Residential Revalue

2012 Assessment Roll

East Ballard

Area 82

King County Department of Assessments

Seattle, Washington

King County
Department of Assessments
Accounting Division
500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

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Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

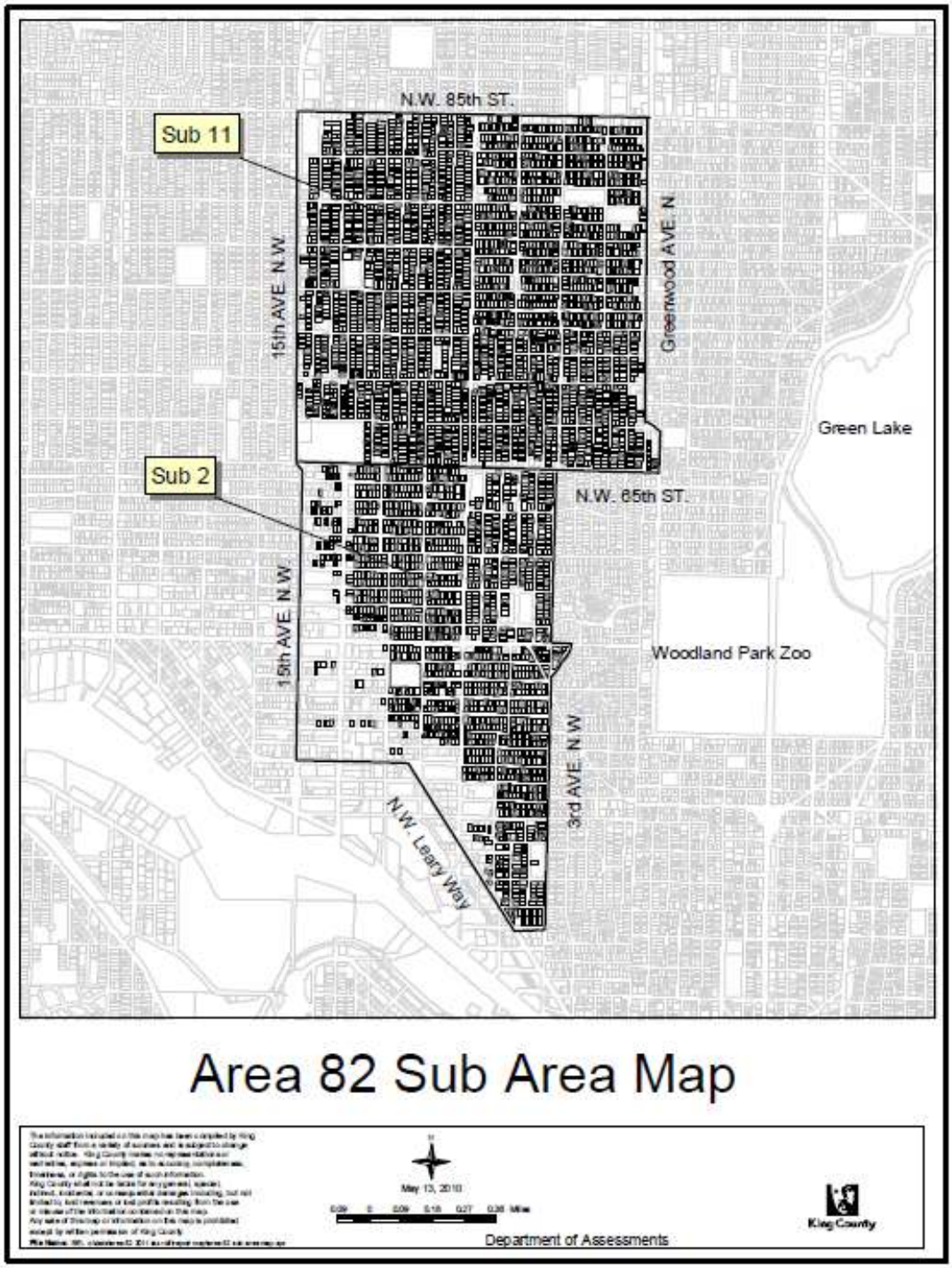
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:
http://www.kingcounty.gov/Assessor/Reports/AreaReports/~/media/Assessor/AreaReports/AppraisalStandard.aspx

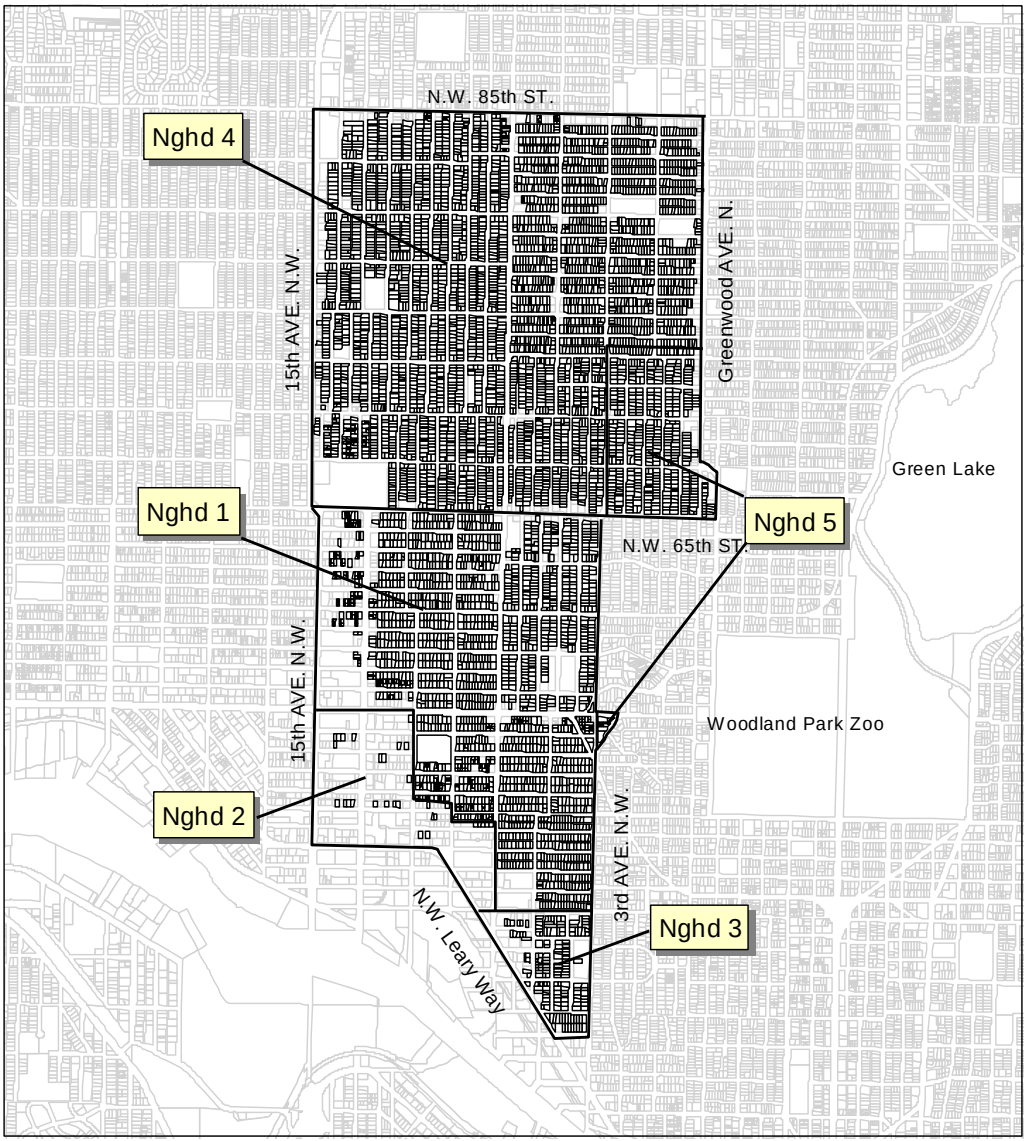
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 82 Map


N.W. 85th ST.
Sub 11
15th AVE. N.W.
Greenwood AVE. N
Green Lake
Sub 2
N.W. 65th ST.
15th AVE. N.W.
Woodland Park Zoo
3rd AVE. N.W
N.W. Leary Way
Area 82 Sub Area Map
May 13, 2010
Department of Assessments
King County



Area 82 Neighborhood Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.
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May 13, 2010

0.09 0 0.09 0.18 0.27 0.36 Miles

Department of Assessments

King County

East Ballard

Housing

Grade 5/ Year Built 1921/ Total Living Area 570

Grade 6/ Year Built 1905/Total Living Area 1,070

Grade 7/ Year Built 1944/ Total Living Area 1,160

Grade 8/ Year Built 2007/Total Living Area 1,240

Grade 9/ Year Built 2005/ Total Living Area 3,490

Grade 10/ Year Built 2005/Total Living Area 3,540

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: East Ballard / 82
Number of Improved Sales: 639
Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	**Imps**	**Total**	**Sale Price***	**Ratio**	**COD**
2011 Value	$172,600	$206,700	$379,300			
2012 Value	$169,000	$203,500	$372,500	$408,700	91.1%	9.09%
Change	-$3,600	-$3,200	-$6,800			
% Change	-2.1%	-1.5%	-1.8%			

*Sales are time adjusted to 1/1/2012.

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	$194,200	$191,500	$385,700
2012 Value	$190,200	$189,200	$379,400
Percent Change	-2.1%	-1.2%	-1.6%

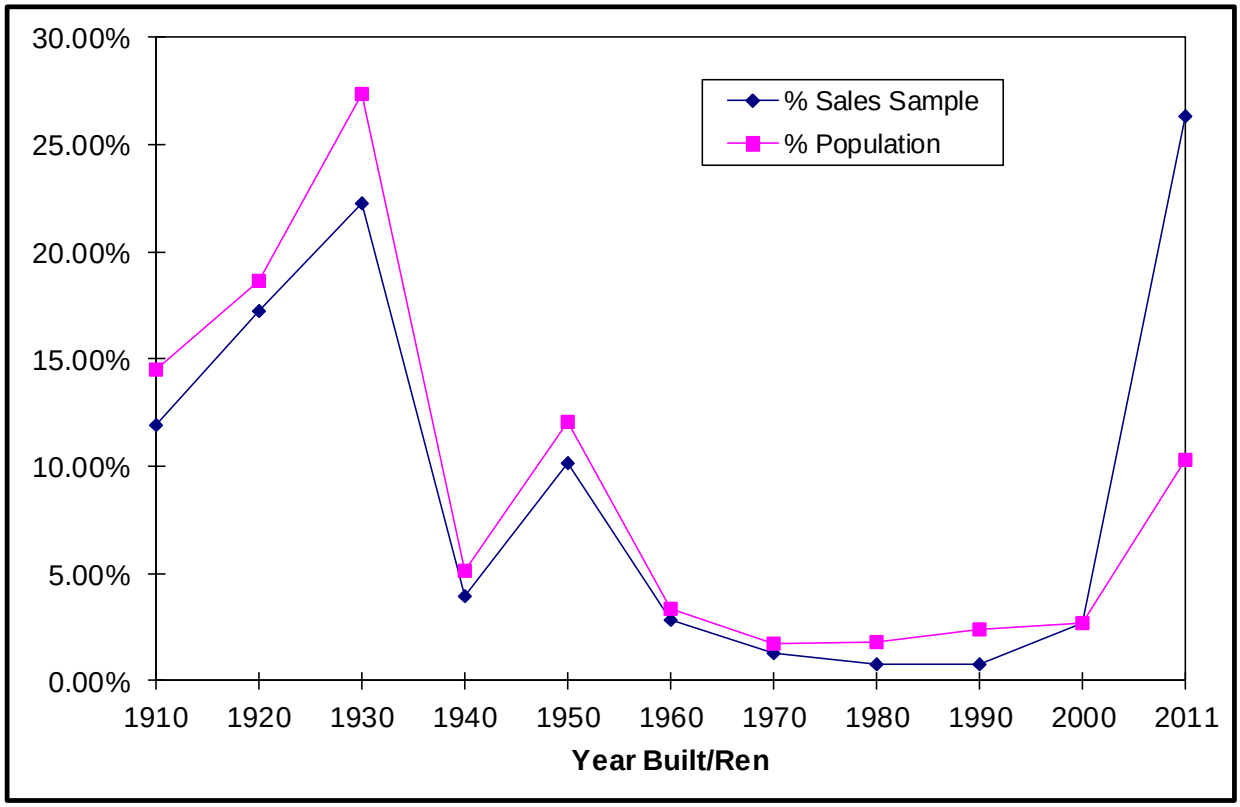
Number of one to three unit residences in the population: 6,067

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed neighborhood 5 had a lower assessment ratio and their values were adjusted upwards. The remaining parcels required a single standard area downward adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	76	11.89%
1920	110	17.21%
1930	142	22.22%
1940	25	3.91%
1950	65	10.17%
1960	18	2.82%
1970	8	1.25%
1980	5	0.78%
1990	5	0.78%
2000	17	2.66%
2011	168	26.29%
	639	

Population		
Year Built/Ren	Frequency	% Population
1910	882	14.54%
1920	1131	18.64%
1930	1658	27.33%
1940	310	5.11%
1950	730	12.03%
1960	205	3.38%
1970	106	1.75%
1980	111	1.83%
1990	144	2.37%
2000	164	2.70%
2011	626	10.32%
	6067	



