 - 6	639200	0127	7/25/12	\$324,000	\$338,000	900	7	1946	Avg	5000	N	N	7706 35TH AVE NE
45 - 6	044200	0050	7/26/10	\$433,000	\$459,000	910	7	1947	Good	5664	N	N	8202 40TH AVE NE
45 - 6	684470	2740	6/9/11	\$320,500	\$350,000	930	7	1943	Avg	6120	N	N	3803 NE 89TH ST
45 - 6	684470	2750	8/22/11	\$334,950	\$365,000	930	7	1943	VGood	6120	N	N	3809 NE 89TH ST
45 - 6	507140	0340	1/8/10	\$387,750	\$392,000	960	7	1946	Avg	5437	N	N	4054 NE 88TH ST
45 - 6	797420	0552	1/17/12	\$425,000	\$458,000	970	7	1952	Good	5040	N	N	7023 40TH AVE NE
45 - 6	221550	0080	3/6/12	\$476,000	\$510,000	970	7	1945	VGood	6000	N	N	8026 38TH AVE NE
45 - 6	639200	0870	9/19/12	\$464,000	\$478,000	980	7	1990	Avg	3000	N	N	7759 38TH AVE NE
45 - 6	885300	0070	9/22/10	\$326,000	\$349,000	980	7	1945	Avg	6840	N	N	8017 45TH AVE NE
45 - 6	044400	0125	4/20/10	\$395,000	\$410,000	990	7	1951	Avg	6120	N	N	4045 NE 87TH ST
45 - 6	684470	1205	7/20/12	\$412,500	\$431,000	990	7	1926	Avg	5100	N	N	3511 NE 89TH ST
45 - 6	639200	0524	10/30/12	\$389,000	\$396,000	1000	7	1951	Avg	5000	N	N	7541 37TH AVE NE
45 - 6	639200	0195	8/2/12	\$486,000	\$507,000	1000	7	1946	Good	5000	N	N	7703 36TH AVE NE
45 - 6	858540	0115	1/31/12	\$325,000	\$350,000	1010	7	1950	Avg	5184	N	N	6831 37TH AVE NE
45 - 6	797420	0765	6/12/11	\$364,500	\$398,000	1020	7	1941	Avg	6120	N	N	6835 40TH AVE NE
45 - 6	521020	0191	6/21/11	\$415,000	\$453,000	1030	7	1946	VGood	5400	N	N	9416 42ND AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	921340	0010	10/6/10	\$515,000	\$552,000	1040	7	1946	VGood	6550	N	N	8409 36TH AVE NE
45 - 6	221550	0030	1/11/11	\$399,950	\$433,000	1040	7	1945	Avg	6300	N	N	8023 38TH AVE NE
45 - 6	601550	0190	7/19/11	\$390,000	\$425,000	1060	7	1947	Avg	6000	N	N	3904 NE 82ND ST
45 - 6	684470	0395	8/15/12	\$411,000	\$427,000	1060	7	1943	Good	6120	N	N	3520 NE 93RD ST
45 - 6	543030	0130	12/6/11	\$530,000	\$574,000	1070	7	1928	VGood	7620	N	N	7327 39TH AVE NE
45 - 6	684470	2340	5/18/12	\$376,000	\$398,000	1070	7	1949	Avg	6120	N	N	3805 NE 87TH ST
45 - 6	601550	0110	1/23/12	\$319,000	\$344,000	1080	7	1947	Avg	6000	N	N	8207 39TH AVE NE
45 - 6	044400	0055	5/12/11	\$352,000	\$384,000	1090	7	1951	Avg	6552	N	N	4062 NE 87TH ST
45 - 6	684470	0750	2/5/10	\$315,000	\$321,000	1090	7	1986	Avg	3291	N	N	9108 35TH AVE NE
45 - 6	043150	0375	12/6/10	\$346,500	\$374,000	1100	7	1955	Avg	6300	N	N	7310 40TH AVE NE
45 - 6	639200	0780	5/20/11	\$402,500	\$439,000	1100	7	1941	Good	5000	N	N	7756 36TH AVE NE
45 - 6	684470	3360	8/5/10	\$470,000	\$499,000	1110	7	1952	Good	6120	N	N	3821 NE 92ND ST
45 - 6	044400	0315	8/6/12	\$399,000	\$416,000	1130	7	1949	Avg	7451	N	N	4220 NE 85TH ST
45 - 6	684470	3500	10/19/10	\$354,500	\$381,000	1130	7	1947	Avg	5200	N	N	3837 NE 93RD ST
45 - 6	684470	1570	1/16/12	\$299,900	\$323,000	1140	7	1941	Avg	5100	N	N	3524 NE 87TH ST
45 - 6	518510	0026	8/22/11	\$507,000	\$552,000	1180	7	1950	Good	7200	N	N	8233 38TH AVE NE
45 - 6	742070	0070	7/3/12	\$400,000	\$420,000	1180	7	1944	Good	6270	N	N	6808 42ND AVE NE
45 - 6	568350	0045	4/27/11	\$375,000	\$409,000	1190	7	1951	Avg	5217	N	N	7055 38TH AVE NE
45 - 6	797420	0944	5/2/12	\$501,000	\$532,000	1200	7	1949	Avg	5080	N	N	6512 36TH AVE NE
45 - 6	684470	2280	11/28/11	\$530,000	\$574,000	1200	7	1947	VGood	6120	N	N	3854 NE 86TH ST
45 - 6	639200	0740	2/11/10	\$435,000	\$444,000	1200	7	1960	Avg	5000	N	N	7747 37TH AVE NE
45 - 6	684470	2880	11/12/10	\$365,000	\$393,000	1200	7	1954	Avg	6120	N	N	3854 NE 89TH ST
45 - 6	684470	0180	11/14/12	\$385,000	\$391,000	1210	7	1956	Avg	5100	N	N	3518 NE 94TH ST
