

Residential Revalue

2013 Assessment Roll

**Ravenna /
University District**

Area 44

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



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

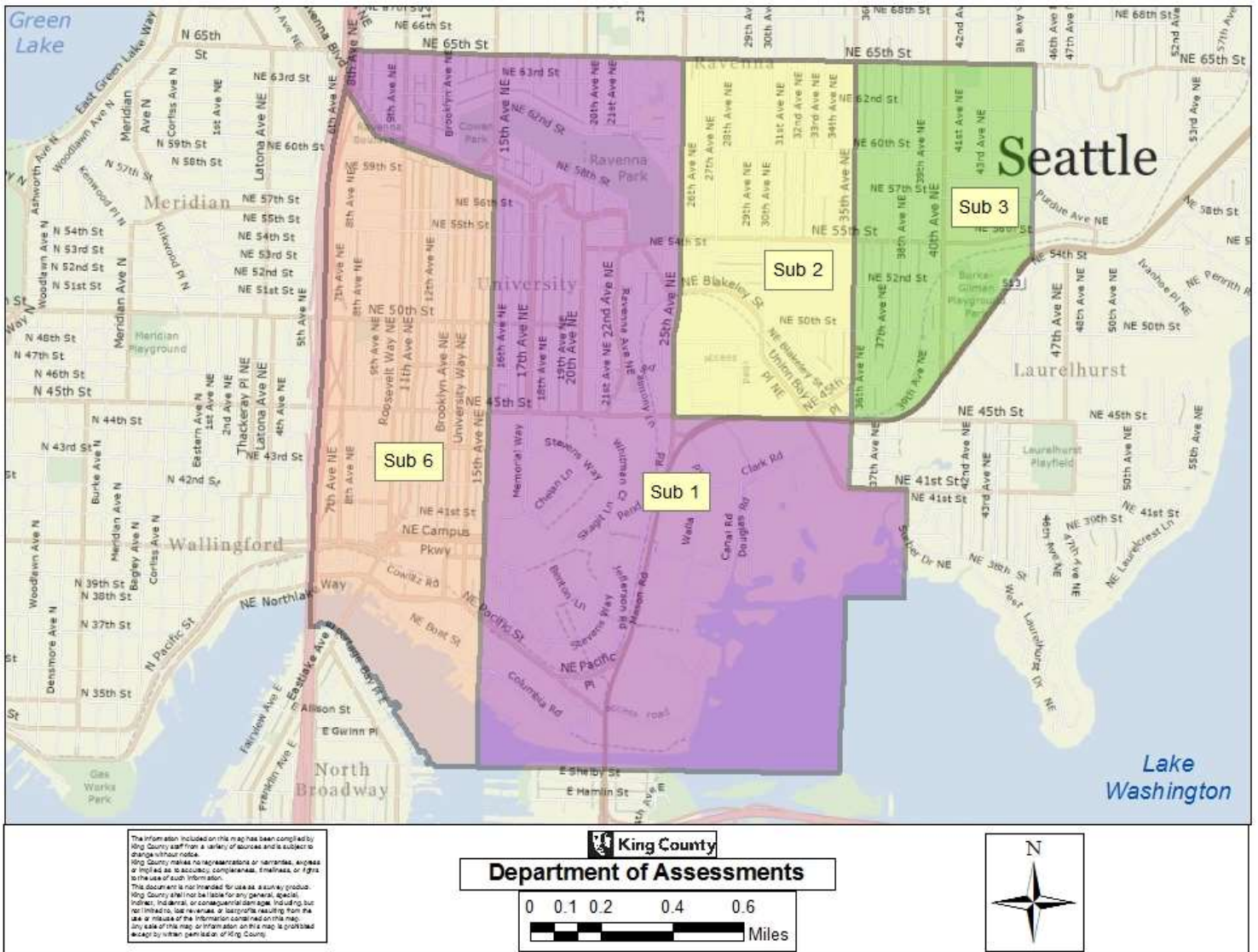
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.ashx>

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 44 Sub Areas



Ravenna / University District Housing



Grade 5/ Year Built 1922/ Total Living Area 530



Grade 6/ Year Built 1926/ Total Living Area 1,460



Grade 7/ Year Built 1945/ Total Living Area 1,500



Grade 8/ Year Built 1924/ Total Living Area 2,740



Grade 9/ Year Built 2007/ Total Living Area 3,750



Grade 10/ Year Built 2005/ Total Living Area 3,880

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: Ravenna and University District / 44

Previous Physical Inspection: 2008

Number of Improved Sales: 498

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	\$205,700	\$240,500	\$446,200			
2013 Value	\$205,700	\$279,500	\$485,200	\$534,500	90.8%	10.33%
Change	+\$0	+\$39,000	+\$39,000			
% Change	+0.0%	+16.2%	+8.7%			

*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. 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	\$218,400	\$230,200	\$448,600
2013 Value	\$218,400	\$270,000	\$488,400
% Change	+0.0%	+17.3%	+8.9%

Number of one to three unit residences in the population: 4583

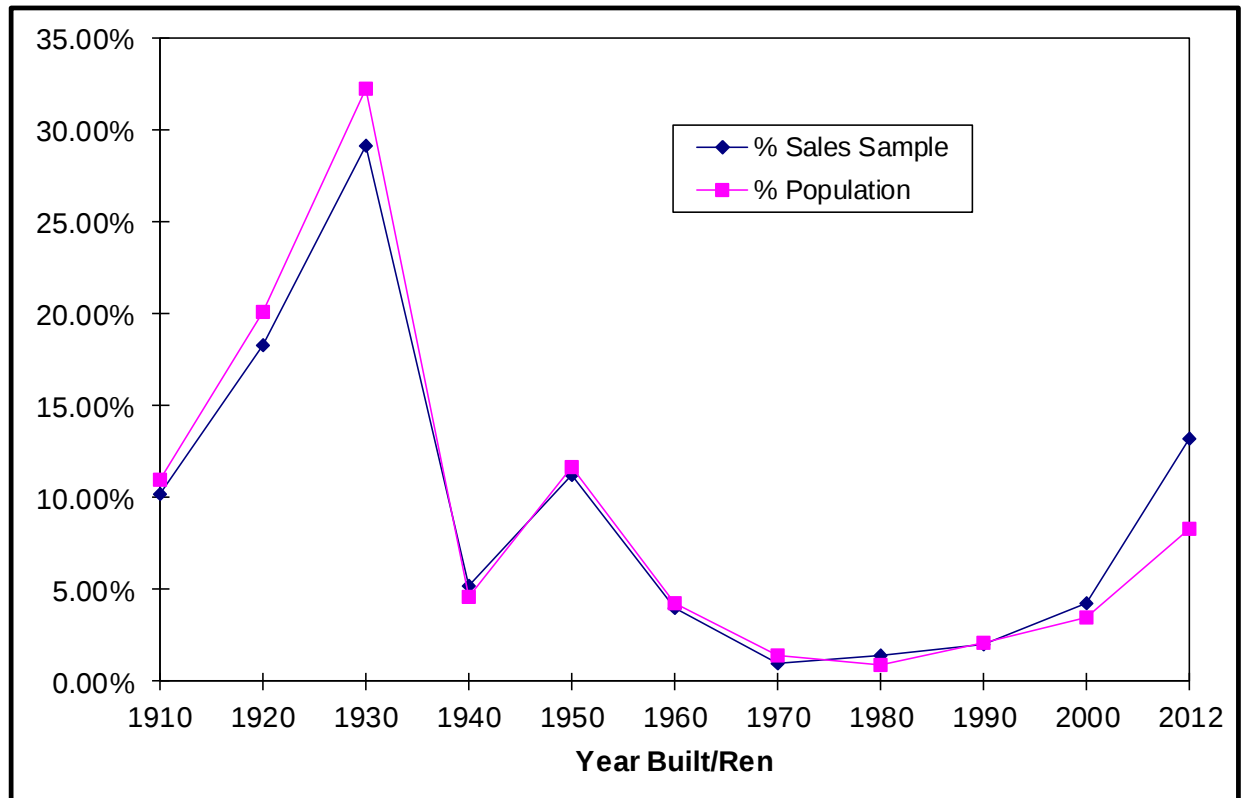
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with a grade higher than 8 had a higher assessment level than others and their values were adjusted upward less than other parcels.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	51	10.24%
1920	91	18.27%
1930	145	29.12%
1940	26	5.22%
1950	56	11.24%
1960	20	4.02%
1970	5	1.00%
1980	7	1.41%
1990	10	2.01%
2000	21	4.22%
2012	66	13.25%
	498	

Population		
Year Built/Ren	Frequency	% Population
1910	504	11.00%
1920	920	20.07%
1930	1478	32.25%
1940	211	4.60%
1950	536	11.70%
1960	193	4.21%
1970	64	1.40%
1980	40	0.87%
1990	96	2.09%
2000	159	3.47%
2012	382	8.34%
	4583	

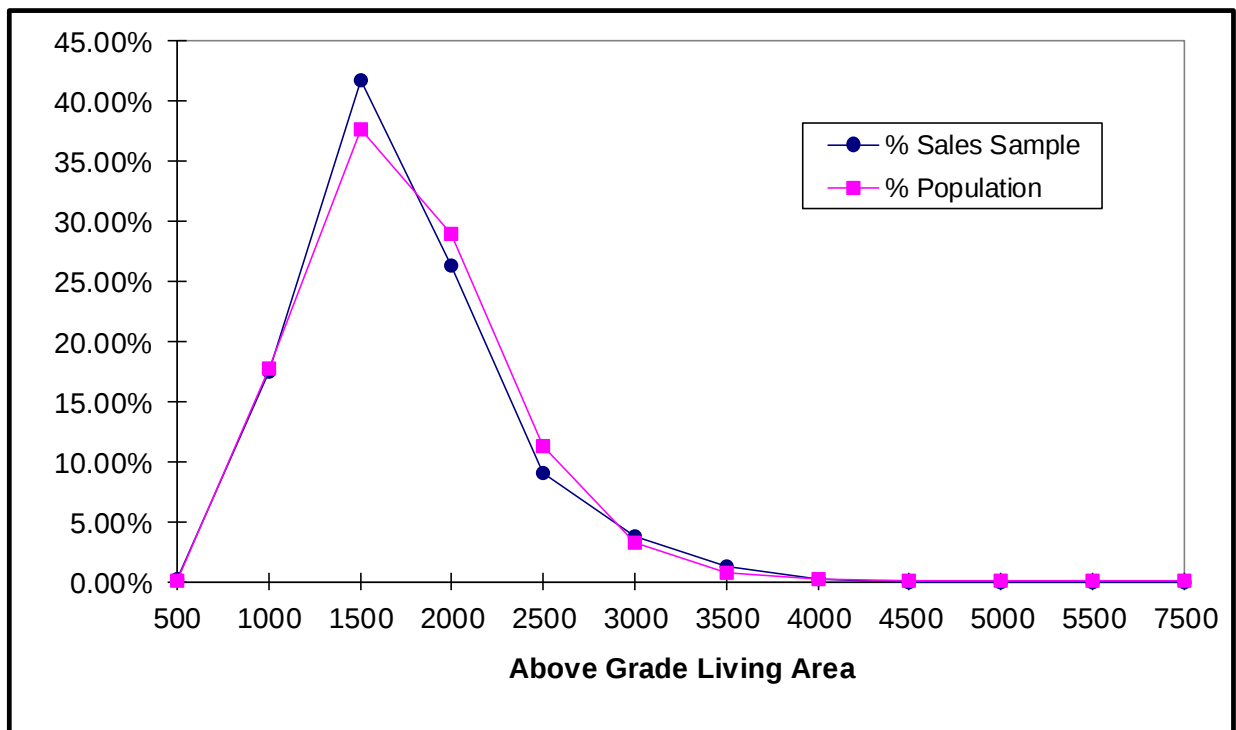


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.20%
1000	87	17.47%
1500	208	41.77%
2000	131	26.31%
2500	45	9.04%
3000	19	3.82%
3500	6	1.20%
4000	1	0.20%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	498	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	813	17.74%
1500	1726	37.66%
2000	1325	28.91%
2500	515	11.24%
3000	147	3.21%
3500	34	0.74%
4000	12	0.26%
4500	3	0.07%
5000	2	0.04%
5500	1	0.02%
7500	1	0.02%
	4583	

