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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: Ravenna/University District / 44
Previous Physical Inspection: 2001

Sales - Improved Summary:
Number of Sales: 695
Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	$227,200	$240,300	$467,500	$539,400	86.7%	15.19%
2008 Value	$278,000	$258,600	$536,600	$539,400	99.5%	12.18%
Change	+$50,800	+$18,300	+$69,100		+12.8%	-3.01%
% Change	+22.4%	+7.6%	+14.8%		+14.8%	-19.82%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –3.01% and –19.82% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of $25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	$244,900	$238,300	$483,200
2008 Value	$308,800	$227,900	$536,700
Percent Change	+26.1%	-4.4%	+11.1%

Number of improved Parcels in the Population: 4535

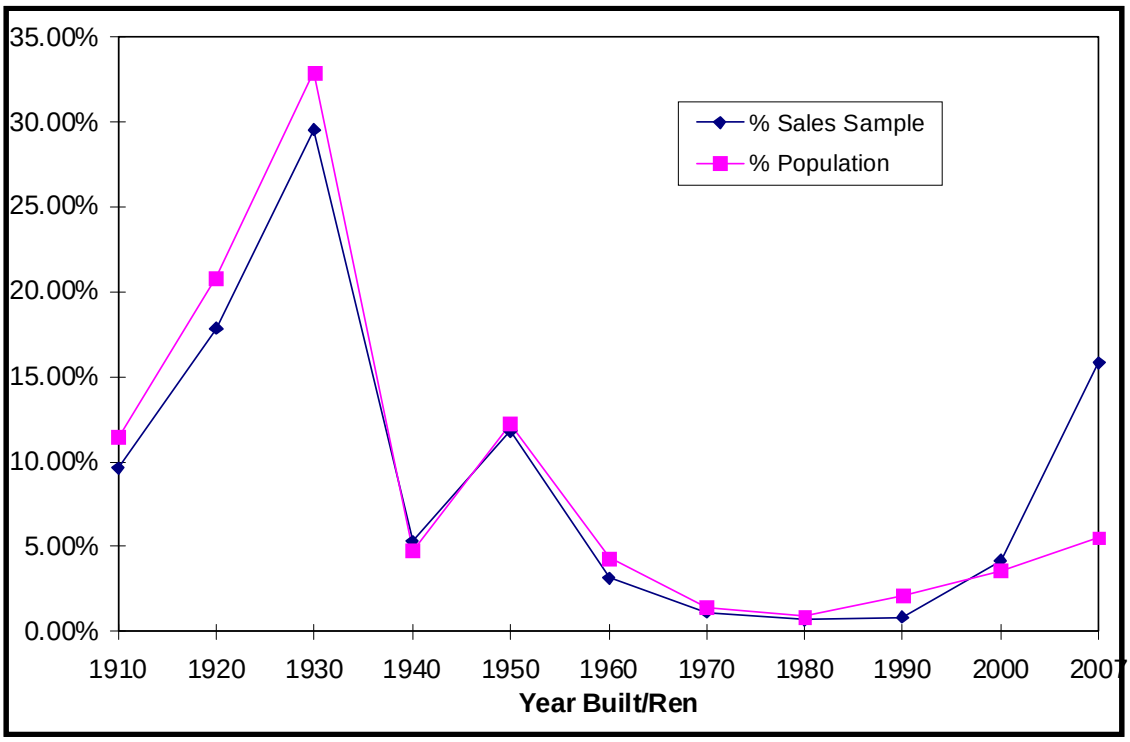
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of $25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:
Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	67	9.64%
1920	124	17.84%
1930	205	29.50%
1940	37	5.32%
1950	82	11.80%
1960	22	3.17%
1970	8	1.15%
1980	5	0.72%
1990	6	0.86%
2000	29	4.17%
2007	110	15.83%
	695	

Population		
Year Built/Ren	Frequency	% Population
1910	519	11.44%
1920	944	20.82%
1930	1491	32.88%
1940	217	4.79%
1950	556	12.26%
1960	197	4.34%
1970	64	1.41%
1980	40	0.88%
1990	95	2.09%
2000	162	3.57%
2008	250	5.51%
	4535	



Sales of new homes built in the last seven 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.

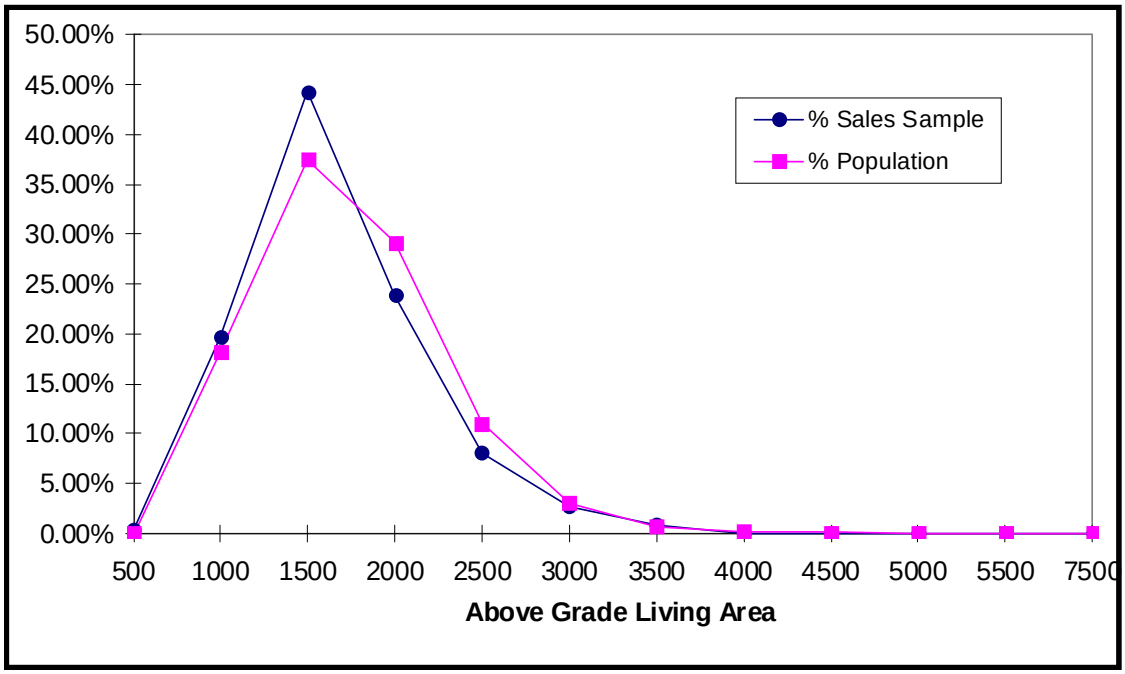
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	3	0.43%
1000	137	19.71%
1500	308	44.32%
2000	166	23.88%
2500	56	8.06%
3000	19	2.73%
3500	6	0.86%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	695	

Population

AGLA	Frequency	% Population
500	3	0.07%
1000	822	18.13%
1500	1701	37.51%
2000	1321	29.13%
2500	500	11.03%
3000	138	3.04%
3500	31	0.68%
4000	10	0.22%
4500	4	0.09%
5000	2	0.04%
5500	2	0.04%
7500	1	0.02%
	4535	

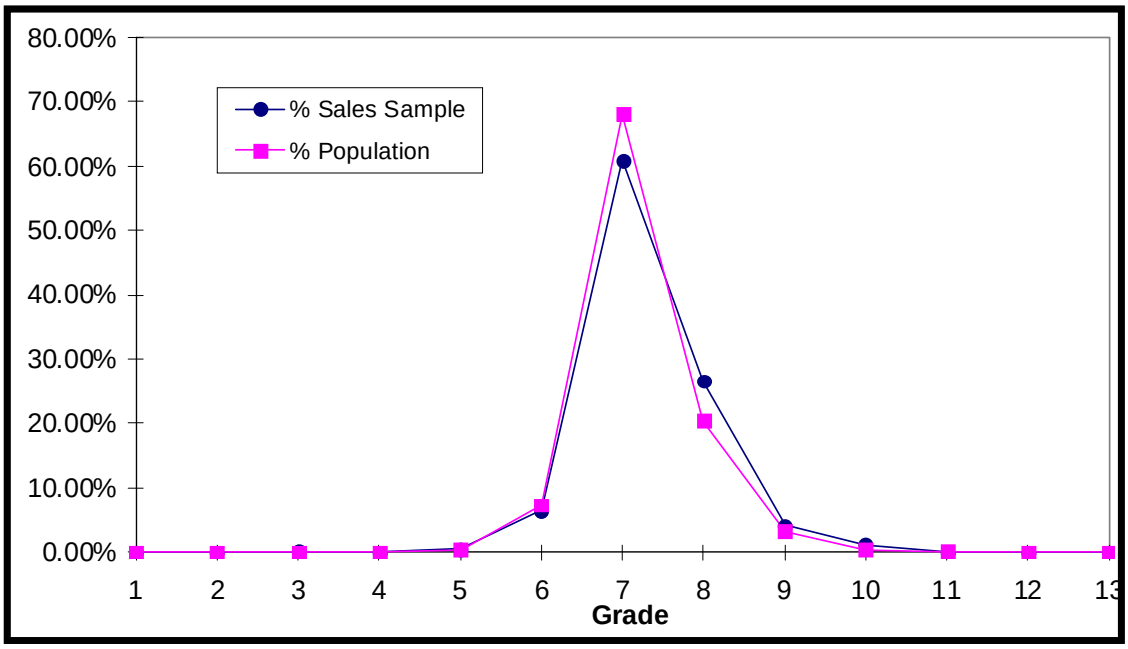


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

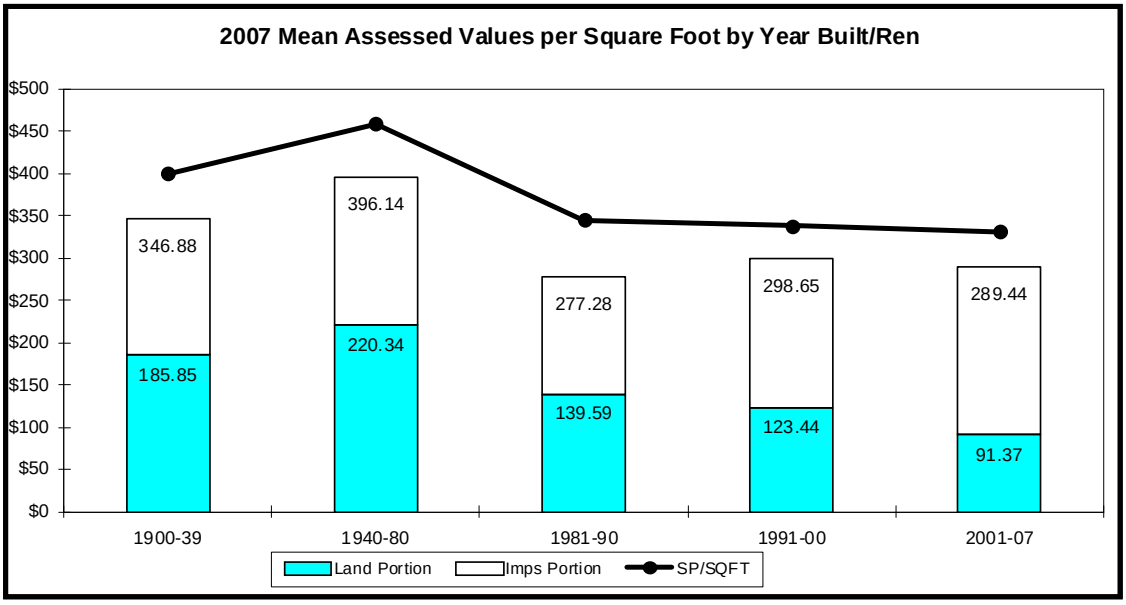
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.14%
4	0	0.00%
5	4	0.58%
6	45	6.47%
7	423	60.86%
8	185	26.62%
9	29	4.17%
10	8	1.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	695	

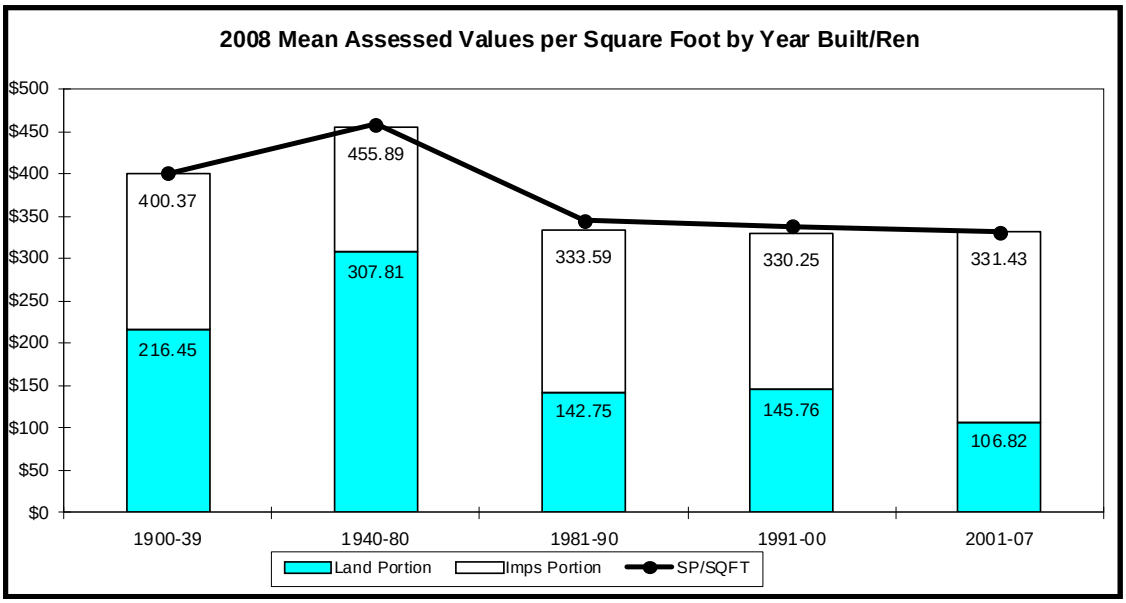
Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	22	0.49%
6	334	7.36%
7	3086	68.05%
8	926	20.42%
9	147	3.24%
10	16	0.35%
11	4	0.09%
12	0	0.00%
13	0	0.00%
	4535	



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.

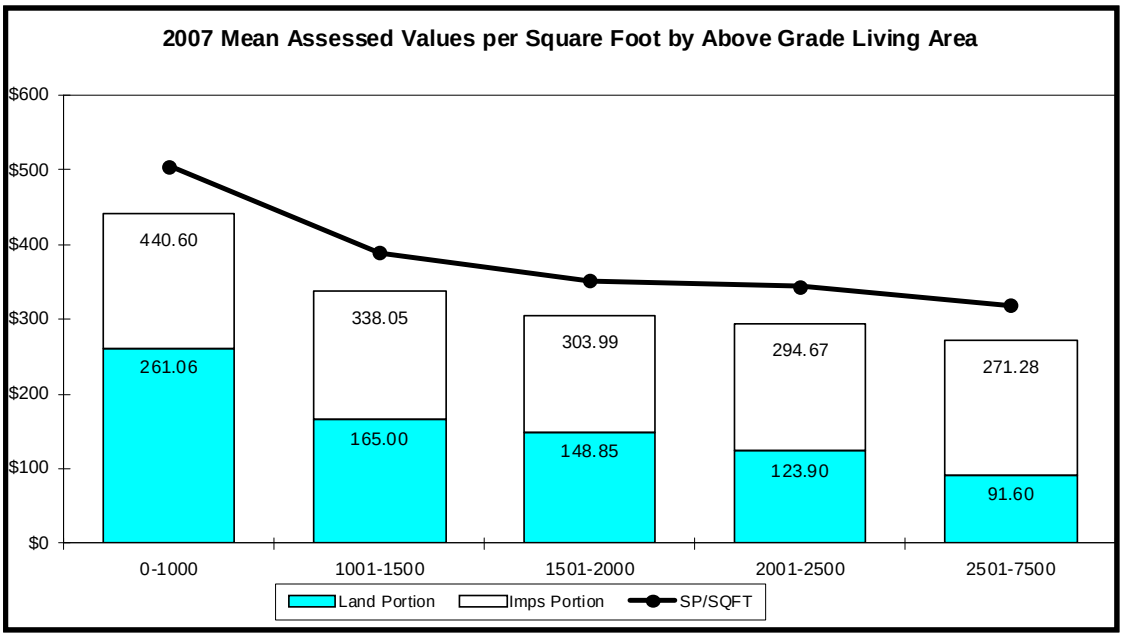
Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated

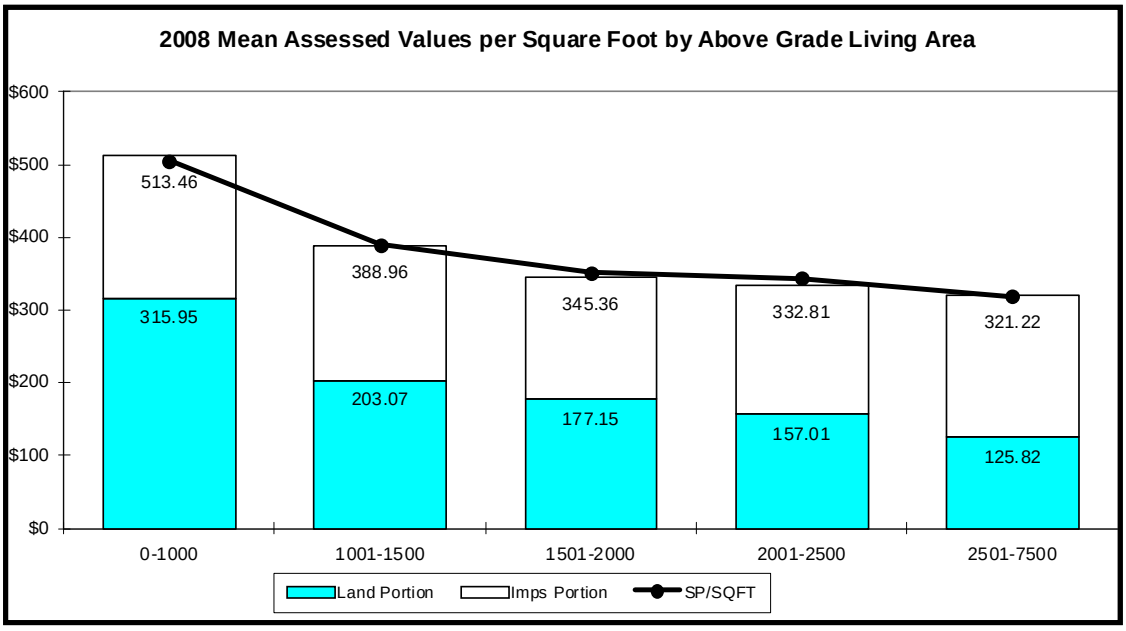




These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

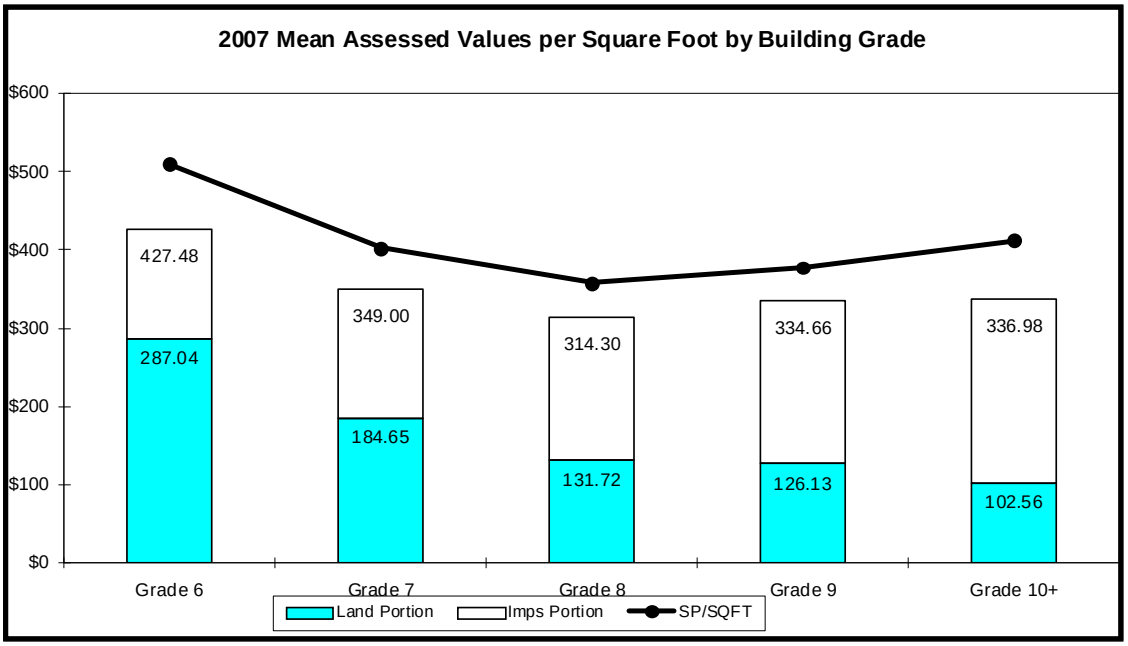
Comparison of 2007 and 2008 Per Square Foot Values by Above Grade Living Area