45 - 6	684470	3440	4/7/11	\$400,000	\$436,000	1210	7	1953	Good	4080	N	N	3830 NE 92ND ST
45 - 6	639200	0439	9/12/12	\$464,000	\$479,000	1220	7	1951	Avg	5000	N	N	7510 36TH AVE NE
45 - 6	568350	0116	5/24/11	\$365,000	\$398,000	1220	7	1951	Good	5457	N	N	7060 38TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	044300	0020	6/27/11	\$519,000	\$566,000	1230	7	1949	Good	5664	N	N	8239 43RD AVE NE
45 - 6	684470	3570	8/17/10	\$499,950	\$532,000	1240	7	1951	Good	6120	N	N	3821 NE 93RD ST
45 - 6	684470	0055	5/25/11	\$370,000	\$403,000	1240	7	1956	Avg	6630	N	N	3533 NE 95TH ST
45 - 6	742070	0010	12/12/12	\$415,000	\$418,000	1240	7	1927	Good	8100	N	N	6820 40TH AVE NE
45 - 6	684470	3825	11/7/12	\$550,000	\$559,000	1270	7	1970	Avg	5202	N	N	3824 NE 94TH ST
45 - 6	684470	3305	7/9/12	\$450,000	\$472,000	1300	7	1953	Avg	6300	N	N	3835 NE 92ND ST
45 - 6	684470	3310	5/25/10	\$342,000	\$358,000	1320	7	1951	Avg	6120	N	N	3841 NE 92ND ST
45 - 6	797420	0772	2/2/10	\$440,000	\$448,000	1330	7	1951	Avg	4510	N	N	6842 38TH AVE NE
45 - 6	044100	0130	3/22/12	\$460,000	\$492,000	1340	7	1947	Avg	5565	N	N	8018 36TH AVE NE
45 - 6	684470	2620	8/16/11	\$338,000	\$368,000	1340	7	1941	Avg	6120	N	N	3820 NE 88TH ST
45 - 6	521020	0188	2/10/11	\$332,500	\$361,000	1340	7	1947	Avg	5400	N	N	9417 44TH PL NE
45 - 6	507140	0640	3/16/10	\$450,000	\$463,000	1340	7	1947	Avg	12000	Y	N	4250 NE 88TH ST
45 - 6	639200	0475	11/15/12	\$455,975	\$463,000	1390	7	1950	Avg	6000	N	N	7521 37TH AVE NE
45 - 6	684470	1250	1/5/12	\$342,000	\$369,000	1420	7	1986	Avg	3060	N	N	3537 NE 89TH ST
45 - 6	044400	0115	3/22/11	\$385,000	\$419,000	1420	7	1950	Avg	6120	N	N	4033 NE 87TH ST
45 - 6	543030	0160	5/12/10	\$661,000	\$690,000	1440	7	1913	Good	7620	N	N	7308 38TH AVE NE
45 - 6	684470	0525	7/11/12	\$525,000	\$550,000	1440	7	1948	Good	7651	N	N	3542 NE 92ND ST
45 - 6	684470	0385	7/27/12	\$404,000	\$422,000	1460	7	1943	Avg	6120	N	N	3516 NE 93RD ST
45 - 6	639200	3340	4/7/10	\$380,000	\$393,000	1460	7	1934	Avg	6000	N	N	7720 43RD AVE NE
45 - 6	639200	1935	10/31/12	\$435,000	\$443,000	1480	7	1985	Avg	3000	N	N	7510 39TH AVE NE
45 - 6	639200	0250	12/8/11	\$370,000	\$400,000	1480	7	1979	Avg	4500	N	N	7555 36TH AVE NE
45 - 6	342604	9105	5/25/12	\$374,900	\$396,000	1530	7	1952	Avg	5746	N	N	4522 NE 93RD ST
45 - 6	684470	2390	5/10/10	\$341,950	\$357,000	1540	7	1932	Good	6120	N	N	3804 NE 87TH ST
45 - 6	684470	2070	5/6/10	\$450,000	\$469,000	1560	7	1946	VGood	6120	N	N	3850 NE 85TH ST
45 - 6	521020	0267	10/28/10	\$370,000	\$398,000	1560	7	1966	Good	9797	N	N	9210 40TH AVE NE
45 - 6	885300	0030	5/18/10	\$557,000	\$582,000	1590	7	1950	VGood	6496	N	N	8021 44TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	390810	0010	5/1/12	\$431,000	\$458,000	1650	7	1951	Good	6000	N	N	3720 NE 74TH PL
45 - 6	601550	0230	3/9/12	\$514,000	\$550,000	1770	7	1946	Avg	6000	N	N	8221 40TH AVE NE
45 - 6	684470	0775	1/10/12	\$439,000	\$473,000	1770	7	1953	Good	6120	N	N	3514 NE 91ST ST
45 - 6	342604	9102	8/14/12	\$600,000	\$624,000	1800	7	1951	Good	5871	N	N	9306 45TH AVE NE
45 - 6	436120	0045	4/29/10	\$450,000	\$468,000	1830	7	1947	Avg	3948	N	N	6815 36TH AVE NE
45 - 6	044600	0036	8/22/12	\$580,000	\$602,000	1890	7	1950	VGood	5900	N	N	8021 41ST AVE NE
45 - 6	044400	0045	3/23/11	\$473,000	\$515,000	2330	7	1951	Avg	6000	N	N	4050 NE 87TH ST
45 - 6	043500	0125	7/2/12	\$525,000	\$551,000	1000	8	1950	Avg	6615	N	N	6547 45TH AVE NE
45 - 6	568300	0074	11/5/10	\$475,000	\$511,000	1020	8	1950	Avg	5670	N	N	6516 44TH AVE NE
45 - 6	043000	0240	3/7/12	\$420,000	\$450,000	1050	8	1953	Avg	5618	N	N	4216 NE 70TH ST