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

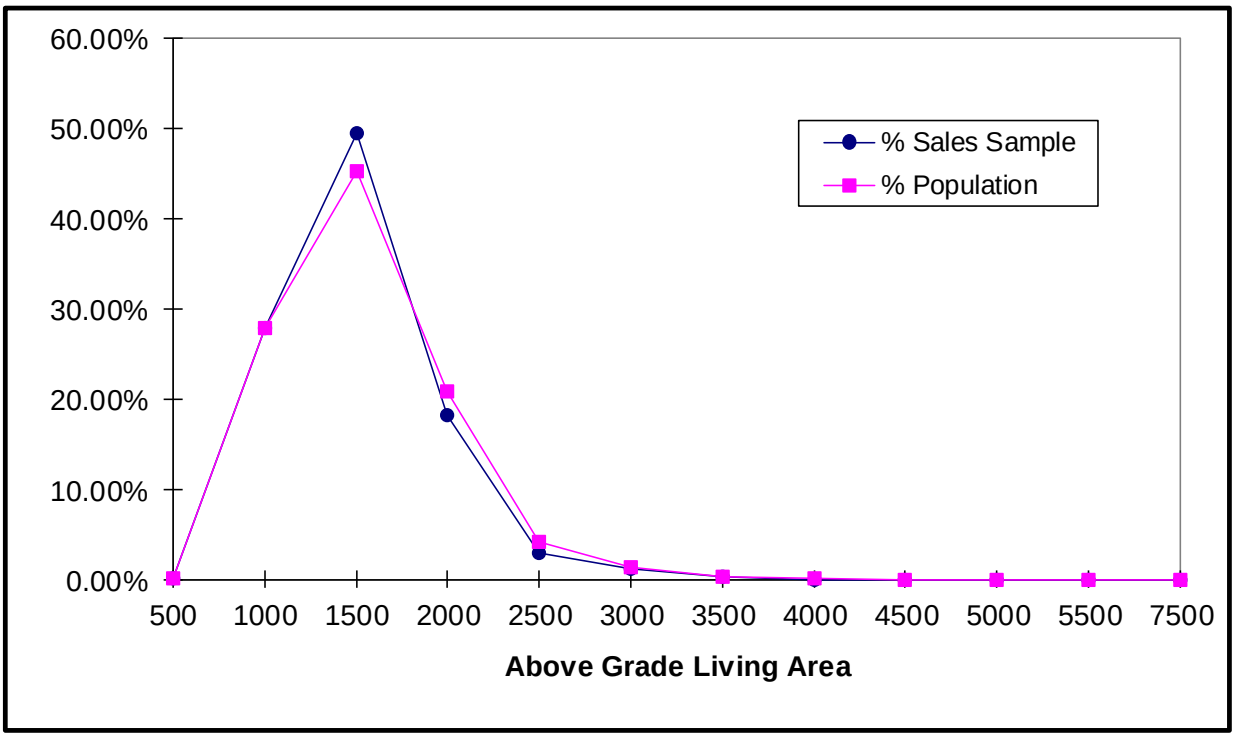
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.16%
1000	178	27.86%
1500	316	49.45%
2000	116	18.15%
2500	19	2.97%
3000	7	1.10%
3500	2	0.31%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	639	

Population

AGLA	Frequency	% Population
500	9	0.15%
1000	1688	27.82%
1500	2750	45.33%
2000	1261	20.78%
2500	254	4.19%
3000	83	1.37%
3500	18	0.30%
4000	3	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6067	



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

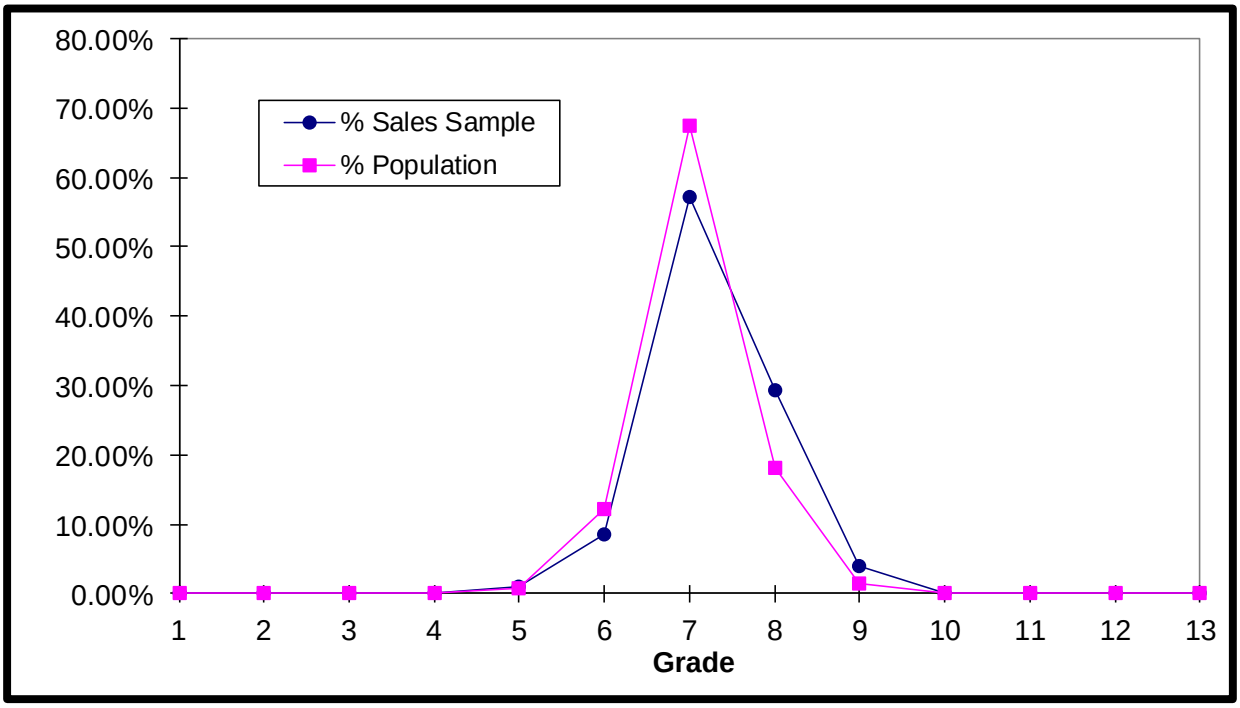
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.94%
6	54	8.45%
7	366	57.28%
8	188	29.42%
9	25	3.91%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	639	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	52	0.86%
6	735	12.11%
7	4092	67.45%
8	1098	18.10%
9	81	1.34%
10	7	0.12%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	6067	



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

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of $25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2.1% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed neighborhood 5 had a lower assessment ratio and their values were adjusted upwards. The remaining parcels required a single standard area downward adjustment.
With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 639 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -1.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 82 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment	
-2.12%	
Neighborhood 5	**Yes**
% Adjustment	5.06%

Comments :
The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in neighborhood 5 would *approximately* receive a 5.06% upward adjustment. 444 parcels in the improved population would receive this adjustment. There were 34 sales.