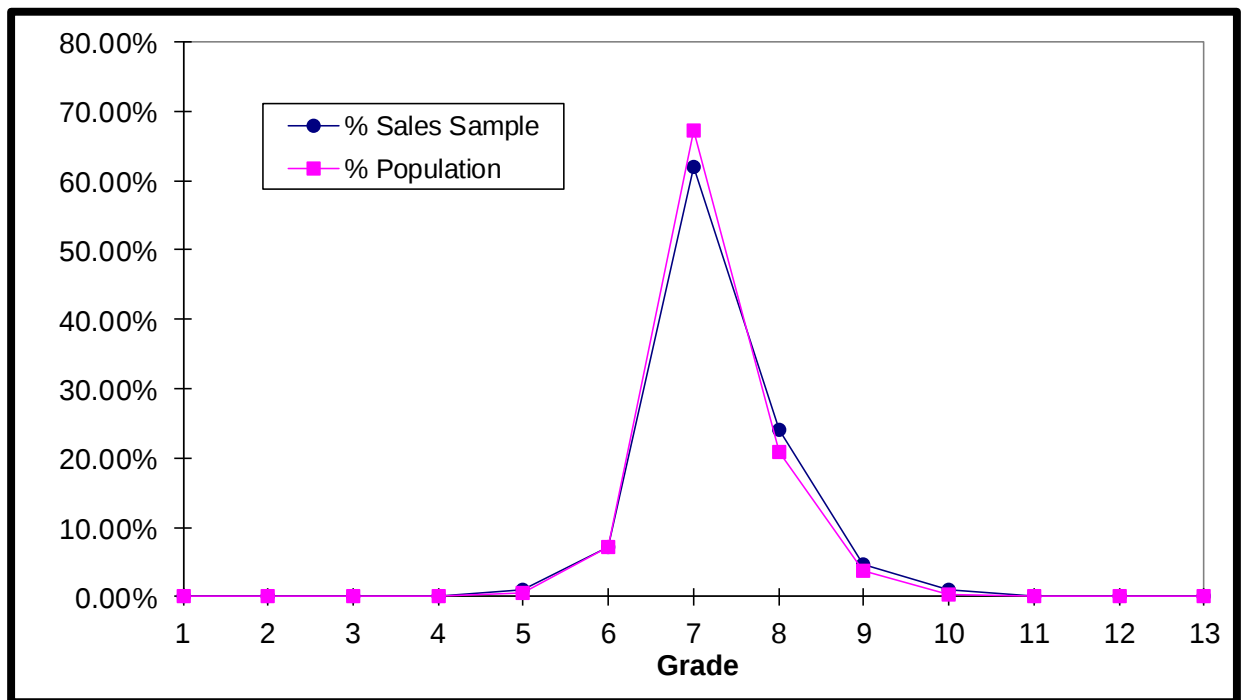


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	1.00%
6	36	7.23%
7	309	62.05%
8	120	24.10%
9	23	4.62%
10	5	1.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
498		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	25	0.55%
6	324	7.07%
7	3080	67.20%
8	961	20.97%
9	172	3.75%
10	17	0.37%
11	4	0.09%
12	0	0.00%
13	0	0.00%
4583		



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

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with a grade higher than 8 had a higher assessment level than others and their values were adjusted upward less 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 498 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 90.8%. 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 +8.9%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 44 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

9.51%

High Grade > 8

Yes

% Adjustment

1.77%

Comments:

The percentages listed are total adjustments not additive adjustments.

A parcel with a grade higher than 8 would approximately receive a +1.77% upward adjustment. 192 parcels in the improved population would receive this adjustment. There were 28 sales.

Generally high grade parcels were at a higher assessment level than the rest of the population. This model corrects for this stratum difference.

96% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 44 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 \$525000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 1.032, resulting in an adjusted value of \$542,000 ($\$525000 \times 1.032 = \$542,000$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.037	3.7%
2/1/2010	1.042	4.2%
3/1/2010	1.047	4.7%
4/1/2010	1.051	5.1%
5/1/2010	1.055	5.5%
6/1/2010	1.059	5.9%
7/1/2010	1.062	6.2%
8/1/2010	1.065	6.5%
9/1/2010	1.068	6.8%
10/1/2010	1.070	7.0%
11/1/2010	1.072	7.2%
12/1/2010	1.073	7.3%
1/1/2011	1.075	7.5%
2/1/2011	1.076	7.6%
3/1/2011	1.076	7.6%
4/1/2011	1.076	7.6%
5/1/2011	1.076	7.6%
6/1/2011	1.076	7.6%
7/1/2011	1.075	7.5%
8/1/2011	1.074	7.4%
9/1/2011	1.072	7.2%
10/1/2011	1.070	7.0%
11/1/2011	1.068	6.8%
12/1/2011	1.065	6.5%
1/1/2012	1.062	6.2%
2/1/2012	1.059	5.9%
3/1/2012	1.056	5.6%
4/1/2012	1.051	5.1%
5/1/2012	1.047	4.7%
6/1/2012	1.043	4.3%
7/1/2012	1.038	3.8%
8/1/2012	1.032	3.2%
9/1/2012	1.026	2.6%
10/1/2012	1.020	2.0%
11/1/2012	1.014	1.4%
12/1/2012	1.007	0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	717480	0732	12/15/11	\$315,000	\$335,000	930	6	1918	Avg	3595	N	N	5200 RAVENNA AVE NE
1	221800	0380	11/17/10	\$407,823	\$437,000	960	6	1903	Good	5000	N	N	2121 NE 55TH ST
1	717480	0760	4/8/11	\$365,000	\$393,000	1180	6	1965	Avg	5470	N	N	5208 A RAVENNA AVE NE
1	922140	0725	4/10/12	\$260,000	\$273,000	830	7	1919	Avg	3270	N	N	802 NE RAVENNA BLVD
1	010300	0160	5/25/12	\$360,000	\$376,000	880	7	1919	Avg	3570	N	N	2402 NE 60TH ST
1	010300	0040	7/27/10	\$449,000	\$478,000	890	7	1956	Avg	5920	N	N	2261 NE 62ND ST
1	179750	0110	4/18/11	\$463,000	\$498,000	950	7	1917	Good	4480	N	N	6325 14TH AVE NE
1	922140	0735	1/22/10	\$309,000	\$322,000	1000	7	1921	Good	2760	N	N	810 NE RAVENNA BLVD
1	882590	0175	11/17/10	\$325,000	\$349,000	1010	7	1951	Avg	4080	N	N	6325 18TH AVE NE
1	168140	0035	8/31/11	\$350,000	\$375,000	1060	7	1947	Avg	3800	N	N	6207 22ND AVE NE
1	664690	0060	12/13/10	\$390,000	\$419,000	1070	7	1926	Avg	2727	N	N	2128 NE PARK RD
1	919120	0040	7/26/11	\$344,500	\$370,000	1070	7	1926	Avg	3735	N	N	5755 25TH AVE NE
1	179750	0555	8/25/10	\$424,800	\$453,000	1120	7	1922	Good	4000	N	N	6302 12TH AVE NE
1	922140	0360	12/1/10	\$365,000	\$392,000	1130	7	1923	Good	3780	N	N	802 NE 63RD ST
1	882590	0425	12/14/11	\$595,000	\$633,000	1220	7	1916	Good	4120	N	N	1605 NE 63RD ST
1	922140	0355	10/16/12	\$365,000	\$371,000	1220	7	1922	Avg	3780	N	N	808 NE 63RD ST
1	861580	0660	7/6/12	\$526,000	\$545,000	1240	7	1905	Good	4002	N	N	1815 NE 58TH ST
1	717370	0465	7/27/11	\$390,000	\$419,000	1250	7	1920	Good	6000	N	N	6300 23RD AVE NE
1	922140	0345	10/26/10	\$350,000	\$375,000	1260	7	1924	Good	5080	N	N	6308 8TH AVE NE
1	882590	0010	6/15/11	\$440,000	\$473,000	1300	7	1919	Good	4240	N	N	6325 20TH AVE NE
1	717480	0857	7/25/11	\$360,000	\$387,000	1340	7	1928	Avg	3250	N	N	5306 RAVENNA AVE NE
1	922140	0149	6/17/10	\$385,000	\$408,000	1350	7	2001	Avg	1874	N	N	6415 D 9TH AVE NE
1	092504	9288	9/8/10	\$398,000	\$425,000	1370	7	1926	Good	4054	N	N	6225 25TH AVE NE
1	882590	0780	9/7/11	\$435,000	\$466,000	1400	7	1919	Avg	3120	N	N	6261 20TH AVE NE
1	882490	0030	12/16/11	\$525,000	\$559,000	1450	7	1919	Avg	4005	N	N	2202 NE 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	919120	0180	10/29/12	\$329,500	\$334,000	1450	7	1927	Avg	3071	N	N	5547 25TH AVE NE
1	092504	9318	8/16/10	\$372,500	\$397,000	1550	7	1926	Good	4054	N	N	6217 25TH AVE NE
1	919120	0120	10/26/12	\$365,825	\$371,000	1590	7	1928	Avg	4150	N	N	5719 25TH AVE NE
1	882590	0400	5/26/10	\$510,000	\$540,000	1620	7	1918	Avg	3960	N	N	6326 15TH AVE NE
1	221800	0340	1/31/11	\$378,950	\$408,000	1620	7	1909	Avg	5000	N	N	2108 NE 54TH ST
1	179750	0515	5/31/12	\$584,000	\$609,000	1630	7	1919	Good	4480	N	N	1213 NE 63RD ST
1	882490	0305	8/7/12	\$535,000	\$552,000	1630	7	1925	Good	3800	N	N	6288 21ST AVE NE
1	179800	0125	11/21/12	\$409,000	\$413,000	1660	7	1914	Avg	3830	N	N	1035 NE 61ST ST
1	882590	0435	6/23/11	\$615,000	\$661,000	1680	7	1910	Good	4120	N	N	1525 NE 63RD ST
1	861580	0412	9/14/12	\$590,000	\$604,000	1680	7	1910	Avg	5593	N	N	1717 NE 56TH ST
1	861580	0412	6/28/11	\$550,000	\$591,000	1680	7	1910	Avg	5593	N	N	1717 NE 56TH ST
1	179750	0340	3/17/12	\$564,000	\$594,000	1690	7	1941	Avg	4120	N	N	1352 NE 62ND ST
1	717370	0395	12/7/11	\$338,000	\$360,000	1710	7	1916	Avg	4080	N	N	6319 23RD AVE NE
1	882390	0730	10/28/10	\$678,500	\$727,000	1730	7	1916	VGood	4320	N	N	5241 16TH AVE NE
1	882590	0245	1/25/10	\$576,000	\$600,000	1750	7	1909	VGood	4080	N	N	6330 17TH AVE NE
1	179800	0121	3/4/11	\$350,000	\$377,000	1780	7	1915	Avg	3720	N	N	1028 NE RAVENNA BLVD
1	179750	0370	4/4/11	\$530,000	\$570,000	1810	7	1915	Avg	4340	N	N	6119 BROOKLYN AVE NE
1	221800	0284	6/21/11	\$550,000	\$591,000	1820	7	1939	Good	4800	N	N	5511 RAVENNA AVE NE
1	861580	0050	2/8/12	\$530,000	\$561,000	1827	7	1920	Good	4860	N	N	5511 16TH AVE NE
1	882390	0285	6/18/12	\$735,000	\$764,000	1840	7	1920	Good	4752	N	N	5268 18TH AVE NE
1	882590	0100	11/28/12	\$647,000	\$652,000	1890	7	1912	Good	4080	N	N	6323 19TH AVE NE
1	168140	0090	10/29/10	\$500,000	\$536,000	1890	7	1919	Avg	4275	N	N	6119 21ST AVE NE
1	861580	0405	5/11/11	\$580,000	\$624,000	1930	7	1904	VGood	5400	N	N	5526 17TH AVE NE
1	882390	1770	4/23/12	\$632,000	\$663,000	1940	7	1919	Avg	4320	N	N	4717 18TH AVE NE
1	179750	0030	2/18/11	\$535,000	\$576,000	1980	7	1911	Avg	5166	N	N	6307 15TH AVE NE
1	221800	0110	6/13/11	\$596,000	\$641,000	1980	7	1969	Avg	5000	N	N	5413 21ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	179750	0130	5/30/12	\$585,000	\$610,000	2010	7	1918	Avg	5161	N	N	1322 NE 63RD ST
1	168140	0070	10/18/11	\$575,000	\$615,000	2090	7	1923	Avg	3800	N	N	6211 21ST AVE NE
1	882390	0140	6/15/12	\$765,000	\$796,000	2190	7	1924	Avg	4320	N	N	5235 19TH AVE NE
1	861580	0640	10/23/11	\$610,000	\$652,000	2300	7	1910	Good	4212	N	N	5719 18TH AVE NE
1	882590	0025	8/22/11	\$665,000	\$713,000	2330	7	1911	Good	4200	N	N	6315 20TH AVE NE
1	179750	0035	9/10/10	\$500,000	\$534,000	2390	7	1910	Avg	4000	N	N	1418 NE 63RD ST
1	882390	0900	9/9/10	\$714,000	\$763,000	2710	7	1911	Avg	4320	N	N	5031 16TH AVE NE
1	861580	0485	11/5/10	\$485,000	\$520,000	2850	7	1913	Avg	4536	N	N	1802 NE 55TH ST
1	717370	0170	9/12/12	\$705,000	\$722,000	2960	7	1915	Avg	5000	N	N	2015 NE 52ND ST
1	179750	0105	2/9/11	\$480,000	\$516,000	1090	8	1918	Avg	4480	N	N	6329 14TH AVE NE
1	922140	0253	5/11/11	\$405,000	\$436,000	1270	8	2011	Avg	1235	N	N	6321 9TH AVE NE
1	922140	0249	7/21/11	\$385,000	\$413,000	1270	8	2011	Avg	1358	N	N	821 NW 64TH ST
1	922140	0174	8/11/11	\$350,000	\$376,000	1280	8	2000	Avg	1331	N	N	6407 9TH AVE NE
1	922140	0252	3/21/11	\$420,000	\$452,000	1280	8	2011	Avg	1085	N	N	825 NE 64TH ST
1	922140	0250	3/21/11	\$412,000	\$443,000	1280	8	2011	Avg	1122	N	N	823 NE 64TH ST
1	922140	0176	5/25/11	\$359,000	\$386,000	1290	8	2000	Avg	1332	N	N	6411 9TH AVE NE
1	179800	0015	10/18/12	\$510,000	\$519,000	1290	8	1911	VGood	3120	N	N	1215 NE 61ST ST
1	861580	0151	6/1/10	\$346,000	\$366,000	1290	8	1999	Avg	856	N	N	5716 C 15TH AVE NE
1	882590	0800	11/8/11	\$601,003	\$641,000	1330	8	1912	Good	4240	N	N	6260 19TH AVE NE
1	882390	1460	9/15/11	\$485,000	\$520,000	1410	8	1988	Avg	3280	N	N	1910 NE 50TH ST
1	861580	0148	5/20/11	\$334,950	\$360,000	1430	8	1999	Avg	1213	N	N	5714 D 15TH AVE NE
1	861580	0145	5/24/11	\$340,000	\$366,000	1450	8	1999	Avg	1266	N	N	5714 A 15TH AVE NE
1	861580	0146	8/23/11	\$336,500	\$361,000	1450	8	1999	Avg	1035	N	N	5714 B 15TH AVE NE
1	717370	0295	8/9/10	\$575,000	\$613,000	1470	8	1926	Good	4935	N	N	5757 24TH AVE NE
1	882590	0315	10/7/11	\$620,000	\$663,000	1510	8	1910	Good	4080	N	N	6320 16TH AVE NE
1	179800	0020	11/14/12	\$625,000	\$632,000	1540	8	1909	Good	3160	N	N	1217 NE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	179750	0505	7/7/10	\$533,950	\$567,000	1550	8	1907	Avg	4000	N	N	6218 12TH AVE NE
1	882590	0695	7/18/11	\$785,000	\$843,000	1550	8	1924	VGood	5434	N	N	1758 NE 62ND ST
1	882490	0390	2/28/11	\$630,000	\$678,000	1650	8	1919	Good	3560	N	N	6234 22ND AVE NE
1	861580	0270	4/16/12	\$600,000	\$630,000	1650	8	1921	Good	4320	N	N	5733 17TH AVE NE
1	168140	0265	6/30/11	\$618,000	\$664,000	1670	8	1927	Good	3600	N	N	2114 NE 61ST ST
1	717370	0115	8/11/10	\$535,000	\$570,000	1670	8	1913	Avg	5000	Y	N	2012 NE 52ND ST
1	664690	0105	1/5/10	\$595,000	\$618,000	1720	8	1926	Avg	4840	N	N	5627 PARK RD NE
1	882490	0370	6/19/12	\$740,000	\$769,000	1730	8	1919	Avg	4230	N	N	2203 NE 63RD ST
1	882590	0310	8/23/11	\$620,000	\$665,000	1730	8	1921	Good	4080	N	N	6316 16TH AVE NE
1	882390	0605	8/12/12	\$645,000	\$664,000	1760	8	1908	Avg	4320	N	N	5208 16TH AVE NE
1	168140	0095	3/4/10	\$669,000	\$701,000	1780	8	1923	Good	4275	N	N	6115 21ST AVE NE
1	882390	0245	5/31/11	\$689,000	\$741,000	1840	8	1922	Good	4320	N	N	5240 18TH AVE NE
1	882590	0545	10/7/12	\$854,000	\$870,000	1890	8	1913	VGood	5434	N	N	1919 NE NAOMI PL
1	717480	0490	5/25/12	\$715,000	\$746,000	1890	8	2002	Avg	3200	N	N	5242 22ND AVE NE
1	882590	0685	1/6/11	\$800,000	\$860,000	1910	8	1913	VGood	5434	N	N	1750 NE 62ND ST
1	179750	0075	5/14/10	\$575,000	\$608,000	1930	8	1915	VGood	4400	N	N	6326 14TH AVE NE
1	882390	0315	11/24/10	\$625,000	\$671,000	1960	8	1917	Avg	4320	N	N	5247 18TH AVE NE
1	882390	1330	12/7/10	\$490,050	\$526,000	1980	8	1916	Avg	4320	N	N	5007 19TH AVE NE
1	179750	0615	4/19/11	\$525,000	\$565,000	2010	8	1910	Avg	4120	N	N	6403 BROOKLYN AVE NE
1	882590	0165	12/3/10	\$500,000	\$537,000	2050	8	1999	Avg	4080	N	N	6328 18TH AVE NE
1	882390	0445	3/21/12	\$637,000	\$671,000	2080	8	1912	Avg	4320	N	N	5240 17TH AVE NE
1	861580	0610	7/6/11	\$720,000	\$774,000	2090	8	1905	Good	5145	N	N	1712 NE RAVENNA BLVD
1	882390	1035	2/28/12	\$745,000	\$787,000	2110	8	1923	Good	4320	N	N	5029 17TH AVE NE
1	717370	0005	4/3/12	\$626,000	\$658,000	2120	8	1913	Avg	3950	N	N	2004 NE 52ND ST
1	717370	0055	4/19/12	\$750,000	\$787,000	2130	8	1914	Good	4200	N	N	5246 20TH AVE NE
1	717370	0382	12/5/11	\$695,000	\$740,000	2140	8	1994	Avg	4080	N	N	6307 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	179750	0330	5/7/12	\$670,000	\$701,000	2250	8	1908	Avg	4120	N	N	1344 NE 62ND ST
1	882490	0080	12/12/12	\$749,000	\$753,000	2280	8	1933	Good	4750	N	N	6302 21ST AVE NE
1	882390	0490	9/1/11	\$631,200	\$677,000	2280	8	1924	Avg	4320	N	N	5263 17TH AVE NE
1	664690	0175	7/28/11	\$600,000	\$644,000	2300	8	1923	Avg	4160	N	N	2100 NE RAVENNA BLVD
1	882390	1370	6/28/10	\$660,000	\$701,000	2370	8	1923	Good	4320	N	N	5026 18TH AVE NE
1	717370	0095	3/26/12	\$650,000	\$684,000	2390	8	1914	Good	5000	N	N	5223 21ST AVE NE
1	861580	0435	8/10/10	\$782,000	\$833,000	2410	8	1970	Good	8496	N	N	1847 NE RAVENNA BLVD
1	179750	0600	9/22/10	\$641,000	\$685,000	2410	8	2007	Avg	4120	N	N	6415 BROOKLYN AVE NE
1	861580	0205	6/21/10	\$1,000,000	\$1,061,000	2830	8	1907	VGood	4320	N	N	5726 16TH AVE NE
1	882390	0885	7/20/11	\$714,000	\$767,000	2850	8	1910	Good	4320	N	N	5043 16TH AVE NE
1	861580	0355	6/13/11	\$758,000	\$815,000	2890	8	1915	Avg	5400	N	N	5521 17TH AVE NE
1	717430	0025	4/12/10	\$560,000	\$589,000	1640	9	1926	Avg	4060	N	N	5744 24TH AVE NE