45 - 6	043000	0205	10/25/10	\$430,000	\$462,000	1090	8	1953	Avg	5618	N	N	7032 42ND AVE NE
45 - 6	797420	0902	3/10/10	\$425,000	\$437,000	1110	8	1979	Avg	5000	N	N	6549 40TH AVE NE
45 - 6	742070	0071	8/4/11	\$499,000	\$544,000	1150	8	1954	Avg	6270	N	N	4212 NE 68TH ST
45 - 6	038100	0225	10/24/12	\$650,000	\$664,000	1160	8	1952	Good	6237	N	N	6803 44TH AVE NE
45 - 6	568300	0109	2/25/11	\$490,000	\$533,000	1170	8	1949	Good	5670	N	N	6521 45TH AVE NE
45 - 6	043400	0011	9/15/11	\$463,000	\$504,000	1190	8	1951	Avg	5525	N	N	4011 NE 68TH ST
45 - 6	038100	0060	9/13/10	\$479,000	\$512,000	1190	8	1953	VGood	5415	N	N	6854 42ND AVE NE
45 - 6	639200	3665	3/29/12	\$465,000	\$496,000	1200	8	1958	Avg	7150	N	N	7513 45TH AVE NE
45 - 6	043100	0050	2/3/10	\$550,000	\$560,000	1220	8	1954	Good	5100	N	N	6549 36TH AVE NE
45 - 6	568300	0104	5/24/10	\$521,000	\$545,000	1260	8	1949	Avg	5670	N	N	6517 45TH AVE NE
45 - 6	342604	9131	1/4/10	\$540,000	\$545,000	1260	8	1954	Avg	9000	Y	N	9024 45TH AVE NE
45 - 6	043100	0130	7/23/12	\$656,000	\$685,000	1270	8	1955	Avg	5616	N	N	6540 37TH AVE NE
45 - 6	038100	0195	2/28/12	\$512,750	\$550,000	1270	8	1952	Avg	5841	N	N	6833 44TH AVE NE
45 - 6	043000	0195	9/17/12	\$390,000	\$402,000	1280	8	1953	Avg	5724	N	N	4205 NE 72ND ST
45 - 6	043000	0195	7/11/12	\$300,000	\$314,000	1280	8	1953	Avg	5724	N	N	4205 NE 72ND ST
45 - 6	043000	0190	8/11/10	\$525,000	\$558,000	1290	8	1953	Good	5618	N	N	7033 42ND AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	278040	0015	6/21/10	\$570,000	\$600,000	1300	8	1963	Good	5900	N	N	7045 39TH AVE NE
45 - 6	043150	0280	3/22/10	\$577,000	\$595,000	1320	8	1956	Avg	8122	N	N	4027 NE 73RD ST
45 - 6	043150	0085	10/11/11	\$485,000	\$527,000	1360	8	1955	Avg	6405	N	N	4412 NE 74TH ST
45 - 6	151660	0040	5/31/11	\$645,500	\$704,000	1370	8	1962	Good	5992	N	N	7022 39TH AVE NE
45 - 6	639200	2590	4/7/11	\$513,000	\$559,000	1390	8	1978	Avg	6000	N	N	7514 41ST AVE NE
45 - 6	639200	2797	4/21/10	\$465,950	\$484,000	1390	8	1979	Avg	6000	N	N	7520 42ND AVE NE
45 - 6	044200	0120	2/5/10	\$679,950	\$693,000	1410	8	2010	Avg	5664	N	N	8238 41ST AVE NE
45 - 6	038100	0045	10/21/10	\$553,000	\$594,000	1410	8	1952	Avg	7040	N	N	6841 42ND AVE NE
45 - 6	521020	0485	11/13/12	\$545,000	\$553,000	1410	8	1969	Good	10801	N	N	4503 NE 93RD ST
45 - 6	568300	0019	7/5/11	\$459,950	\$502,000	1430	8	1950	Good	5712	N	N	6512 43RD AVE NE
45 - 6	038100	0235	7/3/12	\$520,000	\$546,000	1440	8	1953	Avg	5940	N	N	6850 44TH AVE NE
45 - 6	797420	0784	10/30/12	\$460,000	\$469,000	1440	8	1952	Good	6283	N	N	6833 40TH AVE NE
45 - 6	043150	0050	2/3/11	\$433,000	\$470,000	1480	8	1958	Avg	7015	N	N	4313 NE 75TH ST
45 - 6	521020	0276	3/12/12	\$450,000	\$482,000	1490	8	1954	Avg	7988	N	N	9215 41ST AVE NE
45 - 6	038100	0050	8/10/12	\$565,000	\$588,000	1500	8	1955	Avg	7095	N	N	6837 42ND AVE NE
45 - 6	043150	0110	6/23/11	\$603,000	\$658,000	1550	8	1957	Good	6405	N	N	4252 NE 74TH ST
45 - 6	043150	0245	4/11/11	\$547,500	\$596,000	1550	8	1956	Good	6200	N	N	4227 NE 74TH ST
45 - 6	043150	0115	4/7/11	\$584,000	\$636,000	1560	8	1957	Avg	6405	N	N	4246 NE 74TH ST
45 - 6	043150	0145	9/27/10	\$602,500	\$645,000	1560	8	1958	Good	6405	N	N	4208 NE 74TH ST
45 - 6	924490	0013	9/6/12	\$789,500	\$816,000	1760	8	1953	Good	14187	N	N	8061 45TH AVE NE
45 - 6	797420	0820	7/2/12	\$451,000	\$473,000	1840	8	1977	Avg	6730	N	N	6825 40TH AVE NE
45 - 6	043500	0035	5/6/10	\$549,300	\$573,000	1900	8	1950	Avg	6750	N	N	6557 44TH AVE NE
45 - 6	043150	0350	12/7/10	\$750,000	\$810,000	2110	8	1955	Good	7592	N	N	7317 45TH AVE NE
45 - 6	639200	2799	6/13/11	\$535,000	\$583,000	2440	8	1978	Avg	6000	N	N	7508 42ND AVE NE