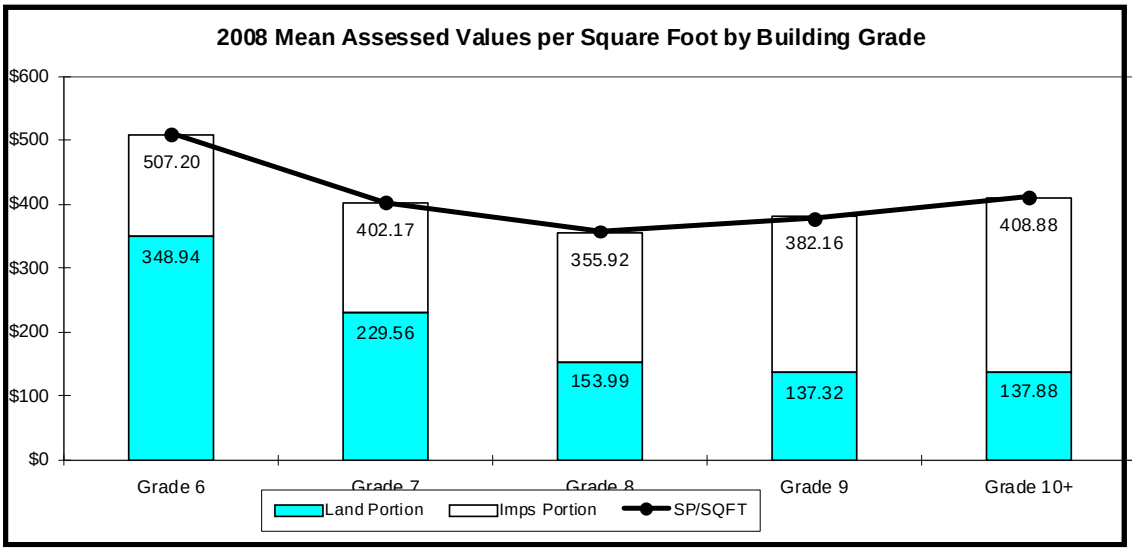




These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

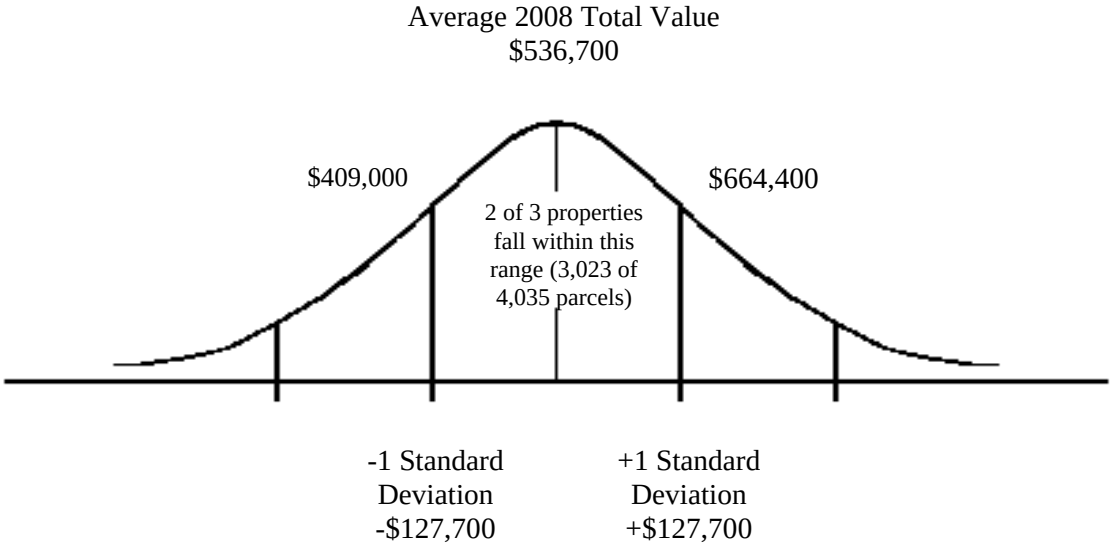
Comparison of 2007 and 2008 Per Square Foot Values by Grade





These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

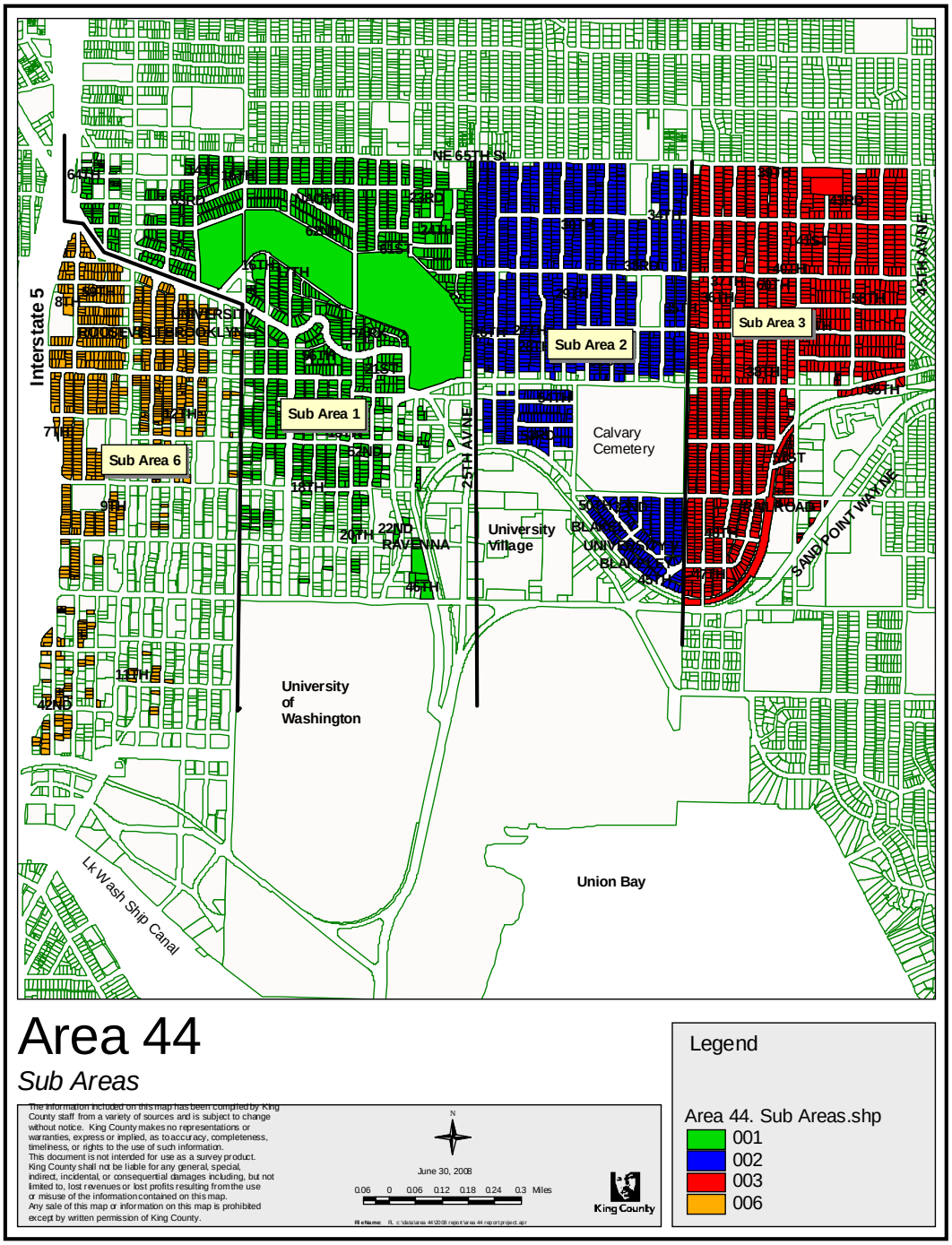
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

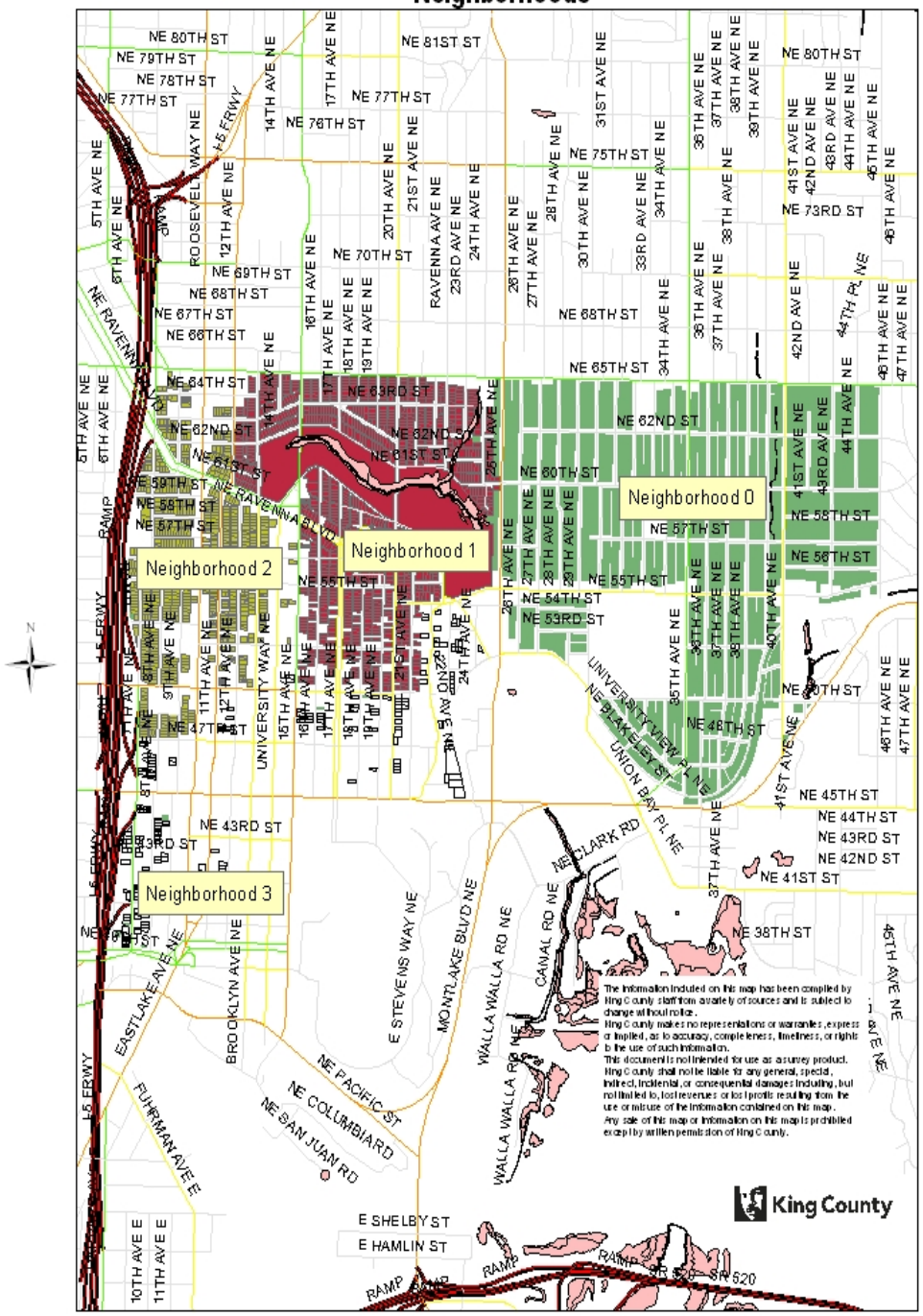
The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of $25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map


Interstate 5
Sub Area 1
Sub Area 2
Sub Area 3
Sub Area 6
Calvary Cemetery
University Village
University of Washington
Union Bay
Lk Wash Ship Canal
NE 65TH St
25TH AVE NE
SAND POINT WAY NE
RAVENNA
Area 44
Sub Areas
Legend
Area 44. Sub Areas.shp
001
002
003
006
June 30, 2008
0.06 0 0.06 0.12 0.18 0.24 0.3 Miles
King County

Area 44

Neighborhoods



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 30, 2008

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 12/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.

- This report is intended intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: Ravenna/University District

Boundaries: NE 65th St on the north, I-5 on the west; Portage Bay & Union Bay on the south; Mountlake Blvd. to Sand Point Way NE, Sand Point Way NE to 45th AV NE, 45th AV NE to NE 65th St on the east.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 44 is located within the City of Seattle and north of the downtown core. There are several main east west streets that provide easy access to I-5. University Village shopping center is located on the east boundary and Northgate Mall is located north of this area. The University of Washington and the University of Washington Medical Center area located within the boundaries of this area. Public transportation is available. Access to goods, services and employment is available. This area is generally made up of grade 6 to 8 homes, built mainly form 1920 to 1940. Less than one percent of the population are vacant lots. This has caused builders to buy older lower quality homes, demolish them and build new houses on the sites.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.19% to 12.18%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 12/2007 were given primary consideration for valuing land. Our vacant land sales were supplemented by the use of the allocation approaches in neighborhoods with few vacant land sales. In addition, we looked at tear down sales, especially those to new home builders, as additional supporting evidence. Each tear down sale was analyzed for contributory improvement value and reconciled with analysis of allocations (land to total value) and abstractions.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser

in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make furthers adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 44, being an older urban neighborhood, has few vacant land sales. This is primarily because 99% of all parcels are improved. Of the remaining 43 parcels, 10 are owned by the city of Seattle for parks or open space. There were no sales in Area 44, or in comparable surrounding areas, in the last 5 years of vacant parcels. It was therefore necessary to look at tear down sales in order to develop a land model.
The land model was developed based on 22 sales to builders/developers. After purchasing the property the builders/developers then applied for permits to tear down the existing improvements and develop the property with either a new single family dwelling or town houses. Since it is clear that no value was assigned by the purchasers to the existing improvements, the sale price is an excellent indication of the underlying land value.
Characteristics found to have the most positive influence on land values in Area 44 are location (neighborhood) and size. Characteristics found to have the most negative influence on land values in Area 44 include traffic noise, commercial influence and topography. Parcels with a zoning higher than single family (L-1, LDT, etc.) are almost exclusively being developed with townhouse developments.
Parcels with zoning higher than L-3 were valued using the appropriate commercial land vales as determined from adjacent commercial parcels unless townhouse development was occurring. In cases where townhouse development was occurring, residential land values were applied.

Overview of land valuation process:

Base land value was determined by zoning and lot square footage. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied. For each property the positive adjustment was applied based only on the primary view. In area 44 where there are Lake Washington views, this primary view takes precedence over other views. For example a parcel with average Lake Washington and a good mountain view would get a 20% positive adjustment for average Lake Washington and no adjustment for the good mountain view.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

LAND VALUE CHART AREAS 44					
Lot size	**L-1**	**L-2**	**L-3**	**LDT**	**SF5000**
1-699	**$1,000**	**$1,000**	**$1,000**	**$1,000**	**$1,000**
700-999	**$135,000**	**$135,000**	**$135,000**	**$135,000**	**$135,000**
1000-1800	**$135,000**	**$135,000**	**$135,000**	**$135,000**	**$135,000**
1801-1999	**$135,000**	**$270,000**	**$270,000**	**$135,000**	**$135,000**
2000-2400	**$135,000**	**$270,000**	**$270,000**	**$170,000**	**$170,000**
2401-3000	**$270,000**	**$270,000**	**$270,000**	**$210,000**	**$210,000**
3001-4000	**$270,000**	**$405,000**	**$405,000**	**$250,000**	**$250,000**
4001-4200	**$405,000**	**$405,000**	**$540,000**	**$360,000**	**$360,000**
4201-5000	**$405,000**	**$540,000**	**$540,000**	**$360,000**	**$360,000**
5001-5400	**$405,000**	**$540,000**	**$675,000**	**$360,000**	**$360,000**
5401-5600	**$405,000**	**$675,000**	**$675,000**	**$360,000**	**$360,000**
5601-6000	**$540,000**	**$675,000**	**$675,000**	**$360,000**	**$360,000**
6001-6600	**$540,000**	**$675,000**	**$810,000**	**$500,000**	**$360,000**
6601-7000	**$540,000**	**$810,000**	**$810,000**	**$500,000**	**$400,000**
7001-7200	**$540,000**	**$810,000**	**$945,000**	**$500,000**	**$430,000**
7201-7800	**$675,000**	**$810,000**	**$945,000**	**$500,000**	**$444,000**
7801-8000	**$675,000**	**$945,000**	**$945,000**	**$500,000**	**$485,000**
8001-8800			**$1,080,000**		**$500,000**
8801-9000					**$555,000**
9001-9999					**$570,000**
10000+					**$640,000**

Negative adjustments

Traffic noise	
Moderate	-10%
High	-20%
Extreme	-30%
Access	
Restricted	-5%
Legal Undeveloped	-25%
Private	0%
Public	0%
Walk Ins	-20%
Water problem	-10%
Restrict Size/Shape	-10%
Topo	-10%
Ext Nuisance	-10%
Other Problem	-10%

Positive Adjustments		
View		
Lake Wash		
	Fair	+20%
	Average	+30%
	Good	+40%
	Excellent	+70%
Territorial		
	Average	+10%
	Good	+15%
	Excellent	+25%
Mountain		
	Average	+10%
	Good	+15%
	Excellent	+25%
Seattle Sky		
	Average	+15%
	Good	+20%

Note: Traffic adjustment on L zoned parcels is 10% for both moderate & high.