1	717370	0015	4/19/12	\$622,000	\$652,000	1750	9	1913	Good	5100	Y	N	5209 21ST AVE NE
1	664690	0095	12/13/12	\$700,000	\$703,000	1770	9	1929	Avg	4423	N	N	2102 NE PARK RD
1	179750	0485	7/23/12	\$741,000	\$766,000	2020	9	2012	Avg	4000	N	N	6202 12TH AVE NE
1	882390	1350	10/12/10	\$689,000	\$738,000	2140	9	1912	Avg	4320	N	N	5010 18TH AVE NE
1	010300	0045	7/21/10	\$795,000	\$846,000	2230	9	1980	Avg	14908	N	N	6113 24TH AVE NE
1	717480	0008	10/26/10	\$705,000	\$755,000	2300	9	1999	Avg	5000	Y	N	5008 21ST AVE NE
1	221800	0230	4/29/11	\$1,000,000	\$1,076,000	2930	9	1916	Good	10000	N	N	5504 21ST AVE NE
1	882390	0680	12/7/12	\$620,000	\$624,000	3020	9	1909	Avg	4320	N	N	5260 16TH AVE NE
1	010300	0052	10/17/11	\$815,500	\$872,000	3160	9	2011	Avg	5182	N	N	6121 24TH AVE NE
1	010300	0024	5/23/11	\$780,000	\$839,000	1780	10	1998	Avg	8410	N	N	6100 RAVENNA AVE NE
2	243620	0010	6/21/11	\$363,000	\$390,000	560	5	1921	Good	4000	N	N	4769 35TH AVE NE
2	186890	1575	8/4/10	\$383,500	\$409,000	840	5	1906	Good	2500	N	N	6215 27TH AVE NE
2	882790	0580	12/8/10	\$282,500	\$303,000	600	6	1918	Avg	3030	N	N	2911 NE 60TH ST
2	186890	2770	4/22/10	\$341,900	\$360,000	670	6	1920	VGood	2500	N	N	6233 31ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	919120	1815	6/11/12	\$260,000	\$271,000	680	6	1925	Avg	2500	N	N	5100 26TH AVE NE
2	186890	0575	6/15/12	\$390,000	\$406,000	780	6	1911	Avg	5000	N	N	6012 29TH AVE NE
2	186890	2155	5/26/10	\$380,000	\$402,000	840	6	1906	Good	3125	N	N	6237 29TH AVE NE
2	243620	0215	3/22/11	\$299,000	\$322,000	850	6	1919	Avg	3700	N	N	4769 34TH AVE NE
2	186890	1695	10/18/12	\$350,000	\$356,000	900	6	1900	Avg	5000	N	N	6252 26TH AVE NE
2	092504	9202	5/17/11	\$360,000	\$387,000	910	6	1916	Avg	4059	N	N	5515 28TH AVE NE
2	186890	2990	4/15/10	\$385,000	\$405,000	960	6	1922	Avg	5000	N	N	6211 32ND AVE NE
2	882790	1180	4/22/11	\$530,000	\$570,000	980	6	1914	VGood	4480	N	N	5521 34TH AVE NE
2	243620	0585	7/13/12	\$420,000	\$435,000	1010	6	1924	Good	3600	N	N	3050 NE BLAKELY ST
2	677820	0070	5/28/10	\$490,000	\$519,000	1020	6	1914	Good	3798	N	N	5743 29TH AVE NE
2	919120	0875	4/23/12	\$405,000	\$425,000	1060	6	1911	Good	3750	N	N	5715 27TH AVE NE
2	186890	2920	5/23/12	\$415,500	\$434,000	1075	6	1907	Good	3750	N	N	6222 30TH AVE NE
2	809110	0310	8/14/12	\$330,000	\$340,000	1260	6	1922	Avg	3700	N	N	2720 NE 53RD ST
2	243620	0005	4/23/12	\$510,000	\$535,000	1720	6	1919	Good	3500	N	N	3415 NE 50TH ST
2	882790	0705	1/14/10	\$305,000	\$317,000	740	7	1921	Avg	2800	N	N	5547 30TH AVE NE
2	092504	9058	10/17/12	\$415,500	\$423,000	760	7	1949	Good	6200	N	N	5724 27TH AVE NE
2	243620	0175	5/25/11	\$387,500	\$417,000	770	7	1941	Good	4000	N	N	4756 34TH AVE NE
2	187040	0680	11/9/11	\$296,000	\$316,000	770	7	1988	Avg	2375	N	N	6049 33RD AVE NE
2	243620	0685	6/1/11	\$470,000	\$506,000	870	7	1948	Good	4000	N	N	4729 UNIVERSITY VIEW PL NE
2	186890	1700	12/6/12	\$450,000	\$453,000	870	7	1980	Avg	2500	N	N	6248 26TH AVE NE
2	882790	1285	2/24/12	\$452,000	\$477,000	880	7	1924	Good	3420	N	N	3415 NE 57TH ST
2	186890	0175	7/19/12	\$410,000	\$424,000	880	7	1922	Avg	4250	N	N	6044 31ST AVE NE
2	092504	9362	2/4/10	\$315,000	\$329,000	890	7	1950	Avg	3500	N	N	5307 30TH AVE NE
2	186890	2036	3/4/11	\$388,500	\$418,000	890	7	1923	Good	4500	N	N	6236 27TH AVE NE
2	186940	0170	5/11/11	\$455,000	\$490,000	910	7	1937	Avg	3800	N	N	6044 30TH AVE NE
2	717120	0070	4/13/12	\$578,000	\$607,000	920	7	1923	VGood	4860	N	N	5540 29TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	187040	0230	6/25/12	\$439,500	\$456,000	920	7	1925	Good	4000	N	N	6024 34TH AVE NE
2	919120	1635	8/4/11	\$370,000	\$397,000	920	7	1992	Avg	4100	N	N	5129 26TH AVE NE
2	919120	1385	4/22/11	\$372,000	\$400,000	930	7	1926	Good	3400	N	N	5524 25TH AVE NE
2	186890	0395	2/19/10	\$399,000	\$417,000	930	7	1909	Good	3750	N	N	6039 30TH AVE NE
2	243620	0380	12/15/10	\$425,000	\$456,000	940	7	1926	Good	4000	Y	N	4833 33RD AVE NE
2	342360	0030	12/13/11	\$345,000	\$367,000	990	7	1925	Avg	3220	N	N	6248 25TH AVE NE
2	186890	2265	3/23/11	\$525,000	\$565,000	1010	7	1925	VGood	3750	N	N	6250 28TH AVE NE
2	186890	2565	12/14/11	\$465,000	\$495,000	1020	7	1912	Avg	5000	N	N	6248 29TH AVE NE
2	882790	0665	4/24/12	\$428,740	\$449,000	1050	7	1918	Avg	4640	N	N	5707 30TH AVE NE
2	186890	0265	9/6/12	\$515,000	\$528,000	1060	7	1924	Good	3500	N	N	6008 31ST AVE NE
2	186990	0045	11/7/12	\$342,000	\$346,000	1060	7	1956	Good	2950	N	N	6221 35TH AVE NE
2	882790	0740	4/16/12	\$400,000	\$420,000	1100	7	1925	Avg	5989	Y	N	5525 30TH AVE NE
2	186890	0415	3/8/10	\$489,000	\$512,000	1110	7	1994	Avg	3750	N	N	6049 30TH AVE NE
2	809110	0115	11/17/11	\$575,000	\$613,000	1110	7	1914	VGood	5500	N	N	2854 NE 54TH ST
2	092504	9256	10/8/10	\$570,000	\$610,000	1130	7	1909	VGood	3968	N	N	5555 28TH AVE NE
2	186890	1120	3/18/11	\$540,000	\$581,000	1140	7	1926	Good	3300	N	N	6040 27TH AVE NE
2	186890	1005	10/18/10	\$446,200	\$478,000	1140	7	1926	Avg	3750	N	N	6031 28TH AVE NE
2	243620	0715	8/3/11	\$400,000	\$429,000	1160	7	1942	Good	6000	N	N	3310 NE 45TH PL
2	882790	0145	8/24/10	\$569,950	\$608,000	1180	7	1924	Avg	4480	N	N	5744 34TH AVE NE
2	186890	1370	1/21/11	\$475,000	\$511,000	1190	7	1948	Avg	5000	N	N	2615 NE 62ND ST
2	187040	0510	9/22/11	\$439,950	\$471,000	1190	7	1927	Good	4750	N	N	6036 33RD AVE NE
2	882790	0675	4/16/10	\$469,000	\$494,000	1200	7	1920	Avg	4600	N	N	5559 30TH AVE NE
2	882790	0645	7/17/12	\$640,000	\$662,000	1200	7	1918	VGood	4680	N	N	5723 30TH AVE NE
2	243620	0140	12/30/11	\$432,700	\$460,000	1200	7	1926	Good	4000	Y	N	4714 34TH AVE NE
2	243620	0770	6/29/12	\$413,000	\$429,000	1220	7	1978	Avg	4200	N	N	3318 NE BLAKELY ST
2	809110	0235	3/15/12	\$480,000	\$506,000	1230	7	1908	Good	5000	N	N	2825 NE 54TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	092504	9290	9/9/11	\$572,000	\$613,000	1250	7	1937	Avg	3975	N	N	5771 28TH AVE NE
2	092504	9297	8/25/10	\$475,000	\$507,000	1250	7	1926	VGood	4000	N	N	6220 25TH AVE NE
2	092504	9264	11/5/12	\$390,000	\$395,000	1250	7	1926	Good	4000	N	N	6210 25TH AVE NE
2	186890	0725	10/18/12	\$500,000	\$508,000	1260	7	1913	Good	5000	N	N	6039 29TH AVE NE
2	186890	2365	7/22/11	\$355,000	\$381,000	1270	7	1925	Avg	3750	N	N	6210 28TH AVE NE
2	186890	3695	4/23/12	\$435,000	\$456,000	1280	7	1912	Good	3750	N	N	6226 33RD AVE NE
2	717120	0345	12/7/10	\$485,000	\$521,000	1300	7	1926	Avg	3300	N	N	5712 28TH AVE NE
2	092504	9306	12/19/12	\$592,500	\$594,000	1340	7	1926	Good	4000	N	N	6007 26TH AVE NE
2	186890	2235	2/17/11	\$315,000	\$339,000	1360	7	1925	Avg	4500	N	N	6258 28TH AVE NE
2	809110	0215	10/17/12	\$517,000	\$526,000	1380	7	1909	Good	4000	N	N	2817 NE 54TH ST
2	919120	0990	9/22/10	\$585,000	\$626,000	1410	7	1925	Avg	4000	N	N	5757 27TH AVE NE
2	882790	0725	4/4/11	\$669,000	\$720,000	1420	7	1920	Good	4520	N	N	5535 30TH AVE NE
2	092504	9283	11/29/11	\$610,000	\$650,000	1430	7	1926	Good	3600	N	N	5768 28TH AVE NE
2	919120	1850	5/19/10	\$447,250	\$473,000	1460	7	1994	Avg	2500	N	N	5121 27TH AVE NE
2	342360	0060	6/17/10	\$575,000	\$610,000	1470	7	1926	VGood	3680	N	N	6251 26TH AVE NE
2	809110	0341	8/24/10	\$542,000	\$578,000	1500	7	1999	Avg	2500	N	N	2700 NE 53RD ST
2	919120	0760	12/26/12	\$400,000	\$401,000	1510	7	1926	Avg	3750	N	N	5730 26TH AVE NE
2	882790	0810	11/1/10	\$559,950	\$600,000	1520	7	1913	Avg	4480	N	N	5549 31ST AVE NE
2	092504	9005	4/20/10	\$520,000	\$548,000	1530	7	1926	Avg	3750	N	N	6219 26TH AVE NE
2	919120	1055	6/14/12	\$615,000	\$640,000	1550	7	1940	Avg	5000	N	N	5544 26TH AVE NE
2	186890	3080	6/24/10	\$489,950	\$520,000	1550	7	1928	Avg	3750	N	N	6251 32ND AVE NE
2	882790	0720	2/24/12	\$370,000	\$391,000	1560	7	1920	Avg	4560	N	N	5539 30TH AVE NE
2	186890	2960	5/14/12	\$581,000	\$607,000	1650	7	1926	Good	5000	N	N	6200 30TH AVE NE
2	919120	1740	3/6/12	\$739,000	\$780,000	1680	7	2007	Avg	3700	N	N	5136 26TH AVE NE
2	717120	0045	10/9/12	\$575,000	\$586,000	1700	7	1919	VGood	4320	N	N	5528 29TH AVE NE
2	919120	0780	8/1/12	\$580,000	\$599,000	1720	7	1926	Avg	3750	N	N	5720 26TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	919120	1545	10/19/12	\$660,000	\$671,000	1720	7	1926	Good	3750	N	N	5533 26TH AVE NE
2	773110	0050	4/21/11	\$692,000	\$745,000	1730	7	1909	Good	4000	N	N	5719 29TH AVE NE
2	186890	0675	3/15/12	\$820,000	\$864,000	1730	7	1925	VGood	4000	N	N	6017 29TH AVE NE
2	092504	9201	7/11/11	\$539,500	\$580,000	1780	7	1924	VGood	4000	N	N	5766 27TH AVE NE
2	186890	1360	4/6/11	\$425,000	\$457,000	1780	7	1916	Good	5000	N	N	6053 27TH AVE NE
2	717120	0060	4/2/12	\$565,000	\$594,000	1790	7	1919	VGood	4320	N	N	5532 29TH AVE NE
2	186890	2082	8/10/11	\$625,000	\$671,000	1810	7	1927	Avg	3410	N	N	6203 29TH AVE NE
2	243620	0246	2/9/10	\$555,000	\$579,000	1960	7	1919	Good	6000	N	N	4741 34TH AVE NE
2	882790	1115	11/2/11	\$725,000	\$774,000	2010	7	1923	VGood	6720	N	N	5556 31ST AVE NE
2	243620	0095	7/9/12	\$527,500	\$547,000	2060	7	1924	VGood	4000	N	N	4711 35TH AVE NE
2	882790	0525	9/15/11	\$825,000	\$884,000	2150	7	1991	Avg	4480	N	N	5718 30TH AVE NE
2	882790	1315	9/7/12	\$695,000	\$712,000	2640	7	2012	Avg	4600	N	N	5545 35TH AVE NE
2	186890	0590	5/18/11	\$594,000	\$639,000	1050	8	1954	Good	4500	N	N	6008 29TH AVE NE
2	243620	0820	12/6/12	\$475,000	\$478,000	1140	8	1941	Avg	4500	Y	N	3416 NE BLAKELY ST
2	882790	1420	9/18/12	\$575,000	\$588,000	1160	8	1946	Avg	4480	N	N	5528 34TH AVE NE
2	243620	0240	8/31/10	\$465,000	\$496,000	1250	8	1948	Avg	6000	N	N	4747 34TH AVE NE
2	186890	3090	4/30/12	\$521,000	\$546,000	1530	8	1926	VGood	2500	N	N	3113 NE 65TH ST
2	187040	0115	1/12/10	\$489,000	\$508,000	1560	8	1928	Avg	3038	N	N	6045 35TH AVE NE
2	186890	3070	3/23/10	\$512,000	\$538,000	1560	8	1929	Good	3750	N	N	6247 32ND AVE NE
2	243620	0830	6/19/12	\$552,000	\$574,000	1570	8	1962	Avg	7280	Y	N	3412 NE BLAKELEY ST
2	919120	1479	5/10/10	\$510,000	\$539,000	1620	8	2002	Avg	1317	N	N	5513 A 26TH AVE NE
2	919120	1477	4/12/11	\$445,000	\$479,000	1620	8	2002	Avg	1125	N	N	5511 B 26TH AVE NE
2	882790	1140	9/8/11	\$620,000	\$664,000	1650	8	1929	Avg	3120	N	N	5553 34TH AVE NE
2	919120	0915	9/21/11	\$450,000	\$482,000	1650	8	1929	Good	3750	N	N	5729 27TH AVE NE
2	186990	0135	5/29/12	\$535,000	\$558,000	1680	8	1929	Good	5000	N	N	6252 34TH AVE NE
2	186990	0005	9/28/12	\$445,000	\$454,000	1710	8	1928	Good	2950	N	N	6201 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	2970	6/21/10	\$689,000	\$731,000	1720	8	1928	Good	5000	N	N	6203 32ND AVE NE
2	919120	1015	11/29/10	\$572,000	\$614,000	1760	8	1929	Good	4000	N	N	2611 NE 60TH ST
2	186890	2575	4/8/10	\$665,000	\$700,000	1800	8	1928	Good	5000	N	N	6244 29TH AVE NE
2	243620	0805	10/4/12	\$605,000	\$617,000	1880	8	1931	Good	5800	N	N	3315 NE 45TH PL
2	186890	2745	11/11/10	\$603,000	\$647,000	1880	8	1929	Good	4500	N	N	6223 31ST AVE NE
2	186890	2175	7/11/12	\$930,000	\$963,000	2040	8	2005	Avg	3750	N	N	6243 29TH AVE NE
2	092504	9223	2/3/11	\$745,000	\$801,000	2040	8	2003	Avg	5720	N	N	5112 27TH AVE NE
2	186890	2480	10/20/10	\$740,000	\$793,000	2130	8	1993	Avg	5000	N	N	6235 30TH AVE NE
2	882790	1335	3/1/12	\$599,000	\$632,000	2360	8	2009	Avg	4694	N	N	5529 35TH AVE NE