45 - 6	924490	0121	6/29/10	\$617,000	\$650,000	2470	8	1951	VGood	7569	N	N	8035 45TH AVE NE
45 - 6	342604	9171	9/30/10	\$843,000	\$903,000	1830	9	1959	Avg	13500	Y	N	8617 45TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - 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
45 - 6	142400	0060	9/28/11	\$744,000	\$809,000	2260	9	1964	Avg	7980	Y	N	4242 NE 89TH ST
45 - 6	507140	0345	11/15/10	\$820,000	\$883,000	2340	9	2008	Avg	5568	N	N	4062 NE 88TH ST
45 - 6	521020	0140	12/6/10	\$960,000	\$1,036,000	2350	9	1956	Good	9750	N	N	9305 45TH AVE NE
45 - 6	342604	9121	10/8/12	\$699,950	\$718,000	2430	9	2006	Avg	5555	N	N	4502 NE 94TH ST
45 - 6	639200	3650	2/22/10	\$825,000	\$844,000	2520	9	2002	Avg	5000	N	N	7523 45TH AVE NE
45 - 6	684470	2580	10/27/12	\$725,000	\$740,000	2548	9	2002	Avg	5100	N	N	3825 NE 88TH ST
45 - 6	521020	0443	4/6/10	\$840,000	\$869,000	2570	9	1992	Avg	8082	Y	N	9009 45TH AVE NE
45 - 6	684470	0620	2/11/11	\$545,000	\$592,000	2680	9	2004	Avg	5100	N	N	3511 NE 92ND ST
45 - 6	797420	0549	6/10/10	\$740,000	\$777,000	2870	9	2007	Avg	4181	N	N	3710 NE 70TH ST
45 - 6	797420	0516	7/2/12	\$800,000	\$840,000	2880	9	2012	Avg	5985	N	N	7007 37TH AVE NE
45 - 6	142400	0100	1/12/11	\$758,500	\$822,000	1800	10	1976	Avg	8091	Y	N	4243 NE 89TH ST
45 - 6	044400	0225	12/14/12	\$940,000	\$945,000	2330	10	2006	Avg	8160	N	N	4013 NE 86TH ST
45 - 6	797420	0452	2/3/10	\$759,950	\$774,000	2620	10	2009	Avg	5477	N	N	3655 NE 73RD ST
45 - 6	797420	0455	2/3/10	\$760,000	\$774,000	2620	10	2009	Avg	5191	N	N	3643 NE 73RD ST
45 - 6	797420	0456	1/20/10	\$760,000	\$771,000	2640	10	2009	Avg	5096	N	N	3639 NE 73RD ST
45 - 6	797420	0453	1/11/10	\$759,000	\$768,000	2640	10	2009	Avg	5382	N	N	3651 NE 73RD ST
45 - 6	684470	1470	7/20/10	\$830,000	\$878,000	2780	10	2008	Avg	5100	N	N	3551 NE 88TH ST
45 - 6	684470	3720	1/4/10	\$910,000	\$918,000	3040	10	2008	Avg	5983	N	N	9317 40TH AVE NE

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7 - 5	013000	0150	7/12/11	\$465,000	NO MARKET EXPOSURE
7 - 5	156610	0030	10/30/12	\$360,145	DATA DOES NOT MATCH SALE
7 - 5	156610	0395	11/24/10	\$107,000	TEAR DOWN
7 - 5	156610	0405	8/22/11	\$239,000	OBSOLESCENCE > 0
7 - 5	167540	0030	6/7/10	\$455,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7 - 5	167540	0040	8/1/12	\$355,000	DATA DOES NOT MATCH SALE
7 - 5	256830	0052	3/29/12	\$215,000	EXEMPT FROM EXCISE TAX
7 - 5	256830	0123	11/15/12	\$485,000	NON-PROFIT ORGANIZATION
7 - 5	256830	0170	10/22/12	\$614,000	DATA DOES NOT MATCH SALE
7 - 5	256880	0022	9/24/12	\$465,000	DATA DOES NOT MATCH SALE
7 - 5	256880	0161	5/3/11	\$163,651	QUIT CLAIM DEED
7 - 5	262960	0005	12/20/12	\$44,366	QUIT CLAIM DEED
7 - 5	272604	9070	12/10/12	\$720,000	DATA DOES NOT MATCH SALE
7 - 5	272604	9127	1/5/12	\$175,000	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
7 - 5	272604	9196	10/25/12	\$700,000	DATA DOES NOT MATCH SALE
7 - 5	282604	9122	10/12/10	\$295,000	UNFINISHED AREA > 0
7 - 5	311960	0080	10/20/11	\$190,000	QUIT CLAIM DEED
7 - 5	342604	9167	7/16/12	\$462,200	OBSOLESCENCE > 0
7 - 5	342604	9199	6/12/12	\$527,000	DATA DOES NOT MATCH SALE
7 - 5	407320	0053	8/24/11	\$757,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7 - 5	407320	0095	6/14/10	\$150,000	QUIT CLAIM DEED
7 - 5	407320	0162	8/28/12	\$562,250	RELOCATION - SALE TO SERVICE
7 - 5	407320	0231	6/17/11	\$292,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 5	407380	0270	6/15/10	\$487,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7 - 5	407430	0400	7/19/10	\$3,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7 - 5	514400	0075	9/20/12	\$250,000	FORCED SALE