Vacant Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	179750	0780	5/26/2006	362,000	4,000	N	N
001	922140	0435	12/28/2006	525,000	5,080	N	N
002	092504	9059	3/29/2005	340,500	5,580	N	N
002	186890	1545	7/21/2006	410,000	5,000	N	N
002	186890	2470	4/5/2005	345,000	3,750	N	N
002	243620	0295	2/5/2007	410,000	4,000	N	N
002	243620	0555	3/21/2006	384,950	4,000	N	N
003	102504	9158	6/27/2005	525,000	5,180	N	N
003	243670	0585	3/28/2005	330,000	4,000	N	N
003	243670	0595	2/19/2007	505,000	4,000	N	N
003	243670	0600	12/13/2005	412,000	4,000	N	N
003	243670	0735	5/15/2006	383,500	5,231	N	N
003	633800	0520	9/12/2005	376,000	7,680	N	N
003	797470	0150	1/16/2007	450,000	4,798	N	N
006	209770	0070	9/12/2006	750,000	4,280	N	N
006	209770	0075	9/7/2006	575,000	3,930	N	N
006	409230	0425	12/1/2006	557,000	5,000	N	N
006	409230	0520	5/31/2007	562,500	4,000	N	N
006	409230	1030	7/26/2006	490,000	4,000	N	N
006	420740	1325	7/17/2006	350,000	4,600	N	N
006	881240	0250	2/8/2005	450,000	5,350	N	N
006	881640	0875	3/7/2007	499,950	4,120	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	882790	0885	7/25/2007	550,000	NO MARKET EXPOSURE; TEAR DOWN;
003	881990	0240	1/26/2006	444,150	NO MARKET EXPOSURE; TEAR DOWN;
006	674670	1904	1/25/2007	21,000	NO MARKET EXPOSURE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2005 to 12/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

695 sales were used to value the 4535 improved parcels in area 44. The valuation model applied to most properties was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The valuation model incorporates characteristics that influence property values in the area. Adjustments for the characteristics were derived from the sales sample. The resulting value estimates were applied to the majority of the improved parcels in the area.

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

EMV Model

Variables	Definitions/Transformations
Nghb2YN	(Nghb=2)*((LN(10)))
BaseLandC	LN(BaseLand/1000)
AgeC	LN(Age+1)
OldAgeYN	(Age>69)*(LN(10))
GoodYN	(Cond=4)*(LN(10))
VGoodYN	(Cond=5)*(LN(10))
Grade8YN	(Grade=8)*(LN(10))
Grade9YN	(Grade=9)*(LN(10))
Grade>9YN	(Grade>9)*(LN(10))
TriplexYN	(LivUnit=3)*(LN(10))
HvyTrafYN	(HvyTraf>0)*(LN(10))
TownHouseYN	(PresentUse=29)*(LN(10))
CombCost	LN((BldgRCN+AccyRCNLD)/1000)

EMV Formula
EMV=
EXP(3.309901-1.164441E-02*Nghb2YN+ .1338789*BaseLandC-7.493834E-02*AgeC+ 3.190796E-02*OldAgeYN+ 3.619211E-02*GoodYN+ .0961098*VGoodYN+ 1.379493E-02*Grade8+ 4.298387E-02*Grade9+ .0398689*GradeGreaterThan9+ 3.396539E-02*TriplexYN-3.292137E-02*HvyTrafYN-6.429172E-02*TownHouseYN+ .4749681*CombCost)*1000

<u>Truncate to nearest $1,000</u>

EMV values were not generated for:

- Buildings with grade less than 5
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Condition less than average