Generally, neighborhood 5 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

93% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 82 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of $525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.966, resulting in an adjusted value of $507,000 ($525,000 X .966=$507,150 – rounded to the nearest $1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.928	-7.2%
2/1/2009	0.930	-7.0%
3/1/2009	0.932	-6.8%
4/1/2009	0.934	-6.6%
5/1/2009	0.936	-6.4%
6/1/2009	0.938	-6.2%
7/1/2009	0.940	-6.0%
8/1/2009	0.942	-5.8%
9/1/2009	0.944	-5.6%
10/1/2009	0.946	-5.4%
11/1/2009	0.948	-5.2%
12/1/2009	0.950	-5.0%
1/1/2010	0.952	-4.8%
2/1/2010	0.954	-4.6%
3/1/2010	0.956	-4.4%
4/1/2010	0.958	-4.2%
5/1/2010	0.960	-4.0%
6/1/2010	0.962	-3.8%
7/1/2010	0.964	-3.6%
8/1/2010	0.966	-3.4%
9/1/2010	0.968	-3.2%
10/1/2010	0.970	-3.0%
11/1/2010	0.972	-2.8%
12/1/2010	0.974	-2.6%
1/1/2011	0.976	-2.4%
2/1/2011	0.978	-2.2%
3/1/2011	0.980	-2.0%
4/1/2011	0.982	-1.8%
5/1/2011	0.984	-1.6%
6/1/2011	0.986	-1.4%
7/1/2011	0.988	-1.2%
8/1/2011	0.990	-1.0%
9/1/2011	0.992	-0.8%
10/1/2011	0.994	-0.6%
11/1/2011	0.996	-0.4%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	047500	0070	1/5/10	$170,500	$162,000	610	5	1956	Fair	2306	N	N	326 NW 54TH ST
2	198220	1520	8/9/11	$285,000	$282,000	710	5	1910	Good	2126	N	N	4918 9TH AVE NW
2	276770	4506	2/28/10	$275,000	$263,000	950	5	1910	VGood	1850	N	N	1138 NW 61ST ST
2	045200	2135	11/28/11	$242,500	$242,000	1480	5	1904	Fair	5000	N	N	956 NW 62ND ST
2	198220	0130	7/1/09	$380,000	$357,000	730	6	1912	VGood	3340	N	N	330 NW 49TH ST
2	017000	0064	11/5/10	$405,000	$394,000	750	6	1950	Good	4560	N	N	4402 4TH AVE NW
2	276830	1485	5/17/10	$366,000	$352,000	800	6	1911	VGood	2475	N	N	941 NW 51ST ST
2	047500	0535	1/20/10	$288,750	$275,000	800	6	1901	Good	3737	N	N	654 NW 53RD ST
2	047500	0495	12/27/11	$341,000	$341,000	830	6	1920	Good	5000	N	N	616 NW 53RD ST
2	276960	0360	4/7/10	$375,000	$359,000	850	6	1912	Good	5000	N	N	6043 4TH AVE NW
2	198220	0750	7/20/09	$327,500	$308,000	880	6	1918	Avg	2880	N	N	4606 6TH AVE NW
2	198220	0752	6/19/09	$313,000	$294,000	920	6	1918	Avg	2970	N	N	4602 6TH AVE NW
2	045200	2035	1/11/11	$329,000	$321,000	930	6	1900	Avg	4500	N	N	910 NW 62ND ST
2	047500	0740	6/20/11	$358,000	$353,000	1010	6	1997	Avg	5000	Y	N	311 NW 53RD ST
2	045200	1995	3/9/11	$377,000	$370,000	1140	6	1904	VGood	3500	N	N	907 NW 63RD ST
2	276790	0290	12/28/11	$410,000	$410,000	1680	6	1910	Good	5000	N	N	1133 NW 59TH ST
2	276790	0130	3/4/09	$399,000	$372,000	690	7	1947	Good	5000	N	N	836 NW 58TH ST
2	860590	0055	11/19/09	$430,000	$408,000	740	7	1987	VGood	3000	N	N	4336 5TH AVE NW
2	047500	1250	6/18/10	$350,000	$337,000	760	7	1915	Good	5000	N	N	331 NW 51ST ST
2	276810	0175	6/21/10	$257,000	$248,000	780	7	1944	Avg	3025	N	N	1102 NW 56TH ST
2	047500	0530	10/12/11	$324,000	$322,000	790	7	1944	Good	4200	N	N	648 NW 53RD ST
2	198220	1345	11/8/11	$317,500	$316,000	800	7	1944	Avg	4850	N	N	602 NW 48TH ST
2	276770	4055	12/23/11	$275,000	$275,000	800	7	1906	Good	5000	N	N	1123 NW 64TH ST
2	045200	0610	5/19/10	$346,000	$333,000	810	7	1908	Good	3300	N	N	837 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276960	1055	8/21/09	$410,000	$387,000	820	7	1948	VGood	7500	N	N	6034 7TH AVE NW
2	047500	0970	5/24/11	$334,000	$329,000	820	7	1954	Good	5000	N	N	643 NW 52ND ST
2	276770	4560	2/6/10	$457,800	$437,000	830	7	1924	Good	3250	N	N	1102 NW 60TH ST
2	047500	0950	7/18/11	$333,700	$330,000	830	7	1948	Avg	4300	N	N	5114 8TH AVE NW
2	276960	0645	8/15/11	$385,000	$381,000	840	7	1928	Avg	2970	N	N	509 NW 62ND ST
2	930730	0055	3/23/09	$423,000	$395,000	840	7	1926	VGood	4100	N	N	811 NW 56TH ST
2	276790	0100	8/25/09	$460,000	$434,000	840	7	1941	VGood	5000	N	N	808 NW 58TH ST
2	045200	1360	9/15/09	$418,500	$395,000	850	7	1944	Good	5000	N	N	854 NW 64TH ST
2	198220	0460	10/21/09	$370,000	$351,000	850	7	1940	Good	3880	Y	N	311 NW 48TH ST
2	045200	0935	6/3/11	$310,000	$306,000	850	7	1944	Good	4500	N	N	807 NW 64TH ST
2	276960	0505	4/27/09	$425,000	$398,000	870	7	1922	Good	3737	Y	N	6006 5TH AVE NW
2	045200	2015	7/27/09	$422,000	$397,000	870	7	1946	Good	5000	N	N	6201 9TH AVE NW
2	276830	1214	7/23/09	$338,000	$318,000	870	7	1923	Good	3121	N	N	908 NW 51ST ST
2	276810	0625	10/26/09	$349,500	$331,000	890	7	1900	Avg	5000	N	N	937 NW 56TH ST
2	198220	0560	12/28/10	$289,900	$283,000	900	7	1918	Avg	3880	N	N	366 NW 47TH ST
2	047500	1201	8/11/11	$346,500	$343,000	920	7	1956	VGood	2039	N	N	5110 6TH AVE NW
2	047500	1200	8/25/11	$295,000	$293,000	920	7	1956	Avg	2463	N	N	5100 6TH AVE NW
2	930730	0095	5/12/10	$329,670	$317,000	920	7	1926	Avg	4100	N	N	820 NW MARKET ST
2	122503	9003	6/19/09	$452,000	$425,000	930	7	1941	Good	4960	N	N	849 NW 54TH ST
2	860590	0110	5/18/10	$395,000	$380,000	930	7	1909	VGood	3000	N	N	4333 4TH AVE NW
2	251600	0480	10/13/10	$231,000	$224,000	930	7	2011	Avg	5000	N	N	4228 5TH AVE NW
2	930730	0130	2/1/11	$372,500	$364,000	940	7	1927	Avg	4000	N	N	848 NW MARKET ST
2	276960	2120	11/3/09	$350,000	$332,000	940	7	1940	Avg	5000	N	N	6227 5TH AVE NW
2	045200	1475	7/24/09	$399,950	$377,000	960	7	1906	Good	3600	N	N	911 NW 65TH ST
2	099900	0050	3/22/11	$408,000	$400,000	960	7	1950	Avg	5000	N	N	937 NW 62ND ST
2	047500	1382	5/8/09	$422,000	$395,000	970	7	1942	Avg	4000	N	N	639 NW 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	012400	0205	8/23/11	$350,000	$347,000	970	7	1901	Good	4000	N	N	4412 6TH AVE NW
2	047500	1365	3/18/11	$410,000	$402,000	980	7	1943	Avg	4000	N	N	655 NW 51ST ST
2	276790	0345	12/22/09	$465,000	$442,000	990	7	1941	Good	5000	N	N	1116 NW 58TH ST
2	047500	1265	11/2/11	$412,000	$410,000	1010	7	1951	Good	5000	Y	N	315 NW 51ST ST
2	276780	0400	6/16/10	$421,500	$406,000	1010	7	1910	Good	3800	Y	N	5808 4TH AVE NW
2	276770	4905	6/16/10	$387,000	$373,000	1010	7	1909	Good	4500	N	N	1120 NW 59TH ST
2	276810	0070	12/8/09	$340,000	$323,000	1010	7	1943	Avg	5000	N	N	912 NW 56TH ST
2	276780	0405	6/27/11	$470,000	$464,000	1030	7	1926	Good	4000	Y	N	5802 4TH AVE NW
2	198220	1180	4/27/10	$370,000	$355,000	1030	7	1944	Avg	4100	N	N	639 NW 48TH ST
2	276780	0185	7/29/11	$519,000	$514,000	1040	7	1918	Good	5000	N	N	5842 6TH AVE NW
2	744200	0010	3/19/10	$410,000	$392,000	1040	7	2001	Avg	4517	N	N	501 NW 42ND ST
2	276770	4155	10/21/09	$340,000	$322,000	1040	7	1919	Avg	2500	N	N	1103 NW 63RD ST
2	276770	5080	4/26/10	$425,000	$408,000	1040	7	1910	Good	5000	N	N	811 NW 60TH ST
2	276810	0040	5/7/10	$382,500	$367,000	1050	7	1907	Good	5000	N	N	915 NW 57TH ST
2	251600	0420	10/11/11	$445,000	$443,000	1080	7	1909	Avg	3750	N	N	4317 4TH AVE NW
2	198220	0851	4/7/11	$501,000	$492,000	1090	7	1924	VGood	2560	Y	N	4503 3RD AVE NW
2	198220	0495	4/14/10	$492,000	$472,000	1090	7	1944	Good	4850	N	N	314 NW 47TH ST
2	198220	0450	2/5/10	$524,679	$501,000	1090	7	1944	VGood	3880	N	N	321 NW 48TH ST
2	045200	1525	11/7/11	$420,000	$418,000	1090	7	1910	Good	5000	N	N	902 NW 64TH ST
2	047500	0510	5/18/10	$440,000	$423,000	1090	7	1920	Good	5000	N	N	632 NW 53RD ST
2	198220	1375	8/26/10	$424,500	$411,000	1090	7	1944	VGood	4850	N	N	630 NW 48TH ST
2	198220	1390	8/26/11	$327,000	$324,000	1090	7	1944	Avg	4074	N	N	638 NW 48TH ST
2	276960	0350	6/21/10	$420,000	$405,000	1100	7	1954	Avg	5000	N	N	6039 4TH AVE NW
2	198220	1295	11/16/09	$290,000	$275,000	1110	7	1944	Fair	4656	N	N	639 NW 49TH ST
2	276810	0690	8/19/10	$375,000	$363,000	1110	7	1944	Good	5000	N	N	918 NW MARKET ST
2	198220	1395	4/20/10	$406,000	$389,000	1140	7	2002	Good	4171	N	N	644 NW 48TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	198220	0375	8/30/11	$317,000	$314,000	1150	7	1944	Good	4850	N	N	368 NW 48TH ST
2	276960	0770	7/29/09	$400,000	$377,000	1160	7	1928	Good	3737	N	N	6032 6TH AVE NW
2	276790	0930	4/9/10	$400,000	$383,000	1170	7	1929	Good	4000	N	N	829 NW 58TH ST
2	276770	4145	3/17/09	$355,000	$331,000	1170	7	1906	Good	5000	N	N	1111 NW 63RD ST
2	017000	0110	10/24/09	$536,000	$508,000	1190	7	1915	VGood	4800	N	N	403 NW 45TH ST
2	251600	0490	4/19/10	$410,000	$393,000	1200	7	1905	VGood	6000	N	N	4235 4TH AVE NW
2	047500	1005	9/30/10	$422,000	$409,000	1200	7	1928	Good	5000	N	N	617 NW 52ND ST
2	198220	0580	4/21/09	$415,000	$388,000	1200	7	1944	Good	4850	N	N	369 NW 47TH ST
2	276960	0560	10/2/09	$460,000	$435,000	1210	7	1924	Good	3328	N	N	6015 5TH AVE NW
2	198220	0700	7/14/11	$381,000	$377,000	1220	7	1920	Good	3880	N	N	326 NW 46TH ST
2	276770	5045	12/30/09	$415,000	$395,000	1230	7	1911	Good	6400	N	N	849 NW 60TH ST
2	045200	1280	11/19/10	$490,000	$477,000	1240	7	1909	Good	5000	N	N	816 NW 64TH ST
2	276960	0650	1/12/09	$289,900	$269,000	1240	7	1927	Fair	3015	N	N	6053 5TH AVE NW
2	276790	0285	8/28/09	$380,000	$359,000	1250	7	1912	Good	5000	N	N	1139 NW 59TH ST
2	276810	0205	4/22/10	$351,000	$337,000	1250	7	1910	Good	2617	N	N	1132 NW 56TH ST
2	276770	4303	3/18/11	$277,000	$272,000	1280	7	1998	Good	1255	N	N	1442 B NW 62ND ST
2	276780	0050	5/6/10	$475,000	$456,000	1300	7	1925	VGood	3300	N	N	702 NW 58TH ST
2	047500	1130	4/1/09	$445,000	$416,000	1300	7	1925	Good	5000	Y	N	321 NW 52ND ST
2	276770	5005	3/10/11	$453,000	$444,000	1300	7	1915	Good	5000	N	N	908 NW 59TH ST
2	047500	0680	9/21/09	$452,000	$427,000	1320	7	1912	Good	4200	N	N	5212 6TH AVE NW
2	276800	0275	8/22/11	$520,000	$515,000	1330	7	1912	VGood	5000	N	N	5642 6TH AVE NW
2	047500	1411	9/15/10	$415,000	$402,000	1330	7	1922	Avg	4500	N	N	609 NW 51ST ST
2	045200	0885	2/14/11	$403,000	$395,000	1330	7	1965	Avg	5000	N	N	833 NW 64TH ST
2	930730	0060	12/16/10	$325,700	$318,000	1350	7	1926	Avg	4100	N	N	807 NW 56TH ST
2	276830	1444	9/11/09	$379,000	$358,000	1380	7	2001	Avg	1680	N	N	810 NW 50TH ST
2	930730	0040	9/2/09	$435,000	$411,000	1380	7	1926	Good	4100	N	N	823 NW 56TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276780	0105	6/28/10	$499,950	$482,000	1390	7	1912	Good	5025	N	N	5832 7TH AVE NW
2	198220	0725	3/27/09	$412,000	$385,000	1390	7	1920	Good	5820	N	N	348 NW 46TH ST
2	198220	0300	9/18/09	$414,000	$391,000	1400	7	1944	Avg	5820	Y	N	310 NW 48TH ST
2	930730	0250	9/24/10	$397,500	$385,000	1410	7	1920	Good	3366	N	N	800 NW 56TH ST
2	276810	0140	11/29/10	$479,000	$466,000	1420	7	1903	Good	5000	N	N	1125 NW 57TH ST
2	301930	0040	4/2/10	$375,000	$359,000	1480	7	1939	Avg	4000	N	N	825 NW MARKET ST
2	045200	1745	7/6/09	$525,000	$494,000	1490	7	1900	Good	5000	N	N	909 NW 64TH ST
2	276770	4570	8/27/09	$585,000	$552,000	1500	7	1910	VGood	5000	N	N	1112 NW 60TH ST
2	047500	1440	4/28/09	$485,000	$454,000	1510	7	1906	VGood	4500	N	N	608 NW 50TH ST
2	276960	1980	6/10/10	$439,950	$423,000	1520	7	1901	Good	5000	N	N	6216 7TH AVE NW
2	276960	0330	4/17/09	$465,000	$435,000	1530	7	1913	Good	5000	N	N	6027 4TH AVE NW
2	276960	2670	2/9/10	$450,000	$430,000	1550	7	1925	VGood	5000	Y	N	6211 3RD AVE NW
2	047500	0890	7/20/10	$500,000	$483,000	1570	7	1910	Good	4000	N	N	608 NW 52ND ST
2	276810	0135	3/23/10	$525,000	$503,000	1590	7	1903	Good	5000	N	N	1133 NW 57TH ST
2	047500	1495	10/7/10	$285,700	$277,000	1590	7	1947	Fair	5000	N	N	650 NW 50TH ST
2	047500	0650	8/9/10	$625,000	$604,000	1660	7	1948	VGood	5000	Y	N	336 NW 53RD ST
2	276770	5105	4/13/10	$600,000	$575,000	1670	7	1905	VGood	5000	N	N	812 NW 59TH ST
2	047500	0755	7/14/10	$562,500	$543,000	1700	7	1912	VGood	5000	N	N	310 NW 52ND ST
2	047500	0090	9/1/10	$400,000	$387,000	1720	7	1906	Good	5000	N	N	338 NW 54TH ST
2	276760	0760	3/16/10	$375,000	$359,000	1750	7	1905	Good	5000	N	N	1101 NW 65TH ST
2	047500	0915	8/30/11	$410,000	$407,000	1780	7	1910	Avg	5000	N	N	632 NW 52ND ST
2	047500	1450	5/5/10	$577,000	$554,000	1810	7	1917	Good	4500	N	N	612 NW 50TH ST
2	276810	0130	8/27/09	$545,000	$514,000	1860	7	1903	Good	5000	N	N	1137 NW 57TH ST
2	276790	0690	4/8/11	$550,000	$540,000	1990	7	1905	Good	5000	N	N	1111 NW 58TH ST
2	276770	4445	5/20/10	$360,000	$346,000	2230	7	1912	Avg	5000	N	N	1123 NW 62ND ST
2	301930	0128	1/5/09	$270,000	$251,000	600	8	1952	VGood	1873	N	N	808 B NW 54TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	301930	0129	4/3/09	$269,950	$252,000	600	8	1952	VGood	1338	N	N	808 A NW 54TH ST
2	301930	0130	10/26/09	$269,500	$255,000	610	8	1952	VGood	1229	N	N	806 B NW 54TH ST
2	276830	1219	6/30/09	$320,000	$301,000	680	8	2009	Avg	945	N	N	912 B NW 51ST ST
2	276830	1220	9/2/09	$295,000	$279,000	720	8	2009	Avg	910	N	N	912 A NW 51ST ST
2	301930	0126	9/15/09	$300,000	$283,000	730	8	1952	VGood	1345	N	N	802 NW 54TH ST
2	301930	0127	2/24/09	$300,000	$279,000	760	8	1952	VGood	1981	N	N	804 NW 54TH ST
2	276830	1221	11/5/09	$314,950	$299,000	760	8	2009	Avg	816	N	N	910 B NW 51ST ST
2	276830	1222	10/16/09	$315,000	$298,000	760	8	2009	Avg	1697	N	N	910 A NW 51ST ST
2	122503	9067	2/22/11	$291,793	$286,000	800	8	2009	Avg	1303	N	N	830 B NW 53RD ST
2	122503	9068	3/1/11	$293,000	$287,000	820	8	2009	Avg	1118	N	N	830 A NW 53RD ST
2	930730	0380	4/20/09	$444,950	$416,000	890	8	1931	Good	4800	N	N	824 NW 57TH ST
2	276800	0410	8/12/09	$410,000	$387,000	950	8	1994	Avg	4000	N	N	5618 4TH AVE NW
2	276820	0250	12/6/11	$275,000	$275,000	980	8	1994	Avg	1410	N	N	305 NW 56TH ST
2	047500	0162	7/16/09	$320,000	$301,000	980	8	2008	Avg	786	N	N	705 NW MARKET ST
2	276770	4680	10/7/09	$349,500	$331,000	990	8	2000	Avg	1123	N	N	1422 B NW 60TH ST
2	276770	4683	5/5/09	$326,000	$305,000	990	8	2000	Avg	1433	N	N	1422 A NW 60TH ST
2	276800	0260	2/22/10	$435,000	$416,000	1090	8	1914	Avg	3700	N	N	5641 6TH AVE NW
2	045200	0603	8/10/11	$320,000	$317,000	1090	8	2010	Avg	1102	N	N	839 B NW 63RD ST
2	045200	0600	6/9/10	$319,950	$308,000	1090	8	2010	Avg	998	N	N	841 B NW 63RD ST
2	045200	0601	5/27/10	$319,950	$308,000	1090	8	2010	Avg	998	N	N	841 A NW 63RD ST
2	045200	0602	5/26/10	$320,000	$308,000	1090	8	2010	Avg	1102	N	N	839 A NW 63RD ST
2	045200	0603	6/14/10	$319,500	$308,000	1090	8	2010	Avg	1102	N	N	839 B NW 63RD ST
2	047500	0186	11/17/09	$360,000	$342,000	1150	8	2006	Avg	1194	N	N	639 B NW MARKET ST
2	276770	4362	8/23/10	$370,000	$358,000	1160	8	2000	Avg	1265	N	N	6113 B 14TH AVE NW
2	276770	4365	6/15/11	$355,000	$350,000	1160	8	2000	Avg	1249	N	N	1401 B NW 62ND ST
2	276770	4775	10/26/10	$344,000	$334,000	1180	8	2008	Avg	1318	N	N	1406 B NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276760	0685	2/24/11	$320,000	$313,000	1180	8	2007	Avg	1118	N	N	1424 B NW 64TH ST
2	276760	0644	12/13/11	$322,000	$322,000	1210	8	2007	Avg	1143	N	N	1423 A NW 65TH ST
2	276810	0206	2/26/10	$338,000	$323,000	1230	8	2009	Avg	1097	N	N	1130 B NW 56TH ST
2	276810	0207	2/8/10	$344,950	$329,000	1240	8	2009	Avg	1287	N	N	1130 A NW 56TH ST
2	276770	4333	11/9/09	$387,000	$367,000	1240	8	2005	Avg	1286	N	N	1437 B NW 62ND ST
2	276760	0688	2/8/11	$320,000	$313,000	1240	8	2007	Avg	1278	N	N	1422 A NW 64TH ST
2	276960	2785	10/25/10	$409,000	$397,000	1260	8	2009	Avg	1130	N	N	6252 4TH AVE NW
2	276770	4345	4/7/10	$385,000	$369,000	1270	8	2005	Avg	1213	N	N	1421 A NW 62ND ST
2	276770	4804	7/30/09	$369,000	$348,000	1270	8	2008	Avg	1293	N	N	1434 A NW 59TH ST
2	276770	4760	9/21/09	$379,500	$359,000	1280	8	2000	Avg	1249	N	N	1407 A NW 60TH ST
2	276830	1476	2/11/09	$365,500	$340,000	1280	8	2008	Avg	1517	N	N	858 NW 50TH ST
2	276830	1474	2/11/09	$365,500	$340,000	1280	8	2008	Avg	1681	N	N	5004 9TH AVE NW
2	276830	1483	2/11/09	$354,500	$330,000	1280	8	2008	Avg	1190	N	N	846 a NW 50TH ST
2	276830	1475	2/11/09	$350,500	$326,000	1280	8	2008	Avg	1313	N	N	5006 9TH AVE NW
2	276830	1477	2/11/09	$349,500	$325,000	1280	8	2008	Avg	1187	N	N	856 NW 50TH ST
2	276830	1482	2/11/09	$349,500	$325,000	1280	8	2008	Avg	1520	N	N	846 B NW 50TH ST
2	276830	1480	2/11/09	$344,500	$321,000	1280	8	2008	Avg	1678	N	N	848 B NW 50TH ST
2	276830	1481	2/13/09	$339,500	$316,000	1280	8	2008	Avg	1310	N	N	848 A NW 50TH ST
2	276770	4302	6/1/10	$299,900	$288,000	1280	8	1998	Avg	1256	N	N	1440 NW 62ND ST
2	276770	4681	9/9/10	$359,000	$348,000	1300	8	2000	Avg	1227	N	N	1420 B NW 60TH ST
2	276770	4251	7/27/09	$415,000	$391,000	1310	8	2008	Avg	1072	N	N	1409 A NW 63RD ST
2	276790	0025	4/10/09	$550,000	$514,000	1310	8	1930	VGood	4000	N	N	841 NW 59TH ST
2	138380	0008	5/21/09	$385,000	$361,000	1330	8	2009	Avg	1004	N	N	5405 B 3RD AVE NW
2	138380	0009	5/21/09	$385,000	$361,000	1330	8	2009	Avg	1005	N	N	5405 A 3RD AVE NW
2	138380	0014	6/5/09	$385,000	$361,000	1330	8	2009	Avg	1006	N	N	5411 B 3RD AVE NW
2	138380	0015	3/9/09	$385,000	$359,000	1330	8	2009	Avg	1007	N	N	5411 A 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276830	1246	4/28/11	$351,000	$345,000	1340	8	2008	Avg	1347	N	N	938 NW 51ST ST
2	276830	1247	10/13/10	$350,000	$340,000	1340	8	2008	Avg	1347	N	N	940 NW 51ST ST
2	276810	0220	12/1/10	$355,000	$346,000	1350	8	2008	Avg	1296	N	N	1140 NW 56TH ST
2	276810	0211	11/18/09	$365,000	$346,000	1350	8	2008	Avg	1323	N	N	1138 NW 56TH ST
2	276810	0219	12/7/10	$349,000	$340,000	1350	8	2008	Avg	1323	N	N	1140 NW 56TH ST
2	276810	0212	4/14/10	$365,000	$350,000	1352	8	2008	Avg	1296	N	N	1136 NW 56TH ST
2	276770	4776	3/18/10	$395,000	$378,000	1360	8	2008	Avg	1212	N	N	1406 A NW 59TH ST
2	276760	0683	4/26/10	$379,500	$364,000	1370	8	2008	Avg	1080	N	N	1412 C NW 64TH ST
2	276760	0674	5/29/09	$360,000	$338,000	1370	8	2008	Avg	1080	N	N	1408 A NW 64TH ST
2	276760	0681	5/8/09	$360,000	$337,000	1370	8	2008	Avg	1150	N	N	1412 A NW 64TH ST
2	276760	0683	3/20/09	$360,000	$336,000	1370	8	2008	Avg	1080	N	N	1412 C NW 64TH ST
2	276760	0677	5/8/09	$355,000	$332,000	1370	8	2008	Avg	1151	N	N	1408 C NW 64TH ST
2	276760	0676	2/12/09	$349,500	$325,000	1370	8	2008	Avg	786	N	N	1408 B NW 64TH ST
2	276760	0682	7/9/09	$339,500	$319,000	1370	8	2008	Avg	786	N	N	1412 B NW 64TH ST
2	276810	0196	12/12/11	$325,000	$325,000	1380	8	2006	Avg	1388	N	N	1120 A NW 56TH ST
2	276760	0675	4/10/09	$365,750	$342,000	1410	8	2008	Avg	1185	N	N	1416 A NW 64TH ST
2	276760	0673	5/29/09	$364,500	$342,000	1410	8	2008	Avg	1053	N	N	1406 A NW 64TH ST
2	276760	0678	5/8/09	$354,000	$331,000	1410	8	2008	Avg	1052	N	N	1416 C NW 64TH ST
2	276760	0672	7/13/09	$345,000	$325,000	1410	8	2008	Avg	777	N	N	1406 A NW 64TH ST
2	276760	0679	7/7/09	$345,000	$324,000	1410	8	2008	Avg	777	N	N	1416 B NW 64TH ST
2	276770	4654	7/12/11	$395,000	$391,000	1430	8	2007	Avg	1225	N	N	6011 B 14TH AVE NW
2	276770	4652	2/26/10	$385,000	$368,000	1430	8	2007	Avg	1184	N	N	6013 A 14TH AVE NW
2	930730	0155	7/22/09	$479,000	$451,000	1430	8	1931	Avg	4700	N	N	839 NW 57TH ST
2	276830	1377	2/6/09	$380,000	$354,000	1430	8	2002	Avg	1600	N	N	5106 9TH AVE NW
2	276770	4346	4/23/09	$362,500	$339,000	1430	8	2005	Avg	1247	N	N	1421 B NW 62ND ST
2	953010	0018	5/1/09	$519,990	$487,000	1430	8	2008	Avg	1215	Y	N	5415 B BAKER AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	276770	4834	12/24/09	$385,000	$366,000	1440	8	2002	Avg	1516	N	N	1155 NW 60TH ST
2	276770	4830	9/26/11	$400,000	$397,000	1440	8	2002	Avg	2060	N	N	5912 14TH AVE NW
2	045200	0302	9/9/09	$379,950	$359,000	1440	8	2005	Avg	1399	N	N	839 A NW 62ND ST
2	276770	4830	2/12/10	$398,900	$381,000	1440	8	2002	Avg	2060	N	N	5912 14TH AVE NW
2	276770	4805	5/27/09	$369,000	$346,000	1450	8	2008	Avg	1255	N	N	1436 A NW 59TH ST
2	276770	4806	6/23/09	$364,000	$342,000	1450	8	2008	Avg	1250	N	N	1436 B NW 59TH ST
2	276770	4777	6/11/10	$390,500	$376,000	1460	8	2008	Avg	1238	N	N	1408 A NW 59TH ST
2	045200	0620	10/12/11	$382,000	$380,000	1460	8	2001	Avg	1426	N	N	831 A NW 63RD ST
2	276770	4778	11/16/10	$350,000	$341,000	1460	8	2008	Avg	1243	N	N	1408 B NW 59TH ST
2	276770	4803	6/18/09	$365,000	$343,000	1470	8	2008	Avg	1213	N	N	1434 B NW 59TH ST
2	276830	0690	4/6/09	$439,950	$411,000	1500	8	2007	Avg	1811	N	N	5206 9TH AVE NW
2	276830	0693	6/4/09	$425,000	$399,000	1500	8	2007	Avg	1548	N	N	5204 9TH AVE NW
2	276830	0659	3/31/10	$399,950	$383,000	1500	8	2007	Avg	1399	N	N	812 A NW 52ND ST
2	276770	4603	5/18/09	$383,000	$359,000	1500	8	2004	Avg	1249	N	N	6008 B 14TH AVE NW
2	276830	0657	2/10/10	$385,000	$368,000	1500	8	2007	Avg	1399	N	N	812 B NW 52ND ST
2	047500	0160	5/20/09	$356,000	$334,000	1510	8	2008	Avg	1724	N	N	701 NW MARKET ST
2	047500	0159	4/24/09	$355,000	$332,000	1510	8	2008	Avg	1727	N	N	709 NW MARKET ST
2	276770	4220	11/10/10	$370,000	$360,000	1520	8	2007	Avg	1264	N	N	1439 B NW 63RD ST
2	276830	1423	3/25/09	$390,000	$364,000	1520	8	2007	Avg	1342	N	N	801 NW 51ST ST
2	047500	0161	5/7/09	$360,000	$337,000	1530	8	2008	Avg	1640	N	N	707 NW MARKET ST
2	047500	0034	5/7/10	$392,000	$376,000	1550	8	2007	Avg	1258	N	N	415 NW MARKET ST
2	138380	0006	12/8/09	$460,000	$437,000	1550	8	2009	Avg	2316	N	N	306 NW 54TH ST
2	276830	1432	6/4/10	$392,000	$377,000	1560	8	2006	Avg	1516	N	N	5007 B 8TH AVE NW
2	276830	1424	6/30/11	$392,000	$387,000	1560	8	2007	Avg	1484	N	N	803 A NW 51ST ST
2	276820	0096	5/5/10	$389,000	$374,000	1570	8	2005	Avg	1458	N	N	612 NW MARKET ST
2	138380	0016	10/7/09	$474,000	$449,000	1570	8	2009	Avg	2153	N	N	314 NW 54TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	138380	0010	11/16/09	$455,000	$432,000	1570	8	2009	Avg	2163	N	N	308 NW 54TH ST
2	276830	1525	4/28/10	$437,000	$419,000	1570	8	2007	Avg	1777	N	N	913 NW 51ST ST
2	276830	1530	8/24/11	$440,000	$436,000	1570	8	2008	Avg	1777	N	N	909 NW 51ST ST
2	276810	0522	4/14/10	$414,500	$397,000	1620	8	2006	Avg	1456	N	N	1125 B NW 56TH ST
2	276810	0521	10/7/10	$401,000	$389,000	1620	8	2006	Avg	1456	N	N	1125 A NW 56TH ST
2	953010	0015	1/13/09	$509,000	$473,000	1620	8	2008	Avg	1924	Y	N	5417 BAKER AVE NW
2	276830	1194	11/10/10	$387,000	$376,000	1630	8	2001	Avg	1517	N	N	5117 9TH AVE NW
2	251600	0326	10/28/11	$420,000	$418,000	1680	8	2005	Avg	1474	N	N	4318 A 6TH AVE NW
2	276800	0460	8/9/10	$519,500	$502,000	1690	8	2006	Avg	3196	Y	N	5627 3RD AVE NW
2	045200	0495	11/19/10	$439,800	$428,000	1730	8	1955	Avg	6000	N	N	838 NW 61ST ST
2	276800	0385	3/14/11	$265,000	$260,000	1730	8	2011	Avg	5000	N	N	5638 4TH AVE NW
2	276830	1324	10/22/10	$419,000	$407,000	1740	8	2006	Avg	1606	N	N	808 NW 51ST ST
2	276960	0531	6/25/09	$525,000	$493,000	1740	8	2009	Avg	2700	N	N	508 NW 60TH ST
2	045200	0739	8/11/09	$410,000	$386,000	1750	8	2001	Avg	1321	N	N	826 B NW 62ND ST
2	045200	1300	9/29/10	$510,000	$495,000	1760	8	1968	Avg	5000	N	N	824 NW 64TH ST
2	276810	0520	4/23/10	$459,950	$441,000	1840	8	2006	Avg	2087	N	N	1127 NW 56TH ST
2	138380	0005	6/5/09	$515,000	$483,000	1870	8	2009	Avg	1861	N	N	5403 3RD AVE NW
2	276960	1105	2/12/10	$613,670	$586,000	1900	8	1976	Avg	7500	N	N	6014 7TH AVE NW
2	276810	0180	8/26/10	$435,000	$421,000	1990	8	2005	Avg	2175	N	N	1106 NW 56TH ST
2	276830	1245	8/17/10	$475,000	$459,000	2230	8	2008	Avg	2300	N	N	936 NW 51ST ST
2	276830	0055	3/5/09	$763,600	$712,000	2520	8	1967	Avg	6500	N	N	901 NW MARKET ST
2	276790	0785	6/23/10	$578,000	$557,000	2730	8	1967	Avg	5000	N	N	933 NW 58TH ST
2	276800	0050	11/10/10	$540,000	$525,000	3410	8	1976	Avg	6600	N	N	5603 7TH AVE NW
2	276800	0103	9/23/09	$575,000	$544,000	1330	9	1919	VGood	5000	N	N	5638 7TH AVE NW
2	276960	0530	11/11/09	$539,000	$511,000	1640	9	2009	Avg	1500	N	N	512 NW 60TH ST
2	198220	1450	3/22/10	$700,000	$670,000	2000	9	2009	Avg	3758	N	N	611 NW 50TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	017000	0003	8/26/11	$702,500	$697,000	2130	9	2000	Avg	4382	N	N	309 NW 45TH ST
2	047500	1175	11/5/09	$780,000	$740,000	2280	9	1997	Good	6000	N	N	330 NW 51ST ST
2	276790	0190	5/10/10	$733,500	$705,000	2350	9	2010	Avg	5000	N	N	911 NW 59TH ST
2	276770	4895	12/29/10	$685,000	$668,000	2350	9	2010	Avg	5000	N	N	1114 NW 59TH ST
2	276780	0240	9/27/10	$659,950	$640,000	2390	9	2008	Avg	4800	N	N	5815 5TH AVE NW
11	162380	0550	1/28/10	$244,000	$233,000	450	5	1916	Good	2668	N	N	617 NW 73RD ST
11	292270	1395	11/15/11	$200,000	$199,000	580	5	1912	Avg	5700	N	N	8211 8TH AVE NW
11	162380	0295	10/5/09	$351,000	$332,000	620	6	1916	Good	3000	N	N	641 NW 74TH ST
11	162330	0446	10/25/10	$358,000	$348,000	620	6	1918	VGood	3640	N	N	7211 5TH AVE NW
11	164650	0800	1/22/09	$350,000	$325,000	640	6	2008	Avg	1500	N	N	147 N 78TH ST
11	045800	0270	8/17/09	$372,500	$351,000	670	6	1926	Good	5080	N	N	8035 14TH AVE NW
11	291920	0080	3/13/10	$341,000	$326,000	670	6	1905	Good	3950	N	N	100 NW 84TH ST
11	288010	0220	3/18/11	$240,000	$235,000	680	6	1915	Avg	3000	N	N	6733 7TH AVE NW
11	164650	2265	12/6/10	$300,000	$292,000	690	6	1925	Good	2720	N	N	153 NW 77TH ST
11	162380	0540	3/31/09	$300,000	$280,000	700	6	1923	Avg	2680	N	N	623 NW 73RD ST
11	291920	1390	12/9/10	$261,000	$254,000	700	6	1906	Avg	5020	N	N	8408 1ST AVE NW
11	292270	2025	5/17/10	$214,200	$206,000	720	6	1919	Avg	5700	N	N	7701 8TH AVE NW
11	288010	0280	6/18/09	$422,500	$397,000	730	6	1908	Good	3000	N	N	6751 7TH AVE NW
11	291970	2340	2/25/09	$310,000	$289,000	740	6	1912	Avg	3600	N	N	306 NW 83RD ST
11	291920	0785	6/6/11	$235,000	$232,000	740	6	1909	Avg	3840	N	N	106 N 80TH ST
11	046100	5520	1/24/11	$260,000	$254,000	740	6	1950	Avg	3000	N	N	7030 DIBBLE AVE NW
11	046100	2695	6/22/09	$375,000	$352,000	780	6	1904	VGood	5000	N	N	1478 NW 73RD ST
11	162380	0070	6/2/10	$322,000	$310,000	790	6	1916	Good	4000	N	N	633 NW 75TH ST
11	417210	0185	12/7/10	$310,000	$302,000	800	6	1950	Avg	3800	N	N	7062 7TH AVE NW
11	751900	1910	9/9/10	$439,950	$426,000	820	6	1919	Good	5150	N	N	611 NW 78TH ST
11	291970	0125	12/2/09	$415,000	$394,000	820	6	1916	Good	2900	N	N	8409 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	288010	0290	12/23/11	$335,000	$335,000	820	6	1915	Good	3000	N	N	6753 7TH AVE NW
11	202870	0845	2/8/11	$401,000	$392,000	830	6	1910	Good	5300	N	N	6534 9TH AVE NW
11	162380	0455	2/17/10	$321,500	$307,000	850	6	1914	Avg	3000	N	N	712 NW 73RD ST
11	164650	0750	9/22/10	$403,000	$391,000	860	6	1925	Good	5871	N	N	127 N 78TH ST
11	291970	2030	9/28/11	$240,000	$239,000	870	6	1914	Good	4800	N	N	303 NW 83RD ST
11	287710	1400	7/5/11	$356,950	$353,000	880	6	1907	Good	3750	N	N	6526 4TH AVE NW
11	292270	1505	1/28/09	$350,000	$325,000	910	6	1914	Avg	5103	N	N	7715 9TH AVE NW
11	424040	0200	2/10/10	$339,900	$324,000	910	6	1925	Avg	4920	N	N	7519 12TH AVE NW
11	287710	2001	9/21/11	$340,000	$338,000	910	6	1912	Good	3215	N	N	6539 6TH AVE NW
11	751900	1460	9/17/10	$304,000	$295,000	960	6	1910	Avg	5150	N	N	606 NW 78TH ST
11	751900	1115	6/12/09	$337,000	$316,000	970	6	1924	Avg	4120	N	N	343 NW 80TH ST
11	751900	0310	10/18/10	$425,800	$413,000	980	6	1947	Avg	4120	N	N	334 NW 76TH ST
11	291970	0350	8/28/09	$398,450	$376,000	990	6	1900	Good	3840	N	N	633 NW 84TH ST
11	291970	0805	8/26/10	$425,000	$411,000	1030	6	1911	Good	4800	N	N	650 NW 82ND ST
11	162380	0215	3/24/11	$325,000	$319,000	1050	6	1907	Good	3000	N	N	644 NW 74TH ST
11	046100	3615	8/10/10	$345,000	$333,000	1120	6	1950	Avg	5000	N	N	7053 13TH AVE NW
11	937630	0890	11/30/09	$350,000	$332,000	1120	6	1920	Avg	5000	N	N	8339 11TH AVE NW
11	288010	0470	4/27/10	$344,000	$330,000	1140	6	1946	Good	2935	N	N	750 NW 67TH ST
11	162330	0805	2/23/10	$339,000	$324,000	1220	6	1912	Good	4000	N	N	337 NW 74TH ST
11	046100	3775	6/1/09	$395,000	$371,000	1300	6	1906	Good	3500	N	N	7040 14TH AVE NW
11	758970	0060	4/27/10	$435,000	$417,000	1310	6	1920	Avg	6080	N	N	1223 NW 83RD ST
11	291970	0575	11/29/11	$344,600	$344,000	1330	6	1948	Avg	4512	N	N	657 NW 83RD ST
11	305270	0735	11/29/10	$450,500	$439,000	1390	6	1926	Avg	4750	N	N	6719 13TH AVE NW
11	046100	3200	9/2/09	$336,000	$317,000	610	7	1929	Avg	2500	N	N	7017 ALONZO AVE NW
11	292270	2870	4/27/09	$300,000	$281,000	690	7	1910	Good	4700	N	N	7509 DIBBLE AVE NW
11	530910	0465	8/18/11	$304,000	$301,000	730	7	1940	Good	5350	N	N	6720 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	424040	0075	8/31/11	$419,500	$416,000	770	7	1926	VGood	3860	N	N	7752 14TH AVE NW
11	530910	0055	2/25/09	$325,000	$303,000	770	7	1918	Avg	5350	N	N	6741 9TH AVE NW
11	287710	1005	11/17/10	$363,000	$353,000	780	7	1945	Avg	4200	Y	N	6517 2ND AVE NW
11	164650	1585	11/20/09	$407,000	$386,000	790	7	1926	Good	4635	N	N	144 NW 78TH ST
11	046100	2640	10/28/11	$342,500	$341,000	790	7	1919	Avg	5000	N	N	7331 MARY AVE NW
11	291970	0960	10/19/10	$399,000	$387,000	790	7	1905	Good	4680	N	N	8111 6TH AVE NW
11	530910	1050	4/6/11	$350,000	$344,000	790	7	1909	Good	4010	N	N	6530 11TH AVE NW
11	287710	3510	8/21/09	$404,000	$381,000	790	7	1912	Good	3333	N	N	6750 SYCAMORE AVE NW
11	349130	0145	5/19/09	$298,000	$279,000	800	7	1907	Avg	6350	N	N	7759 14TH AVE NW
11	758970	0091	9/19/11	$355,000	$353,000	810	7	1944	Avg	5080	N	N	8018 13TH AVE NW
11	292270	0265	5/24/11	$424,000	$418,000	820	7	1938	Avg	4700	N	N	8317 DIBBLE AVE NW
11	291970	2745	10/28/09	$409,000	$388,000	820	7	1924	Good	2640	N	N	8402 6TH AVE NW
11	046100	0875	11/13/09	$386,000	$366,000	820	7	1937	Good	3300	N	N	7348 10TH AVE NW
11	287710	2890	4/7/10	$459,950	$441,000	820	7	1916	Good	3250	N	N	6703 2ND AVE NW
11	287710	2851	5/2/11	$435,000	$428,000	830	7	1922	VGood	3333	N	N	6718 4TH AVE NW
11	937630	1160	11/24/09	$404,000	$384,000	830	7	1925	Good	4600	N	N	8331 10TH AVE NW
11	164650	1395	12/7/09	$389,000	$370,000	830	7	1925	VGood	4160	N	N	147 NW 80TH ST
11	292270	2645	6/26/09	$320,000	$301,000	830	7	1960	Avg	5140	N	N	7521 9TH AVE NW
11	530910	1367	4/16/10	$412,000	$395,000	840	7	1950	Avg	4200	N	N	903 NW 67TH ST
11	164650	0245	10/28/11	$399,950	$398,000	840	7	1911	Good	3090	N	N	137 N 76TH ST
11	200120	0045	11/1/10	$399,000	$388,000	840	7	1923	Good	4000	N	N	135 NW 75TH ST
11	507540	0145	3/31/10	$430,000	$412,000	840	7	1930	Good	3480	N	N	7705 13TH AVE NW
11	287710	1360	10/7/09	$490,000	$464,000	860	7	1916	VGood	5000	N	N	6548 4TH AVE NW
11	202870	1170	8/9/10	$310,000	$300,000	860	7	1926	Avg	2450	N	N	6516 DIVISION AVE NW
11	305270	0510	7/20/09	$320,000	$301,000	860	7	2008	Avg	1190	N	N	6719 A 14TH AVE NW
11	305270	0513	9/14/09	$310,000	$293,000	860	7	2008	Avg	1308	N	N	6721 B 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	230140	0530	9/29/10	$383,500	$372,000	860	7	1924	Good	5000	N	N	7028 3RD AVE NW
11	305270	0512	8/21/09	$310,000	$292,000	860	7	2008	Avg	1190	N	N	6721 A 14TH AVE NW
11	305270	0511	9/1/09	$307,000	$290,000	860	7	2008	Avg	1308	N	N	6719 B 14TH AVE NW
11	202870	0600	9/24/09	$279,500	$264,000	860	7	1914	Good	1800	N	N	6726 DIVISION AVE NW
11	012503	9021	5/20/09	$480,000	$450,000	880	7	1920	Good	2726	N	N	7225 SYCAMORE AVE NW
11	291970	1150	11/13/09	$405,500	$385,000	880	7	1905	VGood	4800	N	N	639 NW 81ST ST
11	200070	0441	9/17/09	$393,000	$371,000	880	7	1910	Good	3115	Y	N	7229 PALATINE AVE N
11	292270	1554	5/8/09	$449,000	$420,000	890	7	1942	Avg	5640	N	N	7750 9TH AVE NW
11	046100	4350	4/1/10	$389,950	$374,000	890	7	1934	Avg	4000	N	N	7050 12TH AVE NW
11	046100	2140	8/18/10	$395,000	$382,000	900	7	1950	Avg	5000	N	N	7309 14TH AVE NW
11	162330	0979	6/13/11	$400,000	$395,000	900	7	1926	Good	4000	N	N	418 NW 73RD ST
11	530910	0550	7/27/11	$365,000	$361,000	910	7	1913	Avg	3638	N	N	6746 11TH AVE NW
11	530910	0285	6/29/11	$371,000	$366,000	910	7	1944	Avg	5350	N	N	6732 10TH AVE NW
11	046100	1510	5/5/10	$375,000	$360,000	910	7	1937	Good	4500	N	N	7357 12TH AVE NW
11	937630	0195	4/1/09	$362,750	$339,000	910	7	1947	Avg	5000	N	N	7523 11TH AVE NW
11	732190	0015	5/12/11	$542,000	$534,000	920	7	1915	Good	2310	N	N	6508 GREENWOOD AVE N
11	202870	0615	8/18/10	$389,000	$376,000	920	7	1924	Avg	3450	N	N	6538 DIVISION AVE NW
11	162380	0300	3/4/11	$397,000	$389,000	920	7	1926	Good	3000	N	N	637 NW 74TH ST
11	937630	0705	9/1/09	$405,000	$382,000	920	7	1909	Good	4000	N	N	8009 11TH AVE NW
11	164650	1600	7/15/10	$392,000	$378,000	920	7	1926	VGood	3060	N	N	7812 3RD AVE NW
11	291970	1290	8/3/10	$326,000	$315,000	920	7	1980	Avg	4800	N	N	628 NW 80TH ST
11	200070	0240	6/15/09	$426,000	$400,000	930	7	1914	Good	3240	N	N	141 N 74TH ST
11	292270	2145	12/15/09	$390,000	$371,000	930	7	1941	Good	5700	N	N	7911 8TH AVE NW
11	751900	2495	12/12/10	$475,000	$463,000	940	7	1925	Good	7416	N	N	655 NW 76TH ST
11	530910	0085	7/5/11	$385,900	$381,000	940	7	1921	Good	3566	N	N	6729 9TH AVE NW
11	291970	1600	10/27/10	$380,000	$369,000	940	7	1920	Good	4800	N	N	352 NW 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	937630	0575	5/29/09	$286,855	$269,000	940	7	1908	Avg	5000	N	N	8050 12TH AVE NW
11	164650	1745	9/4/09	$335,000	$316,000	950	7	1913	Avg	4120	N	N	121 NW 79TH ST
11	751900	0980	10/7/09	$496,000	$469,000	960	7	1920	Good	3860	N	N	308 NW 79TH ST
11	288010	0410	4/21/11	$420,000	$413,000	960	7	1911	Good	3750	N	N	6722 CLEOPATRA PL NW
11	751900	2010	7/22/11	$410,000	$406,000	960	7	1906	Good	5150	N	N	640 NW 76TH ST
11	291970	2350	3/3/11	$305,000	$299,000	960	7	1911	Fair	3600	N	N	310 NW 83RD ST
11	287710	0825	9/25/09	$550,000	$520,000	960	7	1913	Good	5000	Y	N	6547 SYCAMORE AVE NW
11	291970	2670	6/8/11	$399,000	$394,000	960	7	1946	Good	4825	N	N	326 NW 84TH ST
11	287710	0150	9/4/09	$397,000	$375,000	960	7	1908	Good	5000	N	N	6548 PALATINE AVE N
11	937630	2270	7/17/09	$479,000	$451,000	970	7	1950	Good	3940	N	N	916 NW 83RD ST
11	291920	0835	4/13/10	$407,500	$391,000	970	7	1922	VGood	3840	N	N	135 N 82ND ST
11	162380	0137	10/4/11	$313,750	$312,000	970	7	1947	Avg	3990	N	N	7407 6TH AVE NW
11	751900	0985	5/5/10	$310,000	$298,000	970	7	1924	Good	3860	N	N	312 NW 79TH ST
11	230140	0325	5/26/11	$560,000	$552,000	980	7	1906	Good	4500	N	N	7206 2ND AVE NW
11	758970	0105	9/21/09	$420,000	$397,000	980	7	1928	Good	3200	N	N	1214 NW 80TH ST
11	937630	1800	11/3/09	$445,000	$422,000	980	7	1912	Avg	4340	N	N	7548 11TH AVE NW
11	430570	0070	10/6/09	$535,000	$506,000	990	7	1981	Avg	5190	N	N	7737 12TH AVE NW
11	202870	0605	4/5/10	$374,988	$359,000	990	7	1923	Good	3440	N	N	6532 DIVISION AVE NW
11	164650	2256	5/18/10	$412,000	$396,000	1000	7	1925	Good	3510	N	N	7610 3RD AVE NW
11	292170	0375	8/10/11	$340,000	$337,000	1000	7	1924	Avg	6210	N	N	8303 12TH AVE NW
11	292270	2315	3/9/10	$442,000	$423,000	1010	7	1910	Avg	4000	N	N	7507 10TH AVE NW
11	202870	0435	10/1/09	$440,000	$416,000	1010	7	1913	Good	5035	N	N	6708 DIBBLE AVE NW
11	292270	1910	11/8/10	$425,000	$413,000	1010	7	1938	Good	5700	N	N	7738 DIBBLE AVE NW
11	937630	1390	5/13/09	$419,950	$393,000	1010	7	1941	Good	5000	N	N	8035 10TH AVE NW
11	291920	0395	9/3/09	$372,790	$352,000	1010	7	1907	Good	3840	N	N	107 NW 83RD ST
11	758970	0020	5/20/11	$305,000	$300,000	1010	7	1953	Avg	4515	N	N	8018 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	287710	3411	8/11/11	$535,000	$530,000	1020	7	1924	Good	4000	N	N	6723 1ST AVE NW
11	287710	0936	9/7/10	$625,000	$605,000	1030	7	1918	Good	4400	N	N	6516 2ND AVE NW
11	292270	2540	3/30/11	$415,000	$407,000	1030	7	1912	Good	3290	N	N	7518 10TH AVE NW
11	230140	0590	4/25/11	$443,000	$436,000	1030	7	1949	Avg	4790	Y	N	7018 2ND AVE NW
11	292270	2075	9/1/09	$394,500	$372,000	1030	7	1941	Avg	5700	N	N	7809 8TH AVE NW
11	164650	0145	4/6/09	$390,000	$364,000	1030	7	1918	Good	3400	Y	N	7514 1ST AVE NW
11	672870	0035	9/10/10	$401,000	$388,000	1030	7	1920	VGood	4095	N	N	7015 6TH AVE NW
11	162330	0950	5/27/11	$500,000	$493,000	1040	7	1929	Good	4500	N	N	322 NW 73RD ST
11	292270	1835	5/12/10	$446,000	$428,000	1040	7	1940	Good	4700	N	N	7751 DIBBLE AVE NW
11	305270	0975	7/20/10	$500,000	$483,000	1050	7	1928	Good	3750	N	N	6715 12TH AVE NW
11	288010	1120	12/21/09	$417,600	$397,000	1060	7	1912	Avg	3720	N	N	6536 7TH AVE NW
11	287710	1821	6/25/09	$425,000	$399,000	1060	7	1927	Avg	3400	N	N	6552 6TH AVE NW
11	291920	0680	11/23/11	$419,000	$418,000	1060	7	1947	Good	3840	N	N	125 N 81ST ST
11	164650	2640	6/17/10	$359,950	$347,000	1060	7	1910	Good	3090	N	N	135 NW 76TH ST
11	291970	0250	11/29/10	$427,100	$416,000	1060	7	1950	Good	5660	N	N	636 NW 84TH ST
11	291970	0410	12/2/09	$430,000	$409,000	1060	7	2008	Avg	4800	N	N	607 NW 84TH ST
11	937630	1475	7/2/10	$499,950	$482,000	1070	7	1939	Good	4500	N	N	7706 11TH AVE NW
11	162330	1110	6/1/10	$455,000	$438,000	1070	7	1914	Good	2795	N	N	305 NW 75TH ST
11	287710	4356	6/10/10	$405,000	$390,000	1080	7	1907	VGood	5600	N	N	7008 3RD AVE NW
11	305270	0995	3/1/11	$399,000	$391,000	1090	7	1928	Avg	3750	N	N	6727 12TH AVE NW
11	287710	0735	7/9/09	$445,000	$419,000	1090	7	1910	Good	5000	N	N	156 NW 65TH ST
11	287710	3070	10/22/10	$589,000	$572,000	1100	7	1924	Good	5000	N	N	6726 3RD AVE NW
11	162330	0065	6/19/09	$385,000	$362,000	1100	7	1910	Avg	6590	N	N	7010 4TH AVE NW
11	530910	0395	5/14/10	$395,000	$380,000	1100	7	1965	Avg	5885	N	N	6715 10TH AVE NW
11	162330	0508	4/3/09	$530,000	$495,000	1110	7	1951	Good	4010	N	N	502 NW 72ND ST
11	305270	1145	6/9/10	$420,000	$404,000	1110	7	1927	Avg	3333	N	N	6718 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	291970	0840	6/14/11	$416,000	$411,000	1110	7	1910	Good	4800	N	N	651 NW 82ND ST
11	200070	0270	10/20/10	$435,000	$422,000	1110	7	1925	Good	6480	N	N	119 N 74TH ST
11	349130	0177	3/11/11	$415,000	$407,000	1120	7	1930	Avg	5160	N	N	7726 MARY AVE NW
11	291920	0380	8/4/09	$447,000	$421,000	1120	7	1926	Good	3840	N	N	117 NW 83RD ST
11	287710	2751	7/9/09	$365,000	$343,000	1120	7	1910	Good	4500	N	N	307 NW 70TH ST
11	349130	0248	10/14/10	$319,000	$310,000	1120	7	1942	Avg	5400	N	N	7502 MARY AVE NW
11	544530	0050	4/21/09	$507,500	$475,000	1130	7	1930	VGood	4445	N	N	7540 MARY AVE NW
11	751900	1850	9/9/10	$465,000	$450,000	1130	7	1912	VGood	3860	N	N	639 NW 78TH ST
11	287710	2550	1/28/10	$424,950	$405,000	1130	7	1916	Good	5000	N	N	6748 5TH AVE NW
11	751900	2000	8/9/11	$359,000	$356,000	1130	7	1911	Good	5150	N	N	636 NW 76TH ST
11	046100	3280	5/11/09	$380,000	$356,000	1140	7	1944	Avg	5000	N	N	7022 MARY AVE NW
11	291920	0920	5/21/09	$360,000	$337,000	1140	7	1946	Avg	3840	N	N	114 N 81ST ST
11	292170	0040	11/4/11	$480,000	$478,000	1150	7	1916	Good	6480	N	N	8342 14TH AVE NW
11	202870	0410	3/16/09	$485,000	$452,000	1150	7	1912	Good	3975	N	N	6729 DIBBLE AVE NW
11	046100	2485	2/19/09	$540,000	$503,000	1150	7	1929	VGood	3333	N	N	7322 MARY AVE NW
11	292270	1760	2/4/11	$410,000	$401,000	1150	7	1928	Avg	3525	N	N	7721 DIBBLE AVE NW
11	530910	0380	6/18/09	$485,000	$455,000	1150	7	1965	Good	5350	N	N	6721 10TH AVE NW
11	530910	1070	11/1/10	$450,000	$437,000	1150	7	1940	Good	4240	N	N	1001 NW 67TH ST
11	292270	0910	10/7/09	$386,500	$366,000	1150	7	1937	Good	3240	N	N	868 NW 80TH ST
11	292270	0695	9/28/09	$440,000	$416,000	1160	7	1941	Avg	5360	N	N	8017 9TH AVE NW
11	291970	1085	9/8/09	$470,000	$444,000	1160	7	1939	Good	4032	N	N	646 NW 81ST ST
11	046100	4890	7/19/11	$319,000	$316,000	1160	7	1926	Avg	5000	N	N	7026 10TH AVE NW
11	305270	0946	3/24/11	$470,000	$461,000	1170	7	1928	Avg	3250	N	N	1202 NW 67TH ST
11	046100	0640	6/23/09	$410,000	$385,000	1180	7	1926	Avg	5000	N	N	7345 9TH AVE NW
11	164650	2075	2/3/09	$470,000	$437,000	1180	7	1924	VGood	3090	N	N	111 NW 78TH ST
11	305270	0895	4/7/11	$415,000	$408,000	1190	7	1909	Avg	4500	N	N	6718 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	292270	2530	5/22/10	$401,500	$386,000	1190	7	1939	Avg	4700	N	N	7522 10TH AVE NW
11	751900	1310	12/7/09	$460,000	$437,000	1190	7	1925	Good	3640	N	N	652 NW 79TH ST
11	751900	2580	2/10/11	$410,000	$401,000	1190	7	1979	Avg	5150	N	N	615 NW 76TH ST
11	287710	0051	12/5/11	$587,000	$586,000	1200	7	1916	Good	4000	N	N	6525 GREENWOOD AVE N
11	287710	2530	8/5/09	$451,000	$425,000	1200	7	1940	Avg	5500	N	N	6756 5TH AVE NW
11	288010	0090	7/1/10	$396,000	$382,000	1200	7	1926	Avg	3080	N	N	6736 7TH AVE NW
11	291970	1915	8/10/11	$411,500	$408,000	1200	7	1946	Good	4800	N	N	349 NW 83RD ST
11	751900	1340	8/4/09	$449,000	$423,000	1210	7	1928	Avg	5200	N	N	653 NW 80TH ST
11	937630	0035	2/1/09	$422,000	$393,000	1210	7	1928	Avg	3350	N	N	7518 12TH AVE NW
11	417210	0245	10/15/09	$440,450	$417,000	1210	7	1929	Good	4680	N	N	7034 7TH AVE NW
11	520010	0175	9/17/09	$418,000	$395,000	1230	7	1928	Avg	4001	N	N	6554 12TH AVE NW
11	292270	0540	2/28/09	$322,500	$301,000	1230	7	1945	Avg	2598	N	N	8325 8TH AVE NW
11	305270	1080	6/6/11	$339,000	$334,000	1240	7	1996	Avg	2500	N	N	6748 12TH AVE NW
11	202870	0685	6/4/09	$370,000	$347,000	1240	7	1925	Good	4240	N	N	6541 DIVISION AVE NW
11	530910	1265	5/4/09	$440,000	$412,000	1250	7	1909	Good	3750	N	N	6512 10TH AVE NW
11	202870	0150	7/12/11	$418,500	$414,000	1250	7	1912	Good	5300	N	N	6742 DIBBLE AVE NW
11	288010	0070	6/30/09	$426,500	$401,000	1250	7	1945	Avg	4950	N	N	6730 7TH AVE NW
11	937630	0525	2/2/10	$469,500	$448,000	1260	7	1928	Avg	4150	N	N	8022 12TH AVE NW
11	162330	0770	11/10/09	$535,000	$508,000	1260	7	1974	Good	5800	N	N	355 NW 74TH ST
11	292270	0820	6/24/11	$375,000	$370,000	1260	7	1930	Avg	3530	N	N	8036 9TH AVE NW
11	046100	5355	11/8/10	$499,000	$485,000	1270	7	1941	Good	5730	N	N	7061 8TH AVE NW
11	287710	1500	7/19/11	$500,000	$495,000	1270	7	1928	Good	5000	N	N	6523 4TH AVE NW
11	291970	1640	6/9/09	$524,000	$492,000	1280	7	1925	Good	3168	N	N	347 NW 82ND ST
11	162380	0195	6/25/10	$461,500	$445,000	1280	7	1926	Good	6000	N	N	634 NW 74TH ST
11	937630	0981	10/1/10	$417,000	$404,000	1280	7	1947	Avg	3330	N	N	1016 NW 83RD ST
11	162330	0830	8/8/11	$499,950	$495,000	1290	7	1912	VGood	3000	N	N	325 NW 74TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	046100	1805	7/5/11	$446,500	$441,000	1290	7	1916	Good	5000	N	N	7351 13TH AVE NW
11	287710	3751	4/2/10	$600,000	$575,000	1300	7	1923	VGood	3750	N	N	6744 1ST AVE NW
11	046100	0720	7/7/11	$427,000	$422,000	1300	7	1945	Avg	5000	N	N	7311 9TH AVE NW
11	751900	0170	5/26/09	$515,000	$483,000	1300	7	1920	VGood	5150	N	N	331 NW 76TH ST
11	291920	0135	5/19/11	$462,500	$456,000	1310	7	1928	Good	4300	N	N	146 NW 84TH ST
11	164650	0495	7/18/11	$454,000	$449,000	1310	7	1919	Good	3090	N	N	135 N 77TH ST
11	305270	0775	12/3/09	$400,000	$380,000	1310	7	1928	Avg	5000	N	N	6737 13TH AVE NW
11	751900	1670	4/20/10	$498,000	$478,000	1330	7	1928	Good	3605	N	N	607 NW 79TH ST
11	046100	5040	5/26/09	$450,000	$422,000	1330	7	1940	Avg	5000	N	N	7041 DIBBLE AVE NW
11	046100	3955	8/28/09	$460,000	$434,000	1340	7	1918	Avg	3450	N	N	1202 NW 70TH ST
11	758970	0100	2/13/09	$515,000	$479,000	1340	7	1928	Good	3200	N	N	8005 12TH AVE NW
11	751900	0710	6/15/10	$454,000	$437,000	1340	7	1927	Good	2272	N	N	305 NW 78TH ST
11	292170	0385	10/20/11	$390,000	$388,000	1340	7	1945	Avg	6210	N	N	8307 12TH AVE NW
11	164650	1595	4/29/10	$475,000	$456,000	1340	7	1927	Good	3090	N	N	148 NW 78TH ST
11	287710	0736	11/30/10	$559,900	$545,000	1350	7	1922	Good	5000	N	N	152 NW 65TH ST
11	507540	0055	6/24/09	$433,000	$407,000	1350	7	1924	Avg	5715	N	N	7553 13TH AVE NW
11	530910	0705	8/23/11	$285,000	$283,000	1350	7	1928	Avg	4062	N	N	6717 11TH AVE NW
11	291970	2245	1/31/11	$450,000	$440,000	1360	7	1925	Good	4800	N	N	333 NW 84TH ST
11	530910	1505	11/14/11	$400,000	$399,000	1360	7	1925	Good	3115	N	N	908 NW 65TH ST
11	046100	4065	7/29/09	$468,000	$441,000	1360	7	1945	Good	5000	N	N	7036 13TH AVE NW
11	046100	1040	5/12/09	$455,450	$427,000	1370	7	1927	Good	3500	N	N	1002 NW 73RD ST
11	046100	1760	10/24/11	$350,000	$348,000	1370	7	1988	Avg	2500	N	N	7354 13TH AVE NW
11	292270	0960	4/12/10	$411,000	$394,000	1370	7	1929	Good	3760	N	N	8011 DIBBLE AVE NW
11	202870	1045	7/22/10	$475,000	$459,000	1380	7	1925	Good	4240	N	N	6510 DIBBLE AVE NW
11	937630	0226	6/22/09	$599,900	$564,000	1390	7	1940	VGood	5227	N	N	1102 NW 75TH ST
11	046100	2940	5/17/11	$425,000	$419,000	1390	7	1928	Avg	5000	N	N	7017 MARY AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	291970	0610	3/23/10	$435,000	$416,000	1390	7	1916	VGood	4800	N	N	641 NW 83RD ST
11	751900	0580	12/21/10	$327,000	$319,000	1390	7	1926	Avg	3708	N	N	350 NW 77TH ST
11	287710	1631	8/13/09	$524,500	$495,000	1400	7	1925	Good	4000	N	N	6528 5TH AVE NW
11	305270	0725	5/28/10	$499,000	$480,000	1400	7	1928	VGood	4000	N	N	6715 13TH AVE NW
11	202870	0130	8/6/10	$390,000	$377,000	1400	7	1945	Avg	5300	N	N	6734 DIBBLE AVE NW
11	507540	0115	9/3/09	$447,500	$423,000	1400	7	1930	Good	5588	N	N	7722 14TH AVE NW
11	046100	0070	8/19/10	$485,000	$469,000	1410	7	1912	Good	4640	N	N	7331 8TH AVE NW
11	164650	1195	9/23/10	$459,000	$445,000	1410	7	1928	VGood	3120	N	N	149 N 80TH ST
11	291970	1310	11/30/09	$399,000	$379,000	1410	7	1922	Good	3600	N	N	634 NW 80TH ST
11	751900	1630	6/16/11	$399,000	$394,000	1410	7	1923	Good	3605	N	N	627 NW 79TH ST
11	012503	9039	11/4/09	$525,500	$498,000	1420	7	1927	Good	3750	Y	N	150 NW 73RD ST
11	288010	1106	2/22/10	$478,600	$457,000	1420	7	1919	Good	3970	N	N	6528 7TH AVE NW
11	012503	9039	5/23/11	$489,000	$482,000	1420	7	1927	Good	3750	Y	N	150 NW 73RD ST
11	202870	0820	7/19/10	$410,000	$396,000	1420	7	1905	VGood	5300	N	N	6551 DIBBLE AVE NW
11	162330	1140	6/7/11	$305,000	$301,000	1430	7	1916	Good	3020	N	N	301 NW 75TH ST
11	751900	0380	6/17/10	$520,600	$501,000	1440	7	1928	VGood	3860	N	N	349 NW 77TH ST
11	291920	0880	12/29/09	$565,000	$538,000	1450	7	1924	Good	3819	N	N	146 N 81ST ST
11	287710	2336	12/13/11	$410,000	$409,000	1450	7	1928	Avg	3750	N	N	6734 6TH AVE NW