7 - 5	520820	0180	12/5/12	\$521,088	FORCED SALE
7 - 5	521020	0087	8/23/11	\$550,000	MORE THAN 1 HOUSE
7 - 5	521020	0087	4/2/10	\$170,000	TEAR DOWN
7 - 5	541820	0030	3/26/12	\$540,000	DATA DOES NOT MATCH SALE
7 - 5	541850	0700	6/14/12	\$625,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7 - 5	541850	1130	8/6/12	\$680,000	DATA DOES NOT MATCH SALE
7 - 5	633500	0040	4/4/11	\$348,750	RELOCATION - SALE TO SERVICE
7 - 5	637000	0020	6/11/10	\$295,000	OBSOLESCENCE > 0
7 - 5	945520	0360	8/7/12	\$415,000	SEGREGATION AND/OR MERGER
7 - 5	945520	0515	11/30/11	\$165,000	NO MARKET EXPOSURE
7 - 5	955320	0117	9/28/12	\$375,000	DATA DOES NOT MATCH SALE
7 - 5	955320	0134	6/6/12	\$778,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7 - 5	955420	0045	5/20/11	\$576,706	FORCED SALE

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7 - 5	955420	0045	4/4/12	\$775,000	MORE THAN 1 HOUSE
7 - 5	955420	0045	10/24/11	\$410,100	PERCENT COMPLETE < 100%
7 - 5	955420	0120	2/12/11	\$278,000	RELOCATION - SALE TO SERVICE
7 - 5	955420	0125	4/8/11	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 5	955420	0250	6/26/12	\$531,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7 - 6	292604	9440	4/23/12	\$372,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7 - 6	510140	0963	10/25/10	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7 - 6	510140	1850	11/22/11	\$272,200	FORCED SALE
7 - 6	510140	2250	9/28/12	\$181,600	RELATED PARTY, FRIEND, OR NEIGHBOR
7 - 6	510140	2260	9/25/12	\$339,000	DATA DOES NOT MATCH SALE
7 - 6	510140	2260	6/3/12	\$150,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 6	510140	2410	9/18/12	\$352,944	MORE THAN 1 HOUSE
7 - 6	510140	2410	12/27/12	\$278,250	MORE THAN 1 HOUSE
7 - 6	510140	2595	6/8/12	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7 - 6	510140	2660	1/4/12	\$413,888	OBSOLESCENCE > 0
7 - 6	510140	4119	11/23/11	\$176,500	FORCED SALE
7 - 6	510140	4912	3/28/11	\$350,000	RELOCATION - SALE TO SERVICE
7 - 6	510140	4920	4/19/12	\$374,553	EXEMPT FROM EXCISE TAX
7 - 6	510140	4920	2/22/12	\$374,553	FORCED SALE
7 - 6	510140	4920	5/31/12	\$378,000	QUIT CLAIM DEED
7 - 6	510140	5014	3/5/12	\$203,100	FORCED SALE
7 - 6	510140	5051	8/20/12	\$120,041	QUIT CLAIM DEED
7 - 6	510140	5559	3/24/11	\$152,182	QUIT CLAIM DEED
7 - 6	510140	5595	6/5/12	\$227,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 6	510140	6020	8/26/11	\$152,000	UNFINISHED AREA > 0
7 - 6	510140	7250	12/20/11	\$247,350	EXEMPT FROM EXCISE TAX
7 - 6	510140	8471	1/18/10	\$340,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
7 - 6	510140	8514	11/27/12	\$480,964	DATA DOES NOT MATCH SALE
7 - 6	510140	8514	5/10/12	\$235,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 6	510140	8683	2/2/11	\$375,000	SEGREGATION AND/OR MERGER
7 - 6	510140	8774	2/22/10	\$127,638	QUIT CLAIM DEED
7 - 6	510140	8880	2/11/11	\$250,000	NON-REPRESENTATIVE SALE
7 - 6	802420	1908	3/15/10	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 6	802420	1980	6/27/11	\$218,500	FORCED SALE
7 - 6	802420	2350	4/30/12	\$215,500	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
7 - 6	802420	2365	4/21/10	\$160,000	NON-REPRESENTATIVE SALE
7 - 6	864150	0330	10/10/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 6	890100	1395	3/8/11	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 6	890200	0040	6/24/10	\$146,684	PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7 - 6	890200	0072	10/22/11	\$186,699	PARTIAL INTEREST (1/3, 1/2, Etc.)