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092504	9080	3/24/2006	339,990	335	0	3	1952	3	7,125	N	N	4724 22ND AVE NE
001	919120	0140	1/20/2005	330,000	1,040	0	6	1910	4	4,731	N	N	5709 25TH AVE NE
001	717480	0760	1/4/2006	350,000	1,180	0	6	1965	3	5,470	N	N	5208 A RAVENNA AVE NE
001	919120	0025	6/19/2007	455,500	790	790	7	1926	4	3,320	N	N	5761 25TH AVE NE
001	922140	0695	7/27/2006	332,000	820	210	7	1919	3	2,400	N	N	807 NE 63RD ST
001	922140	0600	9/21/2005	349,000	820	0	7	1919	4	2,580	N	N	821 NE 63RD ST
001	221800	0345	4/3/2006	382,000	860	0	7	1908	3	5,000	N	N	2112 NE 54TH ST
001	717370	0060	1/10/2005	370,000	890	850	7	1913	4	5,000	N	N	5247 21ST AVE NE
001	010300	0006	4/17/2007	543,950	900	820	7	1952	4	4,060	N	N	6120 RAVENNA AVE NE
001	717480	0085	10/2/2006	575,000	920	920	7	1926	4	4,890	N	N	5023 22ND AVE NE
001	717480	0850	8/21/2006	438,000	920	0	7	1928	3	3,500	N	N	2258 NE 53RD ST
001	922140	0780	5/10/2007	498,000	1,020	530	7	1917	4	2,000	N	N	842 NE RAVENNA BLVD
001	922140	0120	7/5/2006	489,950	1,020	160	7	1923	4	3,444	N	N	815 NE 65TH ST
001	910600	0180	2/8/2006	520,000	1,020	1,040	7	1913	4	5,000	N	N	6230 23RD AVE NE
001	179750	0976	6/29/2006	477,500	1,060	1,060	7	1918	5	3,300	N	N	6107 12TH AVE NE
001	922140	0645	2/11/2005	350,000	1,060	210	7	1924	3	3,400	N	N	822 NE 62ND ST
001	664690	0030	2/16/2005	590,000	1,110	1,000	7	1945	5	4,080	N	N	5612 PARK RD NE
001	922140	0555	10/22/2007	550,000	1,150	600	7	1920	4	3,807	N	N	902 NE 62ND ST
001	922140	0745	2/9/2005	380,000	1,150	750	7	1923	4	1,890	N	N	816 NE RAVENNA BLVD
001	861580	0561	8/31/2007	599,000	1,160	860	7	1917	5	2,728	N	N	1722 NE 56TH ST
001	010300	0116	5/9/2007	580,000	1,180	790	7	1946	4	5,500	N	N	6108 24TH AVE NE
001	861580	0660	7/27/2005	499,000	1,240	1,080	7	1905	4	3,960	N	N	1815 NE 58TH ST
001	221800	0220	4/14/2005	525,000	1,290	880	7	1922	4	3,600	N	N	5636 20TH AVE NE
001	882490	0355	4/18/2007	595,000	1,310	0	7	1919	5	3,800	N	N	6235 22ND AVE NE
001	168140	0175	8/10/2006	495,000	1,310	400	7	1921	3	3,384	N	N	6117 RAVENNA AVE NE
001	179750	0060	6/26/2006	449,500	1,310	0	7	1917	4	2,712	N	N	6314 14TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	717480	0845	4/27/2006	500,000	1,320	0	7	1930	3	3,250	N	N	5302 RAVENNA AVE NE
001	092504	9287	4/26/2005	389,000	1,330	420	7	1926	3	3,034	N	N	6253 25TH AVE NE
001	922140	0149	2/9/2006	364,950	1,350	0	7	2001	3	1,874	N	N	6415 D 9TH AVE NE
001	922140	0151	11/21/2005	358,950	1,350	0	7	2001	3	720	N	N	6415 C 9TH AVE NE
001	919120	0190	9/14/2005	406,000	1,350	930	7	1926	3	3,071	N	N	5543 25TH AVE NE
001	882490	0320	1/30/2007	650,000	1,360	1,120	7	1919	5	3,800	N	N	6276 21ST AVE NE
001	717370	0070	6/10/2005	465,000	1,360	300	7	1921	4	3,600	N	N	5237 21ST AVE NE
001	092504	9288	2/15/2007	453,100	1,370	0	7	1926	4	4,054	N	N	6225 25TH AVE NE
001	092504	9172	9/28/2005	585,000	1,370	820	7	1922	4	3,717	N	N	4750 20TH AVE NE
001	092504	9303	4/15/2005	310,000	1,380	360	7	1926	3	3,050	N	N	2415 NE 65TH ST
001	861580	0670	10/5/2005	473,000	1,390	0	7	1910	3	4,320	N	N	1825 NE 58TH ST
001	717370	0130	11/6/2006	485,000	1,400	750	7	1910	3	3,700	N	N	5012 20TH AVE NE
001	179750	0215	10/27/2005	509,500	1,420	900	7	1909	4	4,000	N	N	1415 NE 63RD ST
001	861580	0541	10/10/2006	665,000	1,450	600	7	1916	5	3,246	N	N	1729 NE RAVENNA BLVD
001	092504	9259	5/1/2007	525,000	1,460	0	7	1926	4	4,244	N	N	6229 25TH AVE NE
001	882590	0810	8/9/2007	580,000	1,470	0	7	1922	3	4,240	N	N	6266 19TH AVE NE
001	221800	0410	6/28/2005	536,200	1,470	300	7	1914	4	2,500	N	N	5416 21ST AVE NE
001	922140	0635	5/26/2006	509,000	1,510	0	7	1914	4	3,810	N	N	6213 9TH AVE NE
001	092504	9046	10/22/2007	602,000	1,510	400	7	1922	4	4,500	N	N	4746 20TH AVE NE
001	882590	0225	10/11/2006	725,000	1,520	740	7	1908	4	4,080	N	N	6314 17TH AVE NE
001	861580	0410	4/19/2005	525,000	1,530	820	7	1910	4	3,325	N	N	1713 NE 56TH ST
001	910600	0015	10/1/2007	601,500	1,540	200	7	1923	4	5,000	N	N	6226 RAVENNA AVE NE
001	092504	9282	7/24/2007	539,000	1,550	690	7	1926	5	2,952	N	N	6245 25TH AVE NE
001	882390	0040	10/26/2006	555,000	1,560	780	7	1919	3	4,280	N	N	5238 19TH AVE NE
001	717370	0135	12/13/2005	470,000	1,580	640	7	1920	4	3,700	N	N	5018 20TH AVE NE
001	179750	1005	11/16/2005	505,000	1,590	0	7	1917	4	4,000	N	N	1010 NE 61ST ST
001	922140	0251	6/14/2007	567,000	1,610	220	7	1925	4	3,000	N	N	817 NE 64TH ST
001	882590	0460	1/17/2007	482,000	1,610	0	7	1920	5	3,040	N	N	6214 15TH AVE NE
001	861580	0335	10/18/2007	720,000	1,620	0	7	1905	5	4,860	N	N	5518 16TH AVE NE
001	182480	0095	3/21/2006	499,000	1,630	400	7	1928	4	2,985	N	N	2414 NE 60TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	179750	0445	6/2/2006	615,000	1,660	0	7	1911	4	4,000	N	N	1215 NE 62ND ST
001	882390	0365	3/1/2007	656,000	1,680	400	7	1913	4	4,320	N	N	5215 18TH AVE NE
001	861580	0412	4/12/2005	475,000	1,680	600	7	1910	3	5,593	N	N	1717 NE 56TH ST
001	882390	0815	3/29/2005	500,000	1,700	0	7	1920	4	4,320	N	N	5224 15TH AVE NE
001	882590	0240	8/1/2006	535,000	1,730	330	7	1915	3	4,080	N	N	6326 17TH AVE NE
001	882490	0195	1/25/2005	562,000	1,730	700	7	1908	4	3,800	N	N	6319 21ST AVE NE
001	179750	0055	11/29/2005	550,000	1,740	0	7	1909	4	4,000	N	N	1402 NE 63RD ST
001	882590	0245	3/1/2005	548,000	1,750	860	7	1909	5	4,080	N	N	6330 17TH AVE NE
001	861580	0665	5/18/2007	717,500	1,770	500	7	1906	5	4,320	N	N	1817 NE 58TH ST
001	882590	0115	11/23/2005	760,000	1,820	400	7	1910	5	4,080	N	N	6311 19TH AVE NE
001	861580	0050	8/1/2005	630,000	1,827	884	7	1920	4	4,860	N	N	5511 16TH AVE NE
001	882490	0410	5/24/2007	710,000	1,850	480	7	1919	5	4,450	N	N	6218 22ND AVE NE
001	182480	0050	4/20/2006	520,000	1,870	400	7	1928	4	3,034	N	N	6025 25TH AVE NE
001	179750	0390	4/28/2005	567,000	1,880	0	7	1911	4	4,000	N	N	1220 NE 61ST ST
001	179750	0605	7/13/2005	475,000	1,890	0	7	1920	3	4,120	N	N	6411 BROOKLYN AVE NE
001	861580	0405	7/2/2007	599,990	1,930	0	7	1904	5	5,400	N	N	5526 17TH AVE NE
001	221800	0110	11/11/2005	513,000	1,980	840	7	1969	3	5,000	N	N	5413 21ST AVE NE
001	717370	0030	5/18/2005	567,500	1,980	950	7	1914	4	4,050	N	N	5220 20TH AVE NE
001	182480	0060	12/6/2007	580,000	2,000	1,000	7	1928	3	3,034	N	N	6021 25TH AVE NE
001	882590	0140	3/23/2007	970,000	2,060	890	7	1911	5	4,080	N	N	6308 18TH AVE NE
001	717480	0035	11/8/2006	834,000	2,070	1,290	7	1911	3	5,000	Y	N	5032 21ST AVE NE
001	922140	0770	12/22/2005	545,000	2,070	0	7	1911	4	2,925	N	N	824 NE RAVENNA BLVD
001	717480	0035	5/18/2005	680,000	2,070	1,290	7	1911	3	5,000	Y	N	5032 21ST AVE NE
001	882390	0975	7/19/2005	499,900	2,090	0	7	1924	3	4,320	N	N	5026 15TH AVE NE
001	861580	0530	10/23/2007	615,000	2,090	0	7	1907	3	5,750	N	N	1719 NE RAVENNA BLVD
001	861580	0105	12/28/2006	635,000	2,200	500	7	1906	3	3,854	N	N	5619 16TH AVE NE
001	221800	0355	2/13/2006	530,000	2,310	830	7	1991	3	5,000	N	N	2120 NE 54TH ST
001	882390	1575	10/18/2007	790,000	2,996	0	7	1918	4	4,320	N	N	4747 19TH AVE NE
001	221800	0373	10/4/2005	489,000	1,040	750	8	1950	3	4,500	N	N	5411 RAVENNA AVE NE
001	861580	0077	2/15/2006	441,000	1,190	0	8	2005	3	1,311	N	N	5610 A 15TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	082504	9051	7/3/2007	505,000	1,260	0	8	1917	3	3,980	N	N	906 NE RAVENNA BLVD
001	179800	0015	8/9/2005	539,900	1,290	0	8	1911	5	3,120	N	N	1215 NE 61ST ST
001	861580	0076	6/25/2007	449,900	1,300	0	8	2005	3	1,362	N	N	5612 A 15TH AVE NE
001	861580	0076	2/14/2006	425,500	1,300	0	8	2005	3	1,362	N	N	5612 A 15TH AVE NE
001	861580	0078	12/14/2007	385,000	1,320	0	8	2005	3	1,311	N	N	5610 B 15TH AVE NE
001	861580	0075	3/3/2006	439,500	1,320	0	8	2005	3	1,362	N	N	5612 B 15TH AVE NE
001	861580	0078	2/21/2006	374,500	1,320	0	8	2005	3	1,311	N	N	5610 B 15TH AVE NE
001	861580	0152	10/10/2005	409,950	1,390	0	8	1999	3	1,225	N	N	5716 D 15TH AVE NE
001	179800	0110	8/13/2007	470,000	1,420	0	8	1914	3	2,600	N	N	1023 NE 61ST ST
001	882590	0805	11/12/2007	618,000	1,430	600	8	1909	3	4,240	N	N	6264 19TH AVE NE
001	179750	0450	6/2/2005	543,000	1,430	200	8	1923	4	4,200	N	N	6223 BROOKLYN AVE NE
001	861580	0146	7/24/2006	429,000	1,450	0	8	1999	3	1,035	N	N	5714 B 15TH AVE NE
001	179800	0100	6/21/2006	509,000	1,450	300	8	1911	4	2,440	N	N	1019 NE 61ST ST
001	179800	0120	1/12/2006	463,550	1,450	0	8	1910	3	2,720	N	N	1031 NE 61ST ST
001	882590	0595	9/29/2006	687,000	1,460	0	8	1910	4	5,434	N	N	1731 NE NAOMI PL
001	919120	0170	9/2/2005	465,000	1,460	300	8	1928	4	3,071	N	N	5701 25TH AVE NE
001	861580	0450	9/11/2006	517,000	1,470	540	8	1917	3	5,400	N	N	5509 20TH AVE NE
001	179750	0065	4/23/2007	781,432	1,480	0	8	1912	4	4,400	N	N	6316 14TH AVE NE
001	919120	0110	2/13/2006	385,000	1,490	0	8	1928	3	4,150	N	N	5723 25TH AVE NE
001	168140	0180	3/25/2005	531,000	1,530	0	8	1987	3	3,384	N	N	6111 RAVENNA AVE NE
001	179750	0115	12/8/2005	550,000	1,570	0	8	1908	5	4,480	N	N	6323 14TH AVE NE
001	664690	0125	6/27/2005	655,000	1,590	870	8	1928	4	3,737	N	N	5621 PARK RD NE
001	861580	0149	9/28/2005	425,000	1,600	0	8	1999	3	1,576	N	N	5716 A 15TH AVE NE
001	882590	0215	3/22/2006	704,000	1,610	0	8	1900	4	4,080	N	N	6306 17TH AVE NE
001	179750	0235	2/13/2006	615,000	1,630	0	8	1918	5	4,000	N	N	1401 NE 63RD ST
001	882590	0760	7/21/2006	649,900	1,660	0	8	1920	3	4,200	N	N	6267 20TH AVE NE
001	179750	0100	12/27/2005	605,500	1,670	0	8	1910	4	4,480	N	N	6333 14TH AVE NE
001	861580	0455	9/14/2005	600,000	1,720	860	8	1910	4	5,400	N	N	5501 20TH AVE NE
001	179750	0080	8/24/2006	640,000	1,770	0	8	1919	4	4,400	N	N	6330 14TH AVE NE
001	179750	0080	4/26/2005	630,000	1,770	0	8	1919	4	4,400	N	N	6330 14TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882590	0190	4/26/2005	680,000	1,790	160	8	1917	4	6,120	N	N	6311 18TH AVE NE
001	882590	0415	5/17/2006	910,000	1,810	880	8	1923	5	4,510	N	N	1615 NE 63RD ST
001	882590	0755	9/13/2006	793,000	1,820	0	8	1924	4	4,200	N	N	6273 20TH AVE NE
001	861580	0290	8/8/2007	915,000	1,830	500	8	1924	5	5,508	N	N	1603 NE RAVENNA BLVD
001	882390	0065	8/17/2005	730,000	1,830	810	8	2003	3	6,480	N	N	5220 19TH AVE NE
001	882490	0120	3/5/2007	670,000	1,840	920	8	1919	5	3,800	N	N	6326 20TH AVE NE
001	882390	1370	6/21/2005	685,000	1,850	910	8	1923	4	4,320	N	N	5026 18TH AVE NE
001	882590	0745	6/10/2005	715,000	1,850	580	8	1916	5	4,200	N	N	6279 20TH AVE NE
001	882490	0060	7/26/2006	799,000	1,860	1,000	8	1919	4	3,800	N	N	6318 21ST AVE NE
001	882390	0260	5/14/2007	820,000	1,880	980	8	1913	5	4,320	N	N	5250 18TH AVE NE
001	882590	0255	12/15/2007	736,000	1,890	400	8	1910	4	4,080	N	N	6327 17TH AVE NE
001	882590	0545	8/23/2006	865,000	1,890	1,130	8	1913	5	5,434	N	N	1919 NE NAOMI PL
001	882590	0545	4/4/2006	882,000	1,890	1,130	8	1913	5	5,434	N	N	1919 NE NAOMI PL
001	010300	0230	5/10/2005	545,000	1,890	1,140	8	1927	3	4,720	N	N	2276 NE 60TH ST
001	882390	0720	2/28/2006	680,000	1,920	0	8	1910	4	4,320	N	N	5249 16TH AVE NE
001	861580	0500	7/23/2007	810,500	1,930	400	8	1917	4	4,536	N	N	1718 NE 55TH ST
001	882590	0480	11/15/2005	730,000	1,930	0	8	1919	4	3,978	N	N	1508 NE 62ND ST
001	882390	0700	8/29/2006	772,500	1,960	700	8	1923	4	4,320	N	N	5265 16TH AVE NE
001	882390	1355	2/27/2006	725,000	1,970	1,000	8	1912	4	4,320	N	N	5014 18TH AVE NE
001	861580	0200	6/20/2005	845,000	1,970	860	8	1908	5	4,212	N	N	5730 16TH AVE NE
001	092504	9200	1/27/2005	545,000	2,000	1,030	8	1928	4	3,960	N	N	4760 20TH AVE NE
001	717480	0390	7/6/2007	590,950	2,050	0	8	1914	3	3,750	N	N	5235 22ND AVE NE
001	882390	0710	7/11/2005	695,000	2,050	750	8	1914	5	4,320	N	N	5255 16TH AVE NE
001	861580	0395	8/29/2005	810,000	2,060	1,120	8	1909	5	4,860	N	N	5518 17TH AVE NE
001	092504	9255	4/25/2005	565,000	2,080	550	8	1921	3	3,668	N	N	4755 21ST AVE NE
001	910600	0160	7/10/2006	1,610,000	2,090	890	8	1919	5	10,000	N	N	6223 23RD AVE NE
001	882390	1035	12/15/2005	628,750	2,110	280	8	1923	4	4,320	N	N	5029 17TH AVE NE
001	882390	1260	11/2/2007	745,000	2,130	500	8	1908	3	4,320	N	N	5042 17TH AVE NE
001	717370	0382	9/12/2006	808,000	2,140	0	8	1994	3	4,080	N	N	6307 23RD AVE NE
001	882390	1305	6/10/2005	695,000	2,140	910	8	1922	4	4,320	N	N	5027 19TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882390	1220	11/30/2006	735,000	2,200	1,140	8	1925	3	4,320	N	N	5008 17TH AVE NE
001	717370	0010	10/26/2007	719,000	2,250	1,000	8	1913	3	3,900	N	N	5206 20TH AVE NE
001	010300	0245	4/10/2007	1,155,000	2,300	800	8	1927	5	6,498	N	N	2264 NE 60TH ST
001	221800	0310	4/27/2007	875,000	2,320	400	8	1916	5	5,000	N	N	2111 NE RAVENNA BLVD
001	882390	0500	9/7/2007	875,000	2,400	1,240	8	1922	4	4,320	N	N	5255 17TH AVE NE
001	861580	0435	10/3/2005	665,000	2,410	0	8	1970	4	8,496	N	N	1847 NE RAVENNA BLVD
001	882390	0895	8/21/2007	714,500	2,420	180	8	1919	3	4,320	N	N	5033 16TH AVE NE
001	882390	1325	3/23/2006	624,950	2,480	190	8	1919	3	4,320	N	N	5011 19TH AVE NE
001	861580	0385	7/11/2005	699,000	2,610	400	8	1923	3	5,400	N	N	5506 17TH AVE NE
001	882390	0575	2/16/2005	561,500	2,810	1,300	8	1908	4	5,400	N	N	5207 17TH AVE NE
001	064100	0075	8/22/2007	800,000	2,860	900	8	1982	3	5,292	N	N	5802 16TH AVE NE
001	717430	0020	5/8/2007	755,000	1,110	610	9	1927	4	3,826	N	N	5740 24TH AVE NE
001	717430	0015	3/3/2006	679,000	1,560	870	9	1927	3	3,477	N	N	5741 24TH AVE NE
001	882590	0210	11/1/2005	751,650	1,580	540	9	1917	4	4,080	N	N	6302 17TH AVE NE
001	882590	0095	6/4/2007	719,000	1,630	0	9	1927	5	4,080	N	N	6327 19TH AVE NE
001	664690	0090	7/6/2007	790,000	1,640	610	9	1926	4	3,774	N	N	2106 NE PARK RD
001	717480	0008	8/11/2005	780,000	2,300	1,000	9	1999	3	5,000	Y	N	5008 21ST AVE NE
001	882390	0385	9/5/2006	827,000	3,030	1,590	9	1929	4	6,480	N	N	5202 17TH AVE NE
001	717370	0350	2/6/2006	901,000	3,110	270	9	2005	3	4,590	N	N	6314 RAVENNA AVE NE
001	010300	0024	2/21/2007	945,000	1,780	1,090	10	1998	3	8,410	N	N	6100 RAVENNA AVE NE
002	919120	1520	7/23/2006	328,000	490	0	5	1924	4	2,500	N	N	5523 26TH AVE NE
002	919120	0545	7/15/2005	265,000	530	0	5	1922	4	2,700	N	N	5729 26TH AVE NE
002	186990	0245	8/14/2006	300,000	560	0	5	1924	4	1,750	N	N	3406 NE 62ND ST
002	919120	1804	6/5/2007	395,000	600	0	6	1951	4	3,000	N	N	5102 26TH AVE NE
002	919120	1804	9/26/2006	325,000	600	0	6	1951	4	3,000	N	N	5102 26TH AVE NE
002	187040	0570	10/5/2007	370,000	660	0	6	1920	3	4,750	N	N	6008 33RD AVE NE
002	186890	2770	9/27/2005	429,000	670	380	6	1920	5	2,500	N	N	6233 31ST AVE NE
002	243620	0305	7/6/2006	375,000	710	0	6	1941	3	4,000	N	N	4728 UNIVERSITY VIEW PL NE
002	186990	0090	6/15/2005	326,000	720	0	6	1948	4	2,900	N	N	6241 35TH AVE NE
002	243620	0795	4/19/2006	335,000	730	0	6	1947	5	3,526	N	N	3323 NE 45TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	092504	9039	12/6/2007	484,500	770	150	6	1925	3	5,730	N	N	5521 28TH AVE NE
002	092504	9313	5/16/2007	450,000	770	0	6	1950	5	4,928	N	N	5214 29TH AVE NE
002	092504	9039	7/17/2006	425,000	770	150	6	1925	3	5,730	N	N	5521 28TH AVE NE
002	092504	9039	2/23/2006	385,000	770	150	6	1925	3	5,730	N	N	5521 28TH AVE NE
002	092504	9313	8/11/2005	370,000	770	0	6	1950	5	4,928	N	N	5214 29TH AVE NE
002	187040	0025	7/26/2007	518,000	810	260	6	1918	5	3,480	N	N	6011 35TH AVE NE
002	187040	0025	8/23/2006	474,000	810	260	6	1918	5	3,480	N	N	6011 35TH AVE NE
002	187040	0500	2/22/2005	382,000	810	400	6	1912	4	4,750	N	N	6042 33RD AVE NE
002	882790	0860	9/2/2005	401,450	840	790	6	1923	4	4,480	N	N	5509 31ST AVE NE
002	186890	0405	5/25/2007	450,000	860	0	6	1910	3	3,750	N	N	6043 30TH AVE NE
002	919120	1515	8/12/2005	299,000	860	320	6	1918	4	2,500	N	N	5521 26TH AVE NE
002	186890	2195	6/19/2006	442,000	920	0	6	1908	3	3,750	Y	N	6251 29TH AVE NE
002	809110	0285	7/13/2007	491,250	930	400	6	1909	4	5,700	N	N	2730 NE 53RD ST
002	919120	1370	1/12/2007	359,476	930	450	6	1926	3	4,500	N	N	5530 25TH AVE NE
002	809110	0225	6/4/2007	399,950	980	0	6	1909	3	4,000	N	N	2821 NE 54TH ST
002	677820	0070	6/20/2005	491,000	1,020	1,020	6	1914	4	7,560	N	N	5743 29TH AVE NE
002	187040	0795	6/12/2007	581,178	1,060	1,060	6	1926	4	4,750	N	N	6028 32ND AVE NE
002	882790	1095	6/24/2005	475,000	1,080	0	6	1924	5	5,600	N	N	5546 31ST AVE NE
002	186890	2630	12/19/2007	535,000	1,100	0	6	1925	4	4,400	N	N	6226 29TH AVE NE
002	092504	9022	4/28/2005	485,500	1,100	200	6	1907	4	4,783	N	N	5743 28TH AVE NE
002	186890	0655	6/26/2006	599,000	1,220	740	6	1910	5	3,000	N	N	6011 29TH AVE NE
002	092504	9215	1/14/2005	399,990	1,440	390	6	1999	3	6,250	N	N	5536 27TH AVE NE
002	182480	0170	9/7/2005	425,000	670	490	7	1908	5	5,000	N	N	6032 25TH AVE NE
002	882790	0690	4/1/2005	445,000	730	730	7	1921	4	2,800	N	N	5551 30TH AVE NE
002	186890	1130	8/4/2005	389,950	790	60	7	1925	4	3,300	N	N	6038 27TH AVE NE
002	243620	0436	10/5/2005	385,000	810	0	7	1949	4	5,500	N	N	4908 32ND AVE NE
002	186990	0075	10/3/2005	325,000	810	590	7	1925	3	2,950	N	N	6237 35TH AVE NE
002	243620	0225	11/5/2007	540,000	830	600	7	1931	4	4,000	N	N	4761 34TH AVE NE
002	243620	0685	8/4/2006	505,000	870	610	7	1948	4	4,000	N	N	4729 UNIVERSITY VIEW PL NE
002	809110	0200	5/16/2005	300,000	870	400	7	1975	3	4,000	N	N	2809 NE 54TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	243620	0415	4/25/2005	428,000	870	400	7	1946	3	4,000	Y	N	4810 UNIVERSITY VIEW PL NE
002	186990	0065	8/1/2007	410,000	880	500	7	1927	4	2,950	N	N	6233 35TH AVE NE
002	882790	1285	4/6/2007	519,000	880	700	7	1924	4	3,420	N	N	3415 NE 57TH ST
002	677820	0040	7/20/2006	520,000	880	680	7	1926	4	3,192	N	N	2815 NE 60TH ST
002	882790	1285	8/5/2005	405,750	880	700	7	1924	4	3,420	N	N	3415 NE 57TH ST
002	182480	0135	3/7/2007	500,000	890	730	7	1926	5	3,300	N	N	6037 26TH AVE NE
002	243620	0385	3/27/2006	440,000	900	200	7	1924	3	4,000	Y	N	4829 33RD AVE NE
002	717120	0185	7/13/2005	431,000	910	910	7	1910	4	6,000	N	N	5513 29TH AVE NE
002	187040	0230	8/23/2005	426,000	920	550	7	1925	4	4,000	N	N	6024 34TH AVE NE
002	919120	1605	7/19/2007	440,000	940	0	7	1952	3	5,150	N	N	5145 26TH AVE NE
002	186890	2061	3/3/2006	527,000	940	620	7	1926	5	4,000	N	N	6206 27TH AVE NE
002	243620	0380	8/19/2005	440,000	940	1,000	7	1926	4	4,000	Y	N	4833 33RD AVE NE
002	243620	0380	4/13/2005	440,000	940	1,000	7	1926	4	4,000	Y	N	4833 33RD AVE NE
002	186890	1245	6/27/2005	326,200	960	0	7	1926	4	3,000	N	N	6007 27TH AVE NE
002	919120	0425	10/27/2005	430,000	970	880	7	1926	3	3,750	N	N	5722 25TH AVE NE
002	342360	0030	3/20/2006	404,000	990	0	7	1925	3	3,220	N	N	6248 25TH AVE NE
002	243620	0520	2/10/2005	420,000	990	320	7	1949	3	4,000	N	N	4901 UNIVERSITY VIEW PL NE
002	186890	1600	2/20/2007	550,000	1,000	1,000	7	1928	4	3,750	N	N	6227 27TH AVE NE
002	186890	1600	9/29/2005	510,000	1,000	1,000	7	1928	4	3,750	N	N	6227 27TH AVE NE
002	186890	2265	8/11/2005	450,000	1,010	830	7	1925	5	3,750	N	N	6250 28TH AVE NE
002	243620	0600	1/19/2006	390,000	1,040	0	7	1969	3	3,600	N	N	3038 NE BLAKELEY ST
002	186890	0265	8/27/2007	595,000	1,060	770	7	1924	4	3,500	N	N	6008 31ST AVE NE
002	092504	9031	7/11/2007	585,000	1,080	800	7	1946	4	5,430	N	N	5707 28TH AVE NE
002	882790	1395	6/19/2007	585,000	1,080	0	7	1940	4	4,480	N	N	5508 34TH AVE NE
002	342360	0070	12/12/2006	388,500	1,080	0	7	1925	3	3,200	N	N	2511 NE 65TH ST
002	243620	0080	4/6/2006	481,950	1,110	710	7	1928	4	4,000	N	N	4723 35TH AVE NE
002	919120	1900	5/25/2005	423,500	1,110	670	7	1920	4	3,500	N	N	5315 27TH AVE NE
002	882790	1350	8/9/2005	455,500	1,140	570	7	1925	3	4,720	N	N	5519 35TH AVE NE
002	186890	2890	7/11/2005	475,000	1,140	0	7	1928	4	3,500	N	N	6232 30TH AVE NE
002	919120	0555	1/27/2006	562,000	1,150	1,150	7	1926	5	4,800	N	N	5733 26TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	243620	0050	2/24/2005	396,000	1,150	0	7	1940	4	5,500	N	N	4741 35TH AVE NE
002	187040	0510	5/1/2007	707,000	1,190	600	7	1927	4	4,750	N	N	6036 33RD AVE NE
002	882790	0175	3/1/2007	690,000	1,200	750	7	1926	5	3,540	N	N	5756 34TH AVE NE
002	186890	1815	9/26/2005	436,500	1,200	520	7	1926	3	2,800	N	N	6208 26TH AVE NE
002	882790	0365	10/8/2007	492,500	1,200	100	7	1923	3	4,480	N	N	5750 31ST AVE NE
002	342360	0005	1/26/2005	334,000	1,210	800	7	1925	3	4,160	N	N	2503 NE 65TH ST
002	243620	0085	8/9/2005	486,000	1,220	590	7	1929	4	4,000	N	N	4719 35TH AVE NE
002	882790	1085	11/8/2006	570,000	1,240	0	7	1910	4	4,480	N	N	5538 31ST AVE NE
002	187040	0050	6/13/2007	438,000	1,250	220	7	1988	4	1,554	N	N	6021 35TH AVE NE
002	092504	9264	8/8/2005	399,500	1,250	0	7	1926	4	4,000	N	N	6210 25TH AVE NE
002	092504	9290	4/29/2005	460,000	1,250	380	7	1937	3	3,975	N	N	5771 28TH AVE NE
002	243620	0261	8/24/2006	569,000	1,280	890	7	1937	5	4,000	N	N	4733 34TH AVE NE
002	919120	1295	7/19/2007	477,000	1,290	0	7	1919	3	3,750	N	N	5537 27TH AVE NE
002	919120	1710	11/1/2006	547,725	1,300	0	7	1926	3	3,700	N	N	5150 26TH AVE NE
002	186890	2125	5/15/2006	485,000	1,300	280	7	1950	3	4,500	N	N	6225 29TH AVE NE
002	092504	9271	7/5/2005	430,000	1,300	820	7	1926	3	3,600	N	N	6202 25TH AVE NE
002	186890	1065	11/13/2007	605,000	1,320	640	7	1930	4	3,375	N	N	6057 28TH AVE NE
002	186890	0965	4/9/2007	565,000	1,320	0	7	1926	3	3,750	N	N	6015 28TH AVE NE
002	187040	0005	1/18/2007	475,000	1,320	0	7	1926	4	2,388	N	N	6001 35TH AVE NE
002	092504	9262	3/7/2005	425,000	1,330	0	7	1926	3	3,600	N	N	6052 25TH AVE NE
002	186890	1150	7/13/2007	681,500	1,350	990	7	1925	4	4,000	N	N	6028 27TH AVE NE
002	717120	0225	12/20/2007	575,000	1,360	0	7	1924	4	5,000	N	N	5531 29TH AVE NE
002	243620	0265	12/5/2005	570,000	1,360	720	7	1937	5	4,000	N	N	4731 34TH AVE NE
002	809110	0215	6/28/2005	467,500	1,380	600	7	1909	4	4,000	N	N	2817 NE 54TH ST
002	186890	0565	11/12/2007	608,000	1,390	0	7	1925	5	3,000	N	N	6016 29TH AVE NE
002	809110	0006	11/22/2005	490,000	1,390	1,010	7	1920	3	4,200	N	N	5404 27TH AVE NE
002	243620	0750	9/29/2005	530,000	1,400	0	7	1931	3	6,360	N	N	3330 NE BLAKELEY ST
002	092504	9302	7/8/2005	546,000	1,420	840	7	1926	5	3,750	N	N	6227 26TH AVE NE
002	092504	9283	8/5/2005	550,000	1,430	0	7	1926	4	3,600	N	N	5768 28TH AVE NE
002	186890	1180	4/19/2005	400,000	1,430	0	7	1913	4	5,000	N	N	6018 27TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	342360	0015	2/7/2007	433,000	1,440	800	7	1925	3	3,680	N	N	6258 25TH AVE NE
002	186890	1660	5/22/2006	426,000	1,460	940	7	1900	3	3,750	N	N	6253 27TH AVE NE
002	882790	1055	7/25/2007	625,000	1,470	0	7	1911	3	4,480	N	N	5514 31ST AVE NE
002	092504	9295	10/27/2006	476,000	1,480	940	7	1924	3	4,400	N	N	2910 NE 52ND ST
002	882790	0450	5/31/2007	675,000	1,500	300	7	1924	4	5,600	N	N	5719 31ST AVE NE
002	919120	1780	5/21/2007	614,000	1,500	200	7	1952	4	6,150	N	N	5116 26TH AVE NE
002	809110	0315	3/31/2006	581,000	1,510	910	7	1924	4	3,700	N	N	2716 NE 53RD ST
002	882790	0720	3/1/2007	564,000	1,560	400	7	1920	3	4,560	N	N	5539 30TH AVE NE
002	243620	0545	7/26/2005	637,500	1,610	710	7	1924	5	4,000	N	N	4809 UNIVERSITY VIEW PL NE
002	092504	9248	3/27/2006	515,000	1,620	500	7	1924	3	4,816	N	N	2919 NE 53RD ST
002	186890	1970	6/15/2007	499,950	1,650	540	7	1924	3	5,000	N	N	6247 28TH AVE NE
002	187040	0635	5/1/2006	632,500	1,660	970	7	1911	4	4,750	N	N	6025 33RD AVE NE
002	882790	0795	9/13/2005	639,000	1,660	620	7	1923	5	4,480	N	N	3021 NE 57TH ST
002	186890	1200	5/25/2005	544,000	1,660	0	7	1922	5	5,000	N	N	6010 27TH AVE NE
002	773110	0025	9/21/2007	700,000	1,680	670	7	1925	4	4,320	N	N	5714 29TH AVE NE
002	919120	1740	8/17/2007	740,000	1,680	840	7	2007	3	3,700	N	N	5136 26TH AVE NE
002	919120	1545	5/24/2007	701,000	1,720	910	7	1926	4	3,750	N	N	5533 26TH AVE NE
002	717120	0175	2/14/2005	500,000	1,720	0	7	1920	4	4,968	N	N	5706 29TH AVE NE
002	186890	0675	11/8/2006	946,000	1,730	910	7	1925	5	4,000	N	N	6017 29TH AVE NE
002	773110	0050	10/7/2005	538,000	1,730	810	7	1909	4	4,000	N	N	5719 29TH AVE NE
002	882790	1430	4/13/2007	857,000	1,790	1,070	7	1913	5	4,480	N	N	5538 34TH AVE NE
002	919120	0370	8/14/2006	500,000	1,790	0	7	2001	3	2,500	N	N	5746 25TH AVE NE
002	186940	0025	4/6/2007	680,000	1,810	600	7	1928	4	5,000	N	N	6011 31ST AVE NE
002	882790	0130	11/28/2006	802,000	1,810	800	7	1926	5	4,480	N	N	5732 34TH AVE NE
002	186940	0025	8/1/2005	640,000	1,810	600	7	1928	4	5,000	N	N	6011 31ST AVE NE
002	187040	0520	7/3/2006	680,500	1,890	260	7	1928	4	4,750	N	N	6032 33RD AVE NE
002	186890	1856	6/5/2007	605,000	1,900	1,200	7	1924	3	5,000	N	N	2712 NE 62ND ST
002	187040	0355	11/16/2005	671,500	1,910	1,130	7	1915	5	4,275	N	N	6019 34TH AVE NE
002	186890	1630	6/27/2007	786,500	1,960	0	7	1928	5	5,000	N	N	6239 27TH AVE NE
002	882790	0830	5/8/2006	780,000	2,000	800	7	1914	4	4,480	N	N	5535 31ST AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	186890	1340	1/30/2007	800,000	2,070	0	7	1998	3	5,000	N	N	6041 27TH AVE NE
002	882790	0930	6/4/2007	898,000	2,280	0	7	1913	5	4,480	N	N	5538 30TH AVE NE
002	882790	1330	5/25/2007	859,500	2,300	730	7	1992	3	9,360	N	N	5533 35TH AVE NE
002	186890	1610	1/3/2006	587,500	890	750	8	2005	3	3,750	N	N	6231 27TH AVE NE
002	717120	0375	8/16/2006	525,000	970	820	8	1929	3	3,750	N	N	5554 28TH AVE NE
002	186890	0590	5/2/2005	550,000	1,050	710	8	1954	4	4,500	N	N	6008 29TH AVE NE
002	882790	0015	4/20/2006	421,500	1,160	140	8	1929	4	4,360	N	N	5749 35TH AVE NE
002	882790	1420	9/12/2006	550,000	1,160	960	8	1946	3	4,480	N	N	5528 34TH AVE NE
002	186890	0670	3/31/2005	465,000	1,180	430	8	1930	4	2,500	Y	N	6013 29TH AVE NE
002	243620	0240	5/9/2005	487,500	1,250	240	8	1948	3	6,000	N	N	4747 34TH AVE NE
002	186890	0225	10/31/2005	610,000	1,290	500	8	1962	4	5,000	N	N	6028 31ST AVE NE
002	882790	1075	11/1/2006	581,000	1,340	390	8	1929	4	4,480	N	N	5530 31ST AVE NE
002	186890	0510	7/10/2007	726,000	1,350	840	8	1910	5	5,000	N	N	6036 29TH AVE NE
002	243620	0110	9/14/2005	548,000	1,490	0	8	1931	4	3,744	N	N	3402 NE 45TH PL
002	186890	3535	6/21/2006	575,000	1,510	460	8	2001	3	2,500	N	N	6215 34TH AVE NE
002	187040	0375	6/24/2005	650,000	1,550	560	8	1927	4	3,895	N	N	6021 34TH AVE NE
002	919120	1480	7/27/2005	455,000	1,620	200	8	2002	3	1,053	N	N	5511 A 26TH AVE NE
002	919120	1482	6/21/2005	450,000	1,620	200	8	2002	3	1,632	N	N	5509 A 26TH AVE NE
002	243620	0345	3/8/2006	910,100	1,680	840	8	1999	3	4,000	Y	N	4832 33RD AVE NE
002	882790	0875	7/11/2007	579,900	1,710	670	8	1998	3	1,980	N	N	3014 NE 55TH ST
002	186990	0005	4/24/2007	477,000	1,710	0	8	1928	4	2,950	N	N	6201 35TH AVE NE
002	919120	0465	6/27/2005	457,000	1,710	810	8	1930	4	4,000	N	N	5706 25TH AVE NE
002	882790	0875	6/17/2005	499,950	1,710	670	8	1998	3	1,980	N	N	3014 NE 55TH ST
002	186890	2775	10/26/2005	570,000	1,730	0	8	2001	3	2,500	N	N	6235 31ST AVE NE
002	919120	1080	7/29/2005	699,000	2,010	600	8	2005	3	2,500	N	N	5532 26TH AVE NE
002	092504	9223	11/16/2005	750,000	2,040	1,020	8	2003	3	5,720	N	N	5112 27TH AVE NE
002	186890	3675	6/7/2005	670,000	2,060	120	8	1992	4	3,600	N	N	6234 33RD AVE NE
002	809110	0340	6/11/2007	845,000	2,080	1,040	8	1999	3	4,500	N	N	2704 NE 53RD ST
002	186890	1190	8/23/2005	495,000	2,100	0	8	2001	3	2,500	N	N	6012 27TH AVE NE
002	186890	2480	2/15/2005	545,000	2,130	0	8	1993	3	5,000	N	N	6235 30TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	243620	0200	11/29/2005	879,000	2,510	840	8	1997	3	4,000	N	N	4776 34TH AVE NE
002	717120	0125	5/11/2007	1,050,000	2,760	0	8	1907	4	7,511	N	N	5558 29TH AVE NE
002	882790	0315	1/20/2006	830,000	3,100	0	8	1999	3	5,600	N	N	5722 31ST AVE NE
002	882790	0105	8/9/2005	690,000	2,060	320	9	1994	3	4,480	N	N	5714 34TH AVE NE
002	186890	1555	5/12/2006	838,000	2,160	650	9	2006	3	3,500	N	N	6207 27TH AVE NE
002	186890	2860	8/10/2006	850,150	2,440	780	9	1999	3	3,750	N	N	6248 30TH AVE NE
002	243620	0667	2/28/2006	889,500	2,550	0	9	2005	3	4,001	Y	N	4741 UNIVERSITY VIEW PL NE
002	243620	0670	3/22/2006	918,000	2,640	0	9	2005	3	4,001	Y	N	4739 UNIVERSITY VIEW PL NE
002	243620	0672	2/1/2006	877,500	2,720	0	9	2005	3	4,001	Y	N	4735 UNIVERSITY VIEW PL NE
002	186890	2470	12/14/2007	1,070,000	2,580	890	10	2007	3	3,750	N	N	6231 30TH AVE NE
002	092504	9059	10/30/2007	1,075,000	2,590	910	10	2007	3	5,580	N	N	5726 27TH AVE NE
003	881990	1046	4/20/2007	320,000	480	0	6	1924	4	1,800	N	N	3508 NE 57TH ST
003	881990	0505	6/15/2007	412,100	550	550	6	1933	3	4,280	N	N	5517 39TH AVE NE
003	633800	0580	5/16/2006	399,950	580	200	6	1926	3	5,120	N	N	4015 NE 57TH ST
003	243670	0115	6/26/2007	400,000	600	0	6	1948	5	4,000	Y	N	5028 35TH AVE NE
003	243670	0115	5/31/2006	357,500	600	0	6	1948	5	4,000	Y	N	5028 35TH AVE NE
003	243670	0650	2/10/2006	390,000	620	200	6	1949	4	2,700	N	N	3901 NE 51ST ST
003	102504	9051	3/23/2006	399,950	840	0	6	1911	4	3,560	N	N	4520 36TH AVE NE
003	881540	0760	6/25/2007	364,000	870	0	6	1920	3	4,000	Y	N	6014 35TH AVE NE
003	243670	0765	7/31/2006	369,000	880	0	6	1924	3	3,320	N	N	5230 39TH AVE NE
003	243670	0860	11/1/2006	410,000	940	520	6	1926	4	4,000	N	N	5207 39TH AVE NE
003	881990	0255	4/15/2005	495,000	1,350	0	6	1932	5	3,959	N	N	5515 37TH AVE NE
003	881340	0425	7/19/2006	481,000	1,460	0	6	1910	4	3,706	N	N	4823 38TH AVE NE
003	318160	0030	9/8/2006	485,000	760	0	7	1948	4	5,050	N	N	4008 NE 60TH ST
003	881540	0065	10/5/2006	459,000	780	470	7	1945	4	5,000	N	N	6233 40TH AVE NE
003	881990	0660	4/10/2006	415,000	780	780	7	1926	4	3,320	N	N	5753 40TH AVE NE
003	881540	0045	7/7/2005	429,000	790	370	7	1945	4	5,000	N	N	6243 40TH AVE NE
003	881990	0295	12/11/2006	425,000	800	0	7	1941	4	3,959	N	N	5516 37TH AVE NE
003	881990	0625	3/14/2006	438,000	800	800	7	1948	5	3,320	N	N	5722 39TH AVE NE
003	318210	0105	3/24/2005	430,000	800	370	7	1947	4	6,750	N	N	6241 44TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	318210	0120	10/30/2006	429,000	810	570	7	1947	4	5,210	N	N	4409 NE 65TH ST
003	881990	0589	11/16/2005	395,000	820	790	7	1970	4	4,150	N	N	5607 40TH AVE NE
003	881540	0975	7/24/2007	535,100	830	440	7	1927	4	3,700	N	N	6043 37TH AVE NE
003	318160	0035	6/24/2005	366,000	830	130	7	1948	4	5,050	N	N	4012 NE 60TH ST
003	881540	0105	10/12/2005	457,000	830	790	7	1945	5	4,200	N	N	6209 40TH AVE NE
003	881540	0075	3/15/2005	369,000	840	650	7	1945	4	4,200	N	N	6227 40TH AVE NE
003	881540	0115	3/15/2006	515,200	860	720	7	1950	4	3,400	N	N	6202 39TH AVE NE
003	881540	0115	3/17/2005	424,950	860	720	7	1950	4	3,400	N	N	6202 39TH AVE NE
003	881990	0775	6/27/2007	569,000	870	570	7	1951	4	4,815	N	N	5733 39TH AVE NE
003	243670	0095	8/14/2007	415,000	880	0	7	1946	4	4,000	N	N	5012 35TH AVE NE
003	243670	1045	3/9/2006	477,100	900	0	7	1942	4	4,000	N	N	5220 37TH AVE NE
003	881990	0765	3/28/2005	392,000	900	600	7	1950	3	4,013	N	N	5749 39TH AVE NE
003	881990	1140	12/15/2006	602,000	910	910	7	1940	5	4,815	Y	N	5733 36TH AVE NE
003	243670	0910	5/1/2006	574,000	910	910	7	1940	4	4,000	N	N	5232 38TH AVE NE
003	318110	0060	11/19/2005	555,000	910	480	7	1940	5	5,040	N	N	4335 NE 56TH ST
003	243670	0835	6/15/2007	529,000	920	920	7	1942	4	4,000	N	N	5227 39TH AVE NE
003	243670	0245	1/27/2006	425,000	930	700	7	1938	4	4,000	N	N	5014 36TH AVE NE
003	243670	0155	7/25/2005	585,000	930	930	7	1925	5	4,000	N	N	5057 37TH AVE NE
003	881540	0035	12/8/2006	540,000	940	750	7	1953	4	4,284	N	N	6246 39TH AVE NE
003	318260	0010	11/3/2005	422,500	940	240	7	1949	3	6,750	N	N	6022 43RD AVE NE
003	881540	0085	6/21/2005	410,000	950	580	7	1953	3	3,400	N	N	6222 39TH AVE NE
003	318260	0060	6/10/2005	443,000	950	610	7	1950	4	6,750	N	N	6023 44TH AVE NE
003	633800	0040	10/18/2007	540,000	970	970	7	1950	4	6,624	N	N	4405 NE 60TH ST
003	881990	0576	10/12/2006	532,000	970	580	7	1952	4	3,735	N	N	5552 39TH AVE NE
003	881540	0280	12/20/2005	470,000	980	270	7	1940	4	4,800	N	N	6212 37TH AVE NE
003	881540	0565	3/31/2005	389,500	980	550	7	1937	3	4,800	N	N	6242 35TH AVE NE
003	243670	1170	8/21/2006	485,000	980	0	7	1940	3	4,000	N	N	5200 36TH AVE NE
003	318110	0005	8/28/2007	625,000	990	750	7	1940	5	5,616	N	N	4320 NE 55TH ST
003	881990	0275	5/26/2005	410,000	990	690	7	1940	4	4,725	N	N	3712 NE 55TH ST
003	318260	0070	5/22/2006	500,000	1,000	1,000	7	1950	4	6,750	N	N	6026 44TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	237920	0040	9/23/2005	475,000	1,000	1,000	7	1945	4	4,128	N	N	4754 35TH AVE NE
003	243670	1275	1/11/2005	428,000	1,000	220	7	1938	4	4,000	N	N	5233 36TH AVE NE
003	881990	0905	4/18/2007	599,000	1,010	790	7	1948	4	4,815	N	N	5741 38TH AVE NE
003	102504	9137	1/6/2006	460,000	1,010	1,010	7	1940	4	3,738	N	N	4726 36TH AVE NE
003	881540	0005	2/21/2007	465,000	1,030	420	7	1948	4	4,415	N	N	3905 NE 65TH ST
003	881540	0020	4/6/2005	450,000	1,040	910	7	1951	4	4,200	N	N	6251 40TH AVE NE
003	633800	0630	9/7/2006	625,000	1,050	650	7	1950	5	6,400	N	N	4016 NE 56TH ST
003	881340	0215	5/22/2006	612,000	1,060	620	7	1928	4	3,667	N	N	4710 38TH AVE NE
003	881540	0505	8/19/2005	454,500	1,060	1,000	7	1925	3	7,500	N	N	6225 37TH AVE NE
003	243670	0150	5/3/2005	372,000	1,060	0	7	1947	3	4,000	N	N	3505 NE 52ND ST
003	881540	0535	7/5/2006	410,000	1,070	0	7	1942	3	5,000	N	N	6251 37TH AVE NE
003	243670	0065	8/5/2005	499,000	1,070	800	7	1923	4	4,000	N	N	5011 36TH AVE NE
003	633800	0270	6/14/2005	490,000	1,070	630	7	1948	3	5,280	N	N	4021 NE 58TH ST
003	243670	0865	7/18/2006	495,000	1,070	0	7	1939	3	4,000	N	N	3810 NE 52ND ST
003	881540	1155	7/30/2007	660,500	1,080	1,080	7	1951	4	5,500	N	N	6034 38TH AVE NE
003	881990	0645	2/22/2007	485,000	1,080	480	7	1977	4	6,009	N	N	5737 40TH AVE NE
003	881990	0805	10/10/2007	622,950	1,090	820	7	1946	4	4,576	N	N	5703 39TH AVE NE
003	881990	0805	3/12/2007	579,950	1,090	820	7	1946	4	4,576	N	N	5703 39TH AVE NE
003	152030	0060	7/31/2007	523,000	1,100	840	7	1927	4	3,315	N	N	4737 36TH AVE NE
003	102504	9071	5/9/2005	420,000	1,100	0	7	1928	3	3,560	N	N	4814 36TH AVE NE
003	607950	0355	6/23/2005	399,950	1,110	0	7	1950	3	5,180	N	N	4059 NE 55TH ST
003	710110	0005	5/31/2007	635,000	1,110	720	7	1950	4	8,505	N	N	6057 45TH AVE NE
003	318260	0015	11/2/2007	579,000	1,120	810	7	1950	3	6,750	N	N	6016 43RD AVE NE
003	318260	0020	8/10/2005	533,000	1,120	810	7	1950	3	6,750	N	N	6010 43RD AVE NE
003	633800	0390	5/17/2007	550,000	1,120	340	7	1940	3	7,738	N	N	4050 NE 57TH ST
003	881540	0665	7/28/2006	589,000	1,140	680	7	1938	4	6,000	N	N	6227 36TH AVE NE
003	243670	0722	12/15/2006	425,000	1,150	0	7	1926	3	4,000	N	N	5222 39TH AVE NE
003	881990	0785	8/3/2006	556,000	1,150	580	7	1946	4	5,350	N	N	5725 39TH AVE NE
003	881340	0380	6/6/2006	599,000	1,150	890	7	1926	4	3,706	N	N	4804 37TH AVE NE
003	318160	0010	7/25/2007	465,645	1,160	0	7	1948	4	6,750	N	N	6022 40TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	881340	0385	10/24/2006	610,000	1,160	910	7	1926	4	3,706	N	N	4800 37TH AVE NE
003	633800	0014	11/15/2007	522,000	1,170	590	7	1948	4	5,278	N	N	4354 NE 58TH ST
003	797470	0040	12/12/2005	465,800	1,170	300	7	1951	3	5,500	N	N	6234 40TH AVE NE
003	881540	0120	8/29/2007	539,000	1,180	790	7	1945	4	5,000	N	N	6203 40TH AVE NE
003	243670	0885	11/8/2006	475,000	1,190	0	7	1926	3	4,000	N	N	5214 38TH AVE NE
003	318210	0050	7/16/2007	520,000	1,200	0	7	1950	4	6,750	N	N	6210 43RD AVE NE
003	318160	0110	11/20/2006	551,000	1,210	350	7	1948	4	5,909	N	N	4122 NE 60TH ST
003	633800	0611	9/15/2006	392,600	1,220	0	7	1950	3	3,900	N	N	5604 40TH AVE NE
003	243670	0870	9/12/2006	505,000	1,220	0	7	1928	4	4,000	N	N	3806 NE 52ND ST
003	881540	1085	7/13/2006	650,000	1,220	520	7	1946	5	5,000	N	N	6025 38TH AVE NE
003	881340	0170	10/28/2006	529,000	1,240	0	7	1913	4	4,950	N	N	4738 38TH AVE NE
003	881540	1260	7/14/2006	459,900	1,240	820	7	1947	4	5,000	N	N	6047 40TH AVE NE
003	881340	0170	9/9/2005	490,000	1,240	0	7	1913	4	4,950	N	N	4738 38TH AVE NE
003	881540	1285	6/20/2005	459,500	1,240	0	7	1946	4	5,000	N	N	6032 39TH AVE NE
003	881540	0170	2/15/2007	560,000	1,250	420	7	1946	4	5,000	N	N	6214 38TH AVE NE
003	881540	0325	3/21/2005	395,000	1,250	430	7	1946	4	5,000	N	N	6257 38TH AVE NE
003	318110	0010	3/9/2005	515,000	1,250	290	7	1940	4	5,049	N	N	4324 NE 55TH ST
003	607950	0260	6/13/2006	489,000	1,260	0	7	1942	3	5,000	N	N	4308 NE 56TH ST
003	881990	0125	8/24/2006	415,000	1,270	480	7	1919	3	6,420	N	N	5521 36TH AVE NE
003	881990	0535	11/3/2005	440,000	1,280	1,400	7	1946	3	4,565	N	N	3902 NE 55TH ST
003	243670	0215	10/24/2005	615,000	1,290	840	7	1929	4	4,000	N	N	5011 37TH AVE NE
003	102504	9136	11/30/2007	470,000	1,300	0	7	1940	3	3,827	N	N	4722 36TH AVE NE
003	243670	0280	9/26/2005	355,000	1,300	0	7	1924	3	4,000	N	N	5036 36TH AVE NE
003	243670	1185	7/20/2005	500,000	1,300	900	7	1926	4	4,000	N	N	5214 36TH AVE NE
003	881990	0330	7/11/2005	539,950	1,300	360	7	1938	4	4,280	N	N	5554 37TH AVE NE
003	881990	1080	7/5/2007	566,000	1,310	200	7	1927	3	4,280	Y	N	5730 35TH AVE NE
003	881340	0105	4/11/2006	553,000	1,320	300	7	1925	4	3,750	N	N	4713 37TH AVE NE
003	633800	0480	4/13/2005	512,500	1,330	630	7	1958	3	8,100	N	N	4315 NE 58TH ST
003	881340	0180	10/25/2007	590,000	1,350	530	7	1991	4	4,905	N	N	4728 38TH AVE NE
003	710110	0100	9/5/2007	529,950	1,360	800	7	1952	4	7,749	N	N	6056 43RD AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	797470	0090	5/19/2006	482,500	1,360	1,160	7	1951	4	4,800	N	N	4001 NE 62ND ST
003	243670	0120	5/9/2007	507,000	1,380	0	7	1928	3	4,000	Y	N	5032 35TH AVE NE
003	881540	1100	1/13/2006	603,000	1,380	520	7	1946	5	5,400	N	N	6053 38TH AVE NE
003	881990	0225	10/25/2006	625,000	1,390	770	7	1928	5	3,000	N	N	3611 NE 57TH ST
003	881340	0450	6/15/2005	590,000	1,390	300	7	1928	5	3,056	N	N	3715 NE 50TH ST
003	881540	0071	4/26/2005	393,000	1,390	650	7	1959	3	4,200	N	N	6226 39TH AVE NE
003	881990	0280	2/22/2005	455,000	1,390	620	7	1927	4	3,525	N	N	5502 37TH AVE NE
003	881340	0175	2/21/2007	609,000	1,400	400	7	1928	4	4,950	N	N	4734 38TH AVE NE
003	607950	0010	1/25/2007	534,000	1,400	0	7	1942	4	5,000	N	N	4307 NE 57TH ST
003	243670	0480	7/5/2006	460,000	1,400	0	7	1927	3	4,560	N	N	5105 39TH AVE NE
003	152030	0050	12/8/2005	499,000	1,400	0	7	1927	4	3,315	N	N	4736 35TH AVE NE
003	607950	0350	5/22/2007	525,000	1,410	0	7	1947	4	5,435	N	N	4301 NE 55TH ST
003	881990	0405	11/13/2006	555,000	1,410	300	7	1925	4	3,150	N	N	3808 NE 55TH ST
003	243670	0055	1/14/2005	550,000	1,420	1,120	7	1939	4	4,000	N	N	5019 36TH AVE NE
003	881540	0410	3/5/2007	528,350	1,490	0	7	1937	3	4,500	N	N	6236 36TH AVE NE
003	237920	0050	8/28/2006	579,950	1,490	0	7	1945	4	4,042	N	N	4746 35TH AVE NE
003	243670	0550	6/15/2006	666,500	1,500	220	7	1926	5	3,280	N	N	5040 38TH AVE NE
003	152030	0015	7/5/2005	370,000	1,510	0	7	1927	4	3,400	N	N	4710 35TH AVE NE
003	243670	0185	1/25/2007	590,000	1,520	500	7	1940	4	4,000	N	N	5033 37TH AVE NE
003	607950	0275	4/26/2005	445,000	1,540	0	7	1940	4	6,000	N	N	5516 43RD AVE NE
003	152030	0040	6/27/2007	480,000	1,540	0	7	1927	3	3,315	N	N	4728 35TH AVE NE
003	318110	0025	11/15/2006	597,000	1,650	300	7	1940	4	7,854	N	N	4340 NE 55TH ST
003	607950	0145	3/25/2005	447,000	1,650	0	7	1942	4	5,600	N	N	5611 45TH AVE NE
003	633800	0020	12/14/2007	519,500	1,660	0	7	1949	3	8,265	N	N	4415 NE 60TH ST
003	881990	0540	7/19/2007	680,000	1,680	1,090	7	1947	5	4,565	N	N	5508 39TH AVE NE
003	881540	1320	11/26/2007	600,000	1,700	0	7	1995	3	4,200	N	N	6016 39TH AVE NE
003	881340	0390	8/24/2007	600,000	1,720	600	7	1928	4	3,706	N	N	4801 38TH AVE NE
003	797470	0140	10/7/2005	439,950	1,865	0	7	1950	3	7,354	N	N	4047 NE 56TH ST
003	881540	0400	5/8/2007	803,000	1,890	510	7	1930	5	6,000	N	N	6242 36TH AVE NE
003	318210	0215	5/9/2005	527,000	1,900	190	7	1947	4	6,750	N	N	6227 45TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	881540	0645	5/21/2007	858,000	1,920	730	7	1938	5	4,800	N	N	6217 36TH AVE NE
003	318210	0095	9/11/2006	667,000	1,940	0	7	1947	5	6,750	N	N	6231 44TH AVE NE
003	235930	0080	6/27/2005	495,950	1,970	300	7	1951	4	4,349	N	N	4114 NE 62ND ST
003	881540	0675	6/22/2007	769,950	2,020	1,240	7	1939	4	6,000	N	N	6239 36TH AVE NE
003	318210	0075	2/16/2005	539,000	2,030	0	7	1947	5	6,750	N	N	6211 44TH AVE NE
003	243670	0075	11/28/2005	542,950	2,070	400	7	1923	3	4,000	N	N	5001 36TH AVE NE
003	152030	0010	9/7/2006	620,000	2,080	780	7	1927	4	3,400	N	N	4706 35TH AVE NE
003	633800	0540	7/8/2005	500,000	2,180	0	7	1948	4	7,680	N	N	4039 NE 57TH ST
003	243670	0900	3/30/2007	679,000	2,370	800	7	1929	4	4,000	N	N	5226 38TH AVE NE
003	102504	9101	5/5/2006	350,000	920	0	8	1997	3	875	N	N	4727 SAND POINT WAY NE
003	610540	0025	7/20/2007	585,000	1,080	450	8	1958	3	7,700	N	N	4523 36TH AVE NE
003	881990	0105	3/25/2005	539,320	1,090	1,040	8	1926	4	4,280	N	N	5545 36TH AVE NE
003	881990	1006	3/21/2005	483,500	1,120	800	8	1968	3	5,350	N	N	5737 37TH AVE NE
003	881990	1005	6/16/2005	608,000	1,290	1,290	8	1968	4	5,350	N	N	5733 37TH AVE NE
003	243670	0598	11/6/2006	439,950	1,330	0	8	2006	3	1,121	N	N	5015 B 40TH AVE NE
003	243670	0599	8/17/2006	459,950	1,330	0	8	2006	3	1,120	N	N	5015 A 40TH AVE NE
003	243670	0655	5/26/2005	379,000	1,330	0	8	2004	3	1,249	N	N	5123 40TH AVE NE
003	243670	0600	11/3/2006	460,000	1,420	0	8	2006	3	1,752	N	N	5013 40TH AVE NE
003	243670	0659	6/22/2006	419,500	1,430	0	8	2004	3	920	N	N	5119 40TH AVE NE
003	243670	0658	4/8/2005	389,000	1,430	0	8	2004	3	1,328	N	N	5121 40TH AVE NE
003	243670	0657	1/12/2006	439,000	1,440	0	8	2004	3	1,357	N	N	5117 40TH AVE NE
003	243670	0656	3/16/2005	389,000	1,440	0	8	2004	3	1,851	N	N	5125 40TH AVE NE
003	102504	9244	12/1/2005	420,000	1,440	0	8	2003	3	1,327	N	N	4751 B 41ST AVE NE
003	710110	0010	8/23/2007	723,000	1,450	1,320	8	1950	4	8,235	N	N	6051 45TH AVE NE
003	243670	0587	2/28/2007	465,000	1,460	0	8	2006	3	1,112	N	N	5025 B 40TH AVE NE
003	243670	0592	2/8/2007	454,950	1,460	0	8	2006	3	1,052	N	N	5021 B 40TH AVE NE
003	243670	0593	11/16/2006	490,000	1,460	0	8	2006	3	1,294	N	N	5021 C 40TH AVE NE
003	243670	0585	3/1/2007	479,950	1,470	0	8	2006	3	1,420	N	N	5025 C 40TH AVE NE
003	243670	0590	1/30/2007	480,000	1,470	0	8	2006	3	1,572	N	N	5025 A 40TH AVE NE
003	243670	0591	11/30/2006	470,000	1,470	0	8	2006	3	1,539	N	N	5021 A 40TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	881540	0745	1/3/2005	425,000	1,470	0	8	1932	4	4,000	Y	N	6026 35TH AVE NE
003	235930	0071	5/21/2007	875,000	1,490	840	8	1951	5	5,215	N	N	6204 41ST AVE NE
003	102504	9158	3/8/2007	434,880	1,510	0	8	2006	3	1,909	N	N	4707 SAND POINT WAY NE
003	102504	9262	3/7/2007	435,000	1,510	0	8	2006	3	1,232	N	N	4705 SAND POINT WAY NE
003	102504	9263	2/15/2007	439,880	1,510	0	8	2006	3	1,003	N	N	4703 SAND POINT WAY NE
003	102504	9264	4/2/2007	439,880	1,520	0	8	2006	3	1,669	N	N	4701 SAND POINT WAY NE
003	710110	0040	6/12/2007	745,000	1,530	1,530	8	1950	4	8,100	N	N	6050 44TH AVE NE
003	881990	0950	6/28/2007	735,950	1,540	840	8	1929	4	4,125	Y	N	3606 NE 57TH ST
003	102504	9240	3/11/2005	427,000	1,590	0	8	2000	3	1,195	N	N	4848 RAILROAD AVE NE
003	881540	0710	5/18/2005	491,100	1,650	420	8	1931	4	4,000	Y	N	6044 35TH AVE NE
003	881540	0200	6/6/2006	729,500	2,030	1,040	8	1992	3	5,000	N	N	6223 39TH AVE NE
003	881540	0106	5/7/2007	739,900	2,080	720	8	1985	4	4,201	N	N	6208 39TH AVE NE
003	881540	0311	5/19/2006	791,000	2,080	640	8	2003	3	4,000	N	N	6237 38TH AVE NE
003	243670	1160	3/8/2006	790,000	2,130	750	8	1988	3	4,000	N	N	5207 37TH AVE NE
003	881540	0221	11/30/2005	789,660	2,620	0	8	1991	4	5,622	N	N	6231 39TH AVE NE
003	237920	0056	6/15/2005	650,000	2,670	0	8	1994	3	3,990	N	N	4825 36TH AVE NE
003	243670	0622	4/17/2007	575,000	1,330	0	9	2006	3	1,272	N	N	5004 39TH AVE NE
003	243670	0623	5/1/2007	539,000	1,350	0	9	2006	3	1,204	N	N	3910 NE 50TH ST
003	243670	0624	7/23/2007	485,000	1,370	0	9	2006	3	875	N	N	3908 NE 50TH ST
003	243670	0619	4/17/2007	579,000	1,380	0	9	2006	3	1,465	N	N	5000 39TH AVE NE
003	243670	0620	5/22/2007	545,000	1,440	0	9	2006	3	1,035	N	N	5002 39TH AVE NE
003	797470	0152	7/11/2007	498,950	1,450	0	9	2004	3	1,522	N	N	4046 C NE 55TH ST
003	243670	0625	4/11/2007	519,000	1,450	0	9	2006	3	1,281	N	N	3906 NE 50TH ST
003	243670	0679	3/17/2006	529,950	1,735	0	9	2004	3	1,381	N	N	3902 C NE 51ST ST
003	633800	0380	9/28/2005	815,000	2,150	870	9	2003	3	7,737	N	N	4044 NE 57TH ST
003	881540	1183	5/5/2006	920,000	2,170	1,000	9	2006	3	3,746	N	N	6005 39TH AVE NE
003	881540	1185	4/2/2007	900,000	2,210	1,000	9	2006	3	3,746	N	N	6001 39TH AVE NE
003	881340	0070	7/18/2006	979,000	2,840	550	9	2006	3	4,125	N	N	3610 NE 48TH ST
003	881990	0804	3/16/2006	890,000	3,060	0	9	1999	3	3,983	N	N	3812 NE 57TH ST
003	710110	0082	3/1/2007	1,160,000	2,580	800	10	2006	3	5,243	N	N	6032 43RD AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	710110	0080	2/13/2007	1,169,949	2,580	800	10	2006	3	5,243	N	N	6034 43RD AVE NE
003	881990	0210	10/12/2006	851,500	2,660	900	10	2002	3	3,750	N	N	3607 NE 57TH ST
003	881540	1070	6/27/2005	1,000,000	2,810	680	10	2004	3	5,625	N	N	6011 38TH AVE NE
003	881540	0255	10/20/2005	997,000	2,830	1,050	10	2005	3	6,250	N	N	6240 37TH AVE NE
006	286210	0841	9/22/2005	309,000	870	0	5	1910	4	2,499	N	N	810 NE 50TH ST
006	082504	9073	10/13/2006	403,450	990	100	6	1919	3	3,400	N	N	6008 8TH AVE NE
006	179750	1095	4/7/2005	365,000	1,000	0	6	1922	3	3,810	N	N	5810 ROOSEVELT WAY NE
006	674670	0357	2/17/2006	247,500	720	0	7	2005	3	1,124	N	N	5252A 12TH AVE NE
006	674670	0356	2/15/2006	242,500	720	0	7	2005	3	952	N	N	5252B 12TH AVE NE
006	286210	0486	9/12/2006	463,150	810	790	7	1924	4	2,800	N	N	905 NE 55TH ST
006	881640	0885	11/1/2005	370,000	820	820	7	1912	4	1,480	N	N	1309 NE 55TH ST
006	286210	0270	4/4/2005	300,000	830	330	7	1926	1	4,280	N	N	5326 7TH AVE NE
006	286210	0500	6/16/2007	577,000	890	890	7	1923	5	4,000	N	N	5334 9TH AVE NE
006	006900	0050	11/10/2005	389,000	890	0	7	1911	4	2,484	N	N	1108 NE 55TH ST
006	286210	0416	12/18/2007	405,000	890	300	7	1911	3	3,850	N	N	5302 8TH AVE NE
006	409230	0322	12/6/2007	348,000	900	0	7	2005	3	1,111	N	N	4342 A 7TH AVE NE
006	409230	0322	5/13/2005	293,450	900	0	7	2005	3	1,111	N	N	4342 A 7TH AVE NE
006	409230	0325	5/4/2005	289,950	900	0	7	2005	3	1,007	N	N	4342 D 7TH AVE NE
006	165950	0075	8/3/2005	395,000	920	400	7	1921	4	3,800	N	N	830 NE 55TH ST
006	165950	0075	11/30/2006	423,000	920	400	7	1921	4	3,800	N	N	830 NE 55TH ST
006	547980	0015	1/22/2007	499,950	940	0	7	1913	5	4,080	N	N	840 NE 56TH ST
006	192830	0780	11/12/2007	410,000	950	400	7	1950	3	3,200	N	N	5800 8TH AVE NE
006	409230	0319	5/10/2005	279,950	950	0	7	2005	3	1,119	N	N	4346 D 7TH AVE NE
006	286210	0460	2/18/2005	400,500	950	950	7	1923	4	4,440	N	N	5329 9TH AVE NE
006	286210	0245	7/13/2005	360,500	970	0	7	1921	3	4,240	N	N	707 NE 55TH ST
006	179750	1230	2/5/2007	445,000	980	480	7	1920	4	4,000	N	N	5638 11TH AVE NE
006	409230	0330	5/24/2005	282,600	981	0	7	2005	3	1,081	N	N	4346 A 7TH AVE NE
006	674670	1930	11/10/2006	510,000	990	510	7	1916	4	3,000	N	N	5245 11TH AVE NE
006	165950	0070	7/11/2005	319,000	990	200	7	1921	3	3,710	N	N	834 NE 55TH ST
006	192830	0830	7/12/2007	515,000	1,000	0	7	1929	3	4,692	N	N	823 NE 59TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	192830	0830	9/9/2005	407,950	1,000	0	7	1929	3	4,692	N	N	823 NE 59TH ST
006	409230	0535	5/31/2007	562,500	1,040	130	7	1923	2	3,916	N	N	4345 8TH AVE NE
006	871460	0180	5/18/2007	509,500	1,060	250	7	1914	5	3,315	N	N	5513 BROOKLYN AVE NE
006	088900	0102	7/11/2006	452,000	1,060	0	7	1909	4	4,280	N	N	4715 8TH AVE NE
006	409230	0324	11/17/2006	356,750	1,070	0	7	2005	3	850	N	N	4342 C 7TH AVE NE
006	192830	0580	10/27/2005	371,000	1,070	750	7	1973	3	5,000	N	N	813 NE 56TH ST
006	409230	0323	5/26/2005	287,500	1,070	0	7	2005	3	850	N	N	4342 B 7TH AVE NE
006	409230	0324	5/19/2005	287,500	1,070	0	7	2005	3	850	N	N	4342 C 7TH AVE NE
006	192830	0930	2/14/2006	420,000	1,090	400	7	1923	3	3,550	N	N	5912 8TH AVE NE
006	192830	0420	12/18/2007	424,000	1,100	0	7	1923	3	4,300	N	N	5601 8TH AVE NE
006	088900	0110	6/25/2007	444,500	1,100	0	7	1909	4	2,800	N	N	720 NE 47TH ST
006	286210	0875	8/1/2005	474,000	1,100	1,100	7	1924	3	4,390	N	N	5027 9TH AVE NE
006	192830	0510	3/23/2006	409,000	1,120	0	7	1982	4	4,907	N	N	612 NE 55TH ST
006	192830	1035	12/19/2006	405,000	1,130	150	7	1910	3	4,080	N	N	837 NE 59TH ST
006	082504	9065	4/25/2006	536,600	1,150	790	7	1918	4	3,960	N	N	5610 BROOKLYN AVE NE
006	179750	1101	4/6/2007	401,000	1,160	0	7	2007	3	1,070	N	N	5806 A ROOSEVELT WAY NE
006	179750	1100	3/28/2007	391,000	1,160	0	7	2007	3	1,070	N	N	5806 B ROOSEVELT WAY NE
006	358950	0090	1/24/2007	630,000	1,160	1,090	7	1907	4	3,700	N	N	5605 12TH AVE NE
006	192830	0600	10/18/2006	432,715	1,170	830	7	1923	4	3,150	N	N	5518 8TH AVE NE
006	192830	0350	3/15/2006	425,000	1,210	0	7	1927	4	3,300	N	N	757 NE 59TH ST
006	522630	0220	10/13/2006	597,000	1,220	1,050	7	1909	4	3,320	N	N	5643 BROOKLYN AVE NE
006	082504	9078	12/27/2007	385,000	1,240	0	7	1921	3	2,501	N	N	806 NE 60TH ST
006	674670	0225	5/25/2007	495,000	1,240	360	7	1912	3	3,000	N	N	5034 12TH AVE NE
006	409230	1985	7/26/2007	650,000	1,250	1,230	7	1905	3	3,750	N	N	4043 8TH AVE NE
006	192830	0490	12/16/2005	405,000	1,250	200	7	1923	4	2,586	N	N	5511 8TH AVE NE
006	674670	1870	7/22/2005	465,000	1,250	1,250	7	1902	3	3,000	N	N	5213 11TH AVE NE
006	286210	0426	2/25/2005	425,000	1,250	0	7	1921	5	2,760	N	N	818 NE 53RD ST
006	192830	0705	8/10/2006	490,000	1,270	910	7	1924	5	3,876	N	N	820 NE 57TH ST
006	358950	0285	7/5/2005	415,000	1,280	200	7	1940	3	6,000	N	N	5629 11TH AVE NE
006	082504	9001	4/4/2005	375,000	1,280	0	7	1950	3	5,253	N	N	5626 BROOKLYN AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	358950	0290	5/11/2006	427,500	1,303	0	7	1998	3	2,859	N	N	5708 ROOSEVELT WAY NE
006	192830	0755	9/18/2006	400,000	1,320	0	7	1926	3	3,325	N	N	5714 8TH AVE NE
006	881640	0820	7/20/2005	535,000	1,320	1,320	7	1905	4	4,120	N	N	5216 BROOKLYN AVE NE
006	192830	0680	7/7/2005	446,500	1,320	1,000	7	1914	4	3,325	N	N	5614 8TH AVE NE
006	192830	0615	3/7/2005	415,000	1,320	600	7	1927	3	4,080	N	N	812 NE 56TH ST
006	088900	0070	5/31/2006	470,000	1,330	0	7	1926	3	4,280	N	N	4722 8TH AVE NE
006	192830	0335	8/15/2005	397,000	1,340	590	7	1922	3	3,500	N	N	715 NE 60TH ST
006	192830	0725	4/23/2007	450,000	1,400	0	7	1921	3	3,876	N	N	804 NE 57TH ST
006	192830	0640	5/10/2006	510,178	1,410	0	7	1927	4	4,080	N	N	808 NE 56TH ST
006	881640	0830	6/28/2005	455,000	1,420	400	7	1911	4	4,120	N	N	5224 BROOKLYN AVE NE
006	192830	0730	7/9/2007	499,950	1,430	0	7	1921	3	3,876	N	N	812 NE 57TH ST
006	547980	0025	1/13/2005	420,000	1,440	100	7	1916	4	4,080	N	N	848 NE 56TH ST
006	006900	0045	4/8/2005	720,000	1,460	700	7	1920	5	4,000	N	N	5514 11TH AVE NE
006	088900	0090	4/24/2007	585,000	1,470	950	7	1976	3	4,280	N	N	4727 8TH AVE NE
006	179750	1055	7/13/2005	530,000	1,470	1,470	7	1916	3	4,800	N	N	1021 NE RAVENNA BLVD
006	674670	1886	8/11/2005	380,700	1,480	0	7	2002	3	1,338	N	N	5223 A 11TH AVE NE
006	674670	0605	11/5/2007	435,000	1,510	0	7	1908	3	3,000	N	N	5242 11TH AVE NE
006	922140	0815	9/28/2006	482,900	1,530	400	7	1913	4	2,590	N	N	815 NE RAVENNA BLVD
006	522630	0185	12/12/2007	400,000	1,540	0	7	1905	2	4,120	N	N	5642 BROOKLYN AVE NE
006	881740	0205	6/11/2007	525,000	1,540	0	7	1900	3	4,250	N	N	5253 BROOKLYN AVE NE
006	179750	1215	3/21/2006	488,300	1,550	0	7	1919	4	4,000	N	N	5650 11TH AVE NE
006	192830	0665	6/7/2005	423,000	1,560	960	7	1926	4	4,270	N	N	823 NE 57TH ST
006	674670	0490	7/20/2006	521,000	1,560	820	7	1908	3	3,000	N	N	5227 12TH AVE NE
006	358950	0060	3/16/2006	542,000	1,560	720	7	1911	4	4,500	N	N	5618 12TH AVE NE
006	881640	0845	6/24/2005	570,000	1,570	820	7	1914	4	4,120	N	N	5234 BROOKLYN AVE NE
006	881640	0675	7/30/2007	800,000	1,580	0	7	1912	2	3,600	N	N	5252 UNIVERSITY WAY NE
006	192830	0735	6/28/2005	504,000	1,590	770	7	1926	4	3,570	N	N	819 NE 58TH ST
006	674670	0566	6/2/2005	440,000	1,590	0	7	1924	4	3,300	N	N	1103 NE 55TH ST
006	674670	0550	4/3/2007	518,000	1,640	1,010	7	1913	3	4,000	N	N	5265 12TH AVE NE
006	006900	0005	5/25/2006	410,000	1,650	0	7	1957	3	2,040	N	N	1208 NE 55TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	674670	0170	5/24/2007	607,000	1,680	830	7	1911	3	3,600	N	N	1202 N 50TH ST
006	286210	0925	4/12/2005	370,000	1,680	0	7	1924	3	4,815	N	N	5036 7TH AVE NE
006	192830	0655	12/19/2005	565,000	1,690	620	7	1919	5	4,845	N	N	5618 8TH AVE NE
006	674670	0505	12/26/2006	476,950	1,730	300	7	1912	3	3,000	N	N	5237 12TH AVE NE
006	286210	0985	2/22/2006	570,000	1,730	1,070	7	1911	3	4,280	N	N	5011 8TH AVE NE
006	286210	0850	8/10/2005	420,000	1,740	0	7	1913	3	4,385	N	N	5007 9TH AVE NE
006	522630	0015	11/29/2005	590,000	1,746	792	7	1922	3	4,120	N	N	5611 15TH AVE NE
006	286210	0330	2/22/2007	555,000	1,760	290	7	1914	3	4,280	N	N	5321 8TH AVE NE
006	082504	9043	10/17/2006	658,000	1,760	480	7	1903	3	5,720	N	N	5616 BROOKLYN AVE NE
006	286210	0910	2/22/2005	525,570	1,780	1,100	7	1925	4	4,280	N	N	5050 7TH AVE NE
006	286210	0310	6/19/2007	605,000	1,810	0	7	1913	4	4,066	N	N	5305 8TH AVE NE
006	358950	0095	5/25/2006	495,000	1,810	0	7	1913	3	3,000	N	N	5611 12TH AVE NE
006	881740	0185	6/21/2006	425,000	1,820	150	7	1909	3	1,916	N	N	1215 NE 55TH ST
006	881640	0850	6/15/2005	574,000	1,830	780	7	1908	4	4,120	N	N	5240 BROOKLYN AVE NE
006	192830	0885	10/19/2007	589,000	1,840	600	7	1916	3	4,080	N	N	826 NE 59TH ST
006	286210	0931	7/20/2005	412,000	1,840	600	7	1924	3	4,280	N	N	5034 7TH AVE NE
006	409230	0800	8/25/2006	621,500	1,860	800	7	1919	3	5,000	N	N	4247 7TH AVE NE
006	358950	0065	4/10/2007	649,000	1,870	620	7	1924	4	4,000	N	N	5622 12TH AVE NE
006	192830	0565	8/4/2005	432,000	1,870	1,500	7	1911	4	4,853	N	N	826 NE 55TH ST
006	409230	1970	7/26/2007	850,000	1,910	1,060	7	1904	3	4,750	N	N	4039 8TH AVE NE
006	409230	1995	7/14/2005	570,000	2,088	470	7	1908	3	5,000	N	N	4047 8TH AVE NE
006	881640	0670	9/30/2005	800,000	2,120	910	7	1912	4	3,720	N	N	5244 UNIVERSITY WAY NE
006	088900	0095	3/10/2005	413,600	1,060	800	8	1912	4	4,280	N	N	4723 8TH AVE NE
006	881240	0252	1/29/2007	395,000	1,170	0	8	2006	3	1,310	N	N	4517 A 8TH AVE NE
006	179750	1255	7/20/2007	625,000	1,190	860	8	1913	4	3,500	N	N	5645 12TH AVE NE
006	179750	1185	7/12/2006	504,000	1,200	500	8	1915	4	4,000	N	N	1113 NE RAVENNA BLVD
006	358950	0125	7/11/2005	452,500	1,210	0	8	1912	3	4,500	N	N	5629 12TH AVE NE
006	674670	0370	10/30/2006	554,990	1,270	0	8	2006	3	1,405	N	N	5260B 12TH AVE NE
006	674670	0369	10/18/2006	564,990	1,270	0	8	2006	3	1,432	N	N	5260A 12TH AVE NE
006	674670	0897	5/9/2006	399,500	1,290	0	8	2006	3	1,063	N	N	5006 A 11TH AVE NE