11	291920	0880	7/20/11	$500,000	$495,000	1450	7	1924	Good	3819	N	N	146 N 81ST ST
11	046100	4430	2/18/10	$374,950	$358,000	1450	7	1992	Avg	2500	N	N	7045 10TH AVE NW
11	305270	1105	7/13/09	$450,000	$423,000	1460	7	1998	Avg	2500	N	N	6738 12TH AVE NW
11	751900	0470	12/6/11	$323,500	$323,000	1460	7	1925	Good	3150	N	N	7611 3RD AVE NW
11	162330	0255	8/13/09	$625,000	$589,000	1470	7	1927	Good	3000	N	N	507 NW 72ND ST
11	291920	0690	5/3/10	$546,000	$524,000	1470	7	1929	Good	3840	N	N	133 N 81ST ST
11	672870	0065	7/19/11	$431,000	$426,000	1470	7	1946	Avg	6655	N	N	7029 6TH AVE NW
11	162330	1055	11/16/10	$540,000	$525,000	1480	7	1911	Good	6000	N	N	341 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	2520	8/19/11	$525,000	$520,000	1500	7	1914	VGood	3090	N	N	146 NW 75TH ST
11	288010	1005	11/13/09	$475,000	$451,000	1500	7	1920	Avg	6000	N	N	6510 CLEOPATRA PL NW
11	046100	5455	9/24/09	$409,000	$387,000	1510	7	1928	Avg	3780	N	N	7023 8TH AVE NW
11	046100	5016	8/13/10	$625,000	$604,000	1520	7	1911	VGood	3750	N	N	7053 DIBBLE AVE NW
11	751900	0245	10/15/09	$472,500	$447,000	1520	7	1925	VGood	3650	N	N	7603 3RD AVE NW
11	287710	0226	8/24/10	$610,000	$590,000	1530	7	1911	Good	3500	Y	N	6508 PALATINE AVE N
11	012503	9047	6/21/11	$580,000	$573,000	1540	7	1929	Good	3750	N	N	162 NW 73RD ST
11	292170	0210	1/5/11	$251,000	$245,000	1540	7	1911	Fair	6350	N	N	8345 13TH AVE NW
11	305270	0520	12/3/09	$419,000	$398,000	1550	7	1997	Avg	2000	N	N	6723 14TH AVE NW
11	751900	0105	5/5/09	$417,968	$391,000	1560	7	1912	Good	5150	N	N	352 NW 75TH ST
11	287710	2640	2/23/10	$498,500	$476,000	1570	7	1911	Good	5000	N	N	6702 5TH AVE NW
11	164650	0335	4/1/10	$500,000	$479,000	1590	7	1909	Good	4635	N	N	142 N 76TH ST
11	291970	0635	11/25/09	$450,000	$427,000	1600	7	1987	Avg	2880	N	N	625 NW 83RD ST
11	937630	2100	11/26/10	$432,000	$421,000	1620	7	1908	Good	5000	N	N	8018 10TH AVE NW
11	305270	0620	2/11/11	$399,900	$391,000	1630	7	1936	Good	2461	N	N	6736 14TH AVE NW
11	751900	1650	6/8/09	$489,750	$460,000	1640	7	1966	Good	5150	N	N	617 NW 79TH ST
11	937630	2072	7/6/10	$455,000	$439,000	1650	7	1916	VGood	4070	N	N	8008 10TH AVE NW
11	046100	3755	12/7/10	$519,950	$507,000	1660	7	1923	Good	5000	N	N	7032 14TH AVE NW
11	751900	0035	11/8/10	$400,000	$389,000	1660	7	1926	Avg	3860	N	N	318 NW 75TH ST
11	751900	0035	8/17/11	$390,000	$386,000	1660	7	1926	Avg	3860	N	N	318 NW 75TH ST
11	751900	1190	6/10/11	$300,000	$296,000	1660	7	1923	Avg	3850	N	N	7911 3RD AVE NW
11	530910	0750	6/29/10	$435,000	$419,000	1670	7	1928	Good	2800	N	N	6701 11TH AVE NW
11	202870	0035	12/21/10	$455,000	$444,000	1680	7	1927	Good	3430	N	N	6746 DIVISION AVE NW
11	287710	0725	12/16/09	$505,000	$480,000	1690	7	1924	Good	5000	N	N	6502 SYCAMORE AVE NW
11	292270	2445	8/12/10	$545,000	$527,000	1700	7	1928	Avg	4040	N	N	7557 10TH AVE NW
11	751900	1765	7/23/09	$545,000	$513,000	1710	7	1926	Good	3860	N	N	636 NW 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	164650	0365	9/28/09	$420,000	$397,000	1710	7	1906	VGood	4429	N	N	126 N 76TH ST
11	287710	2790	6/16/10	$615,000	$592,000	1730	7	2009	Avg	5000	N	N	6746 4TH AVE NW
11	672870	0165	8/5/09	$535,000	$504,000	1730	7	1906	VGood	5000	N	N	7011 7TH AVE NW
11	287710	0445	10/22/09	$440,000	$417,000	1740	7	1912	Avg	5000	N	N	6524 1ST AVE NW
11	291970	1395	8/26/11	$557,500	$553,000	1760	7	1911	Good	4800	N	N	341 NW 81ST ST
11	164650	0425	9/25/09	$526,050	$497,000	1790	7	1925	Good	4635	N	N	101 N 77TH ST
11	417210	0005	6/23/09	$446,950	$420,000	1790	7	1927	Good	4075	N	N	7060 8TH AVE NW
11	287710	1191	4/8/10	$490,000	$470,000	1790	7	1926	Good	4500	N	N	6512 3RD AVE NW
11	202870	0955	8/4/10	$577,500	$558,000	1810	7	1912	VGood	5300	N	N	6528 9TH AVE NW
11	424040	0170	3/16/11	$490,000	$481,000	1820	7	1915	VGood	7500	N	N	7537 12TH AVE NW
11	287710	2196	9/20/10	$552,000	$535,000	1840	7	1911	VGood	3750	N	N	6713 5TH AVE NW
11	046100	5340	7/21/11	$395,000	$391,000	1840	7	1927	Avg	3750	N	N	7060 9TH AVE NW
11	046100	5360	2/1/10	$575,000	$549,000	1860	7	1928	VGood	2850	N	N	809 NW 73RD ST
11	046100	0130	12/6/10	$375,000	$365,000	1860	7	1914	Good	5750	N	N	7307 8TH AVE NW
11	202870	0110	10/25/11	$379,000	$377,000	1870	7	1927	Avg	4140	N	N	825 NW 70TH ST
11	162380	0205	7/14/09	$482,000	$453,000	1930	7	1911	VGood	6000	N	N	640 NW 74TH ST
11	230140	0700	10/6/10	$650,000	$631,000	1950	7	1918	VGood	5000	N	N	7034 SYCAMORE AVE NW
11	164650	2510	10/5/11	$430,000	$428,000	2080	7	1909	Good	3966	N	N	140 NW 75TH ST
11	288010	0144	3/17/09	$339,000	$316,000	930	8	2007	Avg	1132	N	N	6758 7TH AVE NW
11	288010	0141	6/3/09	$329,900	$309,000	930	8	2007	Avg	1304	N	N	621 NW 70TH ST
11	288010	0145	5/6/09	$325,000	$304,000	930	8	2007	Avg	1351	N	N	615 NW 70TH ST
11	349130	0113	4/24/11	$455,000	$447,000	940	8	1931	Good	4800	N	N	7749 MARY AVE NW
11	046100	0750	9/16/09	$458,000	$433,000	1060	8	1940	Good	3375	N	N	910 NW 73RD ST
11	349130	0081	8/5/09	$417,500	$393,000	1070	8	1953	Avg	5676	N	N	7715 MARY AVE NW
11	758920	0193	10/12/09	$425,000	$402,000	1090	8	1929	Avg	3000	N	N	8304 MARY AVE NW
11	937630	2365	5/18/11	$410,000	$404,000	1100	8	1959	Avg	5060	N	N	8350 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	305270	0213	4/25/11	$385,000	$379,000	1210	8	2010	Avg	1267	N	N	6712 B MARY AVE NW
11	937630	1111	3/4/09	$355,000	$331,000	1220	8	2008	Avg	1330	N	N	8355 B 10TH AVE NW
11	046100	0685	3/26/09	$470,000	$439,000	1230	8	1940	Avg	5000	N	N	7325 9TH AVE NW
11	937630	0856	7/19/11	$309,000	$306,000	1260	8	2007	Avg	1252	N	N	1109 B NW 85TH ST
11	291970	1320	11/6/09	$402,000	$381,000	1260	8	1928	Good	4800	N	N	640 NW 80TH ST
11	162380	0410	1/15/09	$560,000	$520,000	1270	8	1912	VGood	3000	N	N	612 NW 73RD ST
11	291970	0109	11/21/11	$225,000	$224,000	1280	8	2006	Avg	940	N	N	603 B NE 85TH ST
11	291970	0111	3/25/11	$245,000	$240,000	1280	8	2006	Avg	1122	N	N	607 A NW 85TH ST
11	291970	0112	4/8/11	$241,475	$237,000	1280	8	2006	Avg	773	N	N	605 A NW 85TH ST
11	305270	0214	12/9/10	$405,000	$395,000	1290	8	2010	Avg	1110	N	N	6712 A MARY AVE NW
11	046100	3248	12/1/11	$382,000	$381,000	1300	8	2004	Avg	1313	N	N	7010 B MARY AVE NW
11	292270	1045	7/28/09	$475,000	$447,000	1310	8	1961	Avg	4700	N	N	8041 DIBBLE AVE NW
11	305270	0723	5/11/11	$575,000	$566,000	1320	8	2010	Avg	2500	N	N	6713 13TH AVE NW
11	305270	0215	8/24/10	$427,000	$413,000	1330	8	2010	Avg	1312	N	N	6714 A MARY AVE NW
11	305270	0216	10/5/10	$417,000	$405,000	1330	8	2010	Avg	1311	N	N	6714 B MARY AVE NW
11	305270	0420	12/3/10	$378,000	$368,000	1350	8	2007	Avg	1724	N	N	6724 A ALONZO AVE NW
11	292270	3060	5/14/09	$615,000	$576,000	1350	8	1928	Good	3648	N	N	7526 DIBBLE AVE NW
11	937630	1780	5/7/10	$481,000	$462,000	1350	8	1952	Avg	4340	N	N	7536 11TH AVE NW
11	305270	0238	2/18/10	$414,950	$396,000	1360	8	2007	Avg	1349	N	N	1464 NW 67TH ST
11	751900	2163	10/13/11	$375,625	$374,000	1360	8	2007	Avg	1332	N	N	605 A NW 77TH ST
11	937630	1112	3/4/09	$359,000	$335,000	1380	8	2008	Avg	1329	N	N	8355 A 10TH AVE NW
11	230140	0230	6/18/10	$599,500	$577,000	1400	8	1912	VGood	5000	N	N	7202 SYCAMORE AVE NW
11	200070	0170	8/13/09	$441,000	$416,000	1420	8	1986	Avg	3075	N	N	138 N 74TH ST
11	751900	2140	9/7/10	$430,000	$416,000	1430	8	2005	Avg	2575	N	N	617 NW 77TH ST
11	164650	0810	11/5/09	$522,000	$495,000	1460	8	2008	Avg	1500	N	N	151 N 78TH ST
11	424040	0073	1/6/09	$499,000	$463,000	1510	8	1929	Good	5240	N	N	7748 14TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	291920	0685	12/11/09	$525,000	$499,000	1520	8	1929	VGood	3840	N	N	129 N 81ST ST
11	287710	2741	8/15/11	$560,000	$555,000	1530	8	2003	VGood	3820	N	N	6751 3RD AVE NW
11	202870	0570	4/20/09	$399,950	$374,000	1530	8	2007	Avg	1786	N	N	6716 DIVISION AVE NW
11	046100	0570	9/21/09	$587,000	$555,000	1540	8	1930	Good	4000	N	N	7350 9TH AVE NW
11	046100	0545	10/7/11	$510,000	$507,000	1550	8	1929	Good	4000	N	N	7342 9TH AVE NW
11	937630	0655	11/17/10	$430,000	$418,000	1550	8	1929	Avg	5000	N	N	8031 11TH AVE NW
11	530910	0485	5/6/10	$660,000	$634,000	1560	8	1909	VGood	5350	N	N	6708 11TH AVE NW
11	751900	1571	8/18/11	$450,000	$446,000	1600	8	1930	Avg	3708	N	N	7812 8TH AVE NW
11	291970	0585	11/22/10	$575,000	$560,000	1660	8	1921	VGood	3841	N	N	651 NW 83RD ST
11	162330	0260	11/9/09	$665,000	$631,000	1670	8	2006	Avg	3000	N	N	511 NW 72ND ST
11	937630	1110	4/6/09	$430,000	$402,000	1680	8	2008	Avg	2096	N	N	8357 10TH AVE NW
11	774800	0020	1/14/09	$520,000	$483,000	1680	8	1934	Good	5544	N	N	7523 MARY AVE NW
11	305270	0647	11/10/09	$432,000	$410,000	1690	8	2005	Avg	2276	N	N	6726 14TH AVE NW
11	292270	3120	9/16/10	$400,000	$388,000	1710	8	1928	Avg	4275	N	N	7506 DIBBLE AVE NW
11	291970	0255	8/11/09	$500,000	$471,000	1720	8	2009	Avg	2834	N	N	640 NW 84TH ST
11	287710	3346	8/28/09	$690,000	$651,000	1870	8	1916	VGood	6100	Y	N	162 NW 67TH ST
11	291920	0575	4/6/11	$651,500	$640,000	1880	8	1911	VGood	3840	N	N	114 NW 81ST ST
11	530910	0150	4/28/10	$599,000	$575,000	1890	8	1908	Good	7383	N	N	6705 9TH AVE NW
11	046100	3620	5/3/11	$658,000	$648,000	1900	8	2008	Avg	3500	N	N	7045 13TH AVE NW
11	046100	0490	6/14/10	$735,000	$708,000	1970	8	1922	VGood	5000	N	N	7322 9TH AVE NW
11	046100	3840	12/22/10	$640,000	$624,000	1990	8	2004	Avg	5000	N	N	7055 12TH AVE NW
11	292270	0571	6/29/09	$364,950	$343,000	1990	8	2008	Avg	2269	N	N	8409 8TH AVE NW
11	291920	0820	6/29/10	$575,000	$554,000	2000	8	1917	Good	3840	N	N	123 N 82ND ST
11	287710	3110	9/7/10	$599,000	$580,000	2030	8	1912	VGood	5000	N	N	212 NW 67TH ST
11	287710	1010	6/28/11	$649,000	$641,000	2040	8	2011	Avg	3300	Y	N	6521 2ND AVE NW
11	937630	0935	5/20/09	$524,000	$491,000	2230	8	2004	Avg	2500	N	N	8317 11TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	349130	0163	10/25/10	$685,000	$666,000	1070	9	2010	Avg	6350	N	N	7741 14TH AVE NW
11	164650	0645	9/17/09	$675,000	$638,000	1770	9	2008	Avg	3090	N	N	120 N 77TH ST
11	287710	0890	10/27/10	$898,500	$873,000	2000	9	2009	Avg	5000	Y	N	6540 2ND AVE NW
11	424040	0108	10/14/10	$830,000	$806,000	2070	9	2007	Avg	3751	N	N	1217 NW 77TH ST
11	046100	2180	6/21/11	$722,000	$713,000	2080	9	2006	Avg	3749	N	N	7306 ALONZO AVE NW
11	045800	0240	6/28/11	$520,000	$514,000	2130	9	2007	Avg	5715	N	N	8057 14TH AVE NW
11	424040	0110	8/3/09	$799,000	$753,000	2220	9	2006	Avg	4054	N	N	1211 NW 77TH ST
11	164650	2635	7/8/10	$623,000	$601,000	2230	9	2010	Avg	3090	N	N	137 NW 76TH ST
11	164650	2065	6/15/10	$998,000	$961,000	2390	9	2007	Avg	6180	N	N	115 NW 78TH ST
11	751900	2590	7/20/09	$750,000	$706,000	2390	9	2009	Avg	5150	N	N	611 NW 76TH ST
11	291970	0910	4/26/10	$700,000	$672,000	2400	9	2006	Avg	3840	N	N	623 NW 82ND ST
11	288010	0159	5/19/09	$792,000	$742,000	2550	9	2007	Avg	3752	N	N	6707 7TH AVE NW
11	046100	3136	7/21/09	$730,000	$687,000	2590	9	2009	Avg	3748	N	N	7041 ALONZO AVE NW
11	046100	3135	8/7/09	$709,000	$668,000	2590	9	2009	Avg	3748	N	N	7045 ALONZO AVE NW
11	291920	0495	9/15/09	$675,000	$638,000	2650	9	2007	Avg	3840	N	N	149 NW 82ND ST
11	046100	0620	10/17/09	$742,000	$703,000	2670	9	2006	Avg	4000	N	N	7353 9TH AVE NW
11	530910	0140	4/20/09	$717,500	$671,000	3030	9	2005	Avg	3841	N	N	6709 9TH AVE NW

Improved Sales Removed in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012400	0095	3/13/09	$340,000	OBSOLESCENCE>0
2	012400	0100	12/19/11	$253,750	OBSOLESCENCE>0
2	045200	0730	6/9/11	$470,000	OBSOLESCENCE>0
2	045200	0985	9/14/11	$267,000	OBSOLESCENCE>0
2	045200	1045	8/15/11	$330,000	OBSOLESCENCE>0
2	045200	1280	11/19/10	$490,000	RELOCATION - SALE TO SERVICE
2	045200	1435	10/28/10	$156,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	047500	0007	2/25/09	$465,000	% COMPLETE<100
2	047500	0740	2/24/09	$250,000	NO MARKET EXPOSURE
2	047500	0785	7/28/09	$173,442	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	047500	0820	3/4/09	$330,922	UNFIN AREA
2	047500	0895	2/11/10	$310,000	TEARDOWN SALE
2	047500	1020	7/21/10	$325,000	TEARDOWN SALE
2	047500	1185	12/1/09	$193,800	NO MARKET EXPOSURE
2	047500	1185	11/5/10	$162,680	RELATED PARTY, FRIEND, OR NEIGHBOR
2	047500	1190	12/1/09	$214,200	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	047500	1190	11/5/10	$206,290	DOR RATIO
2	047500	1495	4/6/11	$492,500	DATA DID NOT MATCH SALE
2	122503	9023	3/12/10	$353,500	OBSOLESCENCE>0
2	122503	9033	2/25/11	$225,000	AFFORDABLE HOUSING SALES
2	122503	9033	2/25/11	$65,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	198220	0350	2/15/11	$146,198	RELATED PARTY, FRIEND, OR NEIGHBOR
2	198220	0535	7/27/10	$215,000	NO MARKET EXPOSURE
2	198220	0885	11/22/10	$112,998	RELATED PARTY, FRIEND, OR NEIGHBOR
2	198220	1330	8/22/11	$354,000	UNFIN AREA
2	198220	1450	7/6/09	$205,000	TEARDOWN SALE
2	198220	1535	8/16/11	$425,000	OBSOLESCENCE>0
2	251600	0180	12/23/09	$750,000	MULTI-PARCEL SALE
2	251600	0255	5/26/09	$392,000	OBSOLESCENCE>0
2	251600	0326	10/5/11	$420,000	RELOCATION - SALE TO SERVICE
2	251600	0480	5/11/11	$452,000	DATA DID NOT MATCH SALE
2	276760	0687	12/30/09	$203,500	QUIT CLAIM DEED
2	276770	4303	1/12/11	$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	276770	4575	6/23/09	$60,073	DOR RATIO
2	276770	4750	4/13/11	$330,000	SEGREGATION AND/OR MERGER
2	276770	4860	5/13/10	$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	276770	4895	3/24/10	$147,500	NON-REPRESENTATIVE SALE
2	276790	0360	11/10/11	$300,000	DIAGNOSTIC OUTLIER
2	276800	0025	11/21/11	$290,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276800	0160	4/25/11	$77,985	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276800	0385	9/28/11	$560,000	DATA DID NOT MATCH SALE
2	276810	0025	12/4/11	$245,000	DIAGNOSTIC OUTLIER
2	276810	0080	12/23/09	$187,947	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276810	0110	6/10/10	$310,000	NON-REPRESENTATIVE SALE
2	276810	0205	4/1/09	$320,000	SEGREGATION AND/OR MERGER
2	276820	0095	7/5/10	$189,888	NO MARKET EXPOSURE
2	276820	0095	7/1/11	$440,000	DATA DID NOT MATCH SALE
2	276820	0100	10/26/11	$349,950	OBSOLESCENCE>0
2	276820	0105	10/25/10	$480,000	OBSOLESCENCE>0
2	276820	0140	7/24/09	$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276820	0210	10/18/10	$300,055	OBSOLESCENCE>0
2	276820	0245	6/8/11	$289,500	OBSOLESCENCE>0
2	276830	0715	11/2/10	$280,000	TEARDOWN SALE
2	276830	0725	8/25/11	$335,000	OBSOLESCENCE>0
2	276830	1165	7/16/09	$408,000	PREVIOUS IMP VALUE<=25,000
2	276830	1278	2/23/11	$433,000	% COMPLETE<100
2	276830	1279	2/17/11	$402,000	% COMPLETE<100
2	276830	1280	1/27/11	$445,000	% COMPLETE<100
2	276830	1310	4/16/10	$235,000	OBSOLESCENCE>0
2	276830	1310	8/10/10	$326,500	OBSOLESCENCE>0
2	276830	1370	9/23/11	$270,000	PREVIOUS IMP VALUE<=25,000
2	276830	1415	7/20/10	$490,000	OBSOLESCENCE>0
2	276960	0281	9/22/10	$136,929	RELATED PARTY, FRIEND, OR NEIGHBOR
2	276960	1045	1/28/09	$220,000	TEARDOWN SALE
2	276960	1140	3/28/09	$375,000	SHORT SALE
2	276960	2710	4/25/11	$412,500	DATA DID NOT MATCH SALE
2	276960	2784	3/25/11	$369,000	% COMPLETE<100
2	276960	2785	5/11/09	$335,000	TEARDOWN SALE
2	276960	2786	12/27/10	$371,000	% COMPLETE<100
2	276960	2787	12/27/10	$335,000	% COMPLETE<100
2	301930	0050	7/16/09	$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	301930	0125	9/24/09	$315,000	NO MARKET EXPOSURE
2	441310	0190	2/25/09	$332,250	PREVIOUS IMP VALUE<=25,000
2	744200	0105	9/29/11	$270,000	OBSOLESCENCE>0
11	012503	9030	4/23/09	$330,000	PREVIOUS IMP VALUE<=25,000
11	012503	9037	10/27/11	$390,000	DATA DID NOT MATCH SALE
11	045800	0075	11/29/11	$275,000	DIAGNOSTIC OUTLIER
11	045800	0275	4/16/10	$30,688	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	046100	0460	7/30/10	$123,898	RELATED PARTY, FRIEND, OR NEIGHBOR
11	046100	0855	11/30/09	$473,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	1120	10/5/11	$279,033	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	2111	5/2/11	$100,000	TEARDOWN SALE
11	046100	2111	11/10/11	$100,000	ACTIVE PERMIT BEFORE SALE>25,000
11	046100	2630	1/25/10	$510,000	MORE THAN 1 IMP
11	046100	2665	5/10/11	$334,735	QUIT CLAIM DEED
11	046100	2810	6/15/09	$357,000	PREVIOUS IMP VALUE<=25,000
11	046100	3691	12/5/11	$230,000	TEARDOWN SALE
11	046100	4015	9/2/09	$440,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	046100	4105	7/1/11	$220,000	QUIT CLAIM DEED
11	046100	4250	3/17/11	$125,906	QUIT CLAIM DEED
11	046100	4435	6/2/09	$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	046100	5016	8/9/10	$625,000	RELOCATION - SALE TO SERVICE
11	162330	0446	10/25/10	$358,000	RELOCATION - SALE TO SERVICE
11	164650	0060	10/2/09	$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	164650	0730	7/21/09	$201,666	RELATED PARTY, FRIEND, OR NEIGHBOR
11	164650	1200	3/10/11	$275,000	OBSOLESCENCE>0
11	164650	2175	3/8/10	$265,000	AUCTION SALE
11	164650	2640	12/1/09	$375,000	SEGREGATION AND/OR MERGER
11	202870	0020	10/8/09	$204,825	RELATED PARTY, FRIEND, OR NEIGHBOR
11	202870	0195	4/3/09	$52,816	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	202870	1027	10/24/11	$155,000	DOR RATIO
11	230140	0335	4/7/11	$129,677	DOR RATIO
11	230140	0335	4/7/11	$34,677	DOR RATIO
11	287710	0090	6/18/10	$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	0890	8/4/10	$898,500	RELOCATION - SALE TO SERVICE
11	287710	1036	12/21/09	$307,000	NON-REPRESENTATIVE SALE
11	287710	1081	4/19/11	$712,500	DATA DID NOT MATCH SALE
11	287710	1745	3/13/09	$220,700	DIAGNOSTIC OUTLIER
11	287710	1895	2/7/11	$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	2155	2/3/10	$535,000	OBSOLESCENCE>0
11	287710	2651	8/16/10	$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	2651	3/6/11	$540,000	DIAGNOSTIC OUTLIER
11	287710	2741	11/13/09	$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	2741	1/11/11	$250,000	CORPORATE AFFILIATES
11	287710	2790	9/8/09	$250,000	AUCTION SALE
11	287710	2851	1/4/11	$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	3110	3/1/10	$301,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	287710	3111	9/27/11	$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	4060	3/23/10	$559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	287710	4060	4/7/10	$599,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	291920	0050	6/28/11	$350,000	MULTI-PARCEL SALE
11	291920	0280	5/8/09	$361,000	FINANCIAL INSTITUTION RESALE
11	291920	0470	11/11/11	$165,000	TEARDOWN SALE
11	291920	0945	2/23/11	$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	291920	1005	1/14/09	$350,000	PREVIOUS IMP VALUE<=25,000
11	291970	0065	8/26/11	$169,000	DIAGNOSTIC OUTLIER
11	291970	0114	5/17/11	$277,178	GOVERNMENT AGENCY
11	291970	0350	7/22/09	$402,000	RELOCATION - SALE TO SERVICE
11	291970	0585	11/4/09	$500,000	SEGREGATION AND/OR MERGER
11	291970	0895	10/7/10	$225,000	DIAGNOSTIC OUTLIER
11	291970	0895	2/24/11	$499,000	DATA DID NOT MATCH SALE
11	291970	1455	7/23/09	$710,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	291970	2145	6/1/09	$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	292170	0210	5/17/11	$549,950	DATA DID NOT MATCH SALE
11	292270	0090	12/1/09	$447,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	292270	2325	7/21/09	$320,000	NON-REPRESENTATIVE SALE
11	305270	0195	7/26/11	$35,847	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	305270	0225	8/11/11	$635,000	OBSOLESCENCE>0
11	305270	0575	9/8/10	$113,381	RELATED PARTY, FRIEND, OR NEIGHBOR
11	305270	0685	8/24/10	$351,500	OBSOLESCENCE>0
11	305270	0725	9/28/09	$459,000	SEGREGATION AND/OR MERGER
11	305270	0946	3/11/11	$470,000	RELOCATION - SALE TO SERVICE
11	349130	0009	5/11/11	$280,000	DIAGNOSTIC OUTLIER
11	349130	0133	9/11/09	$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	349130	0162	8/18/10	$559,000	DATA DID NOT MATCH SALE
11	349130	0163	7/1/09	$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	424040	0110	2/24/09	$799,000	RELOCATION - SALE TO SERVICE
11	530910	0045	8/17/09	$300,000	NO MARKET EXPOSURE
11	530910	0075	10/24/11	$469,950	UNFIN AREA
11	530910	0215	6/15/09	$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	530910	0840	12/31/09	$80,000	NON-REPRESENTATIVE SALE
11	530910	1115	2/11/11	$409,000	UNFIN AREA
11	544530	0025	4/1/10	$192,500	QUIT CLAIM DEED
11	672870	0125	6/28/11	$342,500	OBSOLESCENCE>0
11	732190	0030	6/9/10	$304,000	DIAGNOSTIC OUTLIER
11	751900	0065	12/1/11	$268,000	TEARDOWN SALE

Improved Sales Removed in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	751900	0215	7/17/09	$231,965	QUIT CLAIM DEED
11	758970	0055	12/13/11	$290,575	GOVERNMENT AGENCY
11	937630	0705	5/27/09	$313,000	NON-REPRESENTATIVE SALE
11	937630	0990	11/5/09	$362,500	BANKRUPTCY - RECEIVER OR TRUSTEE
11	937630	1630	6/20/11	$577,000	DATA DID NOT MATCH SALE

Vacant Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	276820	0247	6/8/11	$140,000	4351	N	N
2	276960	1121	4/29/11	$180,000	3750	N	N
11	046100	2111	11/10/11	$100,000	2500	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	305270	0723	2/18/10	$50,000	DOR RATIO
11	866840	0021	9/30/09	$135,000	NO MARKET EXPOSURE