7 - 6	890200	0155	7/17/12	\$359,903	FORCED SALE
7 - 6	890200	0235	6/23/10	\$180,000	DOR RATIO
7 - 7	206110	0305	7/27/12	\$674,950	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 7	206110	0435	10/16/12	\$442,000	DATA DOES NOT MATCH SALE
7 - 7	206110	0525	10/1/12	\$525,000	UNFINISHED AREA > 0
7 - 7	246440	0006	6/15/12	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7 - 7	287860	0160	5/6/11	\$241,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 7	287860	0430	7/25/11	\$572,500	RELOCATION - SALE TO SERVICE
7 - 7	287860	1485	4/21/10	\$377,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 7	297980	0365	9/9/10	\$314,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
7 - 7	297980	1270	7/6/11	\$300,000	NO MARKET EXPOSURE
7 - 7	373590	0495	10/27/11	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7 - 7	373590	0636	5/26/11	\$480,000	SEGREGATION AND/OR MERGER
7 - 7	373590	1160	9/7/11	\$475,000	RELOCATION - SALE TO SERVICE
7 - 7	614870	0065	3/8/11	\$357,000	QUIT CLAIM DEED
7 - 7	688480	0150	5/23/10	\$255,000	UNFINISHED AREA > 0
7 - 7	860490	0375	10/25/11	\$245,000	QUIT CLAIM DEED
7 - 8	322604	9016	12/24/12	\$450,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 8	322604	9019	6/30/11	\$250,000	QUIT CLAIM DEED
7 - 8	322604	9019	4/22/10	\$250,000	SHORT SALE
7 - 8	322604	9103	9/24/12	\$102,426	RELATED PARTY, FRIEND, OR NEIGHBOR
7 - 8	322604	9195	7/29/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 8	322604	9196	8/1/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7 - 8	322604	9215	11/11/10	\$171,000	QUIT CLAIM DEED
7 - 8	322604	9261	3/8/10	\$270,000	SEGREGATION AND/OR MERGER
7 - 8	322604	9290	10/4/10	\$423,000	SEGREGATION AND/OR MERGER
7 - 8	322604	9369	12/12/12	\$320,502	FORCED SALE
7 - 8	322604	9435	11/21/12	\$479,694	FORCED SALE
7 - 8	322604	9463	6/14/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 8	322604	9562	1/4/11	\$149,900	NO MARKET EXPOSURE
7 - 8	394690	0050	9/13/12	\$620,000	MORE THAN 1 HOUSE
7 - 8	437070	0020	7/23/10	\$166,000	QUIT CLAIM DEED
7 - 8	510040	0035	12/15/11	\$430,000	SEGREGATION AND/OR MERGER
7 - 8	510040	0066	10/23/12	\$221,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7 - 8	510040	0186	10/25/10	\$350,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 8	510040	1187	7/28/11	\$250,000	QUIT CLAIM DEED
7 - 8	510040	1207	3/13/12	\$240,000	TEAR DOWN
7 - 8	510040	1570	3/25/11	\$496,000	MORE THAN 1 HOUSE

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7 - 8	510040	2356	1/13/11	\$109,253	QUIT CLAIM DEED
7 - 8	510040	2728	8/10/11	\$258,000	QUIT CLAIM DEED
7 - 8	510140	4578	4/11/11	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 8	510140	4593	7/8/11	\$445,000	DATA DOES NOT MATCH SALE
7 - 8	510140	5112	5/22/12	\$418,000	UNFINISHED AREA > 0
7 - 8	510140	5132	1/10/12	\$315,355	FORCED SALE
7 - 8	510140	5136	1/4/10	\$395,000	TEAR DOWN
7 - 8	510140	5465	5/2/11	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7 - 8	510140	6255	10/31/12	\$286,000	SEGREGATION AND/OR MERGER
7 - 8	510140	6312	10/11/11	\$235,000	SEGREGATION AND/OR MERGER
7 - 8	510140	6465	8/23/10	\$385,000	EXEMPT FROM EXCISE TAX
7 - 8	510240	0070	7/25/12	\$415,300	DATA DOES NOT MATCH SALE
7 - 8	610840	0040	9/17/12	\$245,000	TEAR DOWN
7 - 8	691470	0077	11/1/12	\$438,364	FORCED SALE
7 - 8	802420	0500	11/2/12	\$499,950	DATA DOES NOT MATCH SALE
7 - 8	802420	0500	4/15/12	\$240,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
7 - 8	802420	0910	4/3/12	\$408,888	DATA DOES NOT MATCH SALE
45 - 4	000900	0050	11/29/11	\$201,000	TEAR DOWN
45 - 4	275470	0005	11/15/10	\$286,000	NON-REPRESENTATIVE SALE
45 - 4	288770	0876	12/9/11	\$265,600	FORCED SALE
45 - 4	288770	1195	3/15/12	\$650,000	DATA DOES NOT MATCH SALE
45 - 4	288770	1620	5/20/10	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 4	288770	1985	6/15/11	\$340,000	SEGREGATION AND/OR MERGER
45 - 4	318660	0035	12/30/10	\$247,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 4	318660	0070	9/13/12	\$82,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	318660	0703	9/1/11	\$260,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	318810	0445	8/20/12	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 4	365870	0040	6/28/12	\$629,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