Improved Sales Used In This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	674670	0898	5/1/2006	399,500	1,290	0	8	2006	3	1,060	N	N	5006 B 11TH AVE NE
006	881640	0833	11/21/2007	401,000	1,300	0	8	2007	3	1,120	N	N	5228B BROOKLYN AVE NE
006	881640	0834	11/16/2007	399,950	1,300	0	8	2007	3	1,120	N	N	5228 A BROOKLYN AVE NE
006	881240	0251	1/26/2007	429,000	1,300	0	8	2006	3	1,363	N	N	4515 A 8TH AVE NE
006	674670	0895	5/12/2006	389,900	1,310	0	8	2006	3	1,122	N	N	5008 B 11TH AVE NE
006	674670	0896	5/1/2006	389,500	1,310	0	8	2006	3	1,120	N	N	5008 A 11TH AVE NE
006	881240	0250	2/21/2007	425,000	1,320	0	8	2006	3	1,360	N	N	4515 B 8TH AVE NE
006	881240	0253	9/12/2006	443,500	1,320	0	8	2006	3	1,313	N	N	4517 B 8TH AVE NE
006	409230	0113	8/26/2005	388,000	1,320	0	8	2005	3	1,201	N	N	4314 B 8TH AVE NE
006	409230	0115	7/21/2005	369,000	1,320	0	8	2005	3	1,250	N	N	4316 B 8TH AVE NE
006	409230	0112	7/19/2005	374,000	1,320	0	8	2005	3	1,250	N	N	4314 A 8TH AVE NE
006	409230	0114	7/19/2005	349,000	1,320	0	8	2005	3	1,201	N	N	4316 A 8TH AVE NE
006	674670	0909	5/12/2006	394,500	1,322	0	8	2006	3	788	N	N	1106 NE 50TH ST
006	674670	0905	5/9/2006	399,500	1,322	0	8	2006	3	1,099	N	N	5004 11TH AVE NE
006	674670	0910	5/9/2006	399,500	1,322	0	8	2006	3	1,056	N	N	1108 NE 50TH ST
006	674670	0372	3/14/2007	534,990	1,340	0	8	2006	3	1,633	N	N	5258 A 12TH AVE NE
006	674670	0371	3/2/2007	514,990	1,340	0	8	2006	3	1,326	N	N	5258 B 12TH AVE NE
006	567650	0020	11/27/2006	460,000	1,340	800	8	1910	3	3,880	N	N	849 NE 58TH ST
006	674670	0181	11/2/2005	429,950	1,380	0	8	2005	3	826	N	N	5008 A 12TH AVE NE
006	674670	0179	10/28/2005	429,950	1,380	0	8	2005	3	1,094	N	N	5008 C 12TH AVE NE
006	674670	0180	10/27/2005	410,000	1,380	0	8	2005	3	819	N	N	5008 B 12TH AVE NE
006	674670	0182	11/15/2005	417,400	1,390	0	8	2005	3	1,271	N	N	5010 A 12TH AVE NE
006	674670	0183	11/10/2005	421,000	1,390	0	8	2005	3	842	N	N	5010 B 12TH AVE NE
006	674670	0184	10/21/2005	399,950	1,390	0	8	2005	3	1,141	N	N	5010 C 12TH AVE NE
006	409230	0111	7/17/2007	485,000	1,430	0	8	2005	3	1,175	N	N	4312 A 8TH AVE NE
006	409230	0111	7/21/2005	407,000	1,430	0	8	2005	3	1,175	N	N	4312 A 8TH AVE NE
006	409230	0100	7/20/2005	385,000	1,430	0	8	2005	3	1,129	N	N	4318 A 8TH AVE NE
006	409230	0099	7/19/2005	385,000	1,430	0	8	2005	3	1,175	N	N	4318 B 8TH AVE NE
006	409230	0110	7/19/2005	385,000	1,430	0	8	2005	3	1,129	N	N	4312 B 8TH AVE NE
006	881640	0835	11/12/2007	435,000	1,460	0	8	2007	3	1,760	N	N	5226 BROOKLYN AVE NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	209770	0076	3/28/2007	580,000	1,630	150	8	1914	3	3,970	N	N	4543 8TH AVE NE
006	922140	0795	3/14/2006	700,000	1,690	0	8	1927	3	3,150	N	N	811 NE RAVENNA BLVD
006	674670	0355	10/25/2005	477,000	1,880	800	8	1924	3	2,382	N	N	5250 12TH AVE NE
006	358950	0195	3/22/2006	765,000	2,030	0	8	1914	5	4,400	N	N	5521 12TH AVE NE
006	286210	0305	11/3/2006	781,750	2,040	970	8	1913	5	3,745	N	N	5301 8TH AVE NE
006	674670	0310	4/18/2005	635,000	2,260	1,000	8	1909	3	3,500	N	N	5224 12TH AVE NE
006	409230	1055	10/26/2005	685,000	3,300	0	8	1979	3	3,000	N	N	700 NE 42ND ST
006	192830	0396	7/19/2007	728,000	1,920	0	9	1908	3	15,600	N	N	5803 8TH AVE NE
006	192830	0880	11/17/2005	705,000	3,080	970	9	2005	3	4,080	N	N	812 NE 59TH ST

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	010300	0045	5/11/2007	2,350,000	MULTI-PARCEL SALE;
001	010300	0051	5/11/2007	2,350,000	MULTI-PARCEL SALE;
001	064100	0035	11/14/2005	700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	064100	0065	4/13/2006	1,250,000	NO MARKET EXPOSURE;
001	082504	9052	9/1/2005	411,825	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	092504	9179	4/23/2007	475,000	NO MARKET EXPOSURE;
001	092504	9234	2/4/2005	395,000	CONTRACT OR CASH SALE;
001	168140	0010	11/13/2007	850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	168140	0010	5/16/2007	435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	168140	0130	11/3/2006	585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	179750	0400	6/2/2005	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	179750	0565	3/27/2007	356,500	BUILDER OR DEVELOPER SALES;
001	179750	0600	3/9/2007	470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	182480	0040	5/2/2006	382,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	221800	0025	5/5/2005	350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	717370	0075	8/21/2007	347,000	NO MARKET EXPOSURE;
001	717370	0230	2/25/2005	773,665	NO MARKET EXPOSURE;
001	717370	0271	7/7/2005	550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	717370	0465	3/29/2005	472,000	NO MARKET EXPOSURE;
001	717370	0465	3/28/2005	296,000	QUESTIONABLE PER APPRAISAL;
001	717480	0300	8/13/2007	870,000	NO MARKET EXPOSURE;
001	861580	0035	6/7/2005	569,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	861580	0036	10/4/2006	38,000	QUIT CLAIM DEED;
001	861580	0160	7/25/2005	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	861580	0205	6/18/2007	675,000	NO MARKET EXPOSURE;
001	861580	0220	6/6/2005	91,303	QUIT CLAIM DEED;
001	861580	0230	4/6/2006	658,047	NO MARKET EXPOSURE;
001	861580	0295	4/6/2006	525,000	NO MARKET EXPOSURE;
001	861580	0300	2/9/2006	860,000	NO MARKET EXPOSURE;
001	861580	0405	5/2/2005	480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	861580	0561	2/25/2005	381,000	NO MARKET EXPOSURE;
001	861580	0730	7/31/2006	450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	0255	4/15/2005	535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	0755	8/6/2007	635,000	NO MARKET EXPOSURE;
001	882390	0885	1/4/2007	800,000	NO MARKET EXPOSURE;
001	882390	0925	5/19/2006	739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	1140	4/27/2005	900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	1275	5/15/2006	945,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	1295	7/13/2006	700,000	NO MARKET EXPOSURE;
001	882390	1300	6/5/2007	875,000	NO MARKET EXPOSURE;

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	882390	1380	3/14/2005	537,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	1480	4/20/2005	552,500	NO MARKET EXPOSURE;
001	882390	1615	8/7/2007	350,000	STATEMENT TO DOR;
001	882490	0340	6/1/2005	404,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882490	0395	12/28/2007	350,000	NO MARKET EXPOSURE;
001	882590	0095	10/9/2006	450,000	NO MARKET EXPOSURE;
001	882590	0120	12/18/2007	760,000	NO MARKET EXPOSURE;
001	882590	0325	9/25/2007	485,000	NO MARKET EXPOSURE;
001	882590	0425	9/26/2005	276,828	QUIT CLAIM DEED;
001	882590	0440	7/25/2005	860,000	NO MARKET EXPOSURE;
001	882590	0545	3/22/2005	561,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882590	0555	1/3/2007	400,000	NO MARKET EXPOSURE;
001	882590	0575	12/17/2007	104,520	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	882590	0750	7/25/2006	887,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	910600	0025	10/12/2007	98,734	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	910600	0365	12/13/2007	456,500	NO MARKET EXPOSURE;
001	910600	0365	1/28/2005	425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	922140	0225	1/10/2005	375,000	NO MARKET EXPOSURE;
001	922140	0250	1/26/2007	490,000	NO MARKET EXPOSURE;
001	922140	0310	12/15/2006	402,000	NO MARKET EXPOSURE;
001	922140	0435	2/20/2007	525,000	BUILDER OR DEVELOPER SALES;
001	922140	0695	6/8/2006	290,250	NO MARKET EXPOSURE;
001	922140	0780	10/27/2005	359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092504	9113	6/7/2005	465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092504	9226	9/8/2006	420,000	STATEMENT TO DOR;
002	092504	9311	9/28/2005	409,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092504	9355	12/28/2007	215,000	NON-REPRESENTATIVE SALE; PARTIAL INTEREST Etc.
002	092504	9364	4/27/2005	255,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092504	9418	9/8/2006	420,000	STATEMENT TO DOR;
002	182480	0135	3/7/2007	500,000	RELOCATION - SALE TO SERVICE;
002	182480	0150	3/10/2005	400,000	NO MARKET EXPOSURE;
002	182480	0195	10/24/2006	340,000	NON-REPRESENTATIVE SALE;
002	182480	0220	1/2/2007	190,000	STATEMENT TO DOR;
002	186890	0080	6/14/2006	210,000	NON-REPRESENTATIVE SALE;
002	186890	0565	6/7/2006	182,199	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	186890	0655	4/1/2006	500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	186890	0685	10/11/2005	148,500	QUIT CLAIM DEED;
002	186890	0755	5/29/2007	445,000	NO MARKET EXPOSURE;
002	186890	1555	5/17/2005	270,000	NON-REPRESENTATIVE SALE;
002	186890	1910	3/23/2005	370,000	NO MARKET EXPOSURE;
002	186890	2015	4/24/2007	522,964	RELOCATION - SALE TO SERVICE;
002	186890	2059	6/21/2006	403,000	NON-REPRESENTATIVE SALE;
002	186890	2825	9/15/2006	584,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	186940	0260	5/18/2005	470,000	NO MARKET EXPOSURE;
002	187040	0025	9/27/2005	310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	187040	0045	2/23/2005	366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	243620	0025	3/17/2006	450,000	NO MARKET EXPOSURE;
002	243620	0090	6/29/2005	560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	243620	0130	8/22/2007	160,813	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	243620	0545	6/9/2006	635,000	CORPORATE AFFILIATES;
002	243620	0545	6/9/2006	635,000	FORCED SALE;
002	243620	0585	10/13/2006	405,000	NO MARKET EXPOSURE;
002	717120	0305	7/15/2005	218,034	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	717120	0355	4/27/2006	580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	809110	0195	2/7/2006	71,935	PARTIAL INTEREST (1/3, 1/2, Etc.);
002	882790	0120	10/17/2007	840,000	NO MARKET EXPOSURE;
002	882790	0125	1/9/2007	770,000	NO MARKET EXPOSURE;
002	882790	0675	8/23/2007	400,000	NO MARKET EXPOSURE;
002	882790	1080	1/10/2007	559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	882790	1155	8/9/2005	22,601	STATEMENT TO DOR;
002	882790	1405	5/24/2006	475,000	NO MARKET EXPOSURE;
002	919120	0525	9/25/2007	153,139	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	919120	1535	8/17/2005	390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	102504	9106	9/20/2005	480,000	NO MARKET EXPOSURE;
003	102504	9114	8/21/2007	540,000	NO MARKET EXPOSURE;
003	102504	9115	9/28/2007	635,000	NO MARKET EXPOSURE
003	102504	9136	9/19/2007	400,000	NO MARKET EXPOSURE;
003	102504	9244	11/30/2005	420,000	RELOCATION - SALE TO SERVICE;
003	235930	0031	2/22/2006	410,000	STATEMENT TO DOR;
003	235930	0033	7/12/2007	500,000	NO MARKET EXPOSURE;
003	235930	0033	12/13/2006	419,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	235930	0055	1/25/2007	535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	235930	0071	4/18/2006	400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	243670	0085	10/26/2007	465,000	NO MARKET EXPOSURE;
003	243670	0105	8/23/2006	535,000	NO MARKET EXPOSURE;
003	243670	0520	12/7/2007	403,000	QUESTIONABLE PER APPRAISAL;
003	243670	0550	1/25/2006	380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	243670	0590	3/28/2005	526,000	SEGREGATION AND/OR MERGER;
003	243670	0620	10/3/2005	600,000	SEGREGATION AND/OR MERGER;
003	243670	0678	1/7/2005	472,938	MULTI-PARCEL SALE;
003	243670	0679	2/23/2005	479,950	MULTI-PARCEL SALE;
003	243670	0680	3/30/2005	479,950	MULTI-PARCEL SALE;
003	243670	0680	2/25/2005	479,950	MULTI-PARCEL SALE;
003	243670	0680	2/24/2005	490,919	MULTI-PARCEL SALE;
003	243670	0680	1/7/2005	472,938	MULTI-PARCEL SALE;
003	243670	0681	2/24/2005	490,919	MULTI-PARCEL SALE;
003	243670	0682	2/25/2005	479,950	MULTI-PARCEL SALE;
003	243670	0685	3/30/2005	479,950	MULTI-PARCEL SALE;
003	243670	0685	2/25/2005	479,950	MULTI-PARCEL SALE;
003	243670	0685	2/23/2005	479,950	MULTI-PARCEL SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	243670	0800	5/19/2006	549,000	NO MARKET EXPOSURE;
003	243670	0830	6/29/2007	515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	243670	0835	3/20/2006	380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	243670	0865	7/22/2006	495,000	RELOCATION - SALE TO SERVICE;
003	243670	1070	10/22/2007	415,000	NO MARKET EXPOSURE;
003	243670	1225	6/30/2005	330,000	NO MARKET EXPOSURE;
003	318110	0005	7/27/2005	370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	318110	0015	12/7/2005	595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	318110	0060	2/23/2005	362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	318160	0130	5/8/2007	509,000	NO MARKET EXPOSURE;
003	318210	0060	3/23/2007	565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	318260	0105	8/15/2006	480,000	NO MARKET EXPOSURE;
003	607950	0005	2/9/2007	400,000	NO MARKET EXPOSURE;
003	607950	0010	9/13/2006	450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	607950	0365	4/21/2006	570,000	NO MARKET EXPOSURE;
003	633800	0150	3/28/2006	385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	633800	0160	6/13/2006	575,000	NO MARKET EXPOSURE;
003	633800	0220	7/19/2006	337,000	NO MARKET EXPOSURE;
003	633800	0280	3/3/2006	504,602	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	633800	0496	6/29/2006	65,000	QUIT CLAIM DEED;
003	633800	0670	6/25/2007	525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	633800	0690	4/24/2007	575,000	BUILDER OR DEVELOPER SALES;
003	633800	0700	4/24/2007	575,000	BUILDER OR DEVELOPER SALES;
003	797470	0040	6/12/2007	545,900	NO MARKET EXPOSURE;
003	797470	0155	5/24/2006	420,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	797470	0155	3/24/2005	399,950	PRESALE;
003	797470	0210	9/1/2006	384,000	NO MARKET EXPOSURE;
003	881340	0345	10/21/2005	10,212,005	EXEMPT FROM EXCISE TAX;
003	881340	0375	12/6/2005	406,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881340	0450	1/11/2005	366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881540	0020	11/25/2005	475,000	NO MARKET EXPOSURE;
003	881540	0090	11/30/2006	450,000	MULTI-PARCEL SALE;
003	881540	0095	11/30/2006	450,000	MULTI-PARCEL SALE;
003	881540	0311	11/6/2007	75,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
003	881540	0440	5/9/2006	437,000	NO MARKET EXPOSURE;
003	881540	0595	4/19/2005	450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881540	0670	9/30/2005	475,000	NO MARKET EXPOSURE;
003	881540	0795	8/18/2005	525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881540	0915	5/10/2006	381,000	NO MARKET EXPOSURE;
003	881540	0955	7/28/2005	350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881540	0960	5/25/2006	585,000	NO MARKET EXPOSURE;
003	881540	1100	8/31/2005	407,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881540	1185	3/21/2005	475,000	SEGREGATION AND/OR MERGER;
003	881990	0170	9/11/2006	750,000	NO MARKET EXPOSURE;
003	881990	0170	11/22/2005	625,000	NO MARKET EXPOSURE;

Improved Sales Removed From This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	881990	0235	9/18/2006	663,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	0245	12/4/2006	65,500	QUIT CLAIM DEED;
003	881990	0260	4/29/2005	376,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	0325	10/18/2006	461,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	0540	1/11/2005	635,000	NO MARKET EXPOSURE;
003	881990	0540	12/4/2006	451,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	0584	10/5/2005	114,416	STATEMENT TO DOR;
003	881990	0589	11/16/2005	395,000	RELOCATION - SALE TO SERVICE;
003	881990	0625	3/21/2005	333,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	0635	11/8/2006	220,759	QUIT CLAIM DEED;
003	881990	0635	2/23/2006	237,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
003	881990	0790	6/8/2007	480,000	QUESTIONABLE PER APPRAISAL;
003	881990	0910	3/8/2005	435,000	NO MARKET EXPOSURE;
003	881990	0920	4/20/2006	536,000	SEGREGATION AND/OR MERGER
003	881990	0950	7/25/2005	146,182	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	881990	0970	8/16/2007	675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	1060	7/9/2007	508,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	006900	0030	10/18/2007	675,000	RELOCATION - SALE BY SERVICE;
006	006900	0030	4/6/2007	692,000	RELOCATION - SALE TO SERVICE;
006	082504	9064	6/14/2006	370,128	EXEMPT FROM EXCISE TAX;
006	082504	9065	8/9/2005	410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	082504	9072	2/1/2006	420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	082504	9077	3/29/2005	275,000	NO MARKET EXPOSURE;
006	082504	9096	2/23/2005	332,500	NO MARKET EXPOSURE;
006	088900	0060	6/13/2005	558,000	QUESTIONABLE PER APPRAISAL;
006	114500	0246	6/12/2006	665,000	NO MARKET EXPOSURE;
006	165950	0030	7/12/2007	414,428	NO MARKET EXPOSURE;
006	165950	0065	7/21/2006	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	179750	1110	1/5/2005	270,000	NO MARKET EXPOSURE;
006	179750	1270	3/30/2006	154,414	STATEMENT TO DOR;
006	192830	0350	3/1/2005	366,250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	192830	0510	11/18/2005	255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	192830	0520	4/14/2005	123,850	QUIT CLAIM DEED;
006	192830	0560	1/4/2006	590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	192830	0560	3/24/2006	590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	192830	0605	3/7/2006	320,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	192830	0615	10/3/2007	268,672	QUIT CLAIM DEED;
006	192830	0770	12/21/2005	358,000	QUIT CLAIM DEED;
006	192830	0810	10/25/2005	394,500	TRADE;
006	192830	1025	6/7/2006	457,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	286210	0186	4/18/2007	471,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	286210	0285	3/21/2007	452,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	286210	0460	2/18/2005	400,500	RELOCATION - SALE TO SERVICE;
006	286210	0477	3/14/2007	69,360	NO MARKET EXPOSURE;
006	286210	0477	11/13/2006	326,400	NO MARKET EXPOSURE;

Improved Sales Removed From This Physical Inspection Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	286210	0500	9/22/2006	350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	286210	0950	9/17/2007	500,000	NO MARKET EXPOSURE;
006	286210	0960	5/17/2007	405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	286210	0965	9/12/2005	565,000	NO MARKET EXPOSURE;
006	358950	0060	3/12/2006	542,000	RELOCATION - SALE TO SERVICE;
006	358950	0092	8/31/2005	610,000	MULTI-PARCEL SALE;
006	358950	0095	8/31/2005	610,000	MULTI-PARCEL SALE;
006	358950	0150	12/27/2006	345,000	NO MARKET EXPOSURE;
006	358950	0195	12/4/2007	670,000	EXEMPT FROM EXCISE TAX;
006	358950	0195	6/29/2005	680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	358950	0200	10/24/2005	531,500	NO MARKET EXPOSURE;
006	358950	0255	12/30/2005	496,335	NO MARKET EXPOSURE;
006	358950	0260	11/10/2005	250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	409230	0695	9/28/2006	234,000	NO MARKET EXPOSURE;
006	409230	1025	10/24/2006	356,000	SEGREGATION AND/OR MERGER;
006	409230	2065	5/26/2006	345,000	1031 TRADE;
006	409230	2130	6/9/2006	1,785,000	MULTI-PARCEL SALE;
006	409230	2135	6/9/2006	1,785,000	MULTI-PARCEL SALE;
006	522630	0230	7/7/2005	355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	533520	0170	1/27/2006	688,500	NO MARKET EXPOSURE;
006	533520	0245	2/7/2006	500,000	NON-REPRESENTATIVE SALE;
006	674670	0300	9/1/2006	450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	674670	0370	7/29/2005	600,000	SEGREGATION AND/OR MERGER;
006	674670	0490	7/20/2006	521,000	RELOCATION - SALE TO SERVICE;
006	674670	0650	6/12/2006	416,000	SEGREGATION AND/OR MERGER;
006	674670	0785	3/16/2005	590,434	SEGREGATION AND/OR MERGER;
006	674670	0895	1/3/2005	850,000	MULTI-PARCEL SALE;
006	674670	0905	1/3/2005	850,000	MULTI-PARCEL SALE;
006	674670	0906	5/11/2006	394,500	NO MARKET EXPOSURE;
006	674670	0907	5/12/2006	399,500	NO MARKET EXPOSURE;
006	674670	0908	5/12/2006	399,500	NO MARKET EXPOSURE;
006	674670	1904	1/25/2007	21,000	NO MARKET EXPOSURE;
006	674670	2000	2/24/2006	312,000	NO MARKET EXPOSURE;
006	871460	0160	5/30/2005	419,999	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	881240	0210	2/26/2007	19,844	STATEMENT TO DOR;
006	881240	1440	6/29/2005	320,000	NO MARKET EXPOSURE;
006	881640	0835	5/9/2006	430,000	SEGREGATION AND/OR MERGER;
006	922140	0795	12/1/2006	350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	922140	0795	10/20/2005	450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +11.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

Area 44 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Less than 6	5	0.777	0.979	26.0%	0.857	1.100
6	45	0.848	1.008	18.9%	0.966	1.049
7	423	0.865	0.994	14.9%	0.982	1.005
8	185	0.873	0.990	13.4%	0.972	1.008
9	29	0.898	1.024	14.1%	0.989	1.060
10	8	0.819	0.994	21.5%	0.927	1.062
Year Built or Year Renovated	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1900-1939	416	0.863	0.993	15.1%	0.981	1.006
1940-1979	134	0.869	1.001	15.2%	0.980	1.021
1980-1999	34	0.874	0.966	10.5%	0.921	1.012
2000-2008	111	0.875	1.005	14.9%	0.987	1.023
Condition	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
Less than Average	4	0.678	0.865	27.6%	0.479	1.251
Average	320	0.887	0.999	12.5%	0.986	1.012
Good	281	0.871	0.996	14.4%	0.981	1.010
Very Good	90	0.806	0.987	22.5%	0.961	1.013
Stories	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1	242	0.866	1.018	17.6%	1.002	1.034
1.5	235	0.865	0.972	12.3%	0.957	0.987
2	119	0.872	0.998	14.5%	0.976	1.020
Greater than 2	99	0.864	0.997	15.4%	0.976	1.019
Above Grade Living Area	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1-1000	140	0.876	1.020	16.5%	0.999	1.041
1001-1500	308	0.869	0.998	14.9%	0.985	1.012
1501-2000	166	0.864	0.982	13.7%	0.964	1.000
2001-2500	56	0.859	0.968	12.8%	0.932	1.004
Greater than 2500	25	0.853	1.010	18.4%	0.948	1.072

Area 44 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

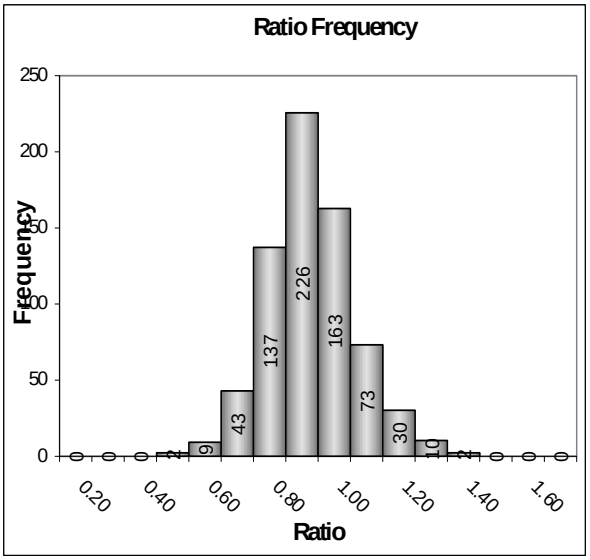
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	673	0.864	0.995	15.2%	0.986	1.004
Y	22	0.943	0.988	4.7%	0.920	1.055
Wft Y/N	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
N	695	0.867	0.995	14.8%	0.986	1.004
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
001	166	0.865	0.989	14.3%	0.971	1.008
002	171	0.875	0.995	13.7%	0.973	1.016
003	203	0.868	0.995	14.6%	0.980	1.010
006	155	0.856	1.003	17.1%	0.984	1.022
Lot Size	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
1-2500	114	0.883	1.007	14.1%	0.987	1.027
2501-3500	98	0.861	1.001	16.3%	0.979	1.024
3501-5000	379	0.869	0.992	14.2%	0.979	1.005
Greater than 5000	104	0.852	0.991	16.3%	0.965	1.017
Town House Y/N	**Count**	**2007 Weighted Mean**	**2008 Weighted Mean**	**Percent Change**	**2008 Lower 95% C.L.**	**2008 Upper 95% C.L.**
N	606	0.866	0.995	14.9%	0.985	1.005
Y	89	0.874	0.996	14.0%	0.976	1.017

Physical Inspection Ratio Study Report (Before)

2007 Assessments

District/Team:	Lien Date:	Date of Report:	Sales Dates:
NW / Team - 3	01/01/2007	6/26/2008	1/2005- 12/2007
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
Ravenna/University District	FLIP	1 to 3 Unit Residences	No

SAMPLE STATISTICS	
Sample size (n)	695
Mean Assessed Value	467,500
Mean Sales Price	539,400
Standard Deviation AV	124,799
Standard Deviation SP	156,652
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.881
Median Ratio	0.873
Weighted Mean Ratio	0.867
UNIFORMITY	
Lowest ratio	0.401
Highest ratio:	1.350
Coefficient of Dispersion	11.87%
Standard Deviation	0.134
Coefficient of Variation	15.19%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.864
Upper limit	0.884
95% Confidence: Mean	
Lower limit	0.871
Upper limit	0.891
SAMPLE SIZE EVALUATION	
N (population size)	4535
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.134
Recommended minimum:	29
Actual sample size:	695
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	360
# ratios above mean:	335
z:	0.948
Conclusion:	*Normal**
**i.e. no evidence of non-normality*	



COMMENTS:

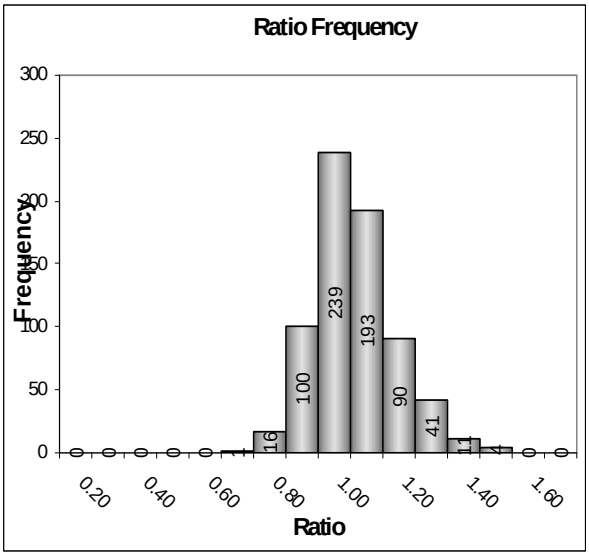
1 to 3 Unit Residences throughout area 44

Physical Inspection Ratio Study Report (After)

2008 Assessments

District/Team:	*Lien Date:*	*Date of Report:*	*Sales Dates:*
NW / Team - 3	01/01/2008	6/26/2008	1/2005 - 12/2007
Area	*Appr ID:*	*Property Type:*	*Adjusted for time?:*
Ravenna/University District	FLIP	1 to 3 Unit Residences	No

SAMPLE STATISTICS	
Sample size (n)	695
Mean Assessed Value	536,600
Mean Sales Price	539,400
Standard Deviation AV	137,080
Standard Deviation SP	156,652
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.010
Median Ratio	0.998
Weighted Mean Ratio	0.995
UNIFORMITY	
Lowest ratio	0.666
Highest ratio:	1.469
Coefficient of Dispersion	9.60%
Standard Deviation	0.123
Coefficient of Variation	12.18%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.988
Upper limit	1.009
95% Confidence: Mean	
Lower limit	1.001
Upper limit	1.019
SAMPLE SIZE EVALUATION	
N (population size)	4535
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.123
Recommended minimum:	24
Actual sample size:	695
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	381
# ratios above mean:	314
z:	2.541
Conclusion:	***Non-normal***



COMMENTS:

1 to 3 Unit Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

Client and Intended Use of the Appraisal:

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

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

Definition and Date of Value Estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property Rights Appraised:

Fee Simple

Wash Constitution Article 7* § *1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*
Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*
Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

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Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2008 Revaluation for 2009 Tax Roll

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

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

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

3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and

4. Any and all other standards as published by the IAAO.

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

6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP

does not agree with these public policies.

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

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

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

10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.

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

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

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

SN:swr