2	186890	2735	12/6/11	\$745,000	\$793,000	2635	8	1994	Avg	5000	N	N	6219 31ST AVE NE
2	092504	9025	4/19/10	\$620,000	\$653,000	2710	8	1988	Avg	5320	N	N	5731 28TH AVE NE
2	882790	0885	2/2/12	\$442,000	\$468,000	1130	9	2010	Avg	1600	N	N	3006 NE 55TH ST
2	882790	0887	12/29/11	\$437,000	\$464,000	1180	9	2010	Avg	1600	N	N	3010 NE 55TH ST
2	882790	0886	11/21/11	\$437,000	\$466,000	1190	9	2010	Avg	1280	N	N	3008 NE 55TH ST
2	342360	0025	7/24/12	\$627,500	\$649,000	1980	9	1993	Avg	3680	N	N	6250 25TH AVE NE
2	092504	9338	2/12/10	\$821,000	\$857,000	2220	9	2009	Avg	4148	N	N	5755 28TH AVE NE
2	092504	9433	7/27/10	\$785,000	\$836,000	2260	9	2009	Avg	3178	N	N	5753 28TH AVE NE
2	243620	0667	10/11/10	\$820,000	\$878,000	2550	9	2005	Avg	4001	Y	N	4741 UNIVERSITY VIEW PL NE
2	092504	9418	9/20/12	\$935,000	\$956,000	3040	9	2012	Avg	7671	N	N	5750 27TH AVE NE
2	186890	2470	2/8/12	\$951,000	\$1,006,000	2580	10	2007	Avg	3750	N	N	6231 30TH AVE NE
3	633800	0251	7/11/12	\$394,500	\$409,000	590	6	1947	Avg	5120	N	N	4029 NE 58TH ST
3	243670	0535	10/14/11	\$320,000	\$342,000	760	6	1948	Avg	2800	N	N	5030 38TH AVE NE
3	881990	0040	11/26/12	\$285,000	\$287,000	790	6	1920	Avg	4280	N	N	5530 35TH AVE NE
3	243670	0580	2/14/12	\$285,000	\$301,000	920	6	1918	Avg	2123	N	N	5029 40TH AVE NE
3	243670	1195	9/30/10	\$525,000	\$562,000	1010	6	1924	VGood	4000	N	N	5222 36TH AVE NE
3	243670	0770	9/30/11	\$454,000	\$486,000	1170	6	1923	Good	4980	N	N	5234 39TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	243670	0670	12/21/12	\$410,000	\$411,000	1640	6	1908	VGood	4240	N	N	3914 NE 51ST ST
3	243670	1225	9/30/11	\$335,000	\$359,000	620	7	2001	Avg	4000	N	N	5244 36TH AVE NE
3	881990	0500	7/29/10	\$300,000	\$319,000	680	7	1950	Avg	3745	N	N	5521 39TH AVE NE
3	318210	0135	9/14/12	\$409,000	\$419,000	800	7	1947	Avg	6203	N	N	4425 NE 65TH ST
3	881990	0295	8/31/11	\$379,950	\$407,000	800	7	1941	Good	3959	N	N	5516 37TH AVE NE
3	881340	0185	11/3/11	\$412,000	\$440,000	800	7	1909	Good	4860	N	N	4726 38TH AVE NE
3	881990	0625	5/7/10	\$452,000	\$477,000	800	7	1948	VGood	3320	N	N	5722 39TH AVE NE
3	633800	0300	10/19/12	\$421,000	\$428,000	810	7	1945	Avg	4200	N	N	5720 40TH AVE NE
3	152030	0100	8/30/10	\$357,000	\$381,000	820	7	1926	Avg	3400	N	N	4709 36TH AVE NE
3	610540	0050	5/13/10	\$430,000	\$454,000	830	7	1928	Avg	4000	N	N	4510 35TH AVE NE
3	881990	0025	4/23/12	\$270,000	\$283,000	830	7	1921	Avg	4280	Y	N	5517 37TH AVE NE
3	881990	0355	6/22/11	\$398,000	\$428,000	840	7	1941	Avg	3959	N	N	5543 38TH AVE NE
3	881540	0135	4/26/12	\$524,888	\$550,000	860	7	1945	VGood	5000	N	N	6242 38TH AVE NE
3	102504	9185	11/10/11	\$457,500	\$488,000	860	7	1949	VGood	4050	N	N	5556 38TH AVE NE
3	881990	1140	8/20/12	\$570,000	\$586,000	910	7	1940	VGood	4815	Y	N	5733 36TH AVE NE
3	318110	0060	4/15/11	\$490,000	\$527,000	910	7	1940	VGood	5040	N	N	4335 NE 56TH ST
3	318260	0010	9/30/10	\$509,000	\$545,000	940	7	1949	Avg	6750	N	N	6022 43RD AVE NE
3	243670	1220	6/6/12	\$592,000	\$617,000	950	7	1921	Good	4000	N	N	5240 36TH AVE NE
3	881540	1150	8/2/10	\$431,573	\$460,000	960	7	1951	Avg	5000	N	N	6040 38TH AVE NE
3	633800	0181	8/23/11	\$499,000	\$535,000	960	7	1928	Good	5611	N	N	4014 NE 58TH ST
3	237920	0010	12/7/10	\$555,000	\$596,000	1000	7	1945	Avg	4300	N	N	4833 36TH AVE NE
3	243670	1275	4/21/10	\$540,000	\$569,000	1000	7	1938	Good	4000	N	N	5233 36TH AVE NE
3	881990	0905	1/12/12	\$465,000	\$493,000	1010	7	1948	Good	4815	N	N	5741 38TH AVE NE
3	243670	0305	5/20/10	\$535,000	\$566,000	1020	7	1939	Avg	4000	N	N	5056 36TH AVE NE
3	318160	0005	5/10/12	\$437,000	\$457,000	1020	7	1948	Avg	6750	N	N	6026 40TH AVE NE
3	881990	0845	5/11/12	\$505,000	\$528,000	1020	7	1927	Good	4227	N	N	5734 37TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	797470	0055	10/19/10	\$445,000	\$477,000	1030	7	1950	Avg	5500	N	N	6245 43RD AVE NE
3	881540	0020	4/6/10	\$470,000	\$494,000	1040	7	1951	Good	4200	N	N	6251 40TH AVE NE
3	318260	0080	3/24/11	\$385,000	\$414,000	1040	7	1950	Avg	6750	N	N	6016 44TH AVE NE
3	235930	0086	5/13/11	\$499,000	\$537,000	1050	7	1951	Good	5219	N	N	6205 43RD AVE NE
3	881340	0215	5/18/12	\$550,000	\$575,000	1060	7	1928	Good	3667	N	N	4710 38TH AVE NE
3	633800	0270	7/27/10	\$525,000	\$559,000	1070	7	1948	Avg	5280	N	N	4021 NE 58TH ST
3	881540	1155	6/2/10	\$569,000	\$603,000	1080	7	1951	Good	5500	N	N	6034 38TH AVE NE
3	243670	1320	11/7/11	\$350,000	\$374,000	1080	7	1941	Good	6000	N	N	3504 NE 52ND ST
3	243670	1295	11/12/12	\$595,000	\$602,000	1090	7	1913	Good	4000	N	N	5219 36TH AVE NE
3	881990	0470	6/12/12	\$426,000	\$443,000	1090	7	1942	Avg	5350	N	N	5539 39TH AVE NE
3	881540	0720	8/26/10	\$390,000	\$416,000	1100	7	1960	Avg	4000	Y	N	6036 35TH AVE NE
3	881540	0665	9/21/10	\$480,000	\$513,000	1140	7	1938	Good	6000	N	N	6227 36TH AVE NE
3	881990	0580	9/22/10	\$490,000	\$524,000	1150	7	1946	Avg	3774	N	N	5629 40TH AVE NE
3	881990	0795	12/11/12	\$532,200	\$535,000	1150	7	1946	Good	5350	N	N	5715 39TH AVE NE
3	881990	0780	1/11/11	\$460,000	\$494,000	1150	7	1946	Avg	5885	N	N	5729 39TH AVE NE
3	881990	0790	3/17/11	\$510,000	\$549,000	1150	7	1946	Good	5350	N	N	5719 39TH AVE NE
3	881540	1010	12/20/11	\$422,500	\$449,000	1150	7	1950	Avg	5000	N	N	6046 37TH AVE NE
3	881540	0810	11/28/12	\$630,000	\$635,000	1160	7	1937	Good	6000	N	N	6021 36TH AVE NE
3	797470	0040	7/7/10	\$399,950	\$425,000	1170	7	1951	Avg	5500	N	N	6234 40TH AVE NE
3	797470	0105	2/11/10	\$358,000	\$374,000	1170	7	1951	Avg	5088	N	N	6048 40TH AVE NE
3	633800	0080	9/30/11	\$547,500	\$586,000	1190	7	1958	Avg	5400	N	N	4315 NE 60TH ST
3	607950	0265	4/13/10	\$492,000	\$518,000	1190	7	1942	VGood	5000	N	N	4302 NE 56TH ST
3	235930	0010	1/28/10	\$504,950	\$526,000	1210	7	1948	Avg	7425	N	N	6220 40TH AVE NE
3	235930	0010	11/29/12	\$509,000	\$513,000	1210	7	1948	Avg	7425	N	N	6220 40TH AVE NE
3	318160	0110	7/9/12	\$567,000	\$588,000	1210	7	1948	Good	5909	N	N	4122 NE 60TH ST
3	881340	0320	8/13/10	\$436,500	\$465,000	1210	7	1928	Good	2401	N	N	4705 38TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881540	0895	2/16/11	\$445,000	\$479,000	1240	7	1950	Avg	4000	N	N	6038 36TH AVE NE
3	881990	1045	10/17/11	\$380,000	\$406,000	1240	7	1924	Good	2480	N	N	5702 35TH AVE NE
3	633800	0370	3/18/10	\$580,000	\$609,000	1250	7	1986	Avg	7736	N	N	4036 NE 57TH ST
3	607950	0260	4/17/12	\$460,000	\$483,000	1260	7	1942	Avg	5000	N	N	4308 NE 56TH ST
3	243670	0405	4/28/10	\$505,000	\$533,000	1270	7	1927	Avg	4000	N	N	5018 37TH AVE NE
3	243670	0405	3/23/12	\$480,000	\$505,000	1270	7	1927	Avg	4000	N	N	5018 37TH AVE NE
3	881540	1175	5/6/10	\$572,000	\$604,000	1280	7	1948	Avg	7500	N	N	6010 38TH AVE NE
3	102504	9110	11/29/12	\$395,000	\$398,000	1290	7	1929	VGood	3091	N	N	4749 41ST AVE NE
3	881990	1015	4/20/12	\$550,000	\$577,000	1300	7	1930	Avg	4013	N	N	5723 37TH AVE NE
3	881340	0300	7/7/11	\$492,000	\$529,000	1300	7	1940	Avg	5760	N	N	4721 38TH AVE NE
3	318210	0185	10/16/12	\$486,000	\$494,000	1300	7	1947	Avg	6750	N	N	6202 44TH AVE NE
3	243670	1185	3/6/12	\$490,000	\$517,000	1300	7	1926	Good	4000	N	N	5214 36TH AVE NE
3	610540	0010	11/30/12	\$456,000	\$459,000	1310	7	1948	Good	4080	N	N	3503 NE 47TH ST
3	881340	0105	4/25/10	\$550,000	\$580,000	1320	7	1925	Good	3750	N	N	4713 37TH AVE NE
3	243670	0475	8/4/11	\$482,500	\$518,000	1320	7	1927	VGood	3320	N	N	5109 39TH AVE NE
3	881540	1210	5/21/12	\$390,000	\$407,000	1330	7	1950	Avg	3750	N	N	6031 39TH AVE NE
3	797470	0090	6/18/12	\$528,250	\$549,000	1360	7	1951	Good	4800	N	N	4001 NE 62ND ST
3	633800	0193	7/13/11	\$449,000	\$482,000	1380	7	1947	Avg	5040	N	N	5810 40TH AVE NE
3	243670	0290	6/19/12	\$525,000	\$546,000	1380	7	1926	Avg	4000	N	N	5046 36TH AVE NE
3	243670	0290	7/1/10	\$489,900	\$520,000	1380	7	1926	Avg	4000	N	N	5046 36TH AVE NE
3	243670	0120	5/11/10	\$310,000	\$327,000	1380	7	1928	Avg	4000	Y	N	5032 35TH AVE NE
3	881540	0640	10/31/11	\$519,000	\$554,000	1390	7	1938	Avg	4800	N	N	6211 36TH AVE NE
3	881990	0280	7/13/11	\$456,000	\$490,000	1390	7	1927	Good	3525	N	N	5502 37TH AVE NE
3	607950	0010	5/19/11	\$430,000	\$463,000	1400	7	1942	Good	5000	N	N	4307 NE 57TH ST
3	881540	0320	6/24/10	\$420,000	\$446,000	1410	7	1946	Avg	5000	N	N	6251 38TH AVE NE
3	881540	1195	6/7/10	\$412,000	\$436,000	1410	7	1955	Avg	5000	N	N	6017 39TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	243670	0055	11/29/10	\$520,000	\$558,000	1420	7	1939	Good	4000	N	N	5019 36TH AVE NE
3	243670	1165	8/6/10	\$481,000	\$513,000	1430	7	1928	Avg	4000	N	N	5201 37TH AVE NE
3	243670	0975	8/5/11	\$579,995	\$623,000	1440	7	1931	Avg	4000	N	N	5233 38TH AVE NE
3	881990	0655	2/24/10	\$445,000	\$465,000	1440	7	1926	Good	3735	N	N	5757 40TH AVE NE
3	318210	0145	10/5/10	\$438,900	\$470,000	1460	7	1947	VGood	6750	N	N	6240 44TH AVE NE
3	633800	0160	4/26/12	\$690,000	\$723,000	1480	7	1946	Good	8580	N	N	4027 NE 60TH ST
3	152030	0080	5/4/10	\$408,000	\$431,000	1480	7	1927	Good	3315	N	N	4725 36TH AVE NE
3	881540	0410	10/23/12	\$590,000	\$599,000	1490	7	1937	Avg	4500	N	N	6236 36TH AVE NE
3	237920	0050	8/28/12	\$485,000	\$498,000	1490	7	1945	Good	4042	N	N	4746 35TH AVE NE
3	318110	0070	5/3/12	\$565,000	\$592,000	1500	7	1940	VGood	4998	N	N	4325 NE 56TH ST
3	633800	0621	5/10/10	\$445,000	\$470,000	1510	7	1953	Avg	5120	N	N	4012 NE 56TH ST
3	318210	0085	8/5/11	\$495,000	\$531,000	1520	7	1947	Avg	6750	N	N	6223 44TH AVE NE
3	633800	0411	6/13/11	\$585,142	\$629,000	1530	7	1940	Good	6600	N	N	5705 45TH AVE NE
3	152030	0040	7/25/12	\$412,000	\$426,000	1540	7	1927	Avg	3315	N	N	4728 35TH AVE NE
3	243670	0435	12/12/12	\$435,000	\$437,000	1550	7	1940	Avg	4000	N	N	5040 37TH AVE NE
3	881540	1205	2/9/10	\$600,000	\$626,000	1590	7	2009	Avg	3750	N	N	6035 39TH AVE NE
3	243670	0070	9/21/10	\$580,000	\$620,000	1610	7	1940	Good	4000	N	N	5007 36TH AVE NE
3	237920	0035	5/5/11	\$510,000	\$549,000	1620	7	1945	Good	4128	N	N	4760 35TH AVE NE
3	633800	0351	5/24/12	\$643,000	\$671,000	1640	7	1941	Good	5120	N	N	4028 NE 57TH ST
3	318160	0080	7/3/12	\$585,000	\$607,000	1650	7	1948	VGood	6750	N	N	6016 41ST AVE NE
3	633800	0210	3/22/12	\$454,100	\$478,000	1660	7	1927	Avg	4687	N	N	4055 NE 58TH ST
3	610540	0035	4/29/11	\$513,500	\$553,000	1670	7	1924	Good	4000	N	N	4518 35TH AVE NE
3	610540	0035	5/27/10	\$495,000	\$524,000	1670	7	1924	Good	4000	N	N	4518 35TH AVE NE
3	881990	0085	11/1/10	\$549,000	\$588,000	1670	7	1928	VGood	3600	N	N	5557 36TH AVE NE
3	881990	0540	10/16/12	\$640,000	\$651,000	1680	7	1947	VGood	4565	N	N	5508 39TH AVE NE
3	881340	0390	12/13/10	\$495,000	\$532,000	1720	7	1928	Good	3706	N	N	4801 38TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0915	12/15/11	\$615,000	\$654,000	1790	7	1924	VGood	6420	N	N	5733 38TH AVE NE
3	881540	0400	7/11/11	\$885,000	\$951,000	1890	7	1930	VGood	6000	N	N	6242 36TH AVE NE
3	881340	0195	5/24/11	\$410,000	\$441,000	1910	7	1910	Avg	6057	N	N	4718 38TH AVE NE
3	881540	0680	4/30/10	\$665,500	\$702,000	2080	7	1939	VGood	6000	N	N	6245 36TH AVE NE
3	102504	9140	9/3/10	\$585,000	\$625,000	2190	7	1993	Avg	3440	N	N	4811 36TH AVE NE
3	235930	0066	6/1/10	\$530,000	\$561,000	2550	7	1951	VGood	6075	N	N	6212 41ST AVE NE
3	881990	0340	7/12/11	\$495,000	\$532,000	2580	7	1960	Avg	7276	N	N	5557 38TH AVE NE
3	881990	0105	4/30/11	\$520,000	\$560,000	1090	8	1926	Good	4280	N	N	5545 36TH AVE NE
3	881990	0105	12/26/12	\$555,000	\$556,000	1090	8	1926	Good	4280	N	N	5545 36TH AVE NE
3	610540	0005	12/18/12	\$515,000	\$517,000	1210	8	1956	Good	3920	N	N	3515 NE 47TH ST
3	881990	0170	5/20/10	\$750,000	\$793,000	1270	8	1931	Good	3959	N	N	5524 36TH AVE NE
3	243670	0599	12/7/10	\$390,000	\$419,000	1330	8	2006	Avg	1120	N	N	5015 A 40TH AVE NE
3	243670	0598	5/21/10	\$385,000	\$407,000	1330	8	2006	Avg	1121	N	N	5015 B 40TH AVE NE
3	243670	0598	10/17/12	\$390,000	\$397,000	1330	8	2006	Avg	1121	N	N	5015 B 40TH AVE NE
3	633800	0492	4/8/11	\$620,000	\$667,000	1330	8	1931	VGood	3760	N	N	5722 43RD AVE NE
3	881540	0905	6/28/11	\$586,250	\$630,000	1350	8	1957	Avg	7500	N	N	6032 36TH AVE NE
3	243670	0772	4/23/12	\$534,069	\$560,000	1420	8	2012	Avg	1660	N	N	5238 39TH AVE NE
3	881990	0740	2/25/12	\$747,000	\$789,000	1460	8	2007	Avg	5350	N	N	5746 38TH AVE NE
3	243670	0593	4/15/10	\$425,000	\$448,000	1460	8	2006	Avg	1294	N	N	5021 C 40TH AVE NE
3	881540	0745	8/21/12	\$520,000	\$535,000	1470	8	1932	Good	4000	Y	N	6026 35TH AVE NE
3	235930	0071	7/10/12	\$730,000	\$756,000	1490	8	1951	VGood	5215	N	N	6204 41ST AVE NE
3	102504	9263	5/30/12	\$350,000	\$365,000	1510	8	2006	Avg	1003	N	N	4703 SAND POINT WAY NE
3	102504	9264	1/25/10	\$409,000	\$426,000	1520	8	2006	Avg	1669	N	N	4701 SAND POINT WAY NE
3	881540	0960	6/17/10	\$524,950	\$557,000	1540	8	1961	Good	7268	N	N	6027 37TH AVE NE
3	881990	0095	11/12/12	\$712,000	\$720,000	1550	8	1931	VGood	4280	N	N	5547 36TH AVE NE
3	102504	9241	5/29/12	\$429,500	\$448,000	1631	8	2000	Avg	1066	N	N	4844 RAILROAD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	797470	0094	4/27/10	\$710,000	\$749,000	1650	8	1981	Avg	10065	N	N	6037 41ST AVE NE
3	797470	0094	6/1/12	\$715,000	\$745,000	1650	8	1981	Avg	10065	N	N	6037 41ST AVE NE
3	243670	0581	3/5/12	\$556,000	\$587,000	1680	8	2012	Avg	1873	N	N	5031 40TH AVE NE
3	881340	0285	11/21/11	\$539,000	\$575,000	1710	8	1987	Avg	2890	N	N	4729 38TH AVE NE
3	881540	0100	10/23/12	\$639,950	\$650,000	1980	8	1985	Avg	3400	N	N	6212 39TH AVE NE
3	881540	0106	5/29/12	\$700,000	\$730,000	2080	8	1985	Good	4201	N	N	6208 39TH AVE NE
3	610540	0026	3/15/10	\$799,999	\$839,000	2150	8	2010	Avg	3986	N	N	4520 35TH AVE NE
3	633800	0215	8/8/12	\$880,000	\$907,000	2520	8	2012	Avg	4464	N	N	5756 43RD AVE NE
3	881990	0975	5/3/12	\$1,095,000	\$1,146,000	2830	8	1920	Avg	9630	Y	N	5740 36TH AVE NE
3	881990	0975	2/8/10	\$800,000	\$835,000	2830	8	1920	Avg	9630	Y	N	5740 36TH AVE NE
3	633800	0330	8/22/11	\$976,981	\$1,048,000	3000	8	2011	Avg	5120	N	N	4014 NE 57TH ST
3	243670	0664	6/20/11	\$355,000	\$382,000	1190	9	2004	Avg	1332	N	N	5115 40TH AVE NE
3	797470	0156	11/5/10	\$391,000	\$419,000	1440	9	2004	Avg	987	N	N	4044 B NE 55TH ST
3	881990	0325	8/10/11	\$750,000	\$805,000	1530	9	2007	Avg	5350	N	N	5550 37TH AVE NE
3	797470	0151	11/9/11	\$508,000	\$542,000	2010	9	2008	Avg	1564	N	N	5511 B 43RD AVE NE
3	881340	0148	6/1/12	\$755,850	\$788,000	3110	9	1998	Avg	3750	N	N	4509 37TH AVE NE
3	318160	0030	4/9/12	\$955,000	\$1,003,000	2370	10	2011	Avg	5050	N	N	4008 NE 60TH ST
3	881540	0935	8/8/12	\$982,293	\$1,013,000	2640	10	2002	Avg	3749	N	N	6002 36TH AVE NE
3	633800	0520	7/30/10	\$1,030,000	\$1,097,000	3590	10	2007	Avg	7680	N	N	4051 NE 57TH ST
6	358950	0170	9/1/11	\$190,000	\$204,000	430	5	1907	Avg	3000	N	N	5608 11TH AVE NE
6	082504	9101	4/26/10	\$290,000	\$306,000	680	5	1907	Avg	3276	N	N	5619 BROOKLYN AVE NE
6	286210	0841	8/29/12	\$225,000	\$231,000	870	5	1910	Good	2499	N	N	810 NE 50TH ST
6	409230	0410	8/15/11	\$232,000	\$249,000	540	6	1921	Avg	2000	N	N	4308 7TH AVE NE
6	674670	0565	11/29/12	\$406,000	\$409,000	740	6	1924	Avg	2700	N	N	1109 NE 55TH ST
6	192830	0990	10/3/12	\$305,000	\$311,000	740	6	1916	Avg	3876	N	N	846 NE 59TH ST
6	082504	9096	4/20/12	\$450,000	\$472,000	790	6	1923	VGood	4070	N	N	5624 BROOKLYN AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	286210	0427	6/21/11	\$270,000	\$290,000	850	6	1921	Avg	2760	N	N	816 NE 53RD ST
6	674670	1990	8/24/10	\$350,000	\$373,000	880	6	1922	Avg	2848	N	N	5342 ROOSEVELT WAY NE
6	179750	1125	5/31/11	\$326,000	\$351,000	950	6	1923	Good	4040	N	N	5712 ROOSEVELT WAY NE
6	082504	9073	3/21/12	\$390,000	\$411,000	990	6	1919	Avg	3400	N	N	6008 8TH AVE NE
6	286210	0235	4/11/11	\$249,950	\$269,000	1040	6	1921	Avg	2800	N	N	615 NE 55TH ST
6	871460	0100	10/29/12	\$495,000	\$502,000	1644	6	1906	Good	3720	N	N	5511 UNIVERSITY WAY NE
6	358950	0105	8/22/11	\$285,000	\$306,000	780	7	1911	Fair	3000	N	N	5615 12TH AVE NE
6	192830	1090	10/12/12	\$333,000	\$339,000	810	7	1906	Avg	4880	N	N	849 NE 57TH ST
6	192830	0454	9/6/12	\$370,000	\$379,000	830	7	1924	Avg	2975	N	N	5515 8TH AVE NE
6	192830	0520	4/27/12	\$363,000	\$380,000	830	7	1924	Avg	3120	N	N	5507 8TH AVE NE
6	286210	0297	5/7/10	\$365,000	\$385,000	830	7	1922	Avg	2701	N	N	704 NE 53RD ST
6	286210	0255	4/1/10	\$437,000	\$459,000	890	7	1918	Avg	4280	N	N	5338 7TH AVE NE
6	674670	1090	8/24/11	\$495,000	\$531,000	900	7	1911	Avg	3000	N	N	4716 11TH AVE NE
6	922240	0955	8/25/11	\$350,000	\$375,000	910	7	1922	Avg	3500	N	N	718 NE 60TH ST
6	286210	0260	9/22/12	\$455,000	\$465,000	920	7	1918	Avg	4280	N	N	5334 7TH AVE NE
6	192830	0605	5/24/10	\$400,000	\$423,000	940	7	1910	VGood	5000	N	N	817 NE 56TH ST
6	420740	1336	6/5/12	\$279,000	\$291,000	960	7	2009	Avg	1069	N	N	4022 PASADENA PL NE
6	871460	0170	8/25/11	\$360,000	\$386,000	970	7	1905	VGood	3060	N	N	5505 BROOKLYN AVE NE
6	192830	1050	6/24/10	\$443,500	\$471,000	980	7	1924	Avg	4080	N	N	854 NE 58TH ST
6	674670	1925	5/16/11	\$340,000	\$366,000	990	7	1918	Avg	3000	N	N	5243 11TH AVE NE
6	286210	0676	4/6/10	\$395,000	\$415,000	990	7	1918	Avg	4015	N	N	5016 9TH AVE NE
6	286210	0356	10/20/10	\$349,950	\$375,000	1030	7	1922	VGood	2960	N	N	719 NE 55TH ST
6	286210	0335	8/18/11	\$350,000	\$375,000	1040	7	1914	Avg	4280	N	N	5327 8TH AVE NE
6	358950	0245	9/5/12	\$350,000	\$359,000	1090	7	1911	Avg	3900	N	N	5603 11TH AVE NE
6	358950	0011	2/12/10	\$380,000	\$397,000	1100	7	1905	Avg	3360	N	N	1209 NE 56TH ST
6	082504	9072	10/29/12	\$490,000	\$497,000	1110	7	1923	Avg	3100	N	N	5507 11TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	192830	1035	11/23/12	\$395,000	\$399,000	1130	7	1910	Good	4080	N	N	837 NE 59TH ST
6	409230	2095	11/19/12	\$320,000	\$323,000	1146	7	2008	Avg	1162	N	N	4037 A 7TH AVE
6	192830	0850	2/15/10	\$385,000	\$402,000	1160	7	1922	Avg	3927	N	N	5812 8TH AVE NE
6	088900	0055	12/11/12	\$437,500	\$440,000	1170	7	1910	Good	4280	N	N	4708 8TH AVE NE
6	286210	1210	1/27/12	\$325,000	\$344,000	1200	7	1979	Avg	4387	N	N	5055 7TH AVE NE
6	286210	1055	11/23/10	\$405,000	\$435,000	1210	7	1979	Avg	4280	N	N	5067 8TH AVE NE
6	165950	0030	9/8/10	\$289,000	\$309,000	1210	7	1908	Avg	3800	N	N	851 NE 56TH ST
6	409230	2133	6/1/11	\$309,000	\$332,000	1212	7	2008	Avg	803	N	N	672 NE 40TH ST
6	881240	1370	8/4/11	\$259,950	\$279,000	1230	7	1911	Poor	3210	N	N	4746 7TH AVE NE
6	192830	0355	9/7/11	\$375,000	\$402,000	1230	7	1927	Avg	4080	N	N	747 NE 59TH ST
6	286210	0380	7/26/11	\$444,000	\$477,000	1230	7	1925	Avg	4440	N	N	5332 8TH AVE NE
6	409230	0522	8/17/11	\$369,800	\$397,000	1240	7	2009	Avg	775	N	N	4345 8TH AVE NE
6	409230	0535	12/1/10	\$364,000	\$391,000	1240	7	2009	Avg	1118	N	N	4355 8TH AVE NE
6	674670	0225	8/4/10	\$400,000	\$426,000	1240	7	1912	Avg	3000	N	N	5034 12TH AVE NE
6	409230	0524	4/28/11	\$355,000	\$382,000	1240	7	2009	Avg	1199	N	N	4349 8TH AVE NE
6	409230	0523	10/26/10	\$355,000	\$380,000	1240	7	2009	Avg	1199	N	N	4347 8TH AVE NE
6	409230	0525	12/12/11	\$354,000	\$377,000	1240	7	2009	Avg	775	N	N	4351 8TH AVE NE
6	409230	0520	3/21/12	\$355,000	\$374,000	1240	7	2009	Avg	1118	N	N	4341 8TH AVE NE
6	409230	0521	10/20/11	\$350,000	\$374,000	1240	7	2009	Avg	868	N	N	4343 8TH AVE NE
6	409230	0526	12/20/11	\$350,000	\$372,000	1240	7	2009	Avg	868	N	N	4353 8TH AVE NE
6	674670	1870	7/20/10	\$510,000	\$543,000	1250	7	1902	Avg	3000	N	N	5213 11TH AVE NE
6	179750	1065	4/28/10	\$436,600	\$460,000	1260	7	1918	Avg	4000	N	N	1011 NE RAVENNA BLVD
6	151680	0025	7/16/12	\$375,000	\$388,000	1260	7	1975	Good	4504	N	N	744 NE 59TH ST
6	409230	2141	9/30/11	\$310,000	\$332,000	1264	7	2008	Avg	1067	N	N	664 NE 40TH ST
6	192830	0705	6/26/12	\$485,000	\$504,000	1270	7	1924	VGood	3876	N	N	820 NE 57TH ST
6	409230	2136	2/18/11	\$369,000	\$397,000	1292	7	2008	Avg	1164	N	N	4005 7TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	192830	0770	9/9/11	\$365,000	\$391,000	1330	7	1924	Avg	3325	N	N	5712 8TH AVE NE
6	674670	0780	6/15/12	\$420,000	\$437,000	1380	7	1906	Avg	1471	N	N	5031 12TH AVE NE
6	881640	0875	10/14/10	\$400,000	\$428,000	1418	7	2008	Avg	1760	N	N	5262 BROOKLYN AVE NE
6	358950	0200	4/19/11	\$345,000	\$371,000	1420	7	1911	Avg	4400	N	N	5524 11TH AVE NE
6	192830	0900	12/1/11	\$337,500	\$360,000	1520	7	1923	Avg	4080	N	N	813 NE 60TH ST
6	409230	2120	4/29/11	\$285,000	\$307,000	1520	7	1909	Fair	3720	N	N	4029 7TH AVE NE
6	286210	0800	11/12/12	\$390,000	\$394,000	1550	7	1924	Avg	4360	N	N	5030 8TH AVE NE
6	192830	1055	5/8/12	\$544,000	\$569,000	1560	7	1925	Avg	4080	N	N	836 NE 58TH ST
6	358950	0070	11/11/10	\$510,000	\$547,000	1560	7	1924	Avg	3500	N	N	5626 12TH AVE NE
6	674670	0781	12/9/10	\$429,000	\$461,000	1560	7	2010	Avg	1530	N	N	5031 B 12TH AVE NE
6	192830	0430	1/18/11	\$442,000	\$475,000	1570	7	1928	Avg	4300	N	N	750 NE 56TH ST
6	192830	0735	8/4/11	\$571,000	\$613,000	1590	7	1926	Good	3570	N	N	819 NE 58TH ST
6	286210	0186	6/21/12	\$548,000	\$570,000	1610	7	1921	Good	3771	N	N	5309 7TH AVE NE
6	358950	0095	3/29/10	\$466,000	\$490,000	1810	7	1913	Avg	3000	N	N	5611 12TH AVE NE
6	358950	0330	4/11/12	\$480,000	\$504,000	1910	7	1906	VGood	3810	N	N	5610 ROOSEVELT WAY NE
6	674670	0300	4/4/11	\$540,000	\$581,000	1920	7	1907	VGood	3500	N	N	5216 12TH AVE NE
6	082504	9089	10/1/12	\$427,000	\$436,000	1970	7	1922	Avg	3737	N	N	1012 NE 55TH ST
6	286210	0366	11/19/10	\$525,000	\$563,000	2010	7	1914	VGood	4400	N	N	803 NE 55TH ST
6	533520	0230	12/15/11	\$554,800	\$590,000	2090	7	1911	Avg	5885	N	N	4738 9TH AVE NE
6	358950	0180	11/7/12	\$688,314	\$697,000	3180	7	1986	Avg	3700	N	N	5600 11TH AVE NE
6	409230	0115	7/13/10	\$398,900	\$424,000	1320	8	2005	Avg	1250	N	N	4316 B 8TH AVE NE
6	881240	0250	10/10/12	\$375,000	\$382,000	1320	8	2006	Avg	1360	N	N	4515 B 8TH AVE NE
6	674670	0371	10/5/10	\$433,000	\$463,000	1340	8	2006	Avg	1326	N	N	5258 B 12TH AVE NE
6	674670	0181	12/5/12	\$444,500	\$447,000	1380	8	2005	Avg	826	N	N	5008 A 12TH AVE NE
6	674670	0182	11/4/11	\$315,000	\$336,000	1390	8	2005	Avg	1271	N	N	5010 A 12TH AVE NE
6	674670	0785	6/23/11	\$445,000	\$478,000	1496	8	2007	Avg	1184	N	N	5035 A 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	006900	0030	10/25/11	\$601,000	\$642,000	1630	8	1909	Good	4400	N	N	5507 12TH AVE NE
6	286210	0965	5/11/11	\$450,000	\$484,000	1830	8	1928	Avg	4280	N	N	5006 7TH AVE NE
6	674670	0310	6/23/11	\$540,000	\$581,000	2260	8	1909	Avg	3500	N	N	5224 12TH AVE NE
6	358950	0050	5/4/10	\$740,000	\$781,000	2320	8	1906	Good	4500	N	N	5614 12TH AVE NE
6	409230	1055	7/27/12	\$765,000	\$790,000	3300	8	1979	Avg	3000	N	N	700 NE 42ND ST

Improved Sales Removed in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	010300	0052	9/21/11	\$500,000	QUIT CLAIM DEED
1	064100	0090	1/30/11	\$390,000	FORCED SALE
1	092504	9292	6/29/11	\$245,000	DIAGNOSTIC OUTLIER
1	092504	9319	6/8/11	\$396,500	SEGREGATION AND/OR MERGER
1	168140	0215	9/13/12	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	179750	0130	11/5/12	\$1,005,000	DIAGNOSTIC OUTLIER
1	179750	0485	11/8/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	179750	0785	8/30/12	\$762,300	UNFINISHED AREA > 0
1	179750	0800	8/29/12	\$762,300	DIAGNOSTIC OUTLIER
1	182480	0085	12/15/10	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	221800	0110	2/26/11	\$372,000	DIAGNOSTIC OUTLIER
1	717370	0055	6/20/11	\$548,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	717370	0335	10/26/10	\$388,800	ACTIVE PERMIT BEFORE SALE>25K
1	717370	0465	7/26/11	\$390,000	RELOCATION - SALE TO SERVICE
1	861580	0045	1/28/11	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	861580	0105	11/18/11	\$388,000	DIAGNOSTIC OUTLIER
1	882390	0730	10/28/10	\$678,500	RELOCATION - SALE TO SERVICE
1	882390	1035	1/4/12	\$745,000	RELOCATION - SALE TO SERVICE
1	882390	1265	7/12/12	\$1,150,000	DATA DOES NOT MATCH SALE
1	882390	2165	4/29/10	\$450,000	NON-PROFIT ORGANIZATION
1	882490	0020	10/10/11	\$630,000	DATA DOES NOT MATCH SALE
1	882590	0240	9/28/12	\$592,000	EXEMPT FROM EXCISE TAX
1	882590	0425	4/11/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	882590	0475	2/25/10	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	882590	0500	10/25/10	\$325,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	882590	0590	9/26/12	\$705,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882590	0770	6/16/11	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	910600	0135	5/9/11	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	910600	0190	6/15/12	\$395,000	MORE THAN 1 HOUSE
1	919120	0235	8/16/12	\$343,600	1031 TRADE
1	919120	0235	8/16/12	\$343,600	1031 TRADE
1	919120	0245	8/16/12	\$343,600	1031 TRADE
2	092504	9036	3/15/12	\$360,000	MORE THAN 1 HOUSE
2	092504	9038	7/2/10	\$410,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	092504	9256	1/13/10	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	092504	9297	3/3/10	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	186890	0475	4/3/12	\$429,000	ACTIVE PERMIT BEFORE SALE>25K
2	186890	1555	5/5/12	\$251,261	QUIT CLAIM DEED
2	186890	1630	12/27/12	\$302,000	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	186890	2375	11/2/11	\$900,000	OBSOLESCENCE > 0
2	186890	2395	4/23/12	\$414,000	TEAR DOWN
2	186890	3025	7/6/10	\$375,000	DOR RATIO
2	186890	3705	11/8/11	\$498,000	UNFINISHED AREA > 0
2	186990	0145	5/25/10	\$430,000	UNFINISHED AREA > 0
2	187040	0045	3/24/11	\$240,458	QUIT CLAIM DEED
2	243620	0080	4/4/12	\$456,000	UNFINISHED AREA > 0
2	243620	0085	2/10/10	\$157,452	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	243620	0130	1/5/10	\$210,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	243620	0305	6/15/10	\$400,000	UNFINISHED AREA > 0
2	243620	0600	3/30/11	\$325,000	TEAR DOWN
2	243620	0740	3/19/10	\$490,000	PERCENT COMPLETE < 100%
2	342360	0060	2/17/10	\$305,000	NO MARKET EXPOSURE
2	677820	0080	12/17/12	\$540,000	MORE THAN 1 HOUSE
2	717120	0070	4/13/12	\$578,000	RELOCATION - SALE TO SERVICE
2	809110	0115	5/25/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	809110	0185	11/24/10	\$760,000	DIAGNOSTIC OUTLIER
2	882790	0575	8/30/11	\$274,000	DIAGNOSTIC OUTLIER
2	882790	0855	11/22/10	\$288,750	NON-REPRESENTATIVE SALE
2	882790	1020	10/9/10	\$725,000	DATA DOES NOT MATCH SALE
2	882790	1095	2/15/12	\$200,417	QUIT CLAIM DEED
2	882790	1315	11/21/11	\$248,000	TEAR DOWN
2	882790	1445	2/1/11	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	919120	1015	11/29/10	\$572,000	RELOCATION - SALE TO SERVICE
2	919120	1225	10/2/12	\$267,000	FORCED SALE
2	919120	1740	2/17/12	\$739,000	RELOCATION - SALE TO SERVICE
3	102504	9185	2/24/11	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	235930	0060	6/30/11	\$586,000	QUIT CLAIM DEED
3	243670	0105	2/26/10	\$401,000	MORE THAN 1 HOUSE
3	243670	0155	10/19/11	\$426,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	243670	0580	3/30/11	\$290,000	SEGREGATION AND/OR MERGER
3	243670	0600	3/22/11	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	243670	0775	1/31/12	\$389,950	DIAGNOSTIC OUTLIER
3	243670	0850	8/8/11	\$366,000	PERCENT COMPLETE < 100%
3	243670	0945	3/1/11	\$120,438	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	243670	1195	4/29/10	\$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	318160	0030	11/22/10	\$343,000	TEAR DOWN
3	318210	0110	6/13/11	\$4,200	CORPORATE AFFILIATES
3	318210	0150	12/17/12	\$300,000	DIAGNOSTIC OUTLIER

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Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	318210	0230	6/24/11	\$354,000	DOR RATIO
3	318260	0025	10/17/11	\$61,571	QUIT CLAIM DEED
3	797470	0070	3/23/11	\$363,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	797470	0240	3/6/12	\$365,000	TEAR DOWN
3	881340	0230	11/21/12	\$183,790	QUIT CLAIM DEED
3	881540	0140	7/25/12	\$371,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	881540	0570	7/6/11	\$358,500	NO MARKET EXPOSURE
3	881540	1140	2/22/10	\$450,000	OBSOLESCENCE > 0
3	881540	1155	5/8/10	\$569,000	RELOCATION - SALE TO SERVICE
3	881990	0725	11/28/11	\$372,000	GOVERNMENT AGENCY
3	881990	0875	10/25/11	\$240,000	NO MARKET EXPOSURE
6	006900	0025	6/20/12	\$223,750	DOR RATIO
6	006900	0030	10/25/11	\$601,000	RELOCATION - SALE TO SERVICE
6	082504	9043	1/26/12	\$380,000	GOVERNMENT AGENCY
6	114200	1670	12/20/12	\$1,927,400	DIAGNOSTIC OUTLIER
6	192830	0690	6/11/12	\$405,000	UNFINISHED AREA > 0
6	192830	1030	3/13/12	\$238,525	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	286210	0366	5/25/10	\$301,281	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	286210	0395	6/6/11	\$339,000	NON-REPRESENTATIVE SALE
6	409230	0115	7/13/10	\$398,900	RELOCATION - SALE TO SERVICE
6	409230	2105	5/3/11	\$465,000	MORE THAN 1 HOUSE
6	409230	2120	10/23/12	\$1,375,000	DOR RATIO
6	547980	0010	7/4/10	\$187,156	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	674670	0270	6/7/10	\$5,500	EASEMENT OR RIGHT-OF-WAY
6	674670	0270	4/25/11	\$3,200	EASEMENT OR RIGHT-OF-WAY
6	922240	0940	8/17/11	\$190,000	DOR RATIO
6	922240	0940	12/22/11	\$229,000	OBSOLESCENCE > 0

Vacant Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	010300	0051	7/27/2010	\$300,000	5,138	N	N
1	010300	0052	12/1/2010	\$298,500	5,182	N	N
1	010300	0053	8/29/2012	\$330,000	5,846	N	N
1	010300	0053	10/25/2011	\$320,000	5,846	N	N
1	010300	0053	5/14/2010	\$360,000	5,846	N	N
2	092504	9418	4/25/2011	\$300,000	7,671	N	N
3	633800	0215	11/2/2011	\$210,000	4,464	N	N
6	922240	0665	9/27/2010	\$125,000	2,423	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	221800	0335	3/21/2012	212,762	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	674670	0171	7/9/2012	595,000	DATA DOES NOT MATCH SALE