45 - 4	365870	0260	4/2/10	\$11,996	QUIT CLAIM DEED
45 - 4	508140	0345	5/18/10	\$75,000	QUIT CLAIM DEED
45 - 4	508140	0345	5/17/10	\$75,000	QUIT CLAIM DEED
45 - 4	510140	0589	1/29/10	\$300,000	FORCED SALE
45 - 4	510140	2072	12/8/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 4	510140	2073	11/10/10	\$240,000	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
45 - 4	510140	2075	2/10/12	\$221,550	DIAGNOSTIC OUTLIER; SCATTER PLOT
45 - 4	671670	0370	2/16/12	\$701,000	SEGREGATION AND/OR MERGER
45 - 4	671670	0741	4/26/11	\$346,000	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 4	681460	0055	5/28/10	\$37,118	QUIT CLAIM DEED
45 - 4	682010	0210	9/21/11	\$103,335	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
45 - 4	682010	0341	6/25/12	\$235,000	TEAR DOWN
45 - 4	716920	0175	9/19/11	\$280,000	APPEAL / NEW VALUE
45 - 4	716920	0185	4/16/12	\$505,000	DATA DOES NOT MATCH SALE
45 - 4	717370	0507	12/14/12	\$135,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	717370	0507	4/3/12	\$94,152	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	717370	0507	4/3/12	\$94,152	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	717370	0663	3/4/11	\$225,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	717370	0880	6/10/10	\$128,333	QUIT CLAIM DEED
45 - 4	717530	0175	9/7/12	\$271,000	NO MARKET EXPOSURE
45 - 4	717730	0565	4/1/11	\$455,000	RELOCATION - SALE TO SERVICE
45 - 4	717730	0620	3/1/12	\$482,524	FORCED SALE
45 - 4	717780	0205	4/20/10	\$200,000	NON-REPRESENTATIVE SALE
45 - 4	723760	0145	3/9/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 4	723760	0170	1/5/11	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	723760	0175	4/1/10	\$170,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 4	726620	0080	9/23/10	\$520,000	OBSOLESCENCE > 0
45 - 4	753730	0005	8/14/12	\$402,000	SEGREGATION AND/OR MERGER
45 - 4	792010	0030	9/24/12	\$255,250	BANKRUPTCY - RECEIVER OR TRUSTEE
45 - 4	913710	1131	9/23/11	\$470,000	RELOCATION - SALE TO SERVICE
45 - 4	952810	2630	11/29/10	\$175,000	DOR RATIO
45 - 4	954720	0330	9/25/10	\$771,900	RELOCATION - SALE TO SERVICE
45 - 4	954720	0895	9/6/12	\$300,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
45 - 4	954720	1150	10/6/11	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 4	954720	2760	12/9/11	\$325,000	DATA DOES NOT MATCH SALE
45 - 4	954720	2760	5/17/10	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45 - 4	954720	4735	7/18/11	\$759,500	RELOCATION - SALE TO SERVICE
45 - 4	954720	5560	3/26/12	\$365,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
45 - 4	954720	5610	7/13/11	\$618,000	RELOCATION - SALE TO SERVICE
45 - 5	042504	9111	3/21/12	\$131,202	QUIT CLAIM DEED
45 - 5	043800	0130	12/30/11	\$363,000	FORCED SALE
45 - 5	043900	0437	10/5/12	\$215,000	DOR RATIO
45 - 5	127930	0090	6/15/11	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 5	151380	0160	12/1/11	\$420,000	NO MARKET EXPOSURE
45 - 5	254570	0110	12/20/11	\$434,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45 - 5	332750	0055	11/30/10	\$399,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 5	332750	0055	11/24/10	\$401,000	RELOCATION - SALE TO SERVICE
45 - 5	510140	2435	9/24/12	\$294,154	FORCED SALE
45 - 5	510140	4317	7/9/12	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 5	536320	0110	12/22/11	\$423,100	DATA DOES NOT MATCH SALE

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
45 - 5	565260	0435	5/9/11	\$144,900	QUIT CLAIM DEED
45 - 5	565260	0782	8/14/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 5	565260	1280	7/26/11	\$310,000	OBSOLESCENCE > 0
45 - 5	565260	1290	7/9/12	\$522,000	OBSOLESCENCE > 0
45 - 5	740970	0085	11/15/12	\$830,000	DATA DOES NOT MATCH SALE
45 - 5	740970	0100	4/25/11	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 5	740970	0310	2/1/10	\$627,500	DATA DOES NOT MATCH SALE
45 - 5	740970	0505	11/12/10	\$83,000	QUIT CLAIM DEED
45 - 5	741020	0430	6/1/10	\$400,000	RELOCATION - SALE TO SERVICE
45 - 5	797720	0240	12/21/10	\$255,000	NON-REPRESENTATIVE SALE
45 - 5	797720	0965	5/8/12	\$575,000	QUIT CLAIM DEED
45 - 5	815660	0155	3/10/10	\$338,350	DOR RATIO
45 - 5	921290	0095	1/5/12	\$410,000	DATA DOES NOT MATCH SALE
45 - 5	921290	0290	3/11/11	\$575,000	NO MARKET EXPOSURE
45 - 5	921290	0575	11/19/10	\$355,000	TEAR DOWN
45 - 5	921290	0890	10/19/11	\$45,515	QUIT CLAIM DEED
45 - 5	954720	1495	1/3/12	\$250,000	TEAR DOWN
45 - 6	020850	0190	4/19/10	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 6	020850	0190	4/19/10	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 6	043150	0390	6/29/11	\$487,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 6	044100	0145	4/4/12	\$535,000	DATA DOES NOT MATCH SALE
45 - 6	044400	0185	8/25/11	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 6	151660	0040	4/6/10	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 6	221550	0080	10/19/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 6	271060	0120	1/27/12	\$303,550	TEAR DOWN
45 - 6	278040	0010	11/12/12	\$175,000	QUIT CLAIM DEED
45 - 6	382070	0070	12/22/10	\$67,578	QUIT CLAIM DEED
45 - 6	436120	0095	12/24/12	\$300,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
45 - 6	507140	0345	10/31/12	\$463,262	QUIT CLAIM DEED
45 - 6	507140	0866	7/6/12	\$625,000	SEGREGATION AND/OR MERGER
45 - 6	521020	0236	12/9/11	\$291,000	APPEAL / NEW VALUE
45 - 6	521020	0330	6/16/10	\$700,000	OPEN SPACE
45 - 6	521020	0486	11/1/10	\$372,000	OPEN SPACE
45 - 6	543030	0060	8/9/12	\$55,000	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 6	543030	0085	12/13/12	\$305,890	AUCTION SALE
45 - 6	543030	0100	11/22/11	\$248,195	FORCED SALE
45 - 6	543030	0100	8/24/12	\$230,000	MORE THAN 1 HOUSE
45 - 6	568350	0030	2/16/11	\$66,156	QUIT CLAIM DEED
45 - 6	639200	0635	5/9/12	\$393,500	DATA DOES NOT MATCH SALE

Improved Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
45 - 6	639200	2593	1/12/10	\$129,200	QUIT CLAIM DEED
45 - 6	639200	3370	8/4/11	\$394,000	APPEAL / NEW VALUE
45 - 6	684470	0620	5/20/10	\$615,000	RELOCATION - SALE TO SERVICE
45 - 6	684470	1640	3/29/12	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 6	684470	1665	2/11/10	\$277,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
45 - 6	684470	2640	3/9/11	\$157,500	RELATED PARTY, FRIEND, OR NEIGHBOR
45 - 6	684470	3294	10/6/11	\$140,000	TEAR DOWN
45 - 6	684470	3440	6/19/10	\$467,500	RELOCATION - SALE TO SERVICE
45 - 6	684470	3920	4/8/11	\$304,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 6	717630	0060	6/28/12	\$317,500	PREVIOUS IMPROVEMENT VALUE <= \$25,000
45 - 6	797420	0508	7/7/11	\$20,000	DOR RATIO
45 - 6	797420	0514	9/15/11	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
45 - 6	797420	0516	4/11/11	\$245,000	TEAR DOWN
45 - 6	797420	0516	10/21/11	\$252,000	TEAR DOWN
45 - 6	797420	0554	6/29/11	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45 - 6	797420	0785	6/12/12	\$530,000	PERCENT COMPLETE < 100%
45 - 6	797420	0785	12/20/11	\$505,000	PERCENT COMPLETE < 100%
45 - 6	797420	0786	10/9/12	\$715,000	MORE THAN 1 HOUSE
45 - 6	797420	0787	8/31/10	\$531,325	QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7 - 5	256880	0231	5/19/10	\$170,000	7209	N	N
7 - 6	510140	4398	9/27/12	\$99,950	5376	N	N
7 - 6	890100	0746	2/14/11	\$140,000	7777	N	N
7 - 6	890100	0746	2/14/11	\$140,000	7777	N	N
7 - 7	354440	0134	12/24/12	\$185,000	3553	N	N
7 - 8	322604	9571	12/19/12	\$130,000	5074	N	N
45 - 4	288770	1980	7/1/11	\$165,000	2726	N	N
45 - 4	671670	0292	5/7/10	\$140,000	3000	N	N
45 - 4	753730	0019	12/20/10	\$160,000	3792	N	N
45 - 4	753730	0100	3/21/11	\$160,000	3800	N	N
45 - 5	329080	0095	2/11/11	\$250,000	6180	N	N
45 - 5	329080	0095	10/1/10	\$225,000	6180	N	N
45 - 5	536320	0117	8/28/12	\$170,000	4647	N	N
45 - 5	565260	1227	2/8/11	\$210,000	7211	N	N
45 - 6	342604	9145	4/25/12	\$137,500	7757	N	N

Vacant Sales Removed in this Annual Update Analysis
Areas 7 and 45
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7 - 5	256830	0301	9/15/11	\$5,000	FULL SALES PRICE NOT REPORTED
45 - 5	510140	0702	8/9/11	\$95,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
45 - 5	510140	2187	4/2/10	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE