Executive Summary

Haller Lake / North Greenwood / Crown Hill and Lake City - Area 006 & 008

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012, 2011
Number of Improved Sales: 1326
Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	$125,400	$189,400	$314,800			10.72%
2014 Value	$135,600	$210,900	$346,500	$376,200	92.4%	10.55%
$ Change	+$10,200	+$21,500	+$31,700			
% Change	+8.1%	+11.4%	+10.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.55% is an improvement from the previous COD of 10.72%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

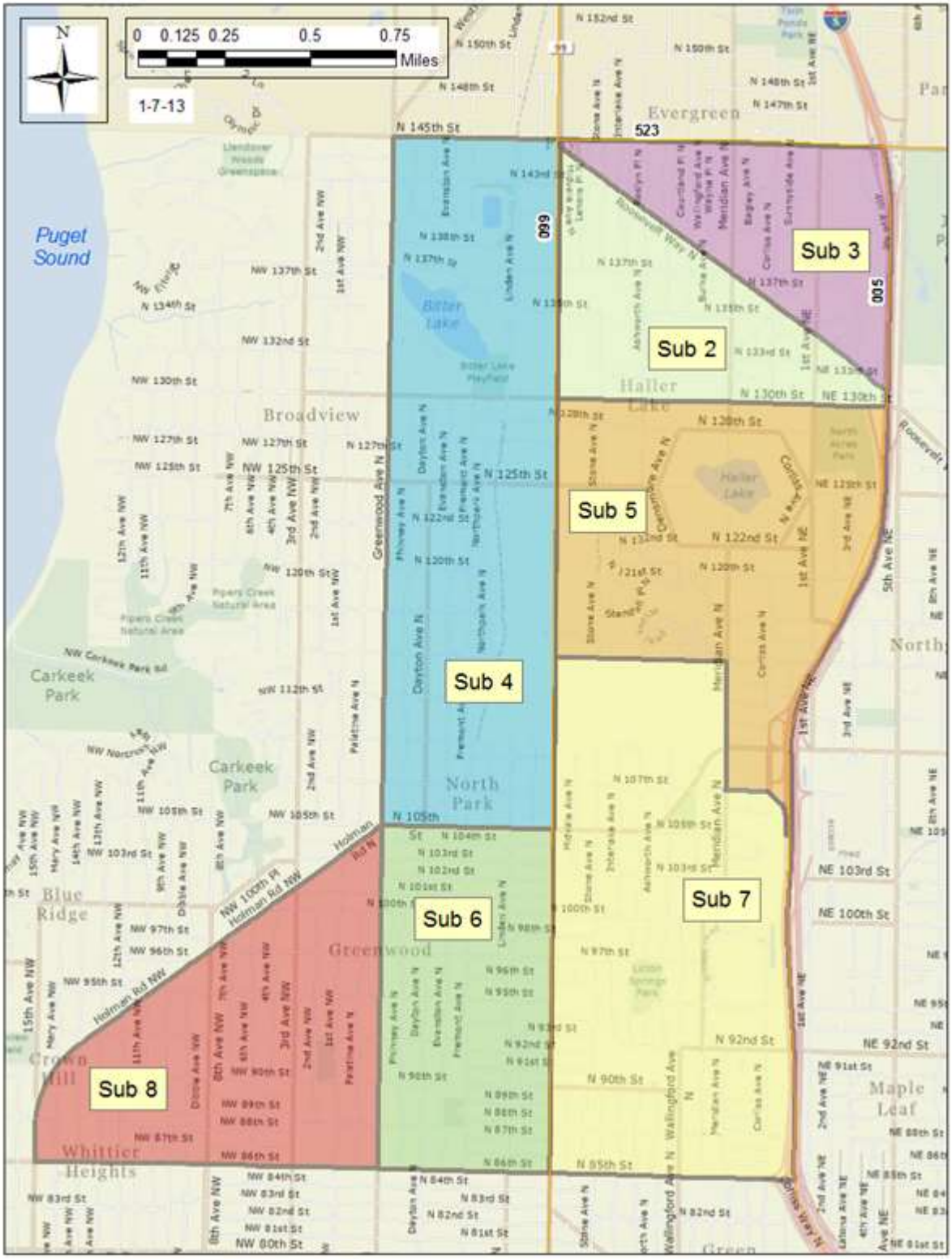
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	$141,900	$171,300	$313,200
2014 Value	$153,800	$189,500	$343,300
% Change	+8.4%	+10.6%	+9.6%

Number of one to three unit residences in the population: 14,387

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

The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance: Parcels in Area 8, Sub Area 1 was generally at higher assessment levels than the rest of the population. Grade 9 & higher homes in Area 6, Sub Areas 4, 6, & 8, were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences

Area 006 - Map



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Area 008 - Map

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Area 006 & 008 - Model Adjustments
1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+10.00%	12,607	88%

Due to truncating 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.

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Area 8 Sub Area 1	+7.56%	152	1720	9%
High Grade in Area 6 sub areas 4,6,& 8	+29.28%	28	60	47%

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

Generally, parcels in Area 8, sub area 1 were at a higher assessment level than the rest of the population. , parcels with improvements graded higher than grade 8 in Area 6, sub areas 4, 6, & 8, were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014
Date of Appraisal Report: August 12, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 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

Based on the 28 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

> 2014 Land Value = 2013 Land Value * 1.100, with the result truncated to the next $1,000 for parcels in Area 8 and Area 6 sub areas 4,6 & 8.
>
> 2014 Land Value = 2013 Land Value * 1.05, with the result truncated to the next $1,000 for parcels in Area 6 sub areas 2,3, 5 & 7.

Improved Parcel Update

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

The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance: Parcels in Area 8, Sub Area 1 was generally at higher assessment levels than the rest of the population. Grade 9 & higher homes in Area 6, Sub Areas 4, 6, & 8, were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences

For instance: Parcels in Area 8, Sub Area 1 was generally at higher assessment levels than the rest of the population. Grade 9 and higher homes in Area 6, Sub Areas 4, 6, & 8, were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1,326 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

2014 Total Value = 2013 Total Value *(1-0.06)/ (.8545173+ 1.943131E-02*0.1146305-.1274004*0.0173454)

The resulting total value is truncated to the next $1,000, *then*:

2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 006 & 008; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +10.1%. The adjustment formula is:

2014 Total Value = 2013 Total Value * 1.101
2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Results

The resulting assessment level is 0.924. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +9.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.101.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.101.
- If adjusted land value falls < $1,000, then land value = $1,000 or previous, whichever is less.
- If adjusted improvement value falls < $1,000, then improvement value = $1,000 or previous, whichever is less.
- If land value <= $10,000 no adjustment is applied.
- If improvements and accessories =< $10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

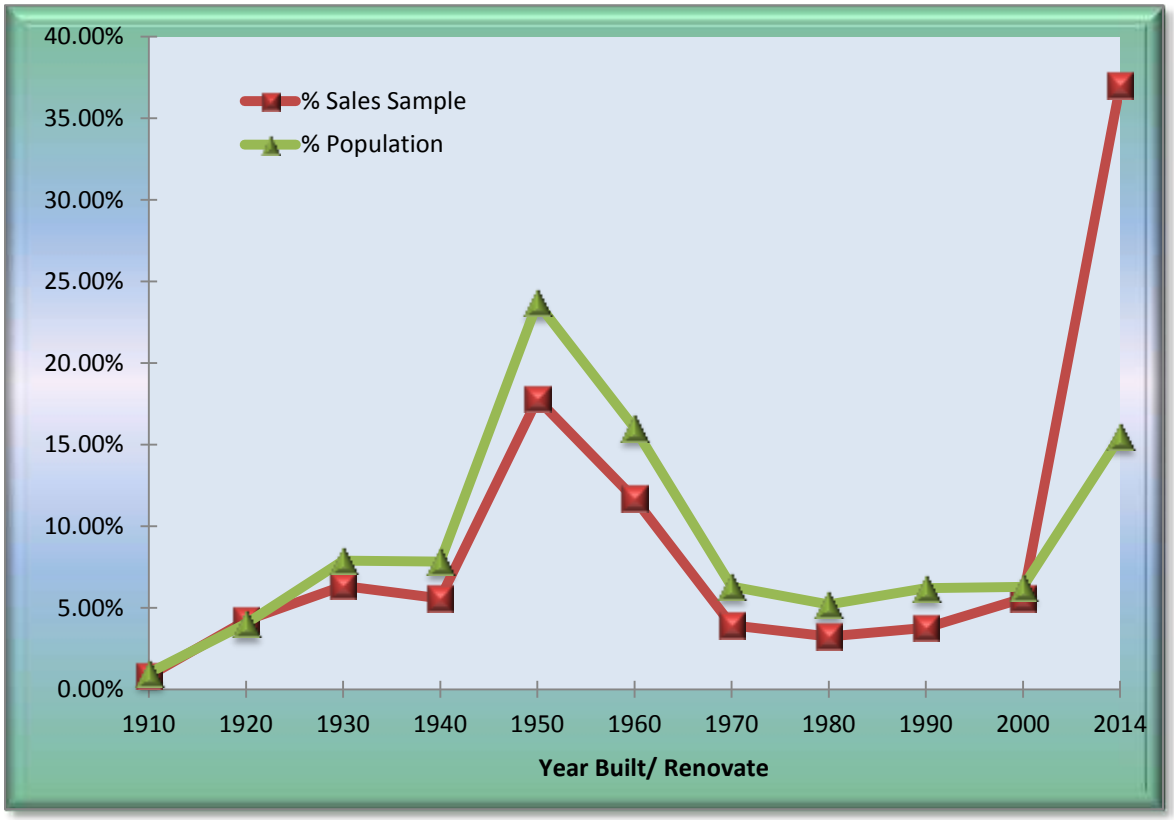
Sales Sample Representation of Population
Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	11	0.83%
1920	56	4.22%
1930	84	6.33%
1940	74	5.58%
1950	236	17.80%
1960	155	11.69%
1970	52	3.92%
1980	43	3.24%
1990	50	3.77%
2000	74	5.58%
2013	491	37.03%
	1,326	

Population

Year Built/Ren	Frequency	% Population
1910	144	1.00%
1920	579	4.02%
1930	1,135	7.89%
1940	1,126	7.83%
1950	3,411	23.71%
1960	2,307	16.04%
1970	908	6.31%
1980	750	5.21%
1990	893	6.21%
2000	903	6.28%
2013	2,231	15.51%
	14,387	



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.

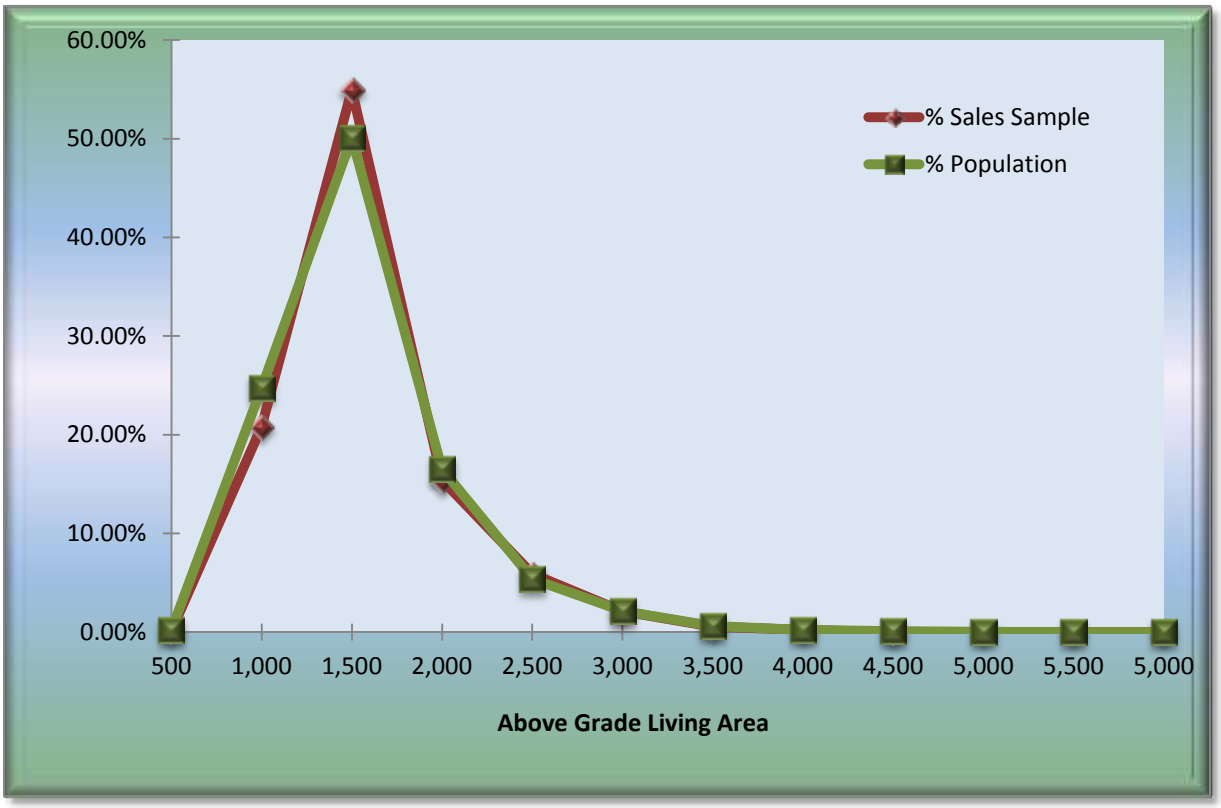
Sales Sample Representation of Population
Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.08%
1,000	276	20.81%
1,500	729	54.98%
2,000	204	15.38%
2,500	78	5.88%
3,000	28	2.11%
3,500	7	0.53%
4,000	3	0.23%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
5,000	0	0.00%
	1326	

Population

AGLA	Frequency	% Population
500	29	0.20%
1,000	3,559	24.74%
1,500	7,210	50.11%
2,000	2,372	16.49%
2,500	775	5.39%
3,000	306	2.13%
3,500	88	0.61%
4,000	33	0.23%
4,500	11	0.08%
5,000	4	0.03%
5,500	0	0.00%
5,000	0	0.00%
	14,387	



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

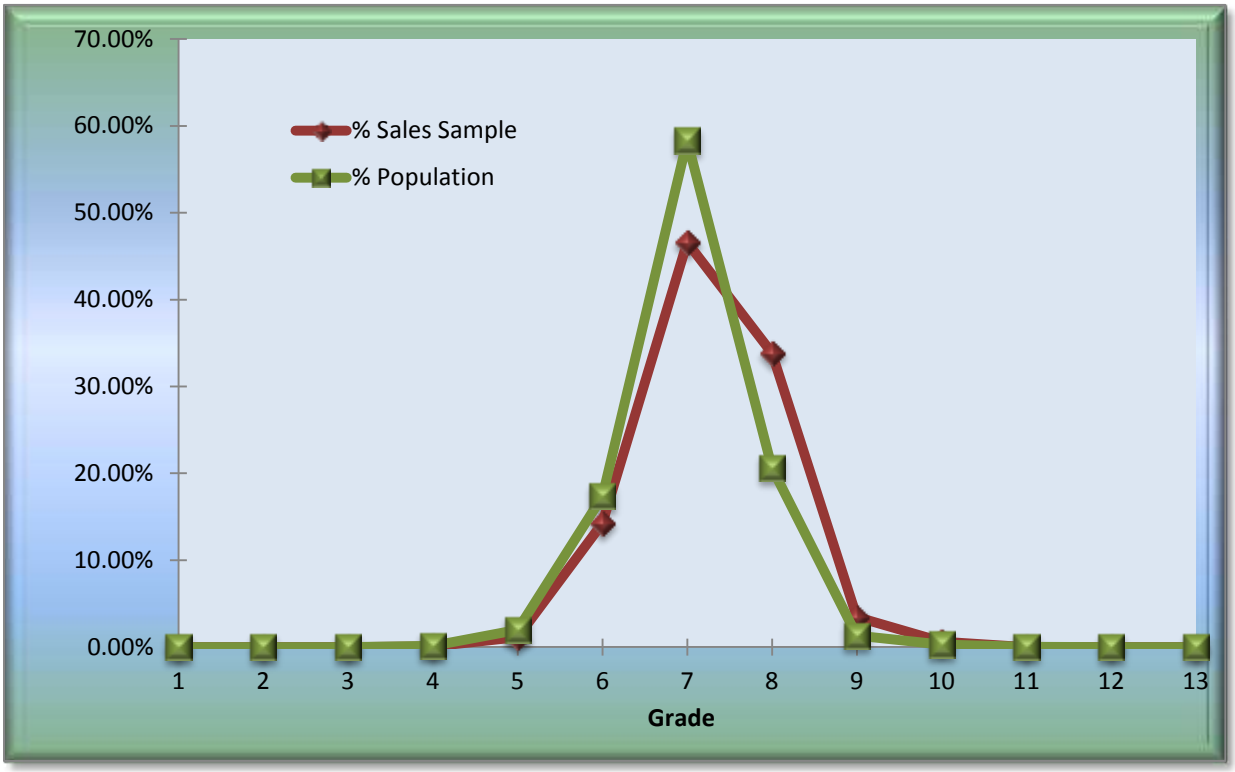
Sales Sample Representation of Population
Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.08%
5	15	1.13%
6	189	14.25%
7	618	46.61%
8	449	33.86%
9	46	3.47%
10	8	0.60%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1326	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	18	0.13%
5	285	1.98%
6	2,497	17.36%
7	8,390	58.32%
8	2,966	20.62%
9	189	1.31%
10	39	0.27%
11	2	0.01%
12	0	0.00%
13	0	0.00%
	14,387	



The sales sample frequency distribution follows the population distribution relatively closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Area 006& 008 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, 2014**.

For example, a sale of $475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.139, resulting in an adjusted value of $541,000 ($475,000 * 1.139 =$541,025) – truncated to the nearest $1000.

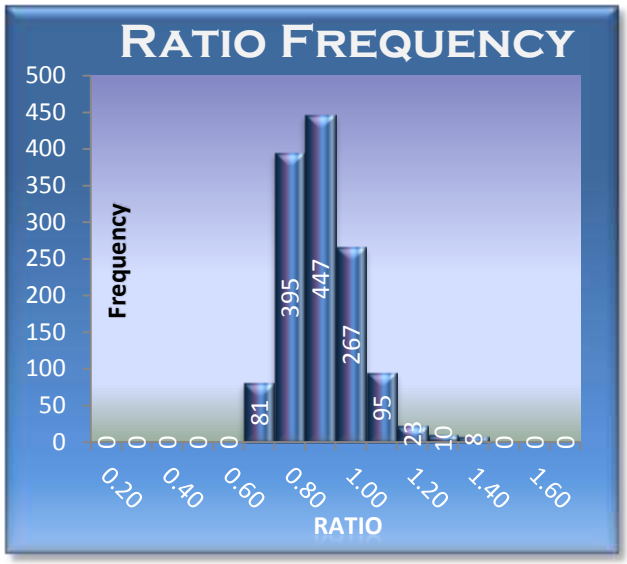
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.225	22.5%
2/1/2011	1.224	22.4%
3/1/2011	1.223	22.3%
4/1/2011	1.221	22.1%
5/1/2011	1.219	21.9%
6/1/2011	1.216	21.6%
7/1/2011	1.214	21.4%
8/1/2011	1.211	21.1%
9/1/2011	1.207	20.7%
10/1/2011	1.204	20.4%
11/1/2011	1.200	20.0%
12/1/2011	1.196	19.6%
1/1/2012	1.191	19.1%
2/1/2012	1.187	18.7%
3/1/2012	1.182	18.2%
4/1/2012	1.177	17.7%
5/1/2012	1.171	17.1%
6/1/2012	1.165	16.5%
7/1/2012	1.159	15.9%
8/1/2012	1.153	15.3%
9/1/2012	1.146	14.6%
10/1/2012	1.139	13.9%
11/1/2012	1.132	13.2%
12/1/2012	1.124	12.4%
1/1/2013	1.116	11.6%
2/1/2013	1.108	10.8%
3/1/2013	1.100	10.0%
4/1/2013	1.091	9.1%
5/1/2013	1.083	8.3%
6/1/2013	1.073	7.3%
7/1/2013	1.064	6.4%
8/1/2013	1.054	5.4%
9/1/2013	1.043	4.3%
10/1/2013	1.033	3.3%
11/1/2013	1.022	2.2%
12/1/2013	1.0114	1.1%
1/1/2014	1	0.0%

The time adjustment formula for Area 006 & 008 is: (.8545173-3.200353E-04*SaleDay-1.316511E-07*SaleDaySq+ 1.943131E-02*0.1146305-.1274004*0.0173454) / (.8545173+ 1.943131E-02*0.1146305-.1274004*0.0173454)
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 3	Appr. Date: 1/1/2013	Date of Report: 8/12/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Haller Lake / North Greenwood / Crown Hill and Lake City	Appr ID: FLIP	Property Type: 1 to 3 Unit	Adjusted for time? YES
Area Number: 006 and 008			

SAMPLE STATISTICS	
Sample size (n)	1326
Mean Assessed Value	314,800
Mean Adj. Sales Price	376,200
Standard Deviation AV	77,728
Standard Deviation SP	109,821
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.855
Median Ratio	0.839
Weighted Mean Ratio	0.837
UNIFORMITY	
Lowest ratio	0.605
Highest ratio:	1.375
Coefficient of Dispersion	10.72%
Standard Deviation	0.118
Coefficient of Variation	13.79%
Price Related Differential (PRD)	1.021
RELIABILITY	
95% Confidence: Median	
Lower limit	0.834
Upper limit	0.848
95% Confidence: Mean	
Lower limit	0.848
Upper limit	0.861
SAMPLE SIZE EVALUATION	
N (population size)	14387
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.118
Recommended minimum:	22
Actual sample size:	1326
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	729
# ratios above mean:	597
z:	3.625
Conclusion:	*Non-normal*



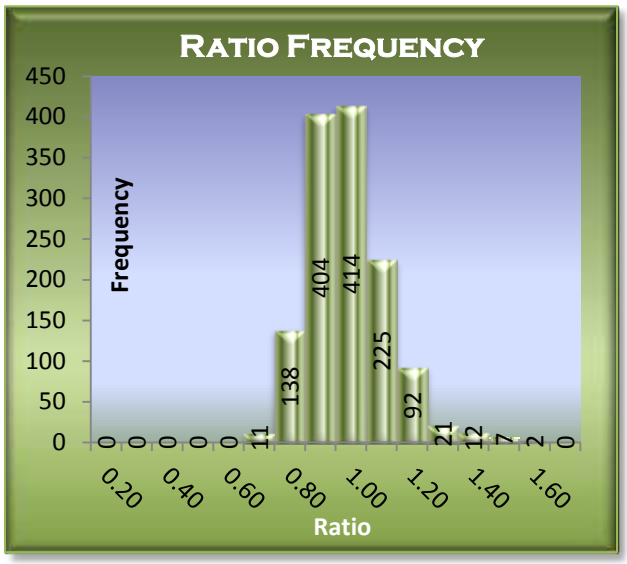
COMMENTS:
1 to 3 Unit Residences throughout Area 006 & 008

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Haller Lake / North Greenwood / Crown Hill and Lake City	1/1/2014	8/12/2014	1/2011 - 12/2013
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 006 and 008	FLIP	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1326
Mean Assessed Value	346,500
Mean Sales Price	376,200
Standard Deviation AV	89,157
Standard Deviation SP	109,821
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.924
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.665
Highest ratio:	1.513
Coefficient of Dispersion	10.55%
Standard Deviation	0.128
Coefficient of Variation	13.65%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.916
Upper limit	0.934
95% Confidence: Mean	
Lower limit	0.932
Upper limit	0.946
SAMPLE SIZE EVALUATION	
N (population size)	14387
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.128
Recommended minimum:	26
Actual sample size:	1326
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	727
# ratios above mean:	599
z:	3.515
Conclusion:	*Non-normal*



COMMENTS:

1 to 3 Unit Residences throughout Area 006 & 008

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-2	1	645030	4745	01/05/12	$175,000	$208,000	1,060	6	1948	Good	2,581	N	N	14036 MIDVALE AVE N
6-2	2	615020	0215	08/19/13	$262,500	$275,000	720	5	1933	Good	6,800	N	N	13546 DENSMORE AVE N
6-2	2	615020	0495	06/27/12	$165,000	$191,000	670	6	1942	Avg	6,800	N	N	13528 BURKE AVE N
6-2	2	615020	0100	12/02/13	$250,000	$253,000	710	6	1943	Good	6,800	N	N	13532 ASHWORTH AVE N
6-2	2	645030	4535	08/22/12	$138,950	$160,000	940	6	1953	Avg	4,080	N	N	14003 STONE AVE N
6-2	2	615020	0074	09/06/11	$330,000	$398,000	950	6	1948	Good	7,107	N	N	1605 N 137TH ST
6-2	2	641460	0205	09/20/11	$245,000	$295,000	1,110	6	1930	Good	7,340	N	N	13418 MERIDIAN AVE N
6-2	2	615020	0150	12/24/13	$235,000	$236,000	780	7	1953	Avg	6,800	N	N	13517 WALLINGFORD AVE N
6-2	2	615020	0455	02/23/11	$213,000	$261,000	830	7	1953	Avg	4,680	N	N	1915 N 137TH ST
6-2	2	641460	0100	08/22/11	$315,000	$381,000	920	7	1950	Avg	10,238	N	N	13039 CORLISS AVE N
6-2	2	641460	0110	08/31/12	$300,000	$344,000	960	7	1952	Avg	6,951	N	N	13051 CORLISS AVE N
6-2	2	615020	0400	05/24/13	$293,500	$316,000	960	7	1950	Avg	6,700	N	N	13507 MERIDIAN AVE N
6-2	2	645030	4727	08/27/13	$235,100	$246,000	970	7	2004	Avg	1,106	N	N	14047 LENORA PL N
6-2	2	615020	0405	09/20/13	$267,000	$277,000	1,030	7	1949	Avg	6,700	N	N	13517 MERIDIAN AVE N
6-2	2	641460	0058	07/27/12	$245,000	$283,000	1,080	7	1961	Avg	6,651	N	N	13050 CORLISS AVE N
6-2	2	615070	0409	07/12/11	$251,000	$304,000	1,090	7	1949	Good	8,160	N	N	13732 ASHWORTH AVE N
6-2	2	615070	0435	06/03/13	$344,950	$370,000	1,220	7	1949	Good	8,160	N	N	13754 ASHWORTH AVE N
6-2	2	192604	9396	05/15/12	$315,000	$368,000	1,230	7	1985	Avg	7,221	N	N	1744 N 130TH ST
6-2	2	641460	0114	06/13/13	$399,900	$428,000	1,230	7	1928	Good	6,952	N	N	13055 CORLISS AVE N
6-2	2	615020	0145	10/07/13	$235,500	$243,000	1,260	7	1938	Avg	6,800	N	N	13513 WALLINGFORD AVE N
6-2	2	178760	0211	10/18/11	$270,000	$324,000	1,280	7	1932	Avg	7,287	N	N	145 NE 133RD ST
6-2	2	718080	0075	04/23/12	$262,100	$307,000	1,280	7	1953	Avg	7,433	N	N	1408 N 135TH PL
6-2	2	192604	9316	09/01/11	$386,000	$466,000	1,290	7	1958	Good	6,100	N	N	1927 N 133RD ST
6-2	2	614970	0265	01/15/13	$420,000	$467,000	1,390	7	1948	VGood	9,120	N	N	13715 INTERLAKE AVE N
6-2	2	614970	0201	06/19/13	$279,900	$299,000	1,430	7	2007	Avg	1,097	N	N	13720 B MIDVALE AVE N
6-2	2	614970	0210	09/20/13	$299,950	$311,000	1,450	7	2007	Avg	1,097	N	N	13724 B MIDVALE AVE N
6-2	2	641510	0122	03/23/11	$315,000	$385,000	1,590	7	1956	Good	10,331	N	N	13515 CORLISS AVE N
6-2	2	615020	0015	04/14/11	$279,000	$340,000	1,610	7	1942	Good	6,817	N	N	13515 DENSMORE AVE N
6-2	2	614970	0310	06/21/13	$325,000	$347,000	1,760	7	1956	Good	7,200	N	N	13734 STONE AVE N
6-2	2	641460	0181	07/20/12	$417,000	$482,000	2,140	7	1954	Good	9,290	N	N	2123 N 134TH ST

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-2	2	645030	4747	08/31/12	$260,000	$298,000	1,150	8	2012	Avg	1,019	N	N	14035 LENORA PL N
6-2	2	645030	4746	09/04/12	$259,950	$298,000	1,210	8	2012	Avg	1,014	N	N	14037 LENORA PL N
6-2	2	147320	0160	08/14/13	$300,000	$315,000	1,260	8	2009	Avg	1,296	N	N	14301 STONE AVE N
6-2	2	147320	0080	03/01/11	$261,500	$320,000	1,260	8	2009	Avg	1,066	N	N	1264 N 143RD ST
6-2	2	147320	0160	04/27/11	$263,000	$321,000	1,260	8	2009	Avg	1,296	N	N	14301 STONE AVE N
6-2	2	147320	0170	06/15/11	$258,990	$315,000	1,260	8	2009	Avg	1,622	N	N	14303 STONE AVE N
6-2	2	147320	0070	06/26/13	$295,000	$314,000	1,260	8	2009	Avg	1,715	N	N	1266 N 143RD ST
6-2	2	178760	0197	06/25/13	$362,500	$386,000	1,290	8	1957	Good	6,900	N	N	138 NE 130TH ST
6-2	2	147320	0140	08/05/11	$236,500	$286,000	1,340	8	2009	Avg	929	N	N	1272 N 143RD ST
6-2	2	147320	0130	01/18/11	$250,000	$306,000	1,340	8	2009	Avg	873	N	N	1274 N 143RD ST
6-2	2	147320	0120	08/06/13	$302,000	$318,000	1,370	8	2009	Avg	1,125	N	N	1276 N 143RD ST
6-2	2	147320	0050	04/06/12	$273,000	$321,000	1,470	8	2009	Avg	1,194	N	N	14310 LENORA PL N
6-2	2	192604	9076	08/15/11	$370,000	$447,000	1,600	8	1949	Avg	6,549	N	N	1915 N 133RD ST
6-2	2	447800	0010	05/11/11	$315,000	$384,000	1,770	8	1962	Avg	8,168	N	N	13328 CORLISS AVE N
6-2	2	178760	0262	05/12/11	$465,000	$566,000	2,140	8	2005	Avg	8,455	N	N	13325 ROOSEVELT WAY NE
6-2	2	615070	0204	06/18/12	$490,000	$569,000	2,200	8	2003	Avg	6,576	N	N	13745 ROOSEVELT WAY N
6-3	2	645030	1455	05/13/13	$235,000	$254,000	540	5	1937	Good	2,750	N	N	1618 N 143RD ST
6-3	2	645030	1125	10/11/11	$250,000	$301,000	580	6	2011	Avg	5,250	N	N	14332 ROSLYN PL N
6-3	2	615070	0124	02/03/11	$155,000	$190,000	700	6	1950	Avg	6,000	N	N	13752 ROOSEVELT WAY N
6-3	2	645030	3330	04/08/13	$270,000	$294,000	730	6	1947	Good	5,040	N	N	14007 WALLINGFORD AVE N
6-3	2	645030	1145	05/20/12	$190,000	$222,000	800	6	1946	Good	5,250	N	N	14322 ROSLYN PL N
6-3	2	645030	4035	10/30/13	$210,000	$215,000	810	6	1952	Avg	5,250	N	N	14047 ASHWORTH AVE N
6-3	2	645030	1635	08/01/13	$221,800	$234,000	850	6	1944	Good	5,250	N	N	14318 DENSMORE AVE N
6-3	2	645030	2850	02/24/11	$220,000	$269,000	1,270	6	1940	VGood	5,250	N	N	14037 WAYNE PL N
6-3	2	645030	2385	12/18/12	$250,000	$280,000	810	7	1951	Avg	5,250	N	N	14324 WAYNE PL N
6-3	2	863210	0025	11/08/13	$320,000	$326,000	810	7	1947	Avg	8,420	N	N	13709 1ST AVE NE
6-3	2	645030	0950	11/14/12	$253,000	$285,000	860	7	1950	Good	4,725	N	N	14346 INTERLAKE AVE N
6-3	2	863210	0015	06/08/11	$384,000	$467,000	1,000	7	1947	Good	8,100	N	N	13721 1ST AVE NE
6-3	2	645030	1365	06/09/12	$195,900	$228,000	1,010	7	1947	Good	5,250	N	N	14338 ASHWORTH AVE N
6-3	2	645030	1720	10/11/12	$210,000	$239,000	1,030	7	1957	Avg	4,725	N	N	14346 COURTLAND PL N

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-3	2	645030	0692	09/25/12	$197,500	$225,000	1,120	7	2004	Avg	1,153	N	N	1311 C N 145TH ST
6-3	2	202604	9122	09/18/13	$302,000	$313,000	1,120	7	1937	Good	6,653	N	N	2111 N 143RD ST
6-3	2	645030	0715	05/21/13	$245,000	$264,000	1,120	7	2003	Avg	1,642	N	N	14350 STONE AVE N
6-3	2	645030	0695	07/25/13	$260,000	$275,000	1,120	7	2004	Avg	1,316	N	N	1309 A N 145TH ST
6-3	2	615070	0138	05/22/12	$320,000	$373,000	1,130	7	1949	VGood	8,000	N	N	13748 WALLINGFORD AVE N
6-3	2	202604	9016	05/24/13	$220,000	$237,000	1,140	7	1917	Good	8,151	N	N	14350 CORLISS AVE N
6-3	2	641510	0380	01/20/12	$327,000	$389,000	1,150	7	1948	Good	8,100	N	N	13701 1ST AVE NE
6-3	2	645030	2025	09/16/13	$385,000	$400,000	1,160	7	2006	Avg	5,250	N	N	14320 WALLINGFORD AVE N
6-3	2	645030	2570	12/27/11	$285,000	$340,000	1,190	7	1993	Avg	5,030	N	N	14050 WAYNE PL N
6-3	2	645030	2830	01/28/13	$229,000	$254,000	1,260	7	1987	Avg	2,640	N	N	14047 WAYNE PL N
6-3	2	645030	2575	05/14/12	$280,000	$327,000	1,270	7	1993	Avg	5,030	N	N	14044 WAYNE PL N
6-3	2	645030	2175	02/28/11	$238,000	$291,000	1,280	7	1962	Avg	5,525	N	N	14355 WAYNE PL N
6-3	2	645030	0672	07/24/13	$275,000	$290,000	1,290	7	2003	Avg	1,352	N	N	14347 A STONE AVE N
6-3	2	645030	0673	03/20/12	$230,000	$271,000	1,310	7	2003	Avg	1,361	N	N	14347 B STONE AVE N
6-3	2	645030	2125	11/05/12	$375,000	$424,000	1,340	7	1952	VGood	5,250	N	N	14327 BURKE AVE N
6-3	2	641510	0350	06/17/11	$320,000	$389,000	1,360	7	1978	Avg	10,200	N	N	13732 A CORLISS AVE N
6-3	2	645030	0481	10/25/13	$280,000	$287,000	1,370	7	2006	Avg	1,214	N	N	14340 A LENORA PL N
6-3	2	645030	2365	10/02/13	$310,000	$320,000	1,420	7	1994	Avg	2,625	N	N	14332 WAYNE PL N
6-3	2	615070	0105	08/27/13	$300,000	$314,000	1,460	7	1949	Avg	6,630	N	N	13761 BURKE AVE N
6-3	2	615070	0128	03/28/12	$265,000	$312,000	1,500	7	1971	Avg	6,000	N	N	13758 ROOSEVELT WAY N
6-3	2	571860	0015	12/05/13	$390,000	$394,000	1,520	7	1962	Avg	8,135	N	N	14044 SUNNYSIDE AVE N
6-3	2	645030	2075	11/17/13	$304,975	$310,000	1,630	7	1961	Good	5,500	N	N	1812 NE 143RD ST
6-3	2	202604	9076	07/25/12	$260,000	$300,000	1,760	7	1949	Good	8,195	N	N	14012 MERIDIAN AVE N
6-3	2	641510	0030	04/24/12	$358,000	$420,000	1,940	7	1963	VGood	7,227	N	N	2333 N 136TH ST
6-3	2	645030	2220	09/04/12	$320,000	$366,000	1,950	7	2000	Avg	2,643	N	N	14332 BURKE AVE N
6-3	2	283210	0611	09/24/12	$358,836	$409,000	2,210	7	1994	Avg	8,179	N	N	225 NE 139TH ST
6-3	2	641510	0040	05/15/12	$366,000	$428,000	2,240	7	1948	Good	9,019	N	N	13545 1ST AVE NE
6-3	2	645030	0850	04/07/11	$350,000	$427,000	950	8	2005	Avg	5,250	N	N	14311 INTERLAKE AVE N
6-3	2	178760	0244	07/29/13	$350,000	$369,000	1,220	8	1956	Avg	7,456	N	N	13357 3RD AVE NE
6-3	2	283210	0750	05/30/13	$390,000	$419,000	1,230	8	1949	Avg	7,200	N	N	13766 1ST AVE NE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-3	2	178760	0116	08/30/12	$321,000	$368,000	1,240	8	1949	Avg	9,697	N	N	13064 ROOSEVELT WAY NE
6-3	2	641510	0324	05/17/11	$402,000	$489,000	2,090	8	2005	Avg	6,207	N	N	13749 CORLISS AVE N
6-3	2	641510	0389	06/05/13	$495,000	$531,000	2,120	8	1997	Avg	7,850	N	N	2334 N 137TH ST
6-3	2	202604	9326	11/15/11	$389,950	$467,000	1,720	9	2011	Avg	3,012	N	N	14022 MERIDIAN AVE N
6-3	2	178760	0254	09/17/12	$505,000	$577,000	2,310	9	2003	Avg	7,375	N	N	13327 2ND AVE NE
6-4	12	083200	0110	05/13/11	$274,888	$335,000	720	6	1943	Good	8,100	N	N	339 N 133RD ST
6-4	12	192604	9007	03/29/12	$244,000	$287,000	900	6	1940	Avg	12,648	N	N	701 N 145TH ST
6-4	12	192604	9058	08/29/13	$366,879	$383,000	1,150	6	1938	Good	11,452	N	N	14106 EVANSTON AVE N
6-4	12	083200	0161	10/21/13	$525,000	$539,000	1,170	6	1924	Avg	12,000	Y	Y	13218 BITTER PL N
6-4	12	192604	9160	05/15/13	$400,000	$431,000	1,430	6	1979	Good	3,520	Y	Y	317 N 137TH ST
6-4	12	425830	0010	06/27/11	$296,400	$360,000	810	7	1950	Good	7,560	N	N	14321 EVANSTON AVE N
6-4	12	192604	9103	07/01/11	$213,000	$259,000	1,020	7	1955	Good	5,600	N	N	14345 DAYTON AVE N
6-4	12	192604	9277	06/24/13	$308,000	$328,000	1,030	7	1953	Good	8,050	N	N	619 N 143RD ST
6-4	12	192604	9310	10/29/12	$301,000	$341,000	1,080	7	1956	Avg	7,700	N	N	626 N 143RD ST
6-4	12	675970	0010	04/07/11	$289,000	$353,000	1,220	7	1959	Good	8,160	N	N	14320 PHINNEY AVE N
6-4	12	017300	0110	02/27/12	$237,500	$281,000	1,240	7	1955	Avg	9,375	N	N	318 N 137TH ST
6-4	12	241960	0020	08/08/13	$366,000	$385,000	1,350	7	1954	Good	6,370	N	N	14217 EVANSTON AVE N
6-4	12	241960	0050	11/21/13	$300,000	$305,000	1,460	7	1954	Good	6,360	N	N	511 N 142ND ST
6-4	12	241960	0035	04/10/13	$337,000	$367,000	1,460	7	1954	Avg	9,300	N	N	500 N 142ND ST
6-4	12	241960	0075	02/17/11	$279,950	$342,000	1,480	7	1954	Avg	6,360	N	N	506 N 141ST ST
6-4	12	192604	9234	11/29/12	$334,000	$376,000	1,860	7	1947	Good	9,600	N	N	450 N 143RD ST
6-4	12	016400	0236	09/25/12	$385,000	$439,000	2,330	7	2003	Avg	7,228	N	N	647 N 138TH ST
6-4	12	017300	0050	05/21/12	$210,000	$245,000	1,060	8	2007	Avg	1,048	N	N	308 N 138TH ST
6-4	12	016400	0256	02/08/12	$360,000	$427,000	1,280	8	1962	Avg	7,128	N	N	534 N 137TH ST
6-4	12	016400	0291	09/10/13	$348,000	$362,000	1,460	8	1979	Avg	7,455	N	N	562 B N 137TH ST
6-4	12	192604	9104	10/22/13	$469,000	$481,000	1,480	8	1979	Avg	14,032	Y	Y	321 N 137TH ST
6-4	12	291870	0100	02/09/11	$305,000	$373,000	1,510	8	1963	Avg	7,650	N	N	14110 PHINNEY AVE N
6-4	12	017300	0095	04/11/13	$406,000	$442,000	1,910	8	1965	Avg	10,125	N	N	341 N 138TH ST
6-4	12	083200	0045	02/21/13	$562,000	$620,000	2,130	8	2001	Avg	8,472	N	N	13307 BITTER PL N
6-4	12	192604	9384	04/11/13	$452,000	$492,000	2,270	8	1979	Avg	7,200	N	N	14124 PHINNEY AVE N

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-4	12	016400	0290	06/08/11	$498,000	$605,000	2,390	8	1999	Avg	7,206	N	N	706 N 137TH ST
6-4	12	016400	0411	01/07/11	$560,000	$686,000	3,920	8	2005	Avg	7,160	N	N	519 N 137TH ST
6-4	12	017300	0047	03/05/13	$564,950	$621,000	2,620	9	2006	Avg	7,632	N	N	13809 DAYTON AVE N
6-4	14	614160	0015	01/12/12	$234,000	$278,000	630	6	1925	Avg	4,000	Y	N	12248 FREMONT AVE N
6-4	14	718980	0075	07/03/13	$222,500	$237,000	650	6	1929	Good	5,048	N	N	11010 EVANSTON AVE N
6-4	14	614060	0210	05/28/13	$305,000	$328,000	760	6	1925	Good	7,200	N	N	11529 NORTH PARK AVE N
6-4	14	229140	0785	11/13/13	$389,000	$396,000	770	6	1946	VGood	5,580	N	N	910 N 109TH ST
6-4	14	229140	0786	07/11/13	$345,000	$366,000	830	6	1924	Good	5,580	N	N	902 N 109TH ST
6-4	14	891100	0285	12/05/11	$290,000	$347,000	850	6	1947	Avg	6,600	N	N	10709 PHINNEY AVE N
6-4	14	178550	0161	05/24/11	$295,000	$359,000	1,010	6	1939	Good	6,202	Y	N	12531 FREMONT AVE N
6-4	14	229140	1080	10/28/13	$264,500	$271,000	1,190	6	1938	Good	5,580	N	N	10533 LINDEN AVE N
6-4	14	229140	1400	09/28/11	$330,000	$397,000	1,260	6	1925	Good	6,120	N	N	717 N 109TH ST
6-4	14	130630	0110	08/05/11	$248,000	$300,000	1,330	6	1985	Avg	6,300	N	N	10722 EVANSTON AVE N
6-4	14	614060	0185	05/23/11	$307,000	$374,000	710	7	1924	Good	7,200	N	N	11501 NORTH PARK AVE N
6-4	14	178550	0181	10/03/12	$325,000	$370,000	760	7	1950	Avg	6,000	N	N	614 N 125TH ST
6-4	14	229140	1535	08/21/12	$390,000	$448,000	770	7	2012	Avg	4,960	N	N	10730 FREMONT AVE N
6-4	14	229140	1255	01/14/13	$255,000	$284,000	780	7	1942	Avg	7,440	N	N	10533 N PARK AVE
6-4	14	174770	0010	02/08/12	$275,000	$326,000	790	7	1945	Avg	7,093	N	N	10751 DAYTON AVE N
6-4	14	291620	0125	07/05/11	$250,000	$303,000	870	7	1947	Avg	9,255	N	N	12752 EVANSTON AVE N
6-4	14	614110	0470	05/30/12	$269,000	$314,000	880	7	1947	Avg	6,561	N	N	12212 DAYTON AVE N
6-4	14	614110	0505	07/05/11	$240,000	$291,000	900	7	1930	Good	6,561	N	N	12215 EVANSTON AVE N
6-4	14	178550	0093	05/09/12	$329,950	$386,000	900	7	1942	Avg	6,160	N	N	12557 EVANSTON AVE N
6-4	14	701720	0056	01/14/13	$279,950	$312,000	910	7	1941	Avg	5,001	N	N	11226 FREMONT AVE N
6-4	14	614160	0165	08/12/11	$319,000	$386,000	960	7	1928	Good	8,578	Y	N	12022 NORTH PARK AVE N
6-4	14	614110	0255	07/19/12	$375,000	$433,000	1,000	7	1946	Avg	6,582	N	N	12033 DAYTON AVE N
6-4	14	701720	0060	08/14/12	$331,000	$381,000	1,060	7	1941	Avg	5,000	N	N	11222 FREMONT AVE N
6-4	14	614060	0235	04/24/13	$400,000	$434,000	1,090	7	1927	Good	8,283	N	N	11558 NORTH PARK AVE N
6-4	14	364510	0170	05/02/13	$365,000	$395,000	1,110	7	1956	Avg	6,300	N	N	10522 EVANSTON AVE N
6-4	14	364510	0305	08/29/12	$363,500	$417,000	1,120	7	1994	Avg	4,486	N	N	10538 DAYTON AVE N
6-4	14	614010	0490	12/15/11	$185,000	$221,000	1,140	7	1946	Good	7,943	N	N	11714 DAYTON AVE N

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-4	14	891100	0305	09/22/11	$272,000	$328,000	1,140	7	1916	Good	8,030	N	N	10733 PHINNEY AVE N
6-4	14	614110	0595	04/11/13	$449,900	$490,000	1,150	7	1947	VGood	6,586	N	N	12022 DAYTON AVE N
6-4	14	174770	0085	06/22/12	$317,000	$368,000	1,190	7	1941	Avg	7,369	N	N	10730 PHINNEY AVE N
6-4	14	614110	0175	04/19/11	$313,000	$382,000	1,200	7	1937	Good	6,577	N	N	12042 PHINNEY AVE N
6-4	14	130630	0070	07/20/11	$325,000	$394,000	1,220	7	1953	Good	6,300	N	N	10752 EVANSTON AVE N
6-4	14	614110	0805	07/21/11	$350,000	$424,000	1,220	7	1939	Good	9,822	N	N	12242 EVANSTON AVE N
6-4	14	291620	0047	12/20/13	$395,000	$397,000	1,250	7	1952	Avg	7,650	N	N	12727 DAYTON AVE N
6-4	14	614010	0046	10/29/13	$282,500	$289,000	1,258	7	2007	Avg	1,357	N	N	11708 GREENWOOD AVE N
6-4	14	637850	0250	12/26/12	$455,000	$509,000	1,270	7	1929	VGood	6,281	N	N	11206 EVANSTON AVE N
6-4	14	614110	0235	10/05/11	$350,000	$421,000	1,300	7	1959	Avg	6,591	N	N	12011 DAYTON AVE N
6-4	14	291620	0046	04/19/13	$355,000	$386,000	1,330	7	1952	Avg	7,650	N	N	12733 DAYTON AVE N
6-4	14	891100	0065	07/10/12	$334,950	$388,000	1,330	7	1949	Good	7,936	N	N	11205 PHINNEY AVE N
6-4	14	637850	0130	03/23/11	$310,000	$379,000	1,340	7	1937	Good	7,537	N	N	11208 DAYTON AVE N
6-4	14	614110	0842	11/02/12	$334,950	$379,000	1,420	7	1947	Good	6,560	Y	N	12219 FREMONT AVE N
6-4	14	614110	0475	10/14/13	$470,000	$483,000	1,420	7	1925	VGood	7,328	N	N	502 N 122ND ST
6-4	14	614110	0030	11/10/11	$325,000	$390,000	1,470	7	1937	Avg	9,263	N	N	12235 PHINNEY AVE N
6-4	14	637850	0040	02/12/13	$460,000	$508,000	1,540	7	1929	Good	6,269	N	N	11232 PHINNEY AVE N
6-4	14	891100	0640	08/06/12	$340,000	$392,000	1,670	7	1939	Good	8,032	N	N	11039 DAYTON AVE N
6-4	14	614010	0755	12/11/12	$342,000	$384,000	1,710	7	1939	Good	5,988	N	N	620 N 115TH ST
6-4	14	614010	0750	08/01/12	$335,000	$386,000	1,800	7	1957	Good	7,987	N	N	606 N 115TH ST
6-4	14	192604	9440	12/30/13	$419,950	$420,000	2,008	7	2010	Avg	7,224	N	N	740 N 127TH ST
6-4	14	229140	0755	12/09/13	$387,500	$391,000	2,090	7	1975	Good	11,160	N	N	10915 WHITMAN AVE N
6-4	14	614010	0480	12/12/11	$395,000	$472,000	2,100	7	1924	Good	7,937	N	N	11722 DAYTON AVE N
6-4	14	291620	0142	03/17/11	$315,000	$385,000	2,260	7	1988	Good	7,314	N	N	12724 EVANSTON AVE N
6-4	14	614110	0029	11/19/13	$290,000	$295,000	1,000	8	2008	Avg	1,271	N	N	12222 C GREENWOOD AVE N
6-4	14	614010	0026	10/15/12	$249,950	$284,000	1,050	8	2000	Avg	1,363	N	N	11730 GREENWOOD AVE N
6-4	14	083270	0010	08/23/13	$282,500	$296,000	1,080	8	2009	Avg	2,353	N	N	422 N 130TH ST
6-4	14	614010	0025	07/24/13	$290,000	$306,000	1,100	8	2000	Avg	1,054	N	N	11730 D GREENWOOD AVE N
6-4	14	614110	0028	08/22/12	$279,000	$320,000	1,220	8	2008	Avg	1,040	N	N	12222 B GREENWOOD AVE N
6-4	14	083270	0230	11/27/13	$312,500	$317,000	1,240	8	2009	Avg	1,192	N	N	468 N 130TH ST

Improved Sales Used in This Annual Update Analysis
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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-4	14	614010	0037	08/12/11	$230,000	$278,000	1,248	8	2006	Avg	1,430	N	N	11726 A GREENWOOD AVE N
6-4	14	614010	0028	11/06/12	$269,900	$305,000	1,248	8	2006	Avg	1,423	N	N	11726 C GREENWOOD AVE N
6-4	14	891100	0152	12/14/11	$250,000	$299,000	1,270	8	2008	Avg	1,294	N	N	11014 A GREENWOOD AVE N
6-4	14	083270	0310	02/14/13	$307,000	$339,000	1,270	8	2009	Avg	1,228	N	N	432 N 130TH ST
6-4	14	891100	0140	12/28/11	$224,000	$267,000	1,320	8	2008	Avg	1,218	N	N	11030 C GREENWOOD AVE N
6-4	14	891100	0150	01/11/12	$269,000	$320,000	1,320	8	2008	Avg	1,203	N	N	11014 C GREENWOOD AVE N
6-4	14	891100	0139	07/15/11	$265,000	$321,000	1,320	8	2008	Avg	1,295	N	N	11032 A GREENWOOD AVE N
6-4	14	891100	0153	04/23/12	$279,000	$327,000	1,320	8	2008	Avg	1,290	N	N	11012 C GREENWOOD AVE N
6-4	14	083270	0140	07/19/13	$353,000	$373,000	1,390	8	2009	Avg	1,463	N	N	478 N 130TH ST
6-4	14	130630	0175	06/07/12	$376,000	$438,000	1,410	8	1961	Avg	6,300	N	N	10741 EVANSTON AVE N
6-4	14	083270	0330	03/27/13	$335,000	$366,000	1,490	8	2009	Avg	1,079	N	N	442 N 130TH ST
6-4	14	229140	0910	04/26/11	$332,000	$405,000	1,600	8	1983	Avg	5,084	N	N	10735 LINDEN AVE N
6-4	14	614160	0080	06/16/11	$455,000	$553,000	1,600	8	1961	Good	8,000	N	N	12032 FREMONT AVE N
6-4	14	614160	0085	08/30/11	$353,000	$426,000	1,620	8	1960	Good	8,000	N	N	12035 NORTH PARK AVE N
6-4	14	614010	0795	07/24/12	$400,000	$462,000	1,620	8	1972	Good	7,970	N	N	11533 FREMONT AVE N
6-4	14	178550	0024	05/17/12	$585,000	$683,000	2,440	9	2012	Avg	7,800	N	N	12533 PHINNEY AVE N
6-4	14	701720	0055	08/02/12	$479,950	$553,000	2,720	9	2008	Avg	7,570	N	N	11224 B FREMONT AVE N
6-4	14	701720	0057	05/18/12	$476,000	$556,000	2,720	9	2008	Avg	5,001	N	N	11224 A FREMONT AVE N
6-4	14	701720	0061	09/07/12	$449,950	$515,000	2,770	9	2008	Avg	5,000	N	N	11220 FREMONT AVE N
6-5	6	799671	0210	11/07/12	$290,000	$328,000	880	8	1981	Good	3,540	N	N	11822 STENDALL PL N
6-5	6	799672	0120	02/06/13	$289,000	$320,000	880	8	1982	Avg	3,200	N	N	11700 STENDALL DR N
6-5	6	799671	0050	08/08/13	$312,000	$328,000	880	8	1981	Avg	3,200	N	N	11801 STENDALL PL N
6-5	6	799670	0050	04/18/12	$320,000	$376,000	880	8	1980	Good	3,200	N	N	11917 STENDALL PL N
6-5	6	799671	0010	06/23/11	$345,100	$419,000	880	8	1981	Good	3,280	N	N	11821 STENDALL PL N
6-5	6	799670	0150	05/18/13	$312,000	$336,000	1,570	8	1980	Good	3,200	N	N	11922 STENDALL DR N
6-5	6	799672	0170	12/27/12	$245,000	$274,000	1,640	8	1982	Avg	3,200	N	N	11706 STENDALL PL N
6-5	6	799672	0150	06/26/13	$355,000	$378,000	1,640	8	1982	Avg	3,200	N	N	11712 STENDALL DR N
6-5	6	799672	0220	08/12/11	$318,000	$385,000	1,640	8	1982	Avg	3,168	N	N	11816 STENDALL DR N
6-5	6	799671	0190	01/17/13	$275,000	$306,000	1,780	8	1981	Good	2,240	N	N	11818 STENDALL PL N
6-5	6	799670	0190	01/06/12	$275,000	$327,000	1,980	8	1980	Avg	3,200	N	N	11919 STENDALL DR N

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-5	7	303420	0276	11/19/12	$532,000	$600,000	1,240	6	1929	Good	33,932	N	Y	12205 CORLISS AVE N
6-5	7	303420	0235	10/25/12	$306,000	$347,000	1,000	7	1953	Avg	9,673	N	N	12285 CORLISS AVE N
6-5	7	303420	0180	11/19/12	$307,000	$346,000	1,130	7	1953	Good	5,835	N	N	2171 N 128TH ST
6-5	7	303420	0232	06/04/13	$383,000	$411,000	1,430	7	1953	Good	8,821	N	N	12289 CORLISS AVE N
6-5	7	303420	0201	03/08/11	$333,000	$407,000	1,440	7	1962	Avg	7,700	N	N	12563 CORLISS AVE N
6-5	7	303420	0677	06/12/13	$390,000	$417,000	1,510	7	1941	Good	8,528	N	N	1750 N 122ND ST
6-5	7	303420	0817	11/13/12	$416,700	$470,000	1,510	7	1967	Good	6,950	N	N	1733 N 128TH ST
6-5	7	303420	0563	10/09/13	$299,500	$309,000	1,530	7	1952	Avg	6,524	N	N	1733 N 125TH ST
6-5	7	303420	0635	08/29/13	$312,000	$326,000	1,340	8	1951	Avg	7,869	N	N	12200 DENSMORE AVE N
6-5	7	303420	0308	03/15/11	$465,000	$568,000	1,670	8	1961	Avg	11,260	N	N	2104 N 122ND ST
6-5	7	303420	0187	11/21/12	$395,000	$445,000	1,870	8	1923	Good	12,712	N	N	12593 CORLISS AVE N
6-5	7	303420	0296	12/11/13	$590,000	$595,000	2,470	8	2013	Avg	7,208	N	N	2130 N 122ND ST
6-5	7	303420	0820	11/10/11	$717,000	$860,000	2,650	8	1977	Avg	13,730	Y	Y	1737 N 128TH ST
6-5	7	303420	0650	09/10/13	$554,900	$577,000	2,300	9	2005	Avg	11,237	N	N	1700 I N 122ND ST
6-5	7	303420	0653	06/25/12	$510,000	$592,000	2,430	9	2005	Avg	7,200	N	N	1700 L N 122ND ST
6-5	7	303420	0668	11/05/12	$580,000	$656,000	2,680	9	2000	Avg	7,230	N	N	1730 C N 122ND ST
6-5	7	303420	0582	06/19/13	$680,000	$726,000	3,070	9	1988	Good	13,615	N	N	12240 A DENSMORE AVE N
6-5	7	303420	0656	03/11/13	$830,000	$911,000	3,770	10	2001	Avg	13,174	N	N	1722 N 122ND ST
6-5	8	303420	0867	07/18/12	$170,000	$196,000	630	5	1952	Avg	10,000	N	N	12564 ASHWORTH AVE N
6-5	8	641160	0110	11/02/12	$150,000	$170,000	730	5	1929	Good	6,141	N	N	2354 N 115TH ST
6-5	8	641160	0063	10/17/11	$245,000	$294,000	700	6	1948	Good	5,900	N	N	11502 CORLISS AVE N
6-5	8	932580	0095	03/01/13	$259,000	$285,000	700	6	1950	Good	6,209	N	N	1318 N 121ST ST
6-5	8	641160	0086	12/05/12	$299,900	$337,000	720	6	1946	Good	9,000	N	N	11548 CORLISS AVE N
6-5	8	303420	0147	05/14/12	$260,000	$304,000	980	6	1942	Good	5,760	N	N	12522 CORLISS AVE N
6-5	8	932580	0075	07/03/12	$249,900	$290,000	990	6	1950	Good	7,070	N	N	12105 ASHWORTH AVE N
6-5	8	932580	0010	04/03/13	$217,500	$237,000	1,120	6	1950	Avg	6,000	N	N	1334 N 122ND ST
6-5	8	641160	0229	07/15/13	$302,000	$320,000	800	7	1939	Avg	8,914	N	N	11728 MERIDIAN AVE N
6-5	8	224650	0045	02/20/13	$308,500	$340,000	880	7	1947	Good	7,848	N	N	12020 2ND AVE NE
6-5	8	303420	0395	12/13/13	$343,000	$345,000	910	7	1942	Good	6,250	N	N	2162 N 120TH ST
6-5	8	678120	0014	09/06/12	$198,000	$227,000	920	7	2005	Avg	1,489	N	N	2308 A N 113TH PL

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-5	8	641210	0013	05/25/11	$231,750	$282,000	930	7	1945	Avg	8,283	N	N	12017 2ND AVE NE
6-5	8	641260	0009	12/19/13	$349,900	$352,000	1,010	7	1947	Good	7,232	N	N	122 NE 125TH ST
6-5	8	641160	0294	10/04/12	$325,000	$370,000	1,010	7	1959	Good	7,248	N	N	11718 CORLISS AVE N
6-5	8	268310	0010	03/05/13	$285,000	$313,000	1,030	7	1954	Good	8,587	N	N	2139 N 114TH ST
6-5	8	303420	0855	05/08/13	$310,000	$335,000	1,050	7	1942	Good	7,500	N	N	1525 N 128TH ST
6-5	8	631040	0050	08/06/13	$328,000	$345,000	1,050	7	1950	Avg	6,484	N	N	1522 N 121ST ST
6-5	8	303420	0546	06/14/13	$325,000	$347,000	1,060	7	1952	Avg	12,150	N	N	12214 ASHWORTH AVE N
6-5	8	438320	0045	07/01/13	$319,000	$339,000	1,070	7	1951	VGood	8,909	N	N	12523 3RD AVE NE
6-5	8	303420	0310	11/17/11	$285,000	$341,000	1,130	7	1962	Avg	6,459	N	N	12268 CORLISS AVE N
6-5	8	641160	0030	07/07/11	$296,000	$359,000	1,150	7	1949	Good	5,890	N	N	2155 N 117TH ST
6-5	8	303420	0140	05/08/12	$317,000	$371,000	1,200	7	1949	Good	6,217	N	N	12550 CORLISS AVE N
6-5	8	303420	0065	02/17/12	$265,000	$314,000	1,240	7	1951	Good	7,200	N	N	2319 N 130TH ST
6-5	8	438320	0015	10/06/11	$300,000	$361,000	1,240	7	1950	Good	7,300	N	N	210 NE 125TH ST
6-5	8	631040	0025	03/13/12	$228,000	$269,000	1,250	7	1950	Avg	6,370	N	N	1511 N 122ND ST
6-5	8	641160	0065	08/25/11	$250,000	$302,000	1,290	7	1947	Avg	6,750	N	N	2324 N 115TH ST
6-5	8	303420	0881	08/25/12	$255,000	$293,000	1,310	7	1957	Avg	8,949	N	N	12527 DENSMORE AVE N
6-5	8	678120	0011	11/18/13	$324,950	$330,000	1,330	7	2005	Avg	1,486	N	N	2310 N 113TH PL
6-5	8	303420	0138	04/07/11	$332,500	$406,000	1,330	7	1955	Good	6,698	N	N	12560 CORLISS AVE N
6-5	8	932580	0065	06/21/12	$319,000	$370,000	1,390	7	1950	VGood	6,596	N	N	1333 N 121ST ST
6-5	8	641160	0296	06/25/12	$313,500	$364,000	1,450	7	1930	Good	7,852	N	N	2312 N 117TH ST
6-5	8	353190	0010	08/20/13	$360,000	$377,000	1,460	7	1940	Avg	11,625	N	N	11747 MERIDIAN AVE N
6-5	8	641160	0350	06/25/13	$261,900	$279,000	1,470	7	1947	Avg	6,945	N	N	127 NE 120TH ST
6-5	8	641160	0242	11/22/11	$365,000	$437,000	1,470	7	1949	VGood	8,613	N	N	11742 MERIDIAN AVE N
6-5	8	641160	0046	06/26/13	$525,240	$560,000	1,520	7	1948	Good	18,500	N	N	11521 CORLISS AVE N
6-5	8	223850	0015	05/07/13	$353,500	$382,000	1,540	7	1950	Good	7,980	N	N	12045 3RD AVE NE
6-5	8	207260	0005	11/20/13	$327,500	$333,000	1,580	7	1952	Avg	8,136	N	N	12032 BURKE AVE N
6-5	8	207260	0010	08/25/11	$358,000	$433,000	1,620	7	1952	Good	7,200	N	N	12026 BURKE AVE N
6-5	8	303420	0946	08/14/13	$449,950	$472,000	1,770	7	1924	Avg	11,586	N	N	1730 N 128TH ST
6-5	8	303420	0483	05/30/12	$422,200	$492,000	2,020	7	1973	VGood	7,800	N	N	1724 N 120TH ST
6-5	8	678120	0016	05/12/11	$250,000	$304,000	1,140	8	2010	Avg	1,550	N	N	11306 CORLISS AVE N

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6-5	8	678120	0009	05/12/11	$249,950	$304,000	1,140	8	2010	Avg	1,173	N	N	11308 CORLISS AVE N
6-5	8	446840	0302	09/01/12	$229,950	$263,000	1,160	8	2008	Avg	1,095	N	N	2121 B N 113TH ST
6-5	8	446840	0297	07/25/12	$229,950	$265,000	1,160	8	2008	Avg	1,089	N	N	2127 A N 113TH ST
6-5	8	446840	0301	07/10/12	$233,000	$270,000	1,160	8	2008	Avg	1,147	N	N	2123 A N 113TH ST
6-5	8	446840	0298	12/14/12	$239,950	$269,000	1,160	8	2008	Avg	1,162	N	N	2125 B N 113TH ST
6-5	8	446840	0296	10/20/12	$239,500	$272,000	1,160	8	2008	Avg	836	N	N	2127 B N 113TH ST
6-5	8	678120	0007	05/12/11	$259,950	$317,000	1,160	8	2010	Avg	1,060	N	N	11304 CORLISS AVE N
6-5	8	678120	0006	12/13/12	$264,500	$297,000	1,160	8	2010	Avg	847	N	N	11302 CORLISS AVE N
6-5	8	678120	0006	02/24/11	$249,950	$306,000	1,160	8	2010	Avg	847	N	N	11302 CORLISS AVE N
6-5	8	678120	0022	04/30/12	$261,000	$306,000	1,200	8	2009	Avg	1,593	N	N	2318 C N 113TH PL
6-5	8	641160	0062	04/18/13	$412,500	$448,000	1,220	8	1951	Avg	6,938	N	N	11522 CORLISS AVE N
6-5	8	678120	0008	02/24/11	$279,950	$342,000	1,230	8	2010	Avg	1,302	N	N	11310 CORLISS AVE N
6-5	8	678120	0021	08/24/11	$244,000	$295,000	1,240	8	2009	Avg	1,217	N	N	2322 N 113TH PL
6-5	8	446840	0217	10/20/12	$249,950	$284,000	1,250	8	2008	Avg	942	N	N	2126 C N 112TH ST
6-5	8	446840	0212	10/03/12	$249,950	$285,000	1,250	8	2008	Avg	932	N	N	2124 C N 112TH ST
6-5	8	446840	0216	08/22/12	$249,950	$287,000	1,250	8	2008	Avg	942	N	N	2128 A N 112TH ST
6-5	8	446840	0219	08/23/12	$249,950	$287,000	1,250	8	2008	Avg	1,030	N	N	2126 A N 112TH ST
6-5	8	446840	0210	06/07/12	$249,950	$291,000	1,250	8	2008	Avg	1,296	N	N	2122 B N 112TH ST
6-5	8	446840	0211	04/04/13	$275,000	$300,000	1,250	8	2008	Avg	952	N	N	2122 A N 112TH ST
6-5	8	446840	0218	06/13/12	$251,950	$293,000	1,250	8	2008	Avg	1,188	N	N	2126 B N 112TH ST
6-5	8	446840	0213	03/06/13	$270,500	$297,000	1,250	8	2008	Avg	1,206	N	N	2124 B N 112TH ST
6-5	8	678120	0005	03/16/11	$279,950	$342,000	1,260	8	2010	Avg	1,248	N	N	11300 CORLISS AVE N
6-5	8	678120	0023	05/14/12	$260,000	$304,000	1,310	8	2009	Avg	1,238	N	N	2318 B N 113TH PL
6-5	8	641160	0020	08/08/12	$405,000	$466,000	1,360	8	1985	Avg	7,967	N	N	11536 D AUTUMN LN
6-5	8	641160	0012	12/12/11	$386,700	$462,000	1,360	8	1985	Avg	7,857	N	N	11536 F MERIDIAN AVE N
6-5	8	641210	0144	07/18/13	$350,000	$370,000	1,400	8	1964	Good	8,365	N	N	12314 2ND AVE NE
6-5	8	750350	0020	02/21/13	$325,000	$358,000	1,420	8	1964	Good	6,538	N	N	12018 DENSMORE AVE N
6-5	8	303420	0327	05/16/12	$389,000	$454,000	1,450	8	1966	Good	7,700	N	N	12219 1ST AVE NE
6-5	8	641160	0028	11/27/13	$600,000	$608,000	1,510	8	1948	Good	21,618	N	N	2143 N 117TH ST
6-5	8	750350	0005	03/30/12	$396,000	$466,000	1,600	8	1963	Good	6,031	N	N	12003 DENSMORE AVE N

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-5	8	641160	0243	06/21/12	$363,000	$422,000	1,610	8	1977	Good	8,700	N	N	11740 MERIDIAN AVE N
6-5	8	613050	0060	06/25/12	$301,000	$349,000	1,650	8	2007	Avg	1,793	N	N	2140 B N 113TH ST
6-5	8	641160	0245	06/25/13	$499,950	$533,000	1,750	8	1977	VGood	9,649	N	N	11736 MERIDIAN AVE N
6-5	8	303420	0522	07/31/12	$350,000	$404,000	1,840	8	1959	Good	8,822	N	N	12255 DENSMORE AVE N
6-5	8	641160	0263	06/29/12	$347,000	$402,000	1,880	8	1957	Avg	11,362	N	N	2135 N 120TH ST
6-5	8	303420	0920	02/07/13	$597,500	$661,000	1,910	8	1930	VGood	11,570	N	N	1532 N 128TH ST
6-5	8	303420	0352	09/18/13	$420,000	$436,000	1,990	8	1990	Avg	8,121	N	N	12008 MERIDIAN AVE N
6-5	8	303420	0352	07/20/11	$403,000	$488,000	1,990	8	1990	Avg	8,121	N	N	12008 MERIDIAN AVE N
6-5	8	303420	0872	06/20/11	$472,000	$573,000	2,000	8	1947	VGood	9,772	N	N	12555 DENSMORE AVE N
6-5	8	302604	9074	12/12/11	$380,000	$454,000	2,080	8	2008	Avg	2,261	N	N	11744 BURKE AVE N
6-5	8	303420	0481	12/21/11	$461,000	$550,000	2,280	8	1991	Avg	7,500	N	N	1717 N 122ND ST
6-5	8	641260	0017	04/03/12	$550,000	$647,000	2,440	8	2011	Avg	11,726	N	N	12520 1ST AVE NE
6-5	8	223850	0045	06/17/13	$455,000	$486,000	2,570	8	2008	Avg	7,823	N	N	12050 2ND AVE NE
6-5	8	303420	0428	07/11/13	$675,000	$716,000	2,160	9	2012	Avg	9,383	N	N	2325 N 122ND ST
6-5	8	303420	0427	06/26/13	$675,000	$719,000	2,160	9	2012	Avg	9,385	N	N	2323 N 122ND ST
6-5	8	303420	0134	09/24/12	$580,000	$662,000	2,640	10	1999	Avg	9,360	N	N	12707 1ST AVE NE
6-6	0	026300	0026	05/11/11	$274,950	$335,000	1,540	8	2010	Avg	1,607	N	N	930 N 96TH ST
6-6	0	026300	0027	04/15/11	$274,950	$335,000	1,540	8	2010	Avg	1,566	N	N	932 N 96TH ST
6-6	0	026300	0257	07/26/11	$265,000	$321,000	1,540	8	2010	Avg	1,583	N	N	944 N 96TH ST
6-6	0	026300	0254	05/04/11	$269,450	$328,000	1,540	8	2010	Avg	1,602	N	N	938 N 96TH ST
6-6	0	026300	0029	05/12/11	$274,950	$335,000	1,540	8	2010	Avg	1,588	N	N	936 N 96TH ST
6-6	0	026300	0256	05/16/11	$274,950	$335,000	1,540	8	2010	Avg	1,555	N	N	942 N 96TH ST
6-6	0	026300	0028	04/13/11	$274,950	$335,000	1,540	8	2010	Avg	1,559	N	N	934 N 96TH ST
6-6	0	026300	0255	04/15/11	$274,950	$335,000	1,540	8	2010	Avg	1,561	N	N	940 N 96TH ST
6-6	0	026300	0026	05/20/13	$348,500	$375,000	1,540	8	2010	Avg	1,607	N	N	930 N 96TH ST
6-6	0	026300	0028	09/24/13	$360,000	$373,000	1,540	8	2010	Avg	1,559	N	N	934 N 96TH ST
6-6	0	026300	0253	05/05/11	$259,950	$317,000	1,550	8	2011	Avg	1,485	N	N	952 N 96TH ST
6-6	0	026300	0250	05/27/11	$263,000	$320,000	1,550	8	2011	Avg	1,466	N	N	946 N 96TH ST
6-6	0	026300	0251	04/25/11	$264,950	$323,000	1,550	8	2011	Avg	1,440	N	N	948 N 96TH ST
6-6	0	026300	0252	04/21/11	$264,950	$323,000	1,550	8	2011	Avg	1,445	N	N	950 N 96TH ST

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-6	0	026300	0023	04/25/11	$264,950	$323,000	1,660	8	2010	Avg	1,441	N	N	926 N 96TH ST
6-6	0	026300	0024	05/17/11	$264,950	$323,000	1,660	8	2010	Avg	1,480	N	N	928 N 96TH ST
6-6	0	026300	0022	03/11/11	$264,950	$324,000	1,660	8	2010	Avg	1,435	N	N	924 N 96TH ST
6-6	0	026300	0005	08/02/11	$270,000	$327,000	1,660	8	2010	Avg	1,462	N	N	922 N 96TH ST
6-6	16	926670	0185	03/14/11	$180,000	$220,000	550	5	1920	Good	5,100	N	N	911 N 90TH ST
6-6	16	026300	0310	08/28/12	$258,000	$296,000	860	5	1919	VGood	8,100	N	N	715 N 96TH ST
6-6	16	926670	0190	03/08/11	$159,950	$196,000	390	6	1920	Good	2,000	N	N	914 N 89TH ST
6-6	16	614560	0085	04/20/12	$225,000	$264,000	660	6	1920	Good	3,844	N	N	332 N 104TH ST
6-6	16	312604	9060	06/04/12	$240,000	$280,000	670	6	1936	Avg	7,668	N	N	725 N 92ND ST
6-6	16	312604	9141	04/27/12	$240,000	$281,000	700	6	1937	Good	5,610	N	N	714 N 90TH ST
6-6	16	030600	0450	07/03/13	$310,000	$330,000	700	6	1943	Good	5,339	N	N	722 N 97TH ST
6-6	16	312604	9280	05/03/12	$223,000	$261,000	770	6	1949	Avg	7,150	N	N	9808 LINDEN AVE N
6-6	16	643150	0242	06/21/11	$325,000	$395,000	780	6	1916	Good	7,490	N	N	8538 EVANSTON AVE N
6-6	16	614560	0290	06/24/13	$318,000	$339,000	810	6	1918	Good	3,844	N	N	739 N 105TH ST
6-6	16	926670	1245	10/19/11	$300,500	$361,000	830	6	2011	Avg	3,350	N	N	709 N 88TH ST
6-6	16	614560	0350	02/14/12	$255,000	$302,000	840	6	1911	VGood	3,844	N	N	734 N 104TH ST
6-6	16	152930	0375	08/23/13	$330,000	$345,000	840	6	1934	Good	7,106	N	N	517 N 97TH ST
6-6	16	614560	2610	09/11/12	$281,600	$322,000	880	6	1920	VGood	3,844	N	N	710 N 100TH ST
6-6	16	926670	1065	07/03/13	$288,000	$306,000	880	6	1916	Good	5,125	N	N	937 N 88TH ST
6-6	16	643150	0290	10/29/12	$369,500	$418,000	1,110	6	1921	VGood	4,223	N	N	500 N 86TH ST
6-6	16	312604	9145	07/23/13	$360,000	$380,000	1,160	6	1910	Good	5,112	N	N	719 N 92ND ST
6-6	16	614560	1255	06/02/11	$328,500	$400,000	1,160	6	1912	Good	5,767	N	N	320 N 102ND ST
6-6	16	614560	2090	08/24/13	$369,000	$386,000	1,170	6	1926	VGood	3,844	N	N	506 N 101ST ST
6-6	16	643150	0203	10/14/13	$429,000	$441,000	1,180	6	1911	Good	8,226	N	N	8752 EVANSTON AVE N
6-6	16	312604	9278	11/30/11	$245,000	$293,000	1,200	6	1949	Avg	7,700	N	N	9822 LINDEN AVE N
6-6	16	312604	9265	09/21/12	$334,500	$382,000	1,210	6	1949	Good	7,744	N	N	9802 LINDEN AVE N
6-6	16	604640	0345	06/13/13	$340,000	$364,000	1,220	6	1911	VGood	5,100	N	N	712 N 86TH ST
6-6	16	312604	9245	11/23/12	$310,000	$349,000	1,290	6	1982	Avg	5,610	N	N	726 N 90TH ST
6-6	16	152930	0345	03/15/12	$336,500	$397,000	1,390	6	1926	VGood	6,973	N	N	9527 EVANSTON AVE N
6-6	16	030600	0070	08/13/13	$418,100	$439,000	720	7	1928	Good	4,000	N	N	727 N 100TH ST

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-6	16	030600	0185	10/10/13	$375,000	$386,000	730	7	1928	Good	6,356	N	N	740 N 98TH ST
6-6	16	030600	0365	08/13/12	$300,000	$345,000	740	7	1928	Good	6,356	N	N	9715 LINDEN AVE N
6-6	16	643150	0152	04/23/13	$295,000	$320,000	740	7	1941	Good	4,200	N	N	521 N 90TH ST
6-6	16	614560	2340	08/17/12	$335,000	$385,000	760	7	1941	Good	3,844	N	N	420 N 100TH ST
6-6	16	604640	0695	09/24/13	$312,000	$323,000	790	7	1911	Good	5,100	N	N	929 N 87TH ST
6-6	16	946520	0390	09/25/12	$300,000	$342,000	800	7	1930	Good	6,281	N	N	9236 PHINNEY AVE N
6-6	16	291720	0195	10/16/12	$314,000	$357,000	810	7	1940	Avg	5,097	N	N	9732 PHINNEY AVE N
6-6	16	926670	0855	05/06/11	$355,000	$433,000	850	7	1941	Good	5,100	N	N	921 N 89TH ST
6-6	16	946520	0225	07/24/13	$401,730	$424,000	850	7	1939	Avg	5,911	N	N	9037 PHINNEY AVE N
6-6	16	554130	0075	07/29/13	$250,000	$264,000	860	7	1939	Avg	5,100	N	N	935 N 92ND ST
6-6	16	152930	0305	03/27/12	$294,000	$346,000	860	7	1940	Good	6,941	N	N	9512 DAYTON AVE N
6-6	16	643150	0111	05/23/11	$340,000	$414,000	860	7	1929	Good	5,412	N	N	518 N 87TH ST
6-6	16	614560	0022	02/05/13	$200,000	$221,000	870	7	2004	Avg	1,782	N	N	331 A N 105TH ST
6-6	16	312604	9273	08/29/11	$335,000	$405,000	870	7	1949	VGood	6,497	N	N	750 N 91ST ST
6-6	16	614560	0025	12/28/12	$203,000	$227,000	890	7	2004	Avg	995	N	N	335 C N 105TH ST
6-6	16	926670	0245	03/26/12	$395,000	$465,000	890	7	2011	Avg	5,100	N	N	908 N 89TH ST
6-6	16	614560	1405	06/14/13	$351,950	$376,000	900	7	1950	Good	3,844	N	N	715 N 103RD ST
6-6	16	153230	0035	07/08/13	$320,000	$340,000	930	7	1912	Good	4,805	N	N	916 N 93RD ST
6-6	16	291720	0565	12/17/12	$320,000	$358,000	950	7	1942	Avg	6,166	N	N	9736 EVANSTON AVE N
6-6	16	614560	1045	01/24/13	$305,000	$339,000	970	7	1918	Avg	3,844	N	N	349 N 104TH ST
6-6	16	614560	2475	06/21/11	$360,000	$437,000	980	7	1947	Good	6,491	N	N	705 N 101ST ST
6-6	16	643150	0102	06/07/13	$460,500	$493,000	980	7	1924	VGood	4,817	N	N	8747 DAYTON AVE N
6-6	16	614560	0320	06/27/11	$280,000	$340,000	1,030	7	1955	Good	4,132	N	N	756 N 104TH ST
6-6	16	604640	0675	11/05/12	$241,000	$272,000	1,040	7	1906	Good	5,100	N	N	926 N 86TH ST
6-6	16	614560	0725	07/11/13	$295,000	$313,000	1,040	7	1959	Avg	3,844	N	N	721 N 104TH ST
6-6	16	614560	0825	09/04/12	$343,950	$394,000	1,040	7	1918	Good	3,844	N	N	722 N 103RD ST
6-6	16	614560	2815	01/03/13	$264,473	$295,000	1,050	7	1920	Good	3,918	N	N	10103 FREMONT AVE N
6-6	16	604640	0235	03/08/11	$345,000	$422,000	1,050	7	1973	Avg	5,100	N	N	710 N 87TH ST
6-6	16	312604	9429	05/27/13	$300,000	$322,000	1,050	7	2003	Avg	1,080	N	N	9307 D LINDEN AVE N
6-6	16	674970	0056	08/02/13	$299,000	$315,000	1,070	7	2007	Avg	905	N	N	745 B N 95TH ST

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-6	16	614560	0065	10/23/12	$320,000	$363,000	1,080	7	1944	Avg	3,920	N	N	348 N 104TH ST
6-6	16	926670	0195	03/25/11	$365,000	$446,000	1,080	7	1921	Good	3,097	N	N	912 N 89TH ST
6-6	16	078900	0255	09/05/13	$407,500	$425,000	1,090	7	1930	Good	5,402	N	N	9044 EVANSTON AVE N
6-6	16	291720	0495	05/28/13	$430,000	$462,000	1,100	7	1946	Good	7,145	N	N	9743 EVANSTON AVE N
6-6	16	614560	0375	10/20/11	$325,000	$390,000	1,120	7	1917	VGood	3,844	N	N	714 N 104TH ST
6-6	16	614560	2365	09/01/11	$359,000	$433,000	1,120	7	1923	Good	3,844	N	N	400 N 100TH ST
6-6	16	614560	0336	07/15/11	$362,100	$439,000	1,130	7	1978	Avg	3,844	N	N	744 N 104TH ST
6-6	16	643150	0343	10/09/13	$446,000	$460,000	1,150	7	1928	Good	5,894	N	N	8551 DAYTON AVE N
6-6	16	643150	0063	02/27/12	$252,500	$299,000	1,210	7	2000	Avg	1,380	N	N	8710 B PHINNEY AVE N
6-6	16	926670	0655	10/03/13	$414,612	$428,000	1,220	7	1960	Good	5,100	N	N	736 N 88TH ST
6-6	16	291720	0051	10/17/12	$354,500	$402,000	1,230	7	1938	VGood	4,271	N	N	353 N 100TH ST
6-6	16	614560	2175	10/02/13	$351,000	$363,000	1,240	7	1924	VGood	3,844	N	N	349 N 102ND ST
6-6	16	614560	0934	11/21/13	$297,250	$302,000	1,270	7	2002	Avg	1,264	N	N	532 B N 103RD ST
6-6	16	614560	0930	07/17/12	$275,000	$318,000	1,270	7	2002	Avg	1,583	N	N	532 A N 103RD ST
6-6	16	614560	2030	10/08/12	$396,000	$450,000	1,280	7	1984	Good	3,844	N	N	521 N 102ND ST
6-6	16	614560	2285	08/14/13	$320,000	$336,000	1,290	7	1919	Avg	3,844	N	N	321 N 101ST ST
6-6	16	643150	0232	03/09/11	$453,000	$554,000	1,290	7	1911	VGood	6,086	N	N	8536 EVANSTON AVE N
6-6	16	078900	0160	09/13/11	$374,950	$452,000	1,300	7	1911	Good	8,113	N	N	9046 DAYTON AVE N
6-6	16	614560	2463	05/14/13	$350,000	$378,000	1,310	7	1995	Avg	3,762	N	N	506 N 100TH ST
6-6	16	614560	2025	07/26/12	$440,000	$508,000	1,330	7	1914	Good	3,844	N	N	519 N 102ND ST
6-6	16	312604	9415	06/12/13	$341,000	$365,000	1,350	7	1999	Avg	2,325	N	N	9230 B FREMONT AVE N
6-6	16	078900	0540	12/27/13	$329,900	$331,000	1,360	7	1995	Avg	2,204	N	N	9225 FREMONT AVE N
6-6	16	078900	0560	04/23/13	$325,000	$353,000	1,360	7	1995	Avg	2,197	N	N	9231 FREMONT AVE N
6-6	16	030600	0355	10/20/11	$320,000	$384,000	1,380	7	1928	Avg	6,356	N	N	9721 LINDEN AVE N
6-6	16	312604	9072	05/20/11	$358,000	$436,000	1,450	7	1950	Good	6,133	N	N	751 N 92ND ST
6-6	16	614560	2355	11/14/13	$280,000	$285,000	1,460	7	1928	Good	3,844	N	N	408 N 100TH ST
6-6	16	614560	2661	08/20/13	$342,500	$359,000	1,460	7	1967	Avg	3,844	N	N	933 N 101ST ST
6-6	16	291720	0265	04/25/11	$388,000	$473,000	1,460	7	1928	Good	5,099	N	N	9711 DAYTON AVE N
6-6	16	614560	2400	01/05/11	$349,000	$428,000	1,470	7	1912	Good	3,844	N	N	505 N 101ST ST
6-6	16	926670	0335	01/11/12	$431,000	$513,000	1,480	7	1912	VGood	5,100	N	N	737 N 90TH ST

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-6	16	026300	0170	08/02/13	$429,000	$452,000	1,480	7	1920	Avg	5,334	N	N	9623 LINDEN AVE N
6-6	16	312604	9252	09/08/11	$275,000	$332,000	1,520	7	1951	Avg	6,639	N	N	711 N 91ST ST
6-6	16	614560	1115	04/08/13	$320,000	$349,000	1,880	7	1991	Avg	3,396	N	N	314 N 103RD ST
6-6	16	078900	0227	05/25/11	$424,888	$517,000	1,930	7	1992	Avg	5,057	N	N	9035 EVANSTON AVE N
6-6	16	312604	9401	04/24/12	$295,000	$346,000	2,020	7	1990	Avg	1,702	N	N	735 D N 94TH ST
6-6	16	614560	0405	12/01/11	$300,000	$359,000	2,170	7	2000	Avg	3,844	N	N	915 N 105TH ST
6-6	16	614560	2630	05/02/12	$335,000	$392,000	2,180	7	1993	Avg	3,844	N	N	905 N 101ST ST
6-6	16	312604	9523	06/21/12	$398,000	$462,000	2,200	7	1905	Good	4,655	N	N	702 N 90TH ST
6-6	16	674970	0033	04/18/11	$199,450	$243,000	910	8	2008	Avg	930	N	N	725 B N 95TH ST
6-6	16	614560	0432	05/23/13	$225,900	$243,000	960	8	2000	Avg	1,783	N	N	933 A N 105TH ST
6-6	16	614560	0435	06/15/12	$225,000	$262,000	960	8	2000	Avg	2,108	N	N	933 D N 105TH ST
6-6	16	614560	0435	09/12/13	$257,500	$268,000	960	8	2000	Avg	2,108	N	N	933 D N 105TH ST
6-6	16	614560	0439	05/21/13	$255,000	$274,000	960	8	2000	Avg	881	N	N	939 C N 105TH ST
6-6	16	030600	0561	02/17/11	$242,000	$296,000	980	8	2008	Avg	611	N	N	931 B N 98TH ST
6-6	16	674970	0026	05/23/13	$305,000	$328,000	1,080	8	1997	Avg	1,703	N	N	719 B N 95TH ST
6-6	16	312604	9473	07/22/11	$214,050	$259,000	1,090	8	2008	Avg	1,253	N	N	713 D N 94TH ST
6-6	16	312604	9302	05/24/11	$219,950	$268,000	1,090	8	2008	Avg	1,862	N	N	713 E N 94TH ST
6-6	16	312604	9475	10/11/11	$225,000	$271,000	1,090	8	2008	Avg	1,703	N	N	713 B N 94TH ST
6-6	16	674970	0006	11/02/12	$240,000	$272,000	1,090	8	2008	Avg	1,183	N	N	9414 C FREMONT AVE N
6-6	16	312604	9476	10/01/12	$249,900	$285,000	1,090	8	2008	Avg	1,695	N	N	713 A N 94TH ST
6-6	16	312604	9475	07/29/13	$289,000	$305,000	1,090	8	2008	Avg	1,703	N	N	713 B N 94TH ST
6-6	16	604640	0270	09/24/13	$426,590	$442,000	1,120	8	1930	Good	5,000	N	N	8610 FREMONT AVE N
6-6	16	312604	9525	12/20/12	$275,000	$308,000	1,150	8	2012	Avg	1,100	N	N	9235 LINDEN AVE N
6-6	16	026300	0347	03/22/11	$245,000	$299,000	1,160	8	2007	Avg	1,370	N	N	734 B N 95TH ST
6-6	16	614560	0902	07/12/11	$185,000	$224,000	1,170	8	2008	Avg	800	N	N	539 B N 104TH ST
6-6	16	674970	0046	09/11/13	$285,000	$296,000	1,170	8	1999	Avg	1,467	N	N	731 C N 95TH ST
6-6	16	312604	9456	10/07/11	$246,500	$297,000	1,180	8	2006	Avg	967	N	N	741 B N 94TH ST
6-6	16	674970	0117	06/24/13	$319,500	$341,000	1,190	8	1998	Avg	1,022	N	N	718 G N 94TH ST
6-6	16	674970	0031	04/18/11	$245,000	$299,000	1,210	8	2008	Avg	1,420	N	N	723 B N 95TH ST
6-6	16	614560	0042	06/27/12	$225,000	$261,000	1,220	8	2007	Avg	1,075	N	N	345 B N 105TH ST

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-6	16	291720	0065	02/07/13	$325,000	$360,000	1,220	8	1954	Avg	4,855	N	N	9749 PHINNEY AVE N
6-6	16	674970	0062	06/03/13	$330,000	$354,000	1,230	8	2007	Avg	985	N	N	9421 B LINDEN AVE N
6-6	16	674970	0107	10/01/13	$345,000	$356,000	1,260	8	1998	Avg	1,076	N	N	718 B N 94TH ST
6-6	16	674970	0107	07/30/12	$319,000	$368,000	1,260	8	1998	Avg	1,076	N	N	718 B N 94TH ST
6-6	16	026300	0007	05/07/13	$335,000	$362,000	1,280	8	2009	Avg	1,434	N	N	937 A N 97TH ST
6-6	16	674970	0067	07/17/13	$344,000	$364,000	1,290	8	2007	Avg	1,223	N	N	755 B N 95TH ST
6-6	16	312604	9481	11/25/13	$335,000	$340,000	1,360	8	2008	Avg	1,167	N	N	711 D N 94TH ST
6-6	16	312604	9450	03/28/13	$355,000	$388,000	1,380	8	2005	Avg	1,950	N	N	734 B N 92ND ST
6-6	16	312604	9449	12/07/12	$350,000	$393,000	1,380	8	2005	Avg	1,488	N	N	732 A N 92ND ST
6-6	16	026300	0326	07/30/13	$349,000	$368,000	1,430	8	2002	Avg	1,435	N	N	720 A N 95TH ST
6-6	16	312604	9426	12/20/12	$305,000	$341,000	1,440	8	2012	Avg	1,470	N	N	9237 LINDEN AVE N
6-6	16	926670	0625	07/15/13	$405,000	$429,000	1,440	8	2002	Avg	2,550	N	N	739 N 89TH ST
6-6	16	026300	0002	03/27/13	$330,000	$361,000	1,440	8	2009	Avg	1,102	N	N	935 B N 97TH ST
6-6	16	614560	0032	07/11/13	$315,000	$334,000	1,500	8	2006	Avg	1,693	N	N	337 C N 105TH ST
6-6	16	614560	0031	05/02/13	$310,000	$335,000	1,500	8	2006	Avg	730	N	N	337 B N 105TH ST
6-6	16	312604	9487	05/17/11	$307,500	$374,000	1,500	8	2008	Avg	1,516	N	N	9210 A FREMONT AVE N
6-6	16	312604	9489	04/19/11	$315,000	$384,000	1,500	8	2008	Avg	1,693	N	N	9210 B FREMONT AVE N
6-6	16	312604	9488	05/31/13	$376,000	$404,000	1,500	8	2008	Avg	1,682	N	N	9212 B FREMONT AVE N
6-6	16	026300	0010	12/11/13	$352,250	$355,000	1,530	8	2009	Avg	1,509	N	N	931 A N 97TH ST
6-6	16	312604	9505	02/12/13	$348,500	$385,000	1,540	8	2009	Avg	1,006	N	N	723 B N 94TH ST
6-6	16	026300	0011	05/03/12	$320,000	$375,000	1,560	8	2009	Avg	1,547	N	N	933 C N 97TH ST
6-6	16	674970	0103	11/12/13	$322,000	$328,000	1,570	8	1994	Avg	1,090	N	N	726 B N 94TH ST
6-6	16	674970	0034	01/07/11	$272,000	$333,000	1,600	8	2008	Avg	1,493	N	N	725 C N 95TH ST
6-6	16	312604	9448	06/07/12	$450,000	$524,000	1,600	8	2005	Avg	4,259	N	N	701 N 92ND ST
6-6	16	312604	9461	03/10/11	$335,000	$409,000	1,670	8	2006	Avg	1,556	N	N	9220 FREMONT AVE N
6-6	16	312604	9462	12/15/11	$326,250	$390,000	1,710	8	2006	Avg	1,594	N	N	9216 B FREMONT AVE N
6-6	16	312604	9463	09/01/11	$324,000	$391,000	1,770	8	2006	Avg	1,605	N	N	9216 A FREMONT AVE N
6-6	16	926670	0257	01/23/13	$545,000	$605,000	1,870	8	2000	Good	2,700	N	N	8909 LINDEN AVE N
6-6	16	312604	9080	06/27/11	$535,000	$650,000	2,030	8	1910	VGood	4,080	N	N	736 N 90TH ST
6-6	16	312604	9522	12/19/12	$585,000	$655,000	2,070	8	2012	Avg	5,000	N	N	707 N 91ST ST

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-6	16	614560	1880	06/21/11	$420,000	$510,000	2,220	8	2005	Avg	3,920	N	N	725 N 102ND ST
6-6	16	604640	0990	04/29/13	$478,000	$518,000	2,250	8	2004	Avg	5,100	N	N	917 N 86TH ST
6-6	16	312604	9524	01/28/13	$595,000	$660,000	2,270	8	2012	Avg	4,240	N	N	700 N 90TH ST
6-6	16	312604	9039	10/24/12	$595,000	$674,000	2,290	8	2012	Avg	5,000	N	N	703 N 91ST ST
6-6	16	926670	0585	02/10/12	$428,500	$508,000	2,460	8	1985	Avg	5,100	N	N	726 N 88TH ST
6-6	16	614560	2495	05/27/11	$428,500	$521,000	1,810	9	2011	Avg	3,844	N	N	719 N 101ST ST
6-6	16	614560	2460	03/20/13	$600,000	$657,000	2,130	9	2012	Avg	3,844	N	N	510 N 100TH ST
6-6	16	291720	0685	04/11/13	$649,000	$706,000	2,160	9	2012	Avg	3,696	N	N	9727 FREMONT AVE N
6-6	16	030600	0715	12/05/12	$575,000	$646,000	2,360	9	2012	Avg	6,756	N	N	912 N 97TH ST
6-7	9	630050	0855	06/05/13	$217,000	$233,000	720	5	1926	Good	4,980	N	N	10019 INTERLAKE AVE N
6-7	9	630050	0360	08/13/13	$324,000	$340,000	590	6	1926	Good	4,980	N	N	10325 INTERLAKE AVE N
6-7	9	630050	0860	05/24/13	$325,000	$350,000	790	6	1950	Good	4,980	N	N	10027 INTERLAKE AVE N
6-7	9	630050	0645	05/25/12	$375,000	$437,000	960	6	1930	Good	4,980	N	N	10024 INTERLAKE AVE N
6-7	9	630000	0285	04/12/12	$270,500	$318,000	1,130	6	1927	VGood	5,060	N	N	1416 N 107TH ST
6-7	9	630000	0336	08/17/11	$185,000	$224,000	1,140	6	1965	Avg	3,795	N	N	10511 ASHWORTH AVE N
6-7	9	630000	0316	04/19/12	$330,000	$387,000	790	7	1939	Good	5,060	N	N	10542 INTERLAKE AVE N
6-7	9	435870	0068	06/21/13	$395,000	$421,000	810	7	1946	Good	7,500	N	N	1502 N 107TH ST
6-7	9	435870	0166	01/30/12	$173,500	$206,000	840	7	2001	Avg	1,280	N	N	1766 H N NORTHGATE WAY
6-7	9	435870	0165	02/23/12	$172,500	$204,000	840	7	2001	Avg	937	N	N	1766 G N NORTHGATE WAY
6-7	9	630000	0406	08/28/12	$299,000	$343,000	870	7	1942	Good	5,060	N	N	10551 INTERLAKE AVE N
6-7	9	630050	0880	11/28/12	$241,000	$271,000	920	7	1946	Avg	4,980	N	N	10041 INTERLAKE AVE N
6-7	9	435870	0126	09/16/13	$234,500	$243,000	980	7	1954	Avg	7,000	N	N	10710 DENSMORE AVE N
6-7	9	546430	0163	07/26/12	$290,000	$335,000	1,000	7	1991	Avg	7,205	N	N	10015 WALLINGFORD AVE N
6-7	9	630000	0325	09/03/13	$400,000	$417,000	1,020	7	1930	VGood	8,855	N	N	10516 INTERLAKE AVE N
6-7	9	630000	0231	07/11/13	$344,350	$365,000	1,030	7	1939	VGood	5,060	N	N	10705 INTERLAKE AVE N
6-7	9	435870	0080	09/10/13	$289,400	$301,000	1,060	7	1940	Good	10,350	N	N	10734 ASHWORTH AVE N
6-7	9	312604	9132	08/19/13	$370,000	$388,000	1,080	7	1943	Avg	9,177	N	N	1515 N 103RD ST
6-7	9	312604	9174	07/27/12	$375,600	$433,000	1,150	7	1940	Good	5,498	N	N	10018 ASHWORTH AVE N
6-7	9	546430	0150	05/31/13	$470,000	$504,000	1,210	7	1947	VGood	5,839	N	N	1700 N 100TH ST
6-7	9	312604	9181	06/21/11	$399,450	$485,000	1,230	7	1941	Good	9,544	N	N	10345 DENSMORE AVE N

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	9	630050	0230	05/29/13	$431,000	$463,000	1,290	7	1940	Good	5,303	N	N	10309 STONE AVE N
6-7	9	435870	0075	06/19/12	$304,000	$353,000	1,310	7	1946	VGood	10,250	N	N	10722 ASHWORTH AVE N
6-7	9	630050	0434	04/11/13	$370,000	$403,000	1,330	7	1928	Good	5,165	N	N	10336 STONE AVE N
6-7	9	630050	0225	03/22/13	$279,900	$306,000	1,350	7	1926	Good	5,050	N	N	10315 STONE AVE N
6-7	9	630000	0291	05/21/12	$258,000	$301,000	1,520	7	1926	Good	5,060	N	N	10719 ASHWORTH AVE N
6-7	9	630000	0398	03/25/13	$440,500	$482,000	2,260	7	1970	Good	5,060	N	N	10533 INTERLAKE AVE N
6-7	9	630000	0334	06/17/11	$279,950	$340,000	1,310	8	2007	Avg	1,356	N	N	1406 A N NORTHGATE WAY
6-7	9	435870	0101	01/25/11	$382,000	$468,000	1,350	8	1995	Avg	7,220	N	N	10743 DENSMORE AVE N
6-7	9	630000	0275	07/02/12	$464,950	$539,000	1,790	8	1929	VGood	8,010	N	N	10720 INTERLAKE AVE N
6-7	9	546430	0170	11/21/13	$580,000	$589,000	1,500	9	1933	Good	10,330	N	N	10020 DENSMORE AVE N
6-7	10	630050	0290	02/16/12	$218,888	$259,000	760	7	1941	Good	4,820	N	N	10338 MIDVALE AVE N
6-7	10	630000	0224	06/19/13	$205,000	$219,000	920	7	1995	Avg	1,598	N	N	10736 C STONE AVE N
6-7	10	630000	0215	09/12/13	$221,000	$230,000	920	7	1995	Avg	1,458	N	N	10736 B STONE AVE N
6-7	10	630050	0462	07/18/11	$205,000	$248,000	1,160	7	2008	Avg	995	N	N	1409 B N NORTHGATE WAY
6-7	10	630050	0461	06/21/11	$205,000	$249,000	1,160	7	2008	Avg	1,027	N	N	1409 A N NORTHGATE WAY
6-7	10	630050	0083	10/06/11	$198,000	$238,000	1,330	7	2002	Avg	1,246	N	N	10303 A MIDVALE AVE N
6-7	10	630050	0091	03/04/13	$303,000	$333,000	1,330	7	2002	Avg	1,200	N	N	10309 B MIDVALE AVE N
6-7	10	630000	0687	11/03/12	$158,500	$179,000	850	8	2001	Avg	920	N	N	10543 B MIDVALE AVE N
6-7	10	630000	0686	09/28/13	$220,000	$228,000	850	8	2001	Avg	920	N	N	10543 B MIDVALE AVE N
6-7	10	873000	0180	07/22/13	$289,500	$306,000	1,020	8	2009	Avg	1,000	N	N	1228 N NORTHGATE WAY
6-7	10	873000	0070	06/24/13	$353,500	$377,000	1,050	8	2009	Avg	1,010	N	N	10509 STONE AVE N
6-7	10	873000	0260	04/18/13	$325,000	$353,000	1,080	8	2009	Avg	1,140	N	N	1242 N NORTHGATE WAY
6-7	10	873000	0100	10/04/13	$354,950	$366,000	1,200	8	2009	Avg	1,090	N	N	10503 STONE AVE N
6-7	10	873000	0290	03/27/13	$294,950	$322,000	1,210	8	2009	Avg	1,280	N	N	1246 N NORTHGATE WAY
6-7	10	873000	0010	04/24/13	$344,000	$373,000	1,220	8	2009	Avg	1,620	N	N	10521 STONE AVE N
6-7	10	873000	0020	05/14/13	$350,000	$378,000	1,220	8	2009	Avg	1,110	N	N	10519 STONE AVE N
6-7	10	630000	0430	06/13/13	$299,000	$320,000	1,280	8	2008	Avg	1,357	N	N	10546 C MIDVALE AVE N
6-7	10	873000	0230	06/25/13	$310,000	$330,000	1,340	8	2009	Avg	1,050	N	N	1236 N NORTHGATE WAY
6-7	10	630000	0426	10/17/13	$318,000	$327,000	1,590	8	2008	Avg	1,007	N	N	10544 B MIDVALE AVE N
6-7	11	099300	0030	07/18/12	$280,000	$324,000	820	6	1926	Good	3,844	N	N	8841 ASHWORTH AVE N

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	11	316660	0005	06/24/11	$201,950	$245,000	990	6	1949	Avg	10,200	N	N	1815 N 100TH ST
6-7	11	431070	0315	01/05/11	$270,000	$331,000	1,910	6	1940	Avg	5,000	N	N	9735 WALLINGFORD AVE N
6-7	11	304770	0040	01/12/11	$336,000	$412,000	780	7	1911	Good	2,850	N	N	8534 ASHWORTH AVE N
6-7	11	431070	2065	07/20/11	$350,000	$424,000	950	7	1924	Good	6,395	N	N	9548 WALLINGFORD AVE N
6-7	11	431070	2065	05/26/13	$441,000	$474,000	950	7	1924	Good	6,395	N	N	9548 WALLINGFORD AVE N
6-7	11	191980	0100	11/29/12	$300,000	$337,000	1,000	7	1951	Good	6,770	N	N	9010 WALLINGFORD AVE N
6-7	11	431070	0140	05/10/12	$389,000	$455,000	1,020	7	1947	VGood	5,000	N	N	9752 DENSMORE AVE N
6-7	11	431070	1865	11/30/12	$296,000	$333,000	1,140	7	1960	Good	5,000	N	N	9522 DENSMORE AVE N
6-7	11	316660	0010	10/19/12	$278,000	$315,000	1,140	7	1949	Good	10,266	N	N	1821 N 100TH ST
6-7	11	295790	0075	09/20/12	$313,000	$357,000	1,160	7	1950	Avg	7,339	N	N	8834 BURKE AVE N
6-7	11	099300	1135	08/19/13	$317,000	$332,000	1,160	7	1914	Avg	5,125	N	N	8826 INTERLAKE AVE N
6-7	11	431070	2225	09/09/13	$286,000	$298,000	1,180	7	1946	Good	6,396	N	N	9531 COLLEGE WAY N
6-7	11	199720	0027	05/02/11	$395,000	$481,000	1,190	7	1980	Avg	5,000	N	N	8837 WALLINGFORD AVE N
6-7	11	431070	0350	07/10/12	$301,000	$348,000	1,270	7	1986	Avg	2,500	N	N	9749 WALLINGFORD AVE N
6-7	11	099300	0040	09/25/13	$489,000	$506,000	1,310	7	1921	VGood	4,100	N	N	8849 ASHWORTH AVE N
6-7	11	099300	0040	07/14/11	$430,000	$521,000	1,310	7	1921	VGood	4,100	N	N	8849 ASHWORTH AVE N
6-7	11	191980	0065	07/12/12	$358,000	$414,000	1,350	7	1926	Avg	7,853	N	N	9028 WALLINGFORD AVE N
6-7	11	312604	9351	09/14/12	$430,000	$491,000	1,360	7	1921	Good	6,110	N	N	8526 WALLINGFORD AVE N
6-7	11	431070	2100	09/28/11	$325,000	$391,000	1,410	7	1988	Avg	3,198	N	N	9528 WALLINGFORD AVE N
6-7	11	312604	9327	08/18/11	$375,000	$453,000	1,410	7	1948	Good	8,124	N	N	1811 N 95TH ST
6-7	11	431070	1855	09/25/13	$387,000	$401,000	1,430	7	1910	VGood	5,000	N	N	9530 DENSMORE AVE N
6-7	11	312604	9290	05/13/13	$470,000	$507,000	1,440	7	1920	Good	7,630	N	N	9450 WALLINGFORD AVE N
6-7	11	304770	0065	06/19/12	$447,000	$519,000	1,470	7	1911	VGood	5,700	N	N	8539 DENSMORE AVE N
6-7	11	199720	0185	05/20/13	$521,000	$561,000	1,500	7	1948	VGood	8,000	N	N	8831 DENSMORE AVE N
6-7	11	431070	2095	05/04/12	$340,000	$398,000	1,520	7	1935	Good	6,396	N	N	9532 WALLINGFORD AVE N
6-7	11	431070	0260	11/29/11	$300,000	$359,000	1,680	7	1986	Avg	2,500	N	N	9703 WALLINGFORD AVE N
6-7	11	312604	9379	02/03/11	$325,000	$398,000	1,770	7	1965	Good	7,091	N	N	9206 WALLINGFORD AVE N
6-7	11	431070	2150	09/27/12	$405,000	$462,000	1,890	7	1950	VGood	6,671	N	N	9504 WALLINGFORD AVE N
6-7	11	199720	0195	06/04/13	$485,100	$520,000	1,900	7	1942	Good	9,787	N	N	8825 DENSMORE AVE N
6-7	11	312604	9304	11/06/12	$535,000	$605,000	1,410	8	1960	Avg	7,020	N	N	9254 WALLINGFORD AVE N

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6-7	11	099300	1155	08/08/13	$575,000	$605,000	1,480	8	1929	Good	6,150	N	N	8805 ASHWORTH AVE N
6-7	11	191980	0322	10/01/13	$665,000	$687,000	1,570	8	2004	Avg	5,063	N	N	9020 BURKE AVE N
6-7	11	191980	0360	02/24/11	$500,000	$611,000	1,960	8	1936	Good	5,781	N	N	9002 BURKE AVE N
6-7	11	431070	0146	09/20/12	$524,495	$599,000	1,680	9	2012	Avg	2,500	N	N	9748 DENSMORE AVE N
6-7	11	312604	9048	01/21/11	$511,500	$626,000	1,820	9	2002	Avg	6,119	N	N	9232 WALLINGFORD AVE N
6-7	11	431070	0145	09/01/12	$530,000	$607,000	1,860	9	2012	Avg	2,500	N	N	9750 DENSMORE AVE N
6-7	11	295790	0030	03/19/12	$655,000	$772,000	2,280	9	2011	Avg	5,012	N	N	8809 BURKE AVE N
6-7	11	312604	9160	03/13/12	$644,000	$760,000	2,370	9	2011	Avg	5,299	N	N	9221 WALLINGFORD AVE N
6-7	11	312604	9453	03/27/12	$640,000	$754,000	2,370	9	2011	Avg	5,299	N	N	9218 DENSMORE AVE N
6-7	11	199720	0110	01/23/12	$675,000	$802,000	2,460	9	2011	Avg	5,196	N	N	8824 DENSMORE AVE N
6-7	11	304770	0075	02/23/12	$730,000	$864,000	2,510	10	2005	Avg	5,387	N	N	8545 DENSMORE AVE N
6-7	11	304770	0105	06/26/13	$851,100	$907,000	2,570	10	2006	Avg	4,940	N	N	8552 DENSMORE AVE N
6-7	11	199720	0120	09/23/11	$865,000	$1,042,000	2,610	10	2006	Avg	5,196	N	N	8834 DENSMORE AVE N
6-7	11	312604	9472	07/25/13	$775,000	$818,000	2,920	10	2008	Avg	5,010	N	N	8529 CAROLINE AVE N
6-7	12	952410	0195	05/10/11	$170,000	$207,000	680	7	2005	Avg	802	N	N	1136 A N 91ST ST
6-7	12	952410	0198	03/12/13	$194,500	$213,000	680	7	2005	Avg	1,129	N	N	1134 A N 91ST ST
6-7	12	431070	1403	07/31/12	$184,000	$212,000	730	7	2006	Avg	1,076	N	N	9541 D INTERLAKE AVE N
6-7	12	431070	2586	10/29/13	$335,000	$343,000	960	7	2007	Avg	1,186	N	N	9237 WOODLAWN AVE N
6-7	12	952410	0065	08/09/12	$180,000	$207,000	1,010	7	2002	Avg	1,117	N	N	1140 C N 92ND ST
6-7	12	952410	0063	08/21/13	$259,950	$272,000	1,010	7	2002	Avg	1,051	N	N	1140 A N 92ND ST
6-7	12	952410	0166	11/01/12	$285,000	$323,000	1,160	7	2006	Avg	948	N	N	1157 N 92ND ST
6-7	12	952410	0060	10/02/12	$250,000	$285,000	1,260	7	2002	Avg	981	N	N	1142 A N 92ND ST
6-7	12	952410	0061	07/12/13	$265,000	$281,000	1,260	7	2002	Avg	718	N	N	1142 B N 92ND ST
6-7	12	431070	2447	05/23/11	$265,000	$323,000	1,480	7	1991	Avg	2,652	N	N	9224 WOODLAWN AVE N
6-7	12	926720	0345	11/26/12	$307,500	$346,000	740	8	2005	Avg	1,366	N	N	9219 STONE AVE N
6-7	12	312604	9439	08/01/12	$215,000	$248,000	800	8	2004	Avg	747	N	N	9310 B STONE AVE N
6-7	12	431070	2615	10/30/12	$248,500	$281,000	940	8	2001	Avg	1,314	N	N	9224 ASHWORTH AVE N
6-7	12	099300	2045	02/12/13	$245,000	$271,000	970	8	2005	Avg	1,070	N	N	1202 N 85TH ST
6-7	12	952410	0135	10/03/12	$230,500	$262,000	1,000	8	2003	Avg	1,026	N	N	1133 A N 92ND ST
6-7	12	099300	2022	12/04/13	$322,000	$325,000	1,020	8	2001	Avg	1,067	N	N	8523 A MIDVALE AVE N

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	12	099300	1423	02/24/12	$237,700	$281,000	1,050	8	2006	Avg	1,045	N	N	1303 B N 88TH ST
6-7	12	952410	0320	05/02/13	$372,500	$403,000	1,060	8	2007	Avg	1,264	N	N	1151 N 91ST ST
6-7	12	099300	1954	07/12/13	$305,000	$323,000	1,100	8	2007	Avg	1,102	N	N	8516 A NESBIT AVE N
6-7	12	952410	0319	10/09/13	$372,640	$384,000	1,100	8	2007	Avg	1,592	N	N	9015 STONE AVE N
6-7	12	099300	0940	12/23/13	$270,000	$271,000	1,110	8	1999	Avg	1,200	N	N	8821 D STONE AVE N
6-7	12	099300	0954	05/13/13	$295,000	$318,000	1,110	8	2000	Avg	1,363	N	N	8825 C STONE AVE N
6-7	12	099300	0952	11/14/12	$295,000	$333,000	1,110	8	2000	Avg	1,363	N	N	8825 B STONE AVE N
6-7	12	431070	3080	12/16/11	$227,000	$271,000	1,120	8	2007	Avg	1,278	N	N	9243 B INTERLAKE AVE N
6-7	12	099300	1568	08/15/13	$312,000	$327,000	1,120	8	2005	Avg	1,140	N	N	8535 C MIDVALE AVE N
6-7	12	099300	2108	02/01/13	$310,000	$343,000	1,140	8	2005	Avg	1,069	N	N	8503 STONE AVE N
6-7	12	099300	2107	06/11/13	$335,000	$358,000	1,140	8	2005	Avg	1,199	N	N	8505 STONE AVE N
6-7	12	099300	1480	05/24/12	$314,000	$366,000	1,150	8	2005	Avg	1,300	N	N	8551 A STONE AVE N
6-7	12	099300	1467	01/11/13	$313,000	$349,000	1,150	8	2004	Avg	1,240	N	N	8545 C STONE AVE N
6-7	12	952410	0311	02/17/11	$272,000	$333,000	1,180	8	2008	Avg	1,480	N	N	1145 B N 91ST ST
6-7	12	952410	0310	02/23/11	$273,000	$334,000	1,180	8	2008	Avg	1,245	N	N	1145 A N 91ST ST
6-7	12	099300	1491	07/05/12	$325,000	$376,000	1,180	8	2005	Avg	1,126	N	N	1223 N 88TH ST
6-7	12	099300	1494	07/15/11	$318,000	$386,000	1,180	8	2005	Avg	1,283	N	N	1217 N 88TH ST
6-7	12	099300	0905	01/05/12	$321,000	$382,000	1,180	8	2004	Avg	1,374	N	N	1214 N 88TH ST
6-7	12	099300	0906	04/16/13	$369,000	$401,000	1,180	8	2004	Avg	1,287	N	N	1216 N 88TH ST
6-7	12	099300	1482	10/15/11	$324,000	$389,000	1,200	8	2005	Avg	1,324	N	N	8549 A STONE AVE N
6-7	12	099300	1495	10/23/13	$370,000	$379,000	1,210	8	2005	Avg	1,509	N	N	1215 N 88TH ST
6-7	12	617800	0033	10/30/13	$375,000	$384,000	1,220	8	2006	Avg	1,425	N	N	9212 B DENSMORE AVE N
6-7	12	099300	1077	04/09/13	$375,000	$408,000	1,230	8	2005	Avg	1,638	N	N	8827 B INTERLAKE AVE N
6-7	12	431070	1598	08/16/13	$346,950	$364,000	1,240	8	2003	Avg	1,142	N	N	9523 A ASHWORTH AVE N
6-7	12	099300	1928	04/21/11	$265,000	$323,000	1,250	8	2007	Avg	1,291	N	N	8506 C NESBIT AVE N
6-7	12	431070	0431	11/27/13	$345,000	$349,000	1,250	8	2003	Avg	1,290	N	N	9726 A WOODLAWN AVE N
6-7	12	099300	1977	10/18/13	$324,000	$333,000	1,250	8	2007	Avg	1,171	N	N	8501 A MIDVALE AVE N
6-7	12	431070	1420	11/14/13	$358,000	$364,000	1,250	8	2005	Avg	1,156	N	N	9557 INTERLAKE AVE N
6-7	12	099300	1915	07/17/13	$333,000	$353,000	1,250	8	2007	Avg	1,301	N	N	1150 NESBIT AVE N
6-7	12	099300	1910	04/16/13	$335,000	$364,000	1,250	8	2007	Avg	1,135	N	N	8500 NESBIT AVE N

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	12	952410	0051	05/25/12	$251,000	$293,000	1,255	8	2010	Avg	1,118	N	N	1132 N 92ND ST
6-7	12	431070	1421	03/09/12	$243,500	$287,000	1,260	8	2005	Avg	1,347	N	N	9559 INTERLAKE AVE N
6-7	12	926720	0061	06/11/12	$264,500	$308,000	1,260	8	2004	Avg	1,060	N	N	1133 B N 94TH ST
6-7	12	926720	0063	08/16/13	$307,000	$322,000	1,260	8	2004	Avg	1,211	N	N	1131 B N 94TH ST
6-7	12	099300	1451	05/06/13	$341,500	$369,000	1,260	8	2001	Avg	1,264	N	N	8529 C STONE AVE N
6-7	12	926720	0046	07/02/13	$280,000	$298,000	1,270	8	2004	Avg	1,146	N	N	1127 A NE 94TH ST
6-7	12	099300	0872	04/18/11	$280,500	$342,000	1,270	8	2003	Avg	1,360	N	N	8814 C MIDVALE AVE N
6-7	12	099300	0328	04/25/12	$305,000	$358,000	1,270	8	2006	Avg	1,335	N	N	8842 A MIDVALE AVE N
6-7	12	099300	0308	02/17/11	$335,000	$410,000	1,270	8	2006	Avg	1,333	N	N	8830 A MIDVALE AVE N
6-7	12	431070	3107	09/05/12	$278,000	$318,000	1,280	8	1999	Avg	1,251	N	N	1315 N 95TH ST
6-7	12	431070	2838	08/24/12	$349,950	$402,000	1,290	8	2007	Avg	1,213	N	N	9212 B INTERLAKE AVE N
6-7	12	431070	2848	05/15/13	$364,500	$393,000	1,300	8	2007	Avg	1,213	N	N	9206 D INTERLAKE AVE N
6-7	12	099300	2055	06/18/13	$340,000	$363,000	1,310	8	2003	Avg	1,347	N	N	8508 A MIDVALE AVE N
6-7	12	099300	1528	12/16/13	$359,950	$362,000	1,320	8	2004	Avg	1,351	N	N	8540 A MIDVALE AVE N
6-7	12	431070	3081	05/06/13	$383,500	$415,000	1,320	8	2007	Avg	1,220	N	N	9245 B INTERLAKE AVE N
6-7	12	099300	0196	08/01/12	$307,000	$354,000	1,330	8	2005	Avg	1,272	N	N	8838 A STONE AVE N
6-7	12	431070	2937	11/19/13	$340,000	$345,000	1,330	8	2003	Avg	1,118	N	N	9239 A ASHWORTH AVE N
6-7	12	099300	1546	04/21/11	$306,000	$373,000	1,330	8	2007	Avg	1,182	N	N	8550 A MIDVALE AVE N
6-7	12	099300	1545	07/30/13	$353,000	$372,000	1,330	8	2007	Avg	1,330	N	N	8550 B MIDVALE AVE N
6-7	12	431070	2938	10/18/11	$325,000	$391,000	1,330	8	2003	Avg	1,357	N	N	9239 B ASHWORTH AVE N
6-7	12	431070	2888	01/17/13	$343,500	$382,000	1,340	8	2005	Avg	1,150	N	N	9211 B ASHWORTH AVE N
6-7	12	431070	1322	08/11/11	$245,900	$297,000	1,360	8	2005	Avg	1,184	N	N	1312 N 95TH ST
6-7	12	926720	0073	11/13/12	$285,000	$322,000	1,360	8	2005	Avg	1,091	N	N	1135 A N 94TH ST
6-7	12	926720	0080	08/28/12	$306,000	$351,000	1,360	8	2005	Avg	1,243	N	N	1141 A N 94TH ST
6-7	12	431070	2955	10/02/13	$355,000	$367,000	1,360	8	2008	Avg	1,250	N	N	9249 A ASHWORTH AVE N
6-7	12	431070	2946	09/17/12	$335,000	$383,000	1,360	8	2008	Avg	1,250	N	N	9241B ASHWORTH AVE N
6-7	12	099300	2101	07/30/12	$319,000	$368,000	1,360	8	2006	Avg	1,214	N	N	1214 A N 85TH ST
6-7	12	431070	2897	09/17/12	$345,000	$394,000	1,360	8	2007	Avg	1,164	N	N	9219 ASHWORTH AVE N
6-7	12	431070	2847	12/14/11	$267,000	$319,000	1,370	8	2007	Avg	1,227	N	N	9206 B INTERLAKE AVE N
6-7	12	099300	1469	05/09/11	$295,000	$359,000	1,370	8	2004	Avg	1,224	N	N	8545 A STONE AVE N

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	12	099300	2175	04/07/11	$240,000	$293,000	1,380	8	2000	Avg	1,547	N	N	1308 N 85TH ST
6-7	12	099300	1526	06/15/11	$280,000	$340,000	1,380	8	2004	Avg	1,211	N	N	8542 A MIDVALE AVE N
6-7	12	099300	1446	07/15/12	$340,000	$393,000	1,380	8	2004	Avg	1,213	N	N	8533 STONE AVE N
6-7	12	099300	1526	09/17/12	$337,000	$385,000	1,380	8	2004	Avg	1,211	N	N	8542 A MIDVALE AVE N
6-7	12	099300	2168	05/13/13	$378,000	$408,000	1,380	8	2000	Avg	1,323	N	N	8508 STONE AVE N
6-7	12	099300	2125	06/13/13	$375,000	$401,000	1,400	8	2008	Avg	1,093	N	N	8513 B STONE AVE N
6-7	12	431070	3025	05/08/13	$390,000	$421,000	1,400	8	2008	Avg	1,295	N	N	9209 B INTERLAKE AVE N
6-7	12	431070	1588	11/04/13	$368,000	$376,000	1,410	8	2005	Avg	1,261	N	N	9511 A ASHWORTH AVE N
6-7	12	099300	2062	12/19/13	$360,000	$362,000	1,410	8	2003	Avg	1,234	N	N	8516 B MIDVALE AVE N
6-7	12	099300	2066	09/17/12	$324,000	$370,000	1,410	8	2003	Avg	1,221	N	N	8512 A MIDVALE AVE N
6-7	12	099300	2086	08/09/13	$350,000	$368,000	1,410	8	2003	Avg	1,221	N	N	8520 A MIDVALE AVE N
6-7	12	099300	2097	09/07/11	$310,500	$375,000	1,410	8	2003	Avg	1,234	N	N	8526 B MIDVALE AVE N
6-7	12	431070	1567	04/04/13	$365,000	$398,000	1,410	8	2005	Avg	1,253	N	N	9503 B ASHWORTH AVE N
6-7	12	099300	1445	09/07/11	$320,000	$386,000	1,410	8	2001	Avg	1,527	N	N	8531 STONE AVE N
6-7	12	431070	1585	02/14/12	$350,000	$415,000	1,410	8	2005	Avg	1,230	N	N	9513 B ASHWORTH AVE N
6-7	12	431070	1586	05/18/11	$345,000	$420,000	1,410	8	2005	Avg	1,238	N	N	9513 A ASHWORTH AVE N
6-7	12	431070	1566	08/05/11	$350,000	$424,000	1,410	8	2005	Avg	1,183	N	N	9501 A ASHWORTH AVE N
6-7	12	099300	1340	08/19/12	$365,000	$419,000	1,410	8	2005	Avg	1,499	N	N	8545 A INTERLAKE AVE N
6-7	12	099300	1330	07/03/12	$363,000	$421,000	1,410	8	2005	Avg	1,332	N	N	8539 A INTERLAKE AVE N
6-7	12	099300	1333	02/21/13	$385,250	$425,000	1,410	8	2005	Avg	1,499	N	N	8539 B INTERLAKE AVE N
6-7	12	952410	0312	03/26/12	$269,950	$318,000	1,420	8	2008	Avg	1,269	N	N	1147 A N 91ST ST
6-7	12	952410	0313	03/26/12	$269,950	$318,000	1,420	8	2008	Avg	1,178	N	N	1147 B N 91ST ST
6-7	12	099300	0336	08/21/13	$365,000	$382,000	1,420	8	2006	Avg	1,140	N	N	8843 B MIDVALE AVE N
6-7	12	099300	1331	10/11/12	$367,500	$418,000	1,430	8	2005	Avg	1,383	N	N	8537 B INTERLAKE AVE N
6-7	12	431070	3020	05/07/13	$385,000	$416,000	1,450	8	2008	Avg	1,216	N	N	9217 B INTERLAKE AVE N
6-7	12	099300	1950	03/01/13	$375,000	$413,000	1,450	8	2007	Avg	1,440	N	N	8514 NESBIT AVE N
6-7	12	099300	1376	05/28/12	$449,000	$524,000	1,470	8	2012	Avg	1,625	N	N	1323 N 88TH ST
6-7	12	431070	1551	06/20/13	$390,000	$416,000	1,470	8	2007	Avg	1,330	N	N	9506 A INTERLAKE AVE N
6-7	12	099300	0338	08/07/13	$369,000	$388,000	1,500	8	2006	Avg	1,346	N	N	8846 B MIDVALE AVE N
6-7	12	099300	0337	01/25/13	$359,000	$398,000	1,500	8	2006	Avg	1,358	N	N	8846 A MIDVALE AVE N

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	12	099300	1402	11/28/11	$335,000	$401,000	1,510	8	2005	Avg	1,228	N	N	8544 STONE AVE N
6-7	12	312604	9436	06/08/11	$339,900	$413,000	1,510	8	2004	Avg	1,296	N	N	9222 B STONE AVE N
6-7	12	099300	2255	06/16/11	$315,000	$383,000	1,520	8	2004	Avg	1,310	N	N	8523 B INTERLAKE AVE N
6-7	12	099300	2256	03/20/12	$350,000	$413,000	1,520	8	2004	Avg	1,470	N	N	8523 A INTERLAKE AVE N
6-7	12	099300	1416	03/27/12	$326,010	$384,000	1,530	8	2004	Avg	1,336	N	N	1311 N 88TH ST
6-7	12	099300	1410	08/01/11	$327,000	$396,000	1,530	8	2004	Avg	1,228	N	N	8550 STONE AVE N
6-7	12	099300	2227	06/20/11	$304,500	$370,000	1,550	8	2004	Avg	1,470	N	N	8503 B INTERLAKE AVE N
6-7	12	099300	2257	04/09/12	$358,000	$421,000	1,550	8	2004	Avg	1,605	N	N	8521 B INTERLAKE AVE N
6-7	12	099300	0227	01/13/11	$239,000	$293,000	1,560	8	1993	Avg	1,191	N	N	1305 N 90TH ST
6-7	12	431070	2860	09/25/12	$375,000	$428,000	1,570	8	2008	Avg	1,804	N	N	9202 D INTERLAKE AVE N
6-7	12	926720	0228	09/28/12	$321,000	$366,000	1,600	8	2007	Avg	1,122	N	N	9307 STONE AVE N
6-7	12	431070	3024	02/26/13	$390,000	$429,000	1,610	8	2008	Avg	1,350	N	N	9215 B INTERLAKE AVE N
6-7	12	099300	0156	11/13/12	$363,000	$410,000	1,610	8	2003	Avg	1,375	N	N	8847 B INTERLAKE AVE N
6-7	12	099300	0275	08/28/13	$384,950	$402,000	1,660	8	2005	Avg	1,885	N	N	8849 STONE AVE N
6-7	12	431070	0800	08/23/13	$436,000	$456,000	1,760	8	2007	Avg	2,214	N	N	9747 WOODLAWN AVE N
6-7	13	802170	0700	01/07/13	$245,000	$273,000	750	6	1952	Avg	6,750	N	N	2145 N 88TH ST
6-7	13	802170	0025	08/22/13	$270,000	$283,000	810	6	1936	Good	4,500	N	N	2144 N 90TH ST
6-7	13	802170	0750	06/15/11	$285,000	$346,000	860	6	1954	Good	4,500	N	N	2121 N 88TH ST
6-7	13	802170	0935	02/15/11	$242,000	$296,000	920	6	1943	Good	3,375	N	N	8615 CORLISS AVE N
6-7	13	191980	0370	01/09/12	$219,000	$261,000	950	6	1947	Fair	6,052	Y	N	9001 MERIDIAN AVE N
6-7	13	322604	9353	09/27/11	$309,950	$373,000	770	7	1949	Good	8,000	N	N	2157 N 92ND ST
6-7	13	802170	1079	10/24/13	$200,000	$205,000	810	7	1907	Fair	5,400	N	N	2107 N 87TH ST
6-7	13	802170	0880	04/04/11	$335,500	$410,000	920	7	1948	Good	4,500	N	N	2142 N 87TH ST
6-7	13	322604	9268	01/24/13	$335,000	$372,000	920	7	1946	Avg	7,500	N	N	9016 CORLISS AVE N
6-7	13	802170	0185	11/15/12	$450,000	$508,000	940	7	1914	VGood	4,500	N	N	2129 N 90TH ST
6-7	13	312604	9107	11/05/12	$425,000	$481,000	940	7	1926	Good	5,515	Y	N	8525 MERIDIAN AVE N
6-7	13	302230	0005	11/08/12	$362,500	$410,000	1,170	7	1956	Good	6,600	N	N	9060 MERIDIAN AVE N
6-7	13	302230	0035	09/05/12	$335,000	$384,000	1,250	7	1949	Good	10,148	N	N	9057 MERIDIAN PL N
6-7	13	802170	0325	07/15/13	$329,000	$348,000	1,290	7	1924	Good	4,500	N	N	2128 N 89TH ST
6-7	13	312604	9077	05/25/12	$420,000	$490,000	1,290	7	1918	VGood	5,200	N	N	8613 MERIDIAN AVE N

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-7	13	802170	0615	09/12/11	$300,000	$362,000	1,360	7	1989	Avg	2,250	N	N	2148 N 88TH ST
6-7	13	322604	9565	06/08/12	$439,950	$512,000	1,390	7	2008	Avg	5,000	N	N	8902 CORLISS AVE N
6-7	13	322604	9447	01/18/13	$415,000	$461,000	1,460	7	2008	Avg	5,000	N	N	8904 CORLISS AVE N
6-7	13	802170	1010	01/28/11	$480,000	$588,000	1,590	8	1993	Avg	5,412	N	N	2135 N 87TH ST
6-7	13	802170	0285	10/21/13	$467,000	$479,000	1,610	8	1952	Good	6,750	N	N	2110 N 89TH ST
6-7	13	322604	9493	05/11/11	$345,000	$420,000	2,190	8	1968	Avg	7,559	N	N	2305 N 92ND ST
6-8	0	186240	0454	11/29/11	$449,950	$538,000	1,920	9	2011	Avg	4,907	N	N	1314 NW 90TH ST
6-8	0	663890	0461	01/18/12	$475,000	$565,000	2,050	9	2011	Avg	4,185	N	N	8700 12TH AVE NW
6-8	0	663890	0462	12/01/11	$495,000	$592,000	2,110	9	2011	Avg	3,690	N	N	1110 NW 87TH ST
6-8	18	250800	0020	07/25/12	$219,000	$253,000	750	5	1920	Avg	6,350	N	N	8746 PALATINE AVE N
6-8	18	926820	0600	05/27/11	$247,500	$301,000	770	5	1924	VGood	4,000	N	N	9056 7TH AVE NW
6-8	18	926820	0680	12/31/13	$309,000	$309,000	770	5	1916	Avg	5,040	N	N	9024 6TH AVE NW
6-8	18	101500	0025	11/16/11	$262,000	$314,000	650	6	1919	Avg	6,350	N	N	9037 2ND AVE NW
6-8	18	186240	0320	09/12/13	$351,000	$365,000	690	6	1946	Good	6,757	N	N	9242 DIBBLE AVE NW
6-8	18	781870	0510	08/25/12	$300,000	$344,000	700	6	1941	Avg	6,000	N	N	8532 DIBBLE AVE NW
6-8	18	291470	0100	06/04/13	$285,000	$306,000	700	6	1941	Avg	6,985	N	N	9548 PALATINE AVE N
6-8	18	781870	0005	07/25/12	$310,000	$358,000	710	6	1935	Avg	3,960	N	N	802 NW 87TH ST
6-8	18	053400	0065	09/20/12	$263,000	$300,000	720	6	1942	Avg	7,140	N	N	9702 4TH AVE NW
6-8	18	053400	0060	10/17/12	$349,800	$397,000	720	6	1942	Good	6,896	N	N	310 NW 97TH ST
6-8	18	350110	0170	11/12/13	$360,000	$367,000	770	6	1938	Good	4,800	N	N	647 NW 89TH ST
6-8	18	117200	0160	01/15/13	$260,000	$289,000	780	6	1941	Avg	6,350	N	N	9005 PALATINE AVE N
6-8	18	292070	0180	09/15/11	$350,000	$422,000	780	6	1924	Avg	6,350	N	N	8718 2ND AVE NW
6-8	18	350160	0100	03/18/12	$369,500	$436,000	780	6	1926	Good	4,800	N	N	330 NW 89TH ST
6-8	18	923290	0165	03/17/12	$194,000	$229,000	790	6	1943	Good	5,800	N	N	9240 3RD AVE NW
6-8	18	158860	0110	12/12/11	$290,000	$346,000	790	6	1929	Good	5,440	N	N	9028 DIBBLE AVE NW
6-8	18	926820	0641	09/30/11	$190,000	$229,000	800	6	1960	Avg	5,040	N	N	9033 4TH AVE NW
6-8	18	759570	0240	02/17/11	$250,084	$306,000	810	6	1916	Good	4,960	N	N	8839 8TH AVE NW
6-8	18	101400	0250	12/09/13	$270,000	$272,000	830	6	1911	Avg	5,733	N	N	9228 3RD AVE NW
6-8	18	926820	0711	05/10/12	$232,000	$271,000	860	6	1951	Avg	6,520	N	N	9059 3RD AVE NW
6-8	18	751500	0078	06/25/13	$355,000	$378,000	870	6	1941	Good	6,179	N	N	8727 13TH AVE NW

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-8	18	158860	0205	05/17/12	$387,000	$452,000	870	6	1938	Avg	6,405	N	N	9018 9TH AVE NW
6-8	18	235680	0020	09/23/11	$295,000	$355,000	880	6	1918	VGood	6,650	N	N	8526 13TH AVE NW
6-8	18	617090	0040	03/16/12	$205,000	$242,000	900	6	1940	Avg	5,453	N	N	119 N 101ST ST
6-8	18	617090	0040	03/19/13	$353,500	$387,000	900	6	1940	Avg	5,453	N	N	119 N 101ST ST
6-8	18	094500	0135	05/21/13	$318,000	$342,000	910	6	1916	Good	5,000	N	N	316 NW 87TH ST
6-8	18	923240	0060	11/09/11	$203,000	$243,000	950	6	1940	Avg	6,350	N	N	9256 2ND AVE NW
6-8	18	350110	0160	03/22/13	$306,500	$335,000	970	6	1916	Avg	4,800	N	N	635 NW 89TH ST
6-8	18	923290	0150	08/19/13	$344,000	$360,000	1,000	6	1940	Avg	6,223	N	N	9231 2ND AVE NW
6-8	18	926820	0395	07/17/13	$380,000	$402,000	1,000	6	1992	Avg	5,040	N	N	9037 7TH AVE NW
6-8	18	663890	0450	05/28/13	$300,000	$322,000	1,030	6	1916	Avg	6,000	N	N	8542 10TH AVE NW
6-8	18	094600	0040	06/14/11	$305,000	$371,000	1,040	6	1931	Avg	4,950	N	N	636 NW 87TH ST
6-8	18	250800	0066	03/22/12	$269,950	$318,000	1,060	6	1971	Avg	3,556	N	N	8736 1ST AVE NW
6-8	18	926820	0445	08/06/12	$365,000	$420,000	1,060	6	1912	Avg	5,782	N	N	712 NW 90TH ST
6-8	18	158860	0190	09/16/13	$232,500	$241,000	1,090	6	1938	Good	5,416	N	N	9002 9TH AVE NW
6-8	18	094600	0155	06/24/13	$330,000	$352,000	1,090	6	1920	Avg	4,600	N	N	646 NW 86TH ST
6-8	18	158860	0155	05/09/13	$330,000	$356,000	1,100	6	1945	Avg	8,304	N	N	9027 DIBBLE AVE NW
6-8	18	250800	0190	04/03/13	$289,000	$315,000	1,110	6	1900	Good	6,350	N	N	8735 2ND AVE NW
6-8	18	751500	0048	08/06/13	$352,000	$370,000	1,110	6	1941	Avg	5,424	N	N	8723 12TH AVE NW
6-8	18	094500	0300	09/23/13	$330,000	$342,000	1,130	6	1918	Avg	4,600	N	N	337 NW 87TH ST
6-8	18	350110	0200	06/26/13	$350,000	$373,000	1,150	6	1917	Good	4,800	N	N	640 NW 88TH ST
6-8	18	250800	0125	09/18/13	$344,600	$358,000	1,152	6	1948	Avg	6,350	N	N	8726 2ND AVE NW
6-8	18	926820	0125	04/12/12	$305,000	$358,000	1,180	6	1910	Good	5,040	N	N	9231 4TH AVE NW
6-8	18	053400	0190	06/16/11	$310,000	$377,000	1,180	6	1940	Good	7,153	N	N	9502 4TH AVE NW
6-8	18	394190	0025	09/24/13	$367,500	$381,000	1,200	6	1976	Avg	8,083	N	N	9714 6TH AVE NW
6-8	18	094500	0240	11/07/12	$399,000	$451,000	1,370	6	1919	Good	3,404	N	N	307 NW 87TH ST
6-8	18	292070	0245	12/17/13	$250,000	$251,000	1,590	6	1902	Avg	4,545	N	N	216 NW 87TH ST
6-8	18	277660	0010	05/09/11	$420,000	$512,000	1,590	6	1945	VGood	8,742	N	N	8541 12TH AVE NW
6-8	18	250800	0070	05/15/12	$330,000	$386,000	1,810	6	1920	Good	5,969	N	N	8738 1ST AVE NW
6-8	18	926820	0301	03/26/13	$479,000	$524,000	1,990	6	1920	Avg	6,969	N	N	9225 7TH AVE NW
6-8	18	186540	0071	10/29/12	$273,500	$310,000	798	7	2007	Avg	1,052	N	N	9523 B 8TH AVE NW

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-8	18	186540	0073	12/12/13	$305,000	$307,000	798	7	2007	Avg	904	N	N	9521 B 8TH AVE NW
6-8	18	292070	0230	09/30/13	$365,000	$377,000	820	7	1978	Avg	6,350	N	N	8707 2ND AVE NW
6-8	18	751500	0065	05/14/12	$313,500	$366,000	860	7	1950	Avg	6,700	N	N	8722 14TH AVE NW
6-8	18	250800	0210	08/14/12	$333,500	$383,000	860	7	1920	Good	6,050	N	N	8746 3RD AVE NW
6-8	18	291520	0180	09/27/12	$180,000	$205,000	920	7	1954	Avg	5,461	N	N	9731 1ST AVE NW
6-8	18	292070	0205	12/06/13	$352,000	$355,000	930	7	1976	Avg	5,588	N	N	8725 2ND AVE NW
6-8	18	663890	0378	08/24/11	$272,500	$329,000	944	7	2007	Avg	988	N	N	910 B NW 85TH ST
6-8	18	926820	0380	06/26/12	$427,000	$495,000	950	7	1920	Avg	5,040	N	N	9099 7TH AVE NW
6-8	18	117200	0135	02/24/11	$410,000	$501,000	970	7	1951	Good	6,350	N	N	9017 PALATINE AVE N
6-8	18	350110	0290	02/14/13	$354,500	$391,000	980	7	1950	Avg	4,650	N	N	647 NW 88TH ST
6-8	18	618470	0122	08/15/12	$390,000	$448,000	980	7	1991	Avg	5,019	N	N	9701 1ST AVE NW
6-8	18	759570	0146	04/05/13	$376,000	$410,000	990	7	1978	Avg	4,960	N	N	8832 DIBBLE AVE NW
6-8	18	617090	0070	07/06/12	$277,700	$322,000	1,000	7	1957	Avg	5,455	N	N	112 N 100TH ST
6-8	18	350110	0175	06/04/12	$436,000	$508,000	1,040	7	1985	VGood	4,800	N	N	651 NW 89TH ST
6-8	18	663890	0376	10/30/13	$359,000	$367,000	1,042	7	2007	Avg	1,352	N	N	908 NW 85TH ST
6-8	18	751500	0117	11/22/13	$398,000	$404,000	1,050	7	1916	Good	9,127	N	N	8751 14TH AVE NW
6-8	18	781870	0135	01/30/13	$329,000	$365,000	1,050	7	1991	Avg	1,533	N	N	8521 9TH AVE NW
6-8	18	350210	0046	04/27/11	$255,000	$311,000	1,060	7	1948	Good	6,720	N	N	338 NW 88TH ST
6-8	18	926820	0315	03/20/12	$413,500	$487,000	1,060	7	1927	VGood	8,442	N	N	9209 7TH AVE NW
6-8	18	350210	0055	06/06/13	$367,500	$394,000	1,080	7	1958	Good	4,800	N	N	336 NW 88TH ST
6-8	18	211770	0060	12/02/13	$383,500	$388,000	1,090	7	1950	VGood	7,560	N	N	9548 7TH AVE NW
6-8	18	094600	0305	06/11/13	$379,950	$407,000	1,112	7	2007	Avg	1,213	N	N	614 A NW 85TH ST
6-8	18	186240	0255	05/24/11	$319,000	$388,000	1,120	7	1950	Avg	5,987	N	N	9259 DIBBLE AVE NW
6-8	18	094600	0307	10/03/13	$359,000	$371,000	1,124	7	2007	Avg	1,224	N	N	616 A NW 85TH ST
6-8	18	270560	0062	09/24/12	$350,000	$399,000	1,130	7	1963	Good	5,000	N	N	9535 7TH AVE NW
6-8	18	362603	9215	05/15/13	$355,000	$383,000	1,140	7	1960	Good	5,000	N	N	208 NW 95TH ST
6-8	18	292070	0270	05/21/12	$285,000	$333,000	1,200	7	1982	Avg	6,050	N	N	8720 3RD AVE NW
6-8	18	291520	0190	06/09/11	$350,000	$425,000	1,220	7	1962	Avg	6,350	N	N	9738 2ND AVE NW
6-8	18	158860	0220	05/04/12	$355,000	$416,000	1,230	7	1951	Avg	6,399	N	N	9032 9TH AVE NW
6-8	18	926820	0036	03/23/12	$397,000	$468,000	1,240	7	1950	VGood	7,308	N	N	304 NW 92ND ST

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-8	18	759570	0165	11/19/12	$375,000	$423,000	1,260	7	1929	Good	4,960	N	N	8818 DIBBLE AVE NW
6-8	18	053400	0121	10/07/13	$300,000	$309,000	1,270	7	2008	Avg	876	N	N	9762 4TH AVE NW
6-8	18	053400	0118	11/13/13	$320,000	$326,000	1,270	7	2008	Avg	1,241	N	N	9750 A 4TH AVE NW
6-8	18	053400	0123	02/25/13	$308,500	$340,000	1,280	7	2008	Avg	1,199	N	N	9758 4TH AVE NW
6-8	18	053400	0124	11/07/13	$335,000	$342,000	1,280	7	2008	Avg	1,406	N	N	9752 4TH AVE NW
6-8	18	053400	0113	11/08/13	$350,000	$357,000	1,280	7	2008	Avg	1,452	N	N	9746 A 4TH AVE NW
6-8	18	053400	0128	05/16/13	$342,000	$369,000	1,280	7	2008	Avg	1,597	N	N	319 NW 100TH ST
6-8	18	362603	9202	09/19/13	$417,000	$433,000	1,330	7	1942	Good	6,900	N	N	9510 3RD AVE NW
6-8	18	291520	0250	11/01/13	$433,000	$443,000	1,340	7	1960	Avg	5,461	N	N	9733 2ND AVE NW
6-8	18	926820	0693	10/19/11	$429,000	$516,000	1,340	7	2001	Avg	5,000	N	N	9028 6TH AVE NW
6-8	18	186240	0195	01/25/13	$345,000	$383,000	1,350	7	1910	Avg	8,143	N	N	9209 11TH AVE NW
6-8	18	186240	0186	11/25/13	$370,000	$375,000	1,360	7	1955	Avg	6,483	N	N	9223 11TH AVE NW
6-8	18	926820	0560	09/10/12	$370,000	$423,000	1,390	7	1992	Avg	5,040	N	N	9024 7TH AVE NW
6-8	18	211770	0022	05/03/11	$425,000	$518,000	1,390	7	1990	Avg	5,667	N	N	9529 6TH AVE NW
6-8	18	394190	0060	06/25/13	$396,000	$422,000	1,400	7	1950	Good	7,200	N	N	9552 6TH AVE NW
6-8	18	362603	9408	10/24/13	$400,000	$410,000	1,420	7	2004	Avg	2,509	N	N	120 N 101ST ST
6-8	18	362603	9416	06/06/11	$351,000	$427,000	1,420	7	2004	Avg	2,037	N	N	130 N 101ST ST
6-8	18	292070	0125	06/30/11	$409,000	$496,000	1,440	7	1924	Avg	6,350	N	N	8718 1ST AVE NW
6-8	18	350160	0125	03/30/12	$529,000	$623,000	1,440	7	1915	VGood	6,240	N	N	8903 3RD AVE NW
6-8	18	781870	0521	09/22/12	$380,000	$434,000	1,470	7	1983	Avg	5,040	N	N	8534 DIBBLE AVE NW
6-8	18	350160	0150	09/25/13	$525,000	$543,000	1,490	7	1988	Avg	4,800	N	N	317 NW 89TH ST
6-8	18	781870	0015	06/08/12	$339,990	$396,000	1,580	7	1988	Avg	2,495	N	N	808 NW 87TH ST
6-8	18	350110	0220	09/27/12	$425,000	$484,000	1,580	7	1918	VGood	4,800	N	N	624 NW 88TH ST
6-8	18	923290	0087	12/12/11	$417,000	$498,000	1,620	7	1918	Good	6,223	N	N	9233 PALATINE AVE N
6-8	18	926820	0166	04/26/13	$395,000	$428,000	1,630	7	1962	Avg	5,715	N	N	9222 6TH AVE NW
6-8	18	781870	0380	03/30/12	$393,000	$463,000	1,680	7	1989	Avg	3,000	N	N	8533 8TH AVE NW
6-8	18	618470	0065	06/17/11	$398,000	$484,000	1,770	7	1948	VGood	7,620	N	N	9715 PALATINE AVE N
6-8	18	117200	0470	08/06/12	$388,500	$447,000	1,850	7	1953	Good	5,950	N	N	9022 3RD AVE NW
6-8	18	350110	0130	09/25/13	$416,500	$431,000	1,860	7	1912	VGood	4,800	N	N	605 NW 89TH ST
6-8	18	663890	0460	08/12/11	$347,000	$420,000	1,880	7	1942	VGood	5,000	N	N	8708 12TH AVE NW

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6-8	18	751500	0141	05/21/12	$299,950	$350,000	936	8	2006	Avg	1,382	N	N	8702 A MARY AVE NW
6-8	18	663890	0217	01/25/13	$335,000	$372,000	1,230	8	2012	Avg	751	N	N	8603 10TH AVE NW
6-8	18	277660	0074	03/05/11	$249,000	$304,000	1,248	8	2006	Avg	1,255	N	N	8554 B MARY AVE NW
6-8	18	277660	0064	06/02/11	$261,000	$317,000	1,248	8	2006	Avg	1,258	N	N	8560 A MARY AVE NW
6-8	18	663890	0215	02/01/13	$346,500	$384,000	1,250	8	2012	Avg	1,027	N	N	8601 10TH AVE NW
6-8	18	365420	0026	12/06/12	$245,000	$275,000	1,330	8	2007	Avg	1,521	N	N	10205 A 1ST AVE NW
6-8	18	663890	0218	02/20/13	$372,000	$410,000	1,350	8	2012	Avg	1,127	N	N	8707 10TH AVE NW
6-8	18	663890	0219	02/04/13	$382,500	$423,000	1,350	8	2012	Avg	1,126	N	N	8711 10TH AVE NW
6-8	18	663890	0216	01/31/13	$380,000	$421,000	1,350	8	2012	Avg	977	N	N	8709 10TH AVE NW
6-8	18	663890	0367	03/14/13	$425,000	$466,000	1,380	8	2005	Avg	1,242	N	N	8504 10TH AVE NW
6-8	18	781870	0330	01/18/12	$439,000	$522,000	1,440	8	2011	Avg	2,500	N	N	8528 9TH AVE NW
6-8	18	186240	0298	11/13/11	$420,000	$503,000	1,770	8	2003	Avg	5,000	N	N	9210 9TH AVE NW
6-8	18	292070	0260	06/19/12	$499,000	$580,000	2,010	8	2012	Avg	6,050	N	N	8714 3RD AVE NW
6-8	18	781870	0400	05/28/13	$463,000	$497,000	2,030	8	1990	Avg	6,000	N	N	8527 8TH AVE NW
6-8	18	751500	0054	12/12/12	$560,000	$628,000	2,070	8	2012	Avg	5,018	N	N	8708 14TH AVE NW
6-8	18	211770	0015	07/05/13	$525,000	$558,000	2,080	8	2005	Avg	7,560	N	N	9515 6TH AVE NW
6-8	18	926820	0635	03/04/11	$463,000	$566,000	2,820	8	2005	Avg	5,040	N	N	9041 4TH AVE NW
6-8	18	362603	9051	05/14/12	$672,000	$785,000	3,650	8	2009	Avg	5,829	N	N	9056 1ST AVE NW
6-8	18	101500	0045	10/28/11	$458,000	$550,000	1,620	9	2010	Avg	5,900	N	N	9036 3RD AVE NW
6-8	18	759570	0074	06/14/12	$529,950	$616,000	2,160	9	2012	Avg	4,530	N	N	8801 DIBBLE AVE NW
6-8	18	759570	0120	08/12/13	$665,000	$698,000	2,190	9	2013	Avg	4,920	N	N	8837 DIBBLE AVE NW
6-8	18	751500	0039	02/28/11	$529,950	$648,000	2,240	9	2010	Avg	5,000	N	N	8727 12TH AVE NW
6-8	18	926820	0378	06/04/12	$589,950	$687,000	2,330	9	2012	Avg	5,004	N	N	719 NW 95TH ST
6-8	18	250800	0095	12/14/12	$670,000	$751,000	2,410	9	2012	Avg	5,334	N	N	8749 1ST AVE NW
6-8	18	211770	0045	02/14/13	$640,000	$707,000	2,570	9	2012	Avg	7,560	N	N	9551 6TH AVE NW
6-8	18	094600	0150	11/12/12	$595,000	$672,000	2,670	9	2012	Avg	4,600	N	N	652 NW 86TH ST
6-8	18	751500	0025	10/07/13	$692,500	$714,000	3,050	9	2013	Avg	7,261	N	N	8739 12TH AVE NW
6-8	18	186240	0300	07/24/13	$650,000	$687,000	2,460	10	2012	Avg	5,308	N	N	854 NW 92ND ST
6-8	18	186240	0299	07/24/13	$649,900	$686,000	2,460	10	2012	Avg	4,953	N	N	856 NW 92ND ST
8-1	0	383400	0630	09/07/12	$192,000	$220,000	710	4	1942	Avg	8,148	N	N	13535 36TH AVE NE

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	0	383400	0290	06/24/13	$239,000	$255,000	660	5	1930	Avg	8,145	N	N	13741 37TH AVE NE
8-1	0	882090	3345	10/30/13	$251,000	$257,000	860	5	1931	Avg	10,446	N	N	11741 40TH AVE NE
8-1	0	882290	1350	08/23/12	$213,100	$245,000	660	6	1940	Avg	6,060	N	N	12017 35TH AVE NE
8-1	0	145410	0204	09/26/13	$239,950	$248,000	780	6	1949	Avg	5,001	N	N	3723 NE 130TH ST
8-1	0	407780	0279	06/11/13	$250,000	$267,000	830	6	1952	Avg	8,791	N	N	11021 SAND POINT WAY NE
8-1	0	407780	0426	12/07/11	$348,000	$416,000	870	6	1937	VGood	12,000	N	N	11050 40TH AVE NE
8-1	0	890300	0028	10/15/12	$300,000	$341,000	880	6	1944	Avg	9,176	N	N	11303 28TH AVE NE
8-1	0	399270	0350	11/01/12	$335,000	$379,000	900	6	1941	Avg	6,350	N	N	11505 40TH AVE NE
8-1	0	399270	0405	07/12/12	$369,500	$427,000	900	6	1940	Good	9,525	N	N	11528 39TH AVE NE
8-1	0	407780	0458	04/19/12	$247,700	$291,000	910	6	1928	Avg	7,985	N	N	11313 ALTON AVE NE
8-1	0	882090	3120	03/10/11	$184,000	$225,000	930	6	1946	Avg	3,867	N	N	11747 BARTLETT AVE NE
8-1	0	399270	0530	04/09/12	$296,000	$348,000	930	6	1947	Good	7,227	N	N	11550 ALTON AVE NE
8-1	0	766370	0952	05/25/12	$300,000	$350,000	950	6	1947	Avg	7,945	N	N	14287 35TH AVE NE
8-1	0	145410	0007	05/21/12	$287,000	$335,000	1,180	6	1934	Avg	7,280	N	N	3601 NE 135TH ST
8-1	0	383400	0315	12/09/11	$270,000	$323,000	1,260	6	1990	Avg	8,825	N	N	13705 37TH AVE NE
8-1	0	882090	0725	05/21/13	$290,000	$312,000	1,320	6	1937	Avg	10,445	N	N	12332 36TH AVE NE
8-1	0	882090	0740	06/01/12	$430,500	$502,000	1,400	6	1930	Good	10,445	N	N	12346 36TH AVE NE
8-1	0	344800	1921	01/17/11	$224,995	$276,000	1,780	6	1924	Poor	5,815	N	N	11517 30TH AVE NE
8-1	0	393590	0297	04/11/13	$382,000	$416,000	2,120	6	1955	Avg	6,600	N	N	3817 NE 115TH ST
8-1	0	383400	0440	06/28/12	$235,000	$273,000	800	7	1951	Avg	8,146	N	N	13716 35TH AVE NE
8-1	0	393590	0237	03/21/12	$249,950	$295,000	910	7	1930	Avg	4,400	N	N	11334 40TH AVE NE
8-1	0	399270	0034	11/03/11	$330,000	$396,000	930	7	1941	VGood	6,350	N	N	11551 36TH AVE NE
8-1	0	383400	0470	09/19/11	$293,500	$354,000	950	7	1952	Avg	8,145	N	N	13750 35TH AVE NE
8-1	0	932480	0165	10/28/13	$330,000	$338,000	980	7	1951	Avg	8,143	N	N	3522 NE 140TH ST
8-1	0	882290	0984	09/20/12	$195,000	$223,000	990	7	1996	Avg	925	N	N	12044 31ST AVE NE
8-1	0	145360	2210	01/25/12	$242,000	$287,000	1,000	7	1976	Avg	7,231	N	N	13024 35TH AVE NE
8-1	0	344800	1930	02/20/13	$410,000	$452,000	1,010	7	1951	Good	9,145	N	N	11527 30TH AVE NE
8-1	0	383400	0670	06/13/13	$335,000	$358,000	1,040	7	1960	Avg	8,149	N	N	13514 35TH AVE NE
8-1	0	393590	0222	06/25/13	$359,950	$384,000	1,080	7	1960	Avg	5,700	N	N	4009 NE 115TH ST
8-1	0	344800	0823	11/16/12	$300,000	$338,000	1,100	7	1978	Avg	5,000	N	N	11842 D 31ST PL NE

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	0	145410	0439	05/24/12	$307,600	$359,000	1,100	7	1979	Avg	7,431	N	N	13211 39TH AVE NE
8-1	0	344800	2321	01/24/13	$348,000	$386,000	1,150	7	1957	Avg	7,651	N	N	11806 33RD AVE NE
8-1	0	882290	1023	05/16/13	$250,000	$269,000	1,160	7	2004	Avg	1,186	N	N	12018 A 31ST AVE NE
8-1	0	145410	0101	11/21/12	$309,500	$349,000	1,160	7	1949	Avg	6,126	N	N	3539 NE 130TH ST
8-1	0	399270	0515	07/25/12	$490,000	$566,000	1,160	7	1986	Avg	7,200	N	N	4040 NE 115TH ST
8-1	0	890250	0301	08/28/12	$340,000	$390,000	1,170	7	1953	Avg	9,063	N	N	11018 27TH AVE NE
8-1	0	383400	0215	11/07/13	$345,000	$352,000	1,180	7	1940	VGood	8,146	N	N	13724 37TH AVE NE
8-1	0	882290	1034	01/07/11	$213,000	$261,000	1,180	7	2008	Avg	1,138	N	N	12014 C 31ST AVE NE
8-1	0	407780	0271	11/14/12	$425,000	$480,000	1,190	7	1972	Avg	8,460	N	N	11025 BARTLETT AVE NE
8-1	0	145410	0161	04/21/11	$300,000	$366,000	1,200	7	1970	Avg	6,178	N	N	3538 NE 125TH ST
8-1	0	393590	0190	01/31/12	$295,000	$350,000	1,220	7	1985	Avg	7,319	N	N	11321 SAND POINT WAY NE
8-1	0	383400	0820	04/07/11	$372,000	$454,000	1,220	7	1957	Good	8,555	N	N	13545 39TH AVE NE
8-1	0	890250	0114	10/09/12	$465,000	$529,000	1,230	7	1991	Avg	7,510	N	N	2712 NE 113TH ST
8-1	0	145360	0903	10/28/11	$205,000	$246,000	1,250	7	1996	Avg	2,018	N	N	12713 B 35TH AVE NE
8-1	0	344800	2020	07/20/11	$415,000	$503,000	1,250	7	1948	VGood	6,600	N	N	11531 31ST AVE NE
8-1	0	882090	3397	11/26/13	$512,500	$519,000	1,250	7	1993	Avg	7,288	N	N	3910 NE 117TH ST
8-1	0	882290	1033	02/09/11	$214,000	$262,000	1,270	7	2008	Avg	842	N	N	12014 B 31ST AVE NE
8-1	0	882090	0640	09/14/12	$455,000	$520,000	1,270	7	1960	Good	10,446	N	N	12321 38TH AVE NE
8-1	0	145360	1040	09/19/12	$287,000	$328,000	1,270	7	2007	Avg	1,111	N	N	12559 B 35TH AVE NE
8-1	0	393590	0239	09/26/12	$440,000	$502,000	1,300	7	2012	Avg	2,200	N	N	11336 40TH AVE NE
8-1	0	882290	0119	07/25/12	$205,000	$237,000	1,310	7	2007	Avg	778	N	N	3310 B NE 123RD ST
8-1	0	383400	0591	09/23/13	$285,000	$295,000	1,310	7	2007	Avg	1,256	N	N	13553 35TH AVE NE
8-1	0	383400	0593	06/13/13	$288,349	$308,000	1,310	7	2007	Avg	1,331	N	N	13557 35TH AVE NE
8-1	0	145360	2284	05/16/12	$190,000	$222,000	1,320	7	1997	Avg	2,040	N	N	12742 G 35TH AVE NE
8-1	0	882290	1385	04/08/13	$289,950	$316,000	1,320	7	2012	Avg	1,413	N	N	12029 A 35TH AVE NE
8-1	0	882290	1390	03/22/13	$289,950	$317,000	1,320	7	2012	Avg	1,462	N	N	12039 B 35TH AVE NE
8-1	0	882290	1396	04/18/13	$292,850	$318,000	1,320	7	2012	Avg	1,511	N	N	12035 A 35TH AVE NE
8-1	0	882290	1391	04/10/13	$292,950	$319,000	1,320	7	2012	Avg	1,511	N	N	12033 B 35TH AVE NE
8-1	0	766370	0972	07/25/11	$219,000	$265,000	1,347	7	2010	Avg	959	N	N	14015 B 35TH AVE NE
8-1	0	766370	0973	07/27/11	$220,100	$267,000	1,347	7	2010	Avg	1,292	N	N	14015 A 35TH AVE NE

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	0	882290	1389	05/10/13	$274,850	$297,000	1,350	7	2012	Avg	990	N	N	12033 A 35TH AVE NE
8-1	0	882290	1393	04/18/13	$274,850	$299,000	1,350	7	2012	Avg	1,044	N	N	12037 B 35TH AVE NE
8-1	0	882290	1392	04/08/13	$274,850	$299,000	1,350	7	2012	Avg	988	N	N	12039 A 35TH AVE NE
8-1	0	882290	1388	04/09/13	$274,950	$299,000	1,350	7	2012	Avg	1,042	N	N	12031 B 35TH AVE NE
8-1	0	882290	1395	05/08/13	$282,880	$306,000	1,350	7	2012	Avg	989	N	N	12035 B 35TH AVE NE
8-1	0	882290	1387	04/29/13	$282,880	$306,000	1,350	7	2012	Avg	1,047	N	N	12031 A 35TH AVE NE
8-1	0	882290	1386	04/23/13	$284,000	$308,000	1,350	7	2012	Avg	987	N	N	12029 B 35TH AVE NE
8-1	0	882290	1394	04/30/13	$300,000	$325,000	1,350	7	2012	Avg	1,043	N	N	12037 A 35TH AVE NE
8-1	0	890300	0026	10/24/13	$380,000	$390,000	1,350	7	1960	Avg	7,453	N	N	11329 28TH AVE NE
8-1	0	882090	3200	03/27/12	$285,000	$336,000	1,370	7	1950	Avg	10,115	N	N	11700 40TH AVE NE
8-1	0	882290	1031	02/10/11	$239,000	$292,000	1,380	7	2008	Avg	1,152	N	N	12010 A 31ST AVE NE
8-1	0	145360	2281	05/03/13	$290,000	$314,000	1,410	7	1997	Good	2,040	N	N	12742 35TH AVE NE
8-1	0	766370	0967	07/22/11	$219,000	$265,000	1,411	7	2010	Avg	1,272	N	N	14015 C 35TH AVE NE
8-1	0	932480	0190	01/20/12	$320,000	$380,000	1,420	7	1976	Avg	8,133	N	N	14033 36TH AVE NE
8-1	0	882090	3514	08/01/13	$375,500	$396,000	1,430	7	1976	Avg	7,946	N	N	11741 38TH AVE NE
8-1	0	407780	0266	09/13/11	$285,200	$344,000	1,430	7	1940	Avg	8,896	N	N	11024 ALTON AVE NE
8-1	0	933840	0010	10/31/12	$360,700	$408,000	1,430	7	1949	Avg	7,680	N	N	11308 ALTON AVE NE
8-1	0	407780	0451	04/09/12	$300,000	$353,000	1,470	7	1948	Avg	5,737	N	N	4020 NE 113TH ST
8-1	0	882290	1111	09/05/13	$278,000	$290,000	1,470	7	2002	Avg	1,168	N	N	12049 D 32ND AVE NE
8-1	0	383400	0455	08/20/12	$300,000	$345,000	1,480	7	1951	Avg	8,146	N	N	13732 35TH AVE NE
8-1	0	145410	0399	11/11/13	$415,000	$423,000	1,480	7	1980	Avg	8,506	N	N	13014 37TH AVE NE
8-1	0	383400	0589	09/04/13	$290,000	$302,000	1,480	7	2007	Avg	1,540	N	N	13551 35TH AVE NE
8-1	0	407780	0583	07/01/11	$260,000	$316,000	1,490	7	1952	Avg	6,984	N	N	11303 38TH AVE NE
8-1	0	399270	0516	07/25/11	$323,200	$392,000	1,490	7	1949	Avg	7,200	N	N	4032 NE 115TH ST
8-1	0	383400	0614	01/17/12	$280,000	$333,000	1,500	7	1952	Good	8,000	N	N	13549 36TH AVE NE
8-1	0	383400	0180	07/17/12	$335,000	$387,000	1,500	7	1952	Avg	8,146	N	N	13709 39TH AVE NE
8-1	0	145360	2209	01/25/12	$320,000	$380,000	1,530	7	1974	Avg	7,319	N	N	13026 C 35TH AVE NE
8-1	0	882090	3070	09/24/12	$286,000	$326,000	1,550	7	1950	Avg	5,411	N	N	11744 BARTLETT AVE NE
8-1	0	145410	0032	07/07/11	$357,000	$433,000	1,560	7	1982	Avg	7,208	N	N	13069 B 37TH AVE NE
8-1	0	882090	3660	04/18/13	$330,000	$359,000	1,570	7	1987	Avg	12,862	N	N	11747 36TH AVE NE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	0	981170	0150	10/04/13	$331,000	$342,000	1,570	7	1965	Avg	9,379	N	N	11047 31ST AVE NE
8-1	0	882290	1303	04/02/13	$299,950	$327,000	1,570	7	2003	Avg	1,860	N	N	12022 A 33RD AVE NE
8-1	0	407780	0551	01/31/12	$299,000	$355,000	1,590	7	1969	Avg	7,208	N	N	3545 NE 113TH ST
8-1	0	393590	0238	10/03/12	$445,000	$507,000	1,620	7	2012	Avg	2,200	N	N	11338 40TH AVE NE
8-1	0	882090	3615	07/23/12	$494,000	$570,000	1,620	7	1975	Avg	10,446	N	N	11736 36TH AVE NE
8-1	0	407780	0516	07/17/13	$389,000	$412,000	1,630	7	1949	Good	6,720	N	N	11057 40TH AVE NE
8-1	0	882090	3360	04/27/12	$499,000	$585,000	1,670	7	2011	Avg	10,446	N	N	11735 40TH AVE NE
8-1	0	383400	0370	06/27/13	$418,000	$445,000	1,700	7	1992	Avg	8,145	N	N	13752 36TH AVE NE
8-1	0	145410	0203	07/06/12	$320,000	$371,000	1,710	7	1928	Good	5,000	N	N	12750 37TH AVE NE
8-1	0	882090	3050	10/26/12	$355,000	$402,000	1,720	7	1989	Avg	3,867	N	N	11736 BARTLETT AVE NE
8-1	0	890300	0055	10/23/13	$300,000	$308,000	1,780	7	1952	Avg	20,902	N	N	11338 28TH AVE NE
8-1	0	407780	0245	03/23/11	$325,000	$397,000	1,780	7	1948	Avg	9,744	N	N	4230 NE 110TH ST
8-1	0	766370	0975	07/25/11	$281,000	$340,000	1,958	7	2010	Avg	1,902	N	N	14017 B 35TH AVE NE
8-1	0	766370	0974	07/16/11	$289,000	$350,000	1,958	7	2010	Avg	1,891	N	N	14017 A 35TH AVE NE
8-1	0	417710	0040	06/06/12	$386,000	$449,000	2,410	7	1949	Avg	7,939	N	N	11345 36TH AVE NE
8-1	0	407780	0248	07/22/11	$457,532	$554,000	2,420	7	1947	VGood	7,214	N	N	4231 NE 113TH ST
8-1	0	890300	0067	08/22/12	$360,000	$413,000	2,460	7	1999	Avg	7,216	N	N	11348 28TH AVE NE
8-1	0	407780	0437	04/26/13	$305,000	$331,000	1,010	8	1951	Good	7,200	N	N	4034 NE 110TH ST
8-1	0	882290	1163	12/21/11	$242,800	$290,000	1,070	8	2009	Avg	1,244	N	N	12022 A 32ND AVE NE
8-1	0	882290	1164	02/01/12	$245,000	$291,000	1,070	8	2009	Avg	1,240	N	N	12018 C 32ND AVE NE
8-1	0	882290	1172	03/24/12	$247,500	$292,000	1,070	8	2009	Avg	936	N	N	12018 B 33RD AVE NE
8-1	0	882290	1162	08/30/11	$244,800	$296,000	1,070	8	2009	Avg	937	N	N	12022 B 32ND AVE NE
8-1	0	882290	1174	01/20/12	$249,000	$296,000	1,070	8	2009	Avg	1,245	N	N	12018 A 32ND AVE NE
8-1	0	882290	1161	09/26/11	$253,800	$306,000	1,070	8	2009	Avg	1,254	N	N	12022 C 32ND AVE NE
8-1	0	145360	2429	08/12/13	$289,500	$304,000	1,080	8	2008	Avg	1,339	N	N	12546 C 35TH AVE NE
8-1	0	399270	0256	11/05/12	$430,000	$486,000	1,130	8	1946	VGood	7,620	N	N	11521 39TH AVE NE
8-1	0	882290	1253	06/19/12	$245,000	$285,000	1,140	8	2007	Avg	1,160	N	N	12050 A 33RD AVE NE
8-1	0	882290	1176	02/21/12	$229,000	$271,000	1,150	8	2010	Avg	849	N	N	12020 B 32ND AVE NE
8-1	0	882290	1167	02/21/12	$229,800	$272,000	1,150	8	2010	Avg	844	N	N	12026 B 32ND AVE NE
8-1	0	882290	0085	03/18/11	$191,000	$233,000	1,172	8	2007	Avg	1,108	N	N	12314 C 33RD AVE NE

Improved Sales Used in This Annual Update Analysis
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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	0	882290	1264	05/25/12	$199,950	$233,000	1,180	8	2006	Avg	1,130	N	N	12046 C 33RD AVE NE
8-1	0	882290	0084	03/22/11	$182,000	$222,000	1,204	8	2007	Avg	833	N	N	12314 B 33RD AVE NE
8-1	0	882290	1220	07/20/11	$250,000	$303,000	1,220	8	2006	Avg	1,109	N	N	12049 A 33RD AVE NE
8-1	0	344800	0725	10/22/12	$425,500	$483,000	1,290	8	1926	VGood	7,700	N	N	11830 32ND AVE NE
8-1	0	882290	1175	11/18/11	$234,800	$281,000	1,320	8	2010	Avg	1,161	N	N	12020 A 32ND AVE NE
8-1	0	882290	1178	02/22/12	$247,000	$292,000	1,320	8	2010	Avg	1,166	N	N	12020 C 32ND AVE NE
8-1	0	882290	1171	02/21/12	$249,800	$296,000	1,320	8	2009	Avg	1,159	N	N	12026 C 32ND AVE NE
8-1	0	882290	1165	10/20/11	$252,300	$303,000	1,320	8	2009	Avg	1,159	N	N	12026 A 32ND AVE NE
8-1	0	882290	1252	06/28/11	$249,950	$303,000	1,350	8	2007	Avg	1,239	N	N	12052 A 33RD AVE NE
8-1	0	882290	0083	08/30/12	$234,000	$268,000	1,360	8	2007	Avg	1,357	N	N	12314 A 33RD AVE NE
8-1	0	882290	0080	05/24/13	$285,000	$307,000	1,380	8	2008	Avg	1,210	N	N	12316 C 33RD AVE NE
8-1	0	882290	0082	02/04/13	$286,000	$317,000	1,380	8	2008	Avg	1,210	N	N	12316 A 33RD AVE NE
8-1	0	882290	0081	09/09/13	$272,000	$283,000	1,440	8	2008	Avg	880	N	N	12316 B 33RD AVE NE
8-1	0	145410	0215	04/25/12	$385,000	$451,000	1,490	8	1967	Avg	13,702	N	N	12728 37TH AVE NE
8-1	0	375300	0080	12/17/13	$385,000	$387,000	1,505	8	2009	Avg	1,016	N	N	12313 SAND POINT WAY NE
8-1	0	375300	0100	06/07/11	$355,000	$432,000	1,520	8	2009	Avg	1,884	N	N	4024 NE 123RD ST
8-1	0	882090	0745	01/10/12	$390,000	$464,000	1,580	8	2005	Avg	10,445	N	N	12352 36TH AVE NE
8-1	0	375300	0010	03/01/11	$325,000	$397,000	1,606	8	2009	Avg	1,452	N	N	4020 NE 123RD ST
8-1	0	393590	0316	11/15/11	$384,000	$460,000	1,650	8	1947	VGood	8,760	N	N	11344 38TH AVE NE
8-1	0	383400	0615	06/25/12	$482,000	$559,000	1,860	8	2011	Avg	2,863	N	N	13551 36TH AVE NE
8-1	0	663590	0016	08/04/11	$445,000	$539,000	2,080	8	1957	Avg	10,177	N	N	3412 NE 115TH ST
8-1	0	407780	0251	12/09/13	$501,000	$505,000	2,200	8	2008	Avg	8,340	N	N	11017 BARTLETT AVE NE
8-1	0	393590	0317	02/22/11	$500,000	$612,000	2,340	8	2010	Avg	4,380	N	N	11344 38TH AVE NE
8-1	0	383400	0350	10/05/12	$534,500	$608,000	2,520	8	2001	Avg	12,219	N	N	13726 36TH AVE NE
8-1	0	407780	0265	03/14/12	$682,764	$805,000	2,570	8	2011	Avg	7,546	N	N	11048 BARTLETT AVE NE
8-1	0	407780	0558	07/02/12	$555,000	$643,000	2,700	8	2011	Avg	8,040	N	N	11030 36TH AVE NE
8-1	0	383400	0245	08/28/13	$670,000	$700,000	2,850	8	2013	Avg	6,788	N	N	13750 37TH AVE NE
8-1	0	383400	0420	07/24/13	$650,000	$687,000	2,740	9	1928	VGood	8,492	N	N	3524 NE 137TH ST
8-1	0	344800	2122	08/17/11	$585,000	$707,000	2,950	9	2003	Avg	4,924	N	N	3208 NE 115TH ST
8-1	0	344800	1990	06/20/11	$500,000	$607,000	3,130	9	2001	Avg	6,710	N	N	3008 NE 115TH ST

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-1	0	407780	0421	08/23/11	$640,111	$773,000	3,270	9	2005	Avg	6,100	N	N	4016 NE 110TH ST
8-3	0	641310	0130	06/23/12	$315,000	$366,000	810	6	1950	VGood	9,422	N	N	11521 9TH AVE NE
8-3	0	641210	0094	08/08/13	$270,000	$284,000	820	6	1940	Avg	7,219	N	N	12025 5TH AVE NE
8-3	0	204450	0090	09/27/12	$294,900	$336,000	820	6	1941	Avg	9,014	N	N	11520 ROOSEVELT WAY NE
8-3	0	292604	9230	10/08/12	$199,950	$227,000	930	6	1947	Avg	4,026	N	N	549 NE 115TH ST
8-3	0	292604	9259	12/26/13	$263,900	$264,000	1,310	6	1941	Avg	8,280	N	N	12047 14TH AVE NE
8-3	0	271110	0020	04/06/12	$209,000	$246,000	820	7	1947	Avg	6,000	N	N	911 NE 113TH ST
8-3	0	156010	0130	01/28/13	$268,000	$297,000	870	7	1943	Avg	7,000	N	N	11353 14TH AVE NE
8-3	0	260520	0005	08/09/11	$182,500	$221,000	910	7	1949	Avg	7,018	N	N	12355 11TH AVE NE
8-3	0	641360	0056	07/21/11	$270,000	$327,000	920	7	1950	Avg	7,560	N	N	12009 8TH AVE NE
8-3	0	641310	0140	08/23/12	$310,000	$356,000	940	7	1950	Avg	8,316	N	N	11526 8TH AVE NE
8-3	0	641310	0241	07/24/12	$221,000	$255,000	950	7	1949	Avg	9,211	N	N	11726 5TH AVE NE
8-3	0	292604	9174	10/02/12	$271,000	$309,000	950	7	1941	Avg	6,250	N	N	317 NE 115TH ST
8-3	0	641360	0338	10/06/11	$198,000	$238,000	990	7	1947	Avg	6,240	N	N	522 NE 123RD ST
8-3	0	082000	0069	08/19/13	$340,000	$356,000	1,010	7	1991	Avg	3,480	N	N	12040 14TH AVE NE
8-3	0	572450	0315	08/27/13	$365,000	$381,000	1,020	7	1952	Avg	5,500	N	N	1051 NE 114TH ST
8-3	0	616100	0021	08/28/12	$295,000	$338,000	1,050	7	1975	Avg	7,384	N	N	304 3RD AVE NE
8-3	0	156010	0045	10/21/13	$345,000	$354,000	1,140	7	1942	Avg	6,850	N	N	11317 15TH AVE NE
8-3	0	641410	0732	07/18/11	$205,900	$250,000	1,150	7	1951	Avg	7,552	N	N	502 NE 127TH ST
8-3	0	641410	0732	08/31/12	$239,950	$275,000	1,150	7	1951	Avg	7,552	N	N	502 NE 127TH ST
8-3	0	641360	0079	06/07/11	$350,500	$426,000	1,200	7	1963	Avg	7,680	N	N	12037 8TH AVE NE
8-3	0	204450	0160	11/18/13	$253,000	$257,000	1,220	7	1943	Avg	9,360	N	N	1048 NE 117TH ST
8-3	0	950990	0005	10/14/11	$290,000	$349,000	1,250	7	1958	Avg	5,827	N	N	500 NE 124TH ST
8-3	0	641360	0197	09/09/13	$265,000	$276,000	1,260	7	1990	Avg	2,704	N	N	850 A NE 123RD ST
8-3	0	950990	0050	02/18/11	$255,000	$312,000	1,270	7	1958	Avg	5,827	N	N	527 NE 124TH ST
8-3	0	925990	0025	12/05/13	$221,000	$223,000	1,320	7	1954	Avg	7,320	N	N	1036 NE 123RD ST
8-3	0	641410	0060	04/25/12	$452,000	$530,000	1,350	7	1947	Good	7,729	N	N	12515 8TH AVE NE
8-3	0	156010	0190	10/11/13	$255,000	$263,000	1,370	7	1943	Avg	7,050	N	N	11308 12TH AVE NE
8-3	0	641360	0246	01/28/13	$290,000	$322,000	1,370	7	1950	Avg	6,000	N	N	804 NE 123RD ST
8-3	0	641360	0193	11/06/13	$322,000	$329,000	1,379	7	2001	Avg	1,196	N	N	12307 A ROOSEVELT WAY NE

Improved Sales Used in This Annual Update Analysis
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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-3	0	292604	9299	02/20/13	$270,000	$298,000	1,390	7	1951	Avg	7,200	N	N	11314 5TH AVE NE
8-3	0	543330	0025	09/29/12	$329,000	$375,000	1,400	7	1951	Avg	8,220	N	N	11037 15TH AVE NE
8-3	0	292604	9609	08/08/12	$280,000	$322,000	1,406	7	2008	Avg	1,408	N	N	1017 C NE 123RD ST
8-3	0	232530	0091	07/18/13	$305,000	$323,000	1,420	7	2007	Avg	977	N	N	12343 B 10TH PL NE
8-3	0	641310	0110	06/01/12	$342,950	$400,000	1,440	7	1964	Avg	5,850	N	N	558 NE 115TH ST
8-3	0	232530	0096	05/02/12	$315,000	$369,000	1,536	7	2007	Avg	1,465	N	N	12341 D 10TH PL NE
8-3	0	641360	0245	12/20/11	$250,000	$298,000	1,580	7	1950	Good	6,000	N	N	12308 8TH AVE NE
8-3	0	781030	0035	03/25/13	$350,000	$383,000	1,740	7	1981	Avg	7,219	N	N	147 NE 116TH ST
8-3	0	232530	0073	07/08/13	$305,000	$324,000	1,770	7	2008	Avg	1,473	N	N	12337 C 10TH PL NE
8-3	0	082000	0015	09/10/12	$355,000	$406,000	1,770	7	2001	Avg	1,996	N	N	12326 A 14TH AVE NE
8-3	0	925990	0020	07/25/13	$390,000	$412,000	1,840	7	1956	Good	8,610	N	N	1100 NE 123RD ST
8-3	0	204450	0161	11/18/11	$425,000	$509,000	1,960	7	1947	Good	9,000	N	N	1046 NE 117TH ST
8-3	0	292604	9301	11/19/12	$177,000	$200,000	930	8	2007	Avg	1,084	N	N	1025 A NE 125TH ST
8-3	0	292604	9047	11/06/12	$332,000	$375,000	1,310	8	1950	Avg	21,402	N	N	11316 5TH AVE NE
8-3	0	573050	0020	02/23/11	$312,500	$382,000	1,350	8	2010	Avg	1,530	N	N	12341 14TH AVE NE
8-3	0	573050	0021	02/01/11	$315,000	$386,000	1,350	8	2010	Avg	1,557	N	N	12337 14TH AVE NE
8-3	0	292604	9559	12/30/11	$250,000	$298,000	1,381	8	2007	Avg	1,104	N	N	11318 D 8TH AVE NE
8-3	0	292604	9574	06/22/12	$277,000	$322,000	1,381	8	2007	Avg	1,180	N	N	11308 E 8TH AVE NE
8-3	0	292604	9571	08/19/12	$285,000	$327,000	1,381	8	2007	Avg	916	N	N	11310 B 8TH AVE NE
8-3	0	292604	9558	08/01/11	$275,000	$333,000	1,381	8	2007	Avg	1,104	N	N	11318 E 8TH AVE NE
8-3	0	292604	9563	08/23/13	$339,722	$355,000	1,381	8	2007	Avg	1,220	N	N	11316 D 8TH AVE NE
8-3	0	232530	0027	08/02/13	$283,000	$298,000	1,410	8	2006	Avg	1,440	N	N	12307 D 10TH PL NE
8-3	0	232530	0035	09/27/11	$265,000	$319,000	1,410	8	2006	Avg	1,031	N	N	12315 B 10TH PL NE
8-3	0	232530	0015	07/15/11	$279,000	$338,000	1,410	8	2006	Avg	1,030	N	N	12303 B 10TH PL NE
8-3	0	232530	0046	05/27/13	$324,000	$348,000	1,410	8	2006	Avg	1,027	N	N	12325 C 10TH PL NE
8-3	0	232530	0025	12/19/12	$319,000	$357,000	1,410	8	2006	Avg	1,028	N	N	12307 B 10TH PL NE
8-3	0	292604	9612	07/31/12	$300,000	$346,000	1,459	8	2009	Avg	1,263	N	N	12038 A ROOSEVELT WAY NE
8-3	0	573050	0015	06/26/13	$420,000	$447,000	1,674	8	2009	Avg	1,633	N	N	12347 14TH AVE NE
8-3	0	292604	9600	09/04/13	$360,000	$375,000	1,689	8	2008	Avg	1,058	N	N	1021 B NE 123RD ST
8-3	0	641360	0345	08/18/11	$370,000	$447,000	1,710	8	1946	Avg	6,631	N	N	12316 5TH AVE NE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-3	0	573050	0023	02/07/11	$349,950	$428,000	1,860	8	2010	Avg	1,770	N	N	12339 B 14TH AVE NE
8-3	0	641360	0102	08/13/13	$425,000	$446,000	2,030	8	1967	Avg	10,935	N	N	12012 8TH AVE NE
8-3	0	082000	0075	12/08/11	$550,000	$657,000	2,420	8	2011	Avg	8,280	N	N	12026 14TH AVE NE
8-3	0	292604	9548	12/10/12	$480,000	$538,000	3,250	8	1984	Avg	6,562	N	N	12044 D ROOSEVELT WAY NE
8-3	0	292604	9157	06/13/13	$510,000	$545,000	2,320	9	2002	Avg	7,200	N	N	535 NE 115TH ST
8-3	0	641410	0029	03/22/12	$530,000	$625,000	2,720	9	2008	Avg	7,200	N	N	12524 5TH AVE NE
8-3	0	204450	0199	12/05/11	$510,000	$610,000	2,806	9	2005	Avg	7,020	N	N	11751 12TH AVE NE
8-7	0	766370	0460	06/04/12	$143,000	$167,000	660	5	1949	Fair	7,020	N	N	2727 NE 145TH ST
8-7	0	638150	0025	09/04/12	$187,000	$214,000	690	5	1940	Good	9,531	N	N	14331 22ND AVE NE
8-7	0	641410	0592	11/22/13	$192,500	$195,000	670	6	1945	Fair	11,618	N	N	12705 10TH AVE NE
8-7	0	212604	9116	05/28/13	$226,300	$243,000	700	6	1929	Avg	10,500	N	N	2349 NE 127TH ST
8-7	0	212604	9032	08/03/11	$317,000	$384,000	710	6	1936	VGood	9,417	N	N	2520 NE 130TH ST
8-7	0	638150	0810	08/08/13	$247,900	$261,000	720	6	1944	Avg	6,856	N	N	14045 23RD PL NE
8-7	0	638150	0050	01/02/13	$256,000	$286,000	720	6	1944	Avg	10,303	N	N	14303 22ND AVE NE
8-7	0	638150	0435	02/24/11	$297,000	$363,000	720	6	1944	VGood	7,506	N	N	14040 24TH AVE NE
8-7	0	638150	1775	09/24/12	$200,000	$228,000	740	6	1946	Avg	7,535	N	N	13522 23RD PL NE
8-7	0	382220	0086	02/25/11	$162,000	$198,000	750	6	1948	Avg	8,553	N	N	2725 NE 137TH ST
8-7	0	641410	0250	03/11/13	$230,000	$252,000	760	6	1935	Avg	8,879	N	N	12521 12TH AVE NE
8-7	0	638150	0080	07/19/13	$202,500	$214,000	780	6	1950	Avg	7,654	N	N	14334 20TH AVE NE
8-7	0	638150	0825	08/29/12	$235,000	$269,000	780	6	1944	Avg	6,856	N	N	14061 23RD PL NE
8-7	0	638150	1575	11/09/12	$269,200	$304,000	780	6	1948	Avg	5,001	N	N	2623 NE 137TH ST
8-7	0	638150	1165	05/09/13	$255,000	$275,000	830	6	1947	Good	4,812	N	N	14019 23RD AVE NE
8-7	0	638150	1065	09/25/12	$250,000	$285,000	850	6	1949	Good	6,088	N	N	14029 23RD AVE NE
8-7	0	212604	9093	12/19/11	$225,000	$269,000	850	6	1941	Avg	5,100	N	N	12549 25TH AVE NE
8-7	0	641410	0242	07/18/12	$127,500	$147,000	880	6	1948	Avg	7,057	N	N	1048 NE 125TH ST
8-7	0	641410	0243	05/08/13	$265,500	$287,000	880	6	1948	Avg	7,057	N	N	1052 NE 125TH ST
8-7	0	766370	0494	04/12/13	$315,000	$343,000	880	6	1939	Good	5,588	N	N	2704 NE 143RD ST
8-7	0	382170	0010	07/13/13	$216,000	$229,000	910	6	1942	Avg	12,000	N	N	13746 30TH AVE NE
8-7	0	145360	0203	10/15/12	$305,000	$346,000	910	6	1938	Avg	10,000	N	N	13344 30TH AVE NE
8-7	0	638150	1940	11/15/11	$260,000	$312,000	930	6	1949	Good	7,960	N	N	13554 22ND AVE NE

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	0	382220	0161	08/24/11	$226,500	$274,000	940	6	1943	VGood	7,037	N	N	13761 30TH AVE NE
8-7	0	685570	0145	07/24/12	$209,950	$242,000	960	6	1952	Avg	8,886	N	N	1710 NE 135TH ST
8-7	0	766370	0811	07/30/12	$230,000	$265,000	970	6	1951	Avg	9,150	N	N	14032 30TH AVE NE
8-7	0	766370	0551	06/07/13	$324,000	$347,000	1,060	6	1951	Good	11,765	N	N	14344 25TH AVE NE
8-7	0	663230	0091	06/14/11	$265,000	$322,000	1,080	6	1949	Avg	10,662	N	N	14005 19TH AVE NE
8-7	0	638150	0495	07/13/12	$350,500	$405,000	1,110	6	1944	Avg	8,223	N	N	14063 25TH AVE NE
8-7	0	212604	9230	03/04/11	$215,000	$263,000	1,120	6	1946	Avg	10,199	N	N	13306 20TH AVE NE
8-7	0	383450	0295	08/08/11	$250,000	$302,000	1,120	6	1952	Avg	8,403	N	N	12746 26TH AVE NE
8-7	0	212604	9187	06/18/13	$267,000	$285,000	1,130	6	1952	Avg	8,100	N	N	13040 23RD AVE NE
8-7	0	113300	0516	01/13/11	$180,000	$220,000	1,150	6	1936	Avg	6,886	N	N	1908 NE 130TH PL
8-7	0	113300	0240	08/17/12	$325,000	$373,000	1,150	6	1935	Avg	10,095	N	N	12732 15TH AVE NE
8-7	0	685570	0050	08/21/12	$272,000	$312,000	1,250	6	1952	Avg	9,702	N	N	1704 NE 136TH ST
8-7	0	641410	0290	10/29/12	$300,000	$340,000	1,270	6	1949	Good	6,600	N	N	12510 12TH AVE NE
8-7	0	638150	0930	06/12/12	$342,000	$398,000	1,280	6	1944	Good	12,142	N	N	14053 22ND AVE NE
8-7	0	641410	0693	08/20/12	$319,000	$366,000	1,280	6	1950	Avg	6,640	N	N	12812 8TH AVE NE
8-7	0	638150	1025	05/04/12	$312,000	$365,000	1,450	6	1950	Avg	7,199	N	N	13717 22ND AVE NE
8-7	0	638150	0530	11/23/11	$285,000	$341,000	1,460	6	1944	VGood	6,715	N	N	14062 23RD PL NE
8-7	0	638150	1190	06/12/12	$345,000	$401,000	1,630	6	1936	Good	7,603	N	N	13710 23RD AVE NE
8-7	0	638150	0860	04/20/11	$265,000	$323,000	1,910	6	1945	Avg	9,600	N	N	14058 20TH AVE NE
8-7	0	383450	0280	04/11/13	$260,000	$283,000	820	7	1955	Avg	8,410	N	N	12726 26TH AVE NE
8-7	0	274460	0015	03/27/13	$199,950	$219,000	860	7	1950	Good	7,020	N	N	2605 NE 145TH ST
8-7	0	766370	0721	06/21/12	$232,500	$270,000	890	7	1949	Avg	9,409	N	N	14020 27TH AVE NE
8-7	0	641410	0293	04/25/11	$245,500	$299,000	900	7	1947	Good	6,187	N	N	12506 12TH AVE NE
8-7	0	663230	0153	09/12/13	$276,000	$287,000	910	7	1951	Avg	6,600	N	N	14025 20TH AVE NE
8-7	0	638150	1880	01/16/13	$350,000	$389,000	920	7	1948	Good	4,684	N	N	13514 23RD AVE NE
8-7	0	212604	9071	12/19/12	$360,000	$403,000	920	7	1941	VGood	8,017	N	N	12513 22ND AVE NE
8-7	0	070500	0120	04/16/13	$300,000	$326,000	950	7	1950	Good	6,951	N	N	2623 NE 135TH ST
8-7	0	641410	0231	04/25/12	$370,000	$434,000	960	7	1952	Avg	7,986	N	N	12622 10TH AVE NE
8-7	0	212604	9106	07/25/12	$350,000	$404,000	970	7	1940	Good	8,400	N	N	2904 NE 130TH ST
8-7	0	638150	1145	01/26/12	$221,000	$262,000	1,000	7	1938	Avg	8,308	N	N	13735 23RD AVE NE

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	0	070500	0025	10/23/12	$265,000	$300,000	1,010	7	1951	Avg	6,871	N	N	2504 NE 134TH ST
8-7	0	145360	0181	12/06/11	$249,950	$299,000	1,010	7	1955	Avg	5,760	N	N	13336 30TH AVE NE
8-7	0	766370	0530	10/15/12	$299,000	$340,000	1,010	7	1926	Avg	8,662	N	N	2556 NE 143RD ST
8-7	0	638150	0350	06/05/13	$335,000	$359,000	1,040	7	1944	VGood	9,523	N	N	14320 24TH PL NE
8-7	0	663230	0477	10/06/11	$283,450	$341,000	1,040	7	1959	Avg	7,288	N	N	1600 NE 137TH ST
8-7	0	212604	9118	10/10/12	$357,000	$406,000	1,040	7	1950	Avg	9,000	N	N	13044 27TH AVE NE
8-7	0	766370	0700	08/10/11	$237,000	$287,000	1,050	7	1949	Avg	8,409	N	N	14044 27TH AVE NE
8-7	0	566710	0040	12/05/13	$293,000	$296,000	1,050	7	1953	Avg	7,271	N	N	1009 NE 126TH ST
8-7	0	113300	0650	08/05/13	$287,000	$302,000	1,060	7	1978	Avg	10,000	N	N	13320 17TH AVE NE
8-7	0	425090	0110	09/20/12	$359,000	$410,000	1,070	7	1953	Avg	8,168	N	N	13309 23RD PL NE
8-7	0	663230	0190	09/23/13	$256,300	$266,000	1,090	7	1936	Avg	7,203	N	N	14331 19TH AVE NE
8-7	0	766370	0783	05/22/13	$210,000	$226,000	1,100	7	1961	Avg	9,957	N	N	2736 NE 140TH ST
8-7	0	638150	0385	06/17/13	$315,000	$336,000	1,100	7	1949	Good	6,013	N	N	14323 25TH AVE NE
8-7	0	437320	0056	04/25/11	$395,000	$482,000	1,100	7	1947	Avg	7,461	N	N	1018 NE 133RD ST
8-7	0	202604	9112	04/09/12	$286,000	$336,000	1,110	7	1953	Avg	7,560	N	N	1230 NE 130TH ST
8-7	0	663230	0183	02/28/13	$283,000	$311,000	1,130	7	1954	Avg	6,315	N	N	14326 17TH AVE NE
8-7	0	663230	0184	11/22/13	$363,000	$368,000	1,140	7	1987	Avg	7,209	N	N	14327 19TH AVE NE
8-7	0	663230	0043	06/18/13	$385,000	$411,000	1,140	7	1959	Avg	8,593	N	N	13757 19TH AVE NE
8-7	0	442710	0140	06/21/13	$269,800	$288,000	1,150	7	1953	Avg	6,333	N	N	13558 16TH AVE NE
8-7	0	202604	9177	12/17/12	$208,950	$234,000	1,150	7	2000	Avg	1,052	N	N	1213 NE 135TH ST
8-7	0	766370	0620	06/19/12	$282,000	$328,000	1,150	7	1953	Avg	8,494	N	N	14015 26TH AVE NE
8-7	0	382220	0137	03/10/11	$345,000	$422,000	1,150	7	1956	Good	7,656	N	N	2818 NE 137TH ST
8-7	0	212604	9212	04/04/11	$402,700	$492,000	1,150	7	1955	VGood	7,200	N	N	13030 26TH AVE NE
8-7	0	638150	0685	06/05/12	$379,000	$441,000	1,160	7	1961	Good	6,093	N	N	14084 22ND AVE NE
8-7	0	638150	1515	03/21/11	$285,000	$348,000	1,170	7	1947	Good	6,094	N	N	2604 NE 137TH ST
8-7	0	070500	0020	09/27/11	$309,950	$373,000	1,190	7	1950	Good	8,151	N	N	13416 25TH AVE NE
8-7	0	766370	0664	12/09/11	$236,500	$283,000	1,200	7	1953	Avg	7,808	N	N	14026 26TH AVE NE
8-7	0	212604	9215	08/21/12	$325,000	$373,000	1,200	7	1954	Avg	8,923	N	N	12551 22ND AVE NE
8-7	0	638150	2015	03/22/11	$335,000	$409,000	1,200	7	1958	Avg	5,195	N	N	13539 23RD AVE NE
8-7	0	113300	0351	10/21/13	$317,248	$326,000	1,210	7	1959	Avg	10,802	N	N	1520 NE BROCKMAN PL

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	0	212604	9045	04/12/11	$335,000	$409,000	1,210	7	1951	Avg	7,200	N	N	13041 25TH AVE NE
8-7	0	638150	1935	08/31/11	$325,000	$392,000	1,220	7	1985	Avg	7,800	N	N	2105 NE 137TH ST
8-7	0	202604	9102	08/05/13	$371,000	$390,000	1,220	7	1951	Avg	7,780	N	N	13038 10TH AVE NE
8-7	0	638150	1050	10/09/13	$275,000	$283,000	1,230	7	1957	Avg	7,199	N	N	13745 22ND AVE NE
8-7	0	685570	0075	12/21/12	$333,000	$373,000	1,250	7	1952	VGood	8,840	N	N	1734 NE 136TH ST
8-7	0	442660	0060	09/02/11	$275,000	$332,000	1,250	7	1952	Avg	7,041	N	N	12716 23RD AVE NE
8-7	0	212604	9014	06/21/11	$295,000	$358,000	1,260	7	1972	Good	8,550	N	N	13026 27TH AVE NE
8-7	0	113300	0260	09/20/12	$240,000	$274,000	1,260	7	1935	Good	9,500	N	N	13002 15TH AVE NE
8-7	0	113300	0087	11/13/12	$328,000	$370,000	1,260	7	1938	Avg	6,000	N	N	12546 17TH AVE NE
8-7	0	113300	0495	03/07/13	$415,000	$456,000	1,260	7	1969	Good	7,350	N	N	12745 20TH AVE NE
8-7	0	641410	0532	08/19/12	$325,000	$373,000	1,270	7	1959	Avg	7,841	N	N	1119 NE 130TH ST
8-7	0	382170	0033	05/08/13	$277,000	$299,000	1,290	7	2008	Avg	1,351	N	N	3016 A NE 137TH ST
8-7	0	113300	0146	06/21/12	$390,000	$453,000	1,290	7	1936	Good	7,206	N	N	12545 19TH AVE NE
8-7	0	638150	1000	03/29/12	$255,000	$300,000	1,300	7	1948	Good	5,000	N	N	13702 20TH AVE NE
8-7	0	766370	0731	11/16/12	$247,000	$279,000	1,300	7	1953	Avg	9,409	N	N	14008 27TH AVE NE
8-7	0	382220	0125	02/03/12	$265,000	$314,000	1,300	7	1967	Avg	7,747	N	N	13751 28TH AVE NE
8-7	0	382220	0127	06/04/13	$317,000	$340,000	1,300	7	1947	Avg	9,260	N	N	13744 27TH AVE NE
8-7	0	209270	0065	11/20/12	$301,000	$339,000	1,310	7	1953	Avg	6,000	N	N	2339 NE 128TH ST
8-7	0	383450	0603	07/18/13	$290,000	$307,000	1,330	7	2003	Avg	975	N	N	12530 B 26TH AVE NE
8-7	0	113300	0496	12/14/11	$214,500	$256,000	1,360	7	1934	Avg	7,713	N	N	12955 20TH AVE NE
8-7	0	442660	0005	10/04/12	$306,500	$349,000	1,360	7	1952	Good	7,000	N	N	12824 23RD AVE NE
8-7	0	638150	2145	12/28/12	$422,000	$471,000	1,360	7	1962	Good	7,638	N	N	13516 20TH AVE NE
8-7	0	663230	0560	06/06/12	$388,000	$452,000	1,370	7	2003	Avg	10,850	N	N	13745 15TH AVE NE
8-7	0	766370	0925	07/03/12	$190,990	$221,000	1,372	7	2006	Avg	1,297	N	N	14020 D 32ND AVE NE
8-7	0	766370	0526	07/11/12	$245,000	$283,000	1,380	7	1961	Avg	7,650	N	N	14318 26TH AVE NE
8-7	0	766370	0835	06/10/11	$235,000	$286,000	1,380	7	2011	Avg	1,107	N	N	3014 B NE 140TH ST
8-7	0	766370	0834	05/11/11	$236,500	$288,000	1,380	7	2011	Avg	1,123	N	N	3014 A NE 140TH ST
8-7	0	766370	0833	04/24/13	$280,000	$304,000	1,380	7	2011	Avg	1,113	N	N	3012 B NE 140TH ST
8-7	0	766370	0833	07/13/11	$255,000	$309,000	1,380	7	2011	Avg	1,113	N	N	3012 B NE 140TH ST
8-7	0	641410	0661	06/25/12	$335,000	$389,000	1,380	7	1958	Avg	12,488	N	N	12720 8TH AVE NE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	0	212604	9148	01/03/12	$385,000	$459,000	1,380	7	1977	Avg	8,157	N	N	13326 22ND AVE NE
8-7	0	766370	0926	09/12/13	$234,000	$243,000	1,388	7	2006	Avg	1,285	N	N	14018 D 32ND AVE NE
8-7	0	212604	9297	01/10/13	$396,500	$442,000	1,390	7	1979	Good	8,154	N	N	2520 A NE 130TH ST
8-7	0	766370	0611	07/15/13	$332,500	$352,000	1,400	7	1952	Avg	7,930	N	N	14030 25TH AVE NE
8-7	0	212604	9154	04/11/11	$365,000	$445,000	1,410	7	1978	Avg	8,148	N	N	13345 22ND AVE NE
8-7	0	766370	0837	08/01/11	$236,500	$286,000	1,420	7	2011	Avg	1,514	N	N	3016 B NE 140TH ST
8-7	0	766370	0832	06/03/11	$255,000	$310,000	1,420	7	2011	Avg	1,474	N	N	3012 A NE 140TH ST
8-7	0	383450	0592	07/25/13	$315,000	$333,000	1,420	7	2000	Avg	1,285	N	N	12520 A 26TH AVE NE
8-7	0	638150	0715	12/13/12	$359,800	$403,000	1,440	7	1992	Avg	7,085	N	N	14050 22ND AVE NE
8-7	0	638150	1135	03/29/12	$338,000	$398,000	1,490	7	1959	Avg	10,719	N	N	13719 23RD AVE NE
8-7	0	212604	9244	12/19/13	$314,500	$316,000	1,510	7	1946	Avg	8,213	N	N	13026 23RD PL NE
8-7	0	212604	9257	10/16/12	$392,500	$446,000	1,510	7	1966	VGood	8,200	N	N	2301 NE 127TH ST
8-7	0	442660	0055	07/10/12	$240,000	$278,000	1,520	7	1952	Avg	6,310	N	N	12724 23RD AVE NE
8-7	0	113300	0370	05/02/13	$320,000	$346,000	1,520	7	1940	Good	11,703	N	N	1554 NE BROCKMAN PL
8-7	0	382170	0040	09/04/12	$275,000	$315,000	1,530	7	1948	Avg	12,367	N	N	13540 30TH AVE NE
8-7	0	383450	0599	01/24/12	$247,500	$294,000	1,550	7	2000	Avg	1,644	N	N	12524 C 26TH AVE NE
8-7	0	383450	0596	01/25/13	$290,000	$322,000	1,550	7	2000	Avg	1,656	N	N	12522 A 26TH AVE NE
8-7	0	113300	0268	10/21/13	$310,000	$318,000	1,610	7	1949	Avg	8,770	N	N	1529 NE BROCKMAN PL
8-7	0	638150	1830	10/24/11	$220,000	$264,000	1,660	7	1949	Avg	7,734	N	N	13535 25TH AVE NE
8-7	0	113300	0247	04/10/12	$399,950	$470,000	1,670	7	2012	Avg	9,154	N	N	12746 15TH AVE NE
8-7	0	638150	1790	10/29/12	$338,000	$383,000	1,670	7	1951	Good	10,216	N	N	2306 NE 135TH ST
8-7	0	638150	0865	10/05/11	$239,900	$289,000	1,730	7	1944	Good	9,600	N	N	14052 20TH AVE NE
8-7	0	113300	0628	10/23/12	$350,000	$397,000	1,730	7	1952	Avg	9,552	N	N	13011 20TH AVE NE
8-7	0	663230	0415	08/22/11	$295,000	$356,000	1,740	7	1959	Avg	7,575	N	N	1526 NE 137TH ST
8-7	0	766370	0522	06/04/13	$340,000	$365,000	1,820	7	1961	Avg	9,486	N	N	14316 26TH AVE NE
8-7	0	209270	0010	02/16/11	$258,500	$316,000	1,840	7	1953	Avg	8,101	N	N	2339 NE 130TH ST
8-7	0	766370	0770	04/04/11	$360,000	$439,000	1,900	7	1977	Good	8,897	N	N	14020 28TH AVE NE
8-7	0	638150	0660	12/26/12	$420,000	$469,000	1,920	7	1994	Avg	6,826	N	N	14069 24TH AVE NE
8-7	0	638150	2000	06/24/11	$400,000	$486,000	2,050	7	1995	Avg	6,979	N	N	13519 23RD AVE NE
8-7	0	766370	0824	03/27/13	$423,000	$462,000	950	8	2012	Avg	3,112	N	N	14010 30TH AVE NE

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-7	0	766370	0760	03/22/11	$265,000	$324,000	1,080	8	1966	Avg	9,974	N	N	14026 28TH AVE NE
8-7	0	442660	0015	03/24/11	$389,000	$475,000	1,080	8	2010	Avg	6,800	N	N	12810 23RD AVE NE
8-7	0	766370	0453	08/10/12	$325,000	$374,000	1,200	8	1961	Avg	9,352	N	N	2750 NE 143RD ST
8-7	0	766370	0455	04/05/13	$299,950	$327,000	1,220	8	1967	Avg	6,100	N	N	2742 NE 143RD ST
8-7	0	190550	0100	07/23/12	$333,000	$384,000	1,260	8	1962	Avg	7,227	N	N	2757 NE 143RD PL
8-7	0	178760	0062	02/08/13	$340,900	$377,000	1,380	8	1964	Avg	6,037	N	N	527 131ST AVE NE
8-7	0	212604	9229	05/24/11	$375,000	$456,000	1,400	8	1960	Avg	8,100	N	N	13314 20TH AVE NE
8-7	0	212604	9254	12/10/12	$304,000	$341,000	1,430	8	1964	Avg	7,485	N	N	12744 20TH AVE NE
8-7	0	185470	0025	08/27/13	$390,000	$408,000	1,440	8	1954	Avg	7,200	N	N	526 NE 130TH ST
8-7	0	212604	9096	07/22/11	$322,000	$390,000	1,460	8	1959	Avg	8,290	N	N	2627 NE 133RD ST
8-7	0	113300	0075	09/04/12	$385,000	$441,000	1,490	8	1947	Avg	11,760	N	N	12516 17TH AVE NE
8-7	0	663230	0201	06/17/13	$240,000	$256,000	1,520	8	2006	Avg	1,488	N	N	14361 19TH AVE NE
8-7	0	383450	0420	11/14/11	$265,000	$318,000	1,520	8	2008	Avg	1,152	N	N	12531 B 26TH AVE NE
8-7	0	185470	0080	09/17/13	$414,950	$431,000	1,550	8	1952	Avg	9,000	N	N	523 NE 130TH ST
8-7	0	247090	0025	02/04/11	$490,000	$600,000	1,640	8	1954	VGood	9,100	Y	N	13070 8TH CT NE
8-7	0	750870	0005	07/18/11	$439,500	$533,000	1,670	8	1958	VGood	7,200	N	N	1400 NE BROCKMAN PL
8-7	0	383450	0540	09/25/13	$304,000	$315,000	1,700	8	1992	Avg	1,648	N	N	12525 A 27TH AVE NE
8-7	0	212604	9246	05/24/12	$410,000	$478,000	1,740	8	2007	Avg	6,383	N	N	12559 22ND AVE NE
8-7	0	383450	0423	09/08/12	$380,000	$435,000	1,760	8	2008	Avg	2,014	N	N	12525 A 26TH AVE NE
8-7	0	212604	9259	07/26/12	$355,000	$410,000	1,830	8	1964	Good	7,315	N	N	2009 NE 130TH ST
8-7	0	070500	0016	12/10/12	$480,000	$538,000	2,060	8	2012	Avg	5,619	N	N	13418 25TH AVE NE
8-7	0	070500	0015	12/19/12	$484,999	$543,000	2,060	8	2012	Avg	5,616	N	N	13422 25TH AVE NE
8-7	0	113300	0106	04/20/11	$280,000	$341,000	2,220	8	1966	Avg	10,000	N	N	12712 17TH AVE NE
8-7	0	766370	0823	04/19/12	$457,000	$536,000	2,340	8	2011	Avg	7,200	N	N	14016 30TH AVE NE
8-7	0	113300	0246	05/01/12	$499,950	$586,000	2,480	8	1995	Avg	7,200	N	N	12744 15TH AVE NE
8-7	0	212604	9057	08/08/11	$535,000	$647,000	2,760	8	2005	Avg	9,156	N	N	12529 25TH AVE NE
8-7	0	641410	0496	03/23/12	$401,000	$472,000	2,830	8	1963	Avg	9,221	N	N	12715 12TH AVE NE
8-7	0	638150	1416	05/06/11	$439,950	$536,000	2,900	8	2008	Avg	6,057	N	N	13757 26TH AVE NE
8-7	0	663230	0004	07/26/11	$527,000	$638,000	3,010	8	2010	Avg	6,939	N	N	1712 NE 137TH ST
8-7	0	641410	0499	04/18/11	$455,000	$555,000	1,700	9	1988	Avg	7,842	N	N	1027 NE 130TH ST

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-8	0	679810	0245	12/14/12	$239,950	$269,000	1,240	5	1930	Fair	8,100	N	N	11733 19TH AVE NE
8-8	0	379210	0070	05/07/12	$235,000	$275,000	790	6	1944	Avg	7,425	N	N	11757 22ND AVE NE
8-8	0	437570	0125	02/10/12	$190,000	$225,000	850	6	1947	Avg	8,100	N	N	11550 22ND AVE NE
8-8	0	344800	0295	12/14/12	$218,000	$244,000	880	6	1927	Avg	10,480	N	N	12009 HIRAM PL NE
8-8	0	679810	0505	09/04/12	$280,000	$321,000	930	6	1929	Avg	7,980	N	N	11531 17TH AVE NE
8-8	0	942340	0170	05/04/12	$234,000	$274,000	1,060	6	1910	Good	8,657	N	N	12045 25TH AVE NE
8-8	0	344800	0455	10/25/11	$216,000	$259,000	1,120	6	1927	Avg	2,543	N	N	12019 28TH AVE NE
8-8	0	990400	0025	08/05/13	$276,000	$290,000	1,180	6	1928	Avg	9,600	N	N	11719 25TH AVE NE
8-8	0	344800	1160	04/28/11	$339,000	$413,000	1,370	6	1949	VGood	7,920	N	N	11722 26TH AVE NE
8-8	0	344800	0190	07/17/12	$300,000	$347,000	1,430	6	1924	Good	8,045	N	N	12351 HIRAM PL NE
8-8	0	890100	1325	06/10/13	$275,000	$294,000	760	7	1940	Avg	9,375	N	N	11047 23RD AVE NE
8-8	0	183700	0060	05/01/12	$242,000	$283,000	900	7	1942	Avg	8,100	Y	N	12039 23RD AVE NE
8-8	0	890100	1178	06/29/12	$328,400	$381,000	940	7	1949	Avg	7,500	N	N	11312 20TH AVE NE
8-8	0	344800	1401	07/26/12	$189,950	$219,000	955	7	2007	Avg	682	N	N	11501 B 26TH AVE NE
8-8	0	679810	1025	09/14/12	$236,100	$270,000	960	7	1941	Avg	8,160	N	N	12350 16TH AVE NE
8-8	0	679810	0504	12/10/12	$193,000	$217,000	980	7	1940	Avg	8,880	N	N	11540 16TH AVE NE
8-8	0	379210	0040	01/03/12	$297,500	$354,000	1,006	7	1944	Good	6,885	N	N	11727 22ND AVE NE
8-8	0	679810	0130	07/24/13	$237,000	$250,000	1,040	7	1950	Avg	8,040	N	N	11520 19TH AVE NE
8-8	0	183700	0040	12/03/12	$240,000	$270,000	1,040	7	1980	Avg	8,296	N	N	12056 22ND AVE NE
8-8	0	679810	1090	06/05/12	$212,000	$247,000	1,070	7	1942	Avg	7,261	N	N	12059 PINEHURST WAY NE
8-8	0	890100	1040	11/13/13	$372,700	$379,000	1,070	7	1932	VGood	7,500	N	N	1913 NE 113TH ST
8-8	0	344800	0557	02/14/12	$201,000	$238,000	1,076	7	2006	Avg	1,060	N	N	12024 B 28TH AVE NE
8-8	0	890200	0410	12/14/11	$177,500	$212,000	1,080	7	1949	Avg	8,000	N	N	2434 NE NORTHGATE WAY
8-8	0	679810	0085	08/30/11	$303,000	$366,000	1,080	7	1927	Good	8,040	N	N	11525 20TH AVE NE
8-8	0	890200	0386	04/16/11	$260,000	$317,000	1,100	7	1984	Fair	7,560	Y	N	11313 24TH AVE NE
8-8	0	344800	1481	05/08/13	$365,000	$394,000	1,130	7	1956	VGood	7,000	N	N	2519 117TH AVE NE
8-8	0	344800	0324	10/17/13	$430,000	$442,000	1,190	7	1990	Avg	9,409	Y	N	12026 25TH AVE NE
8-8	0	679810	0661	10/18/11	$230,000	$276,000	1,212	7	2004	Avg	1,174	N	N	11715 B 16TH AVE NE
8-8	0	771560	0085	06/01/12	$298,500	$348,000	1,230	7	1944	Avg	9,789	N	N	12324 22ND AVE NE
8-8	0	282604	9285	01/25/11	$210,000	$257,000	1,268	7	2008	Avg	918	N	N	12327 B 28TH AVE NE

Improved Sales Used in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-8	0	282604	9294	07/22/11	$225,000	$273,000	1,268	7	2008	Avg	1,192	N	N	12333 A 28TH AVE
8-8	0	282604	9292	05/17/11	$225,200	$274,000	1,268	7	2008	Avg	1,191	N	N	12333 C 28TH AVE NE
8-8	0	890200	0376	09/27/13	$341,550	$353,000	1,290	7	1976	Avg	9,450	N	N	11327 24TH AVE NE
8-8	0	679810	0673	03/17/11	$253,500	$310,000	1,307	7	2006	Avg	1,362	N	N	1524 NE 117TH ST
8-8	0	679810	0674	04/22/11	$226,000	$276,000	1,309	7	2006	Avg	1,067	N	N	11711 16TH AVE NE
8-8	0	344800	1414	10/11/12	$229,800	$261,000	1,316	7	2007	Avg	1,027	N	N	11509 C 26TH AVE NE
8-8	0	344800	0403	07/13/12	$269,000	$311,000	1,374	7	2000	Avg	1,570	N	N	12050 HIRAM PL NE
8-8	0	679810	1180	03/16/11	$299,950	$366,000	1,380	7	1950	Avg	6,634	N	N	12037 17TH AVE NE
8-8	0	344800	1200	03/01/13	$325,000	$358,000	1,390	7	1926	Good	6,480	N	N	11748 25TH AVE NE
8-8	0	344800	1300	06/01/12	$390,000	$454,000	1,400	7	1995	Avg	5,920	N	N	11735 26TH AVE NE
8-8	0	679810	0655	05/23/13	$349,000	$375,000	1,465	7	2005	Avg	1,320	N	N	11725 B 16TH AVE NE
8-8	0	344800	1385	05/05/11	$330,000	$402,000	1,470	7	1957	Avg	8,450	N	N	11510 25TH AVE NE
8-8	0	890100	1050	10/06/11	$363,000	$437,000	1,560	7	1986	Avg	7,500	N	N	11051 20TH AVE NE
8-8	0	183700	0075	06/11/12	$499,000	$580,000	1,560	7	1942	VGood	8,976	N	N	12032 20TH AVE NE
8-8	0	050400	0019	12/27/13	$298,500	$299,000	1,570	7	1997	Avg	1,514	N	N	12344 HIRAM PL NE
8-8	0	890100	0684	11/22/13	$264,500	$268,000	1,580	7	1949	Avg	8,414	N	N	11043 GOODWIN WAY NE
8-8	0	679810	0250	12/19/12	$482,500	$540,000	2,570	7	2000	Avg	8,100	N	N	11727 19TH AVE NE
8-8	0	890100	1291	01/20/11	$362,500	$444,000	1,240	8	1988	Avg	7,200	N	N	11030 20TH AVE NE
8-8	0	890100	1281	05/08/12	$417,500	$488,000	1,300	8	1958	Avg	6,000	N	N	11012 20TH AVE NE
8-8	0	686820	0100	05/21/12	$475,000	$554,000	1,370	8	1956	VGood	8,040	N	N	2323 NE 117TH ST
8-8	0	679810	0535	12/28/12	$350,000	$391,000	1,420	8	1954	Avg	8,100	N	N	1602 NE 115TH ST
8-8	0	344800	0170	03/23/12	$265,000	$312,000	1,424	8	2006	Avg	1,327	N	N	2511 A NE 125TH ST
8-8	0	344800	0171	08/08/11	$258,500	$313,000	1,424	8	2006	Avg	1,335	N	N	2511 B NE 125TH ST
8-8	0	344800	0165	10/25/11	$265,000	$318,000	1,424	8	2006	Avg	2,253	N	N	2501 NE 125TH ST
8-8	0	344800	0412	10/01/13	$311,000	$321,000	1,458	8	2004	Avg	1,583	N	N	2701 D NE 123RD ST
8-8	0	890100	1205	12/04/13	$350,000	$354,000	1,540	8	1948	Avg	7,793	N	N	11350 20TH AVE NE
8-8	0	344800	0172	07/01/13	$310,000	$330,000	1,550	8	2006	Avg	2,207	N	N	2509 NE 125TH ST
8-8	0	344800	0187	10/27/11	$300,000	$360,000	1,867	8	2008	Avg	2,185	N	N	2523 NE 125TH ST
8-8	0	890100	0591	06/28/11	$308,000	$374,000	1,900	8	1979	Avg	7,500	N	N	11317 19TH AVE NE
8-8	0	344800	0326	02/04/13	$470,000	$520,000	2,000	8	2012	Avg	7,274	N	N	12036 25TH AVE NE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8-8	0	344800	0341	06/04/12	$440,000	$512,000	2,150	8	1998	Avg	5,680	N	N	12050 25TH AVE NE
8-8	0	890100	1146	11/01/11	$509,100	$611,000	2,290	8	2005	Avg	7,786	N	N	11335 20TH AVE NE
8-8	0	942340	0100	10/09/13	$470,000	$484,000	2,360	8	1972	Avg	9,000	N	N	2414 NE 123RD ST
8-8	0	890100	1336	02/13/13	$530,000	$585,000	2,720	8	2008	Avg	7,510	N	N	11041 23RD AVE NE
8-8	0	942340	0103	11/20/12	$625,000	$704,000	3,230	8	1964	VGood	10,920	N	N	2410 NE 123RD ST
8-8	0	679810	0435	08/29/11	$440,000	$531,000	1,770	9	1997	Avg	8,160	N	N	11755 17TH AVE NE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-2	1	645030	4815	03/28/12	$175,000	OBSOL;PREVIMP<=25K
6-2	2	147320	0020	04/06/11	$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
6-2	2	147320	0110	01/27/11	$215,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
6-2	2	178760	0208	11/03/11	$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
6-2	2	192604	9271	05/24/13	$105,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6-2	2	192604	9271	01/10/13	$324,718	OBSOL;FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6-2	2	192604	9346	01/17/12	$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
6-2	2	192604	9436	07/12/13	$435,000	FINANCIAL INSTITUTION RESALE
6-2	2	192604	9436	11/28/12	$469,391	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-2	2	614970	0254	10/11/11	$300,000	NON-REPRESENTATIVE SALE
6-2	2	615020	0115	02/13/13	$160,000	QUIT CLAIM DEED
6-2	2	615020	0324	03/01/12	$181,900	FORCED SALE; EXEMPT FROM EXCISE TAX
6-2	2	615020	0324	05/29/12	$212,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6-2	2	615020	0400	05/24/13	$339,950	MULTI-PARCEL SALE;
6-2	2	615020	0405	03/13/13	$269,609	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-2	2	615020	0415	02/07/13	$453,200	IMP COUNT
6-2	2	615020	0415	09/25/12	$211,000	IMP COUNT
6-2	2	615070	0190	11/04/11	$85,800	DOR RATIO;%COMPL;TEAR DOWN; AUCTION SALE; AND OTHER WARNINGS
6-2	2	615070	0425	03/22/13	$353,000	OBSOLESCENCE
6-2	2	641460	0033	07/12/12	$316,500	DATA DOES NOT MATCH SALE
6-2	2	641460	0112	06/13/11	$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
6-2	2	641460	0120	07/26/11	$50,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-2	2	641460	0163	11/08/13	$664,000	DATA DOES NOT MATCH SALE
6-2	2	641460	0163	05/23/12	$150,000	PREVIMP<=25K
6-2	2	641460	0200	10/02/13	$330,000	DATA DOES NOT MATCH SALE
6-2	2	641460	0200	01/23/13	$259,551	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-2	2	645030	3653	09/04/12	$130,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
6-2	2	645030	3930	12/27/13	$381,000	DATA DOES NOT MATCH SALE
6-2	2	645030	3930	09/06/13	$193,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-2	2	718080	0100	11/14/13	$350,000	DATA DOES NOT MATCH SALE
6-3	2	026150	0030	08/30/12	$360,000	DATA DOES NOT MATCH SALE
6-3	2	026150	0030	04/23/12	$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6-3	2	178760	0225	02/17/11	$200,000	FINANCIAL INSTITUTION RESALE
6-3	2	202604	9152	06/07/13	$363,000	DATA DOES NOT MATCH SALE
6-3	2	202604	9152	02/06/13	$236,100	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-3	2	207510	0015	09/01/12	$444,500	DATA DOES NOT MATCH SALE
6-3	2	207510	0045	04/25/13	$333,000	DATA DOES NOT MATCH SALE
6-3	2	283210	0250	02/08/11	$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
6-3	2	283210	0291	07/25/12	$320,000	DATA DOES NOT MATCH SALE
6-3	2	283210	0590	11/20/13	$430,000	DATA DOES NOT MATCH SALE
6-3	2	283210	0755	10/23/12	$400,000	NO MARKET EXPOSURE
6-3	2	283210	0810	08/04/11	$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
6-3	2	442560	0025	08/29/13	$385,000	DATA DOES NOT MATCH SALE
6-3	2	641510	0050	09/06/13	$440,000	DATA DOES NOT MATCH SALE
6-3	2	641510	0092	11/08/11	$224,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
6-3	2	641510	0092	05/15/12	$279,900	FINANCIAL INSTITUTION RESALE
6-3	2	641510	0104	07/13/12	$360,501	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-3	2	641510	0250	04/06/11	$153,000	NON-REPRESENTATIVE SALE
6-3	2	641510	0324	05/17/11	$422,500	RELOCATION - SALE TO SERVICE;
6-3	2	641510	0333	10/25/12	$320,000	DATA DOES NOT MATCH SALE
6-3	2	645030	0671	11/15/12	$3,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
6-3	2	645030	0715	05/03/13	$245,000	RELOCATION - SALE TO SERVICE
6-3	2	645030	0980	05/21/13	$242,500	DATA DOES NOT MATCH SALE
6-3	2	645030	1125	01/11/11	$50,000	DOR RATIO;CORRECTION DEED
6-3	2	645030	1175	01/21/11	$140,000	DOR RATIO;OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
6-3	2	645030	1250	10/28/11	$185,000	NON-REPRESENTATIVE SALE
6-3	2	645030	1470	07/05/11	$300,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6-3	2	645030	1945	12/27/13	$227,000	DATA DOES NOT MATCH SALE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-3	2	645030	1980	11/26/12	$292,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
6-3	2	645030	1980	03/20/12	$124,700	DOR RATIO;%COMPL
6-3	2	645030	1990	08/29/11	$170,000	NON-REPRESENTATIVE SALE
6-3	2	645030	2085	05/24/13	$319,500	DATA DOES NOT MATCH SALE
6-3	2	645030	2155	04/17/13	$284,875	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-3	2	645030	2155	05/24/13	$236,160	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-3	2	645030	2571	04/03/12	$372,000	DATA DOES NOT MATCH SALE
6-3	2	645030	3450	06/19/13	$322,500	DATA DOES NOT MATCH SALE
6-3	2	645030	3790	12/28/11	$85,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
6-3	2	769760	0010	05/06/13	$278,500	FINANCIAL INSTITUTION RESALE
6-3	2	769760	0010	12/04/12	$178,200	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-3	2	863210	0005	07/31/13	$351,000	DATA DOES NOT MATCH SALE
6-4	12	016400	0170	08/28/13	$366,832	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-4	12	016400	0175	07/25/13	$280,000	TEAR DOWN; NO MARKET EXPOSURE; AND OTHER WARNINGS
6-4	12	016400	0231	05/14/13	$335,000	DATA DOES NOT MATCH SALE
6-4	12	016400	0231	01/23/13	$185,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6-4	12	016400	0272	04/05/13	$312,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-4	12	016400	0302	05/20/13	$218,009	QUIT CLAIM DEED
6-4	12	016400	0395	07/31/13	$660,000	DOR RATIO;PREVIMP<=25K
6-4	12	017300	0021	05/03/12	$220,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6-4	12	017300	0025	11/01/11	$260,000	ACTIVE PERMIT BEFORE SALE>25K
6-4	12	017300	0025	03/28/11	$135,000	DOR RATIO
6-4	12	017300	0051	02/22/12	$195,000	DATA DOES NOT MATCH SALE
6-4	12	017300	0051	11/01/11	$329,630	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
6-4	12	017300	0060	09/20/12	$395,000	OBSOLESCENCE
6-4	12	017300	0061	05/14/13	$425,000	OBSOLESCENCE
6-4	12	083100	0030	05/17/13	$358,000	DATA DOES NOT MATCH SALE
6-4	12	083200	0020	09/03/13	$259,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
6-4	12	083200	0125	06/27/11	$389,950	NO MARKET EXPOSURE

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-4	12	083200	0140	07/06/12	$454,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-4	12	192604	9136	05/26/11	$345,000	DOR RATIO;IMP COUNT;PREVIMP<=25K
6-4	12	192604	9258	02/22/12	$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	12	192604	9435	03/29/11	$391,000	FINANCIAL INSTITUTION RESALE
6-4	14	083270	0100	03/26/12	$180,700	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-4	14	174770	0055	04/03/13	$353,600	DATA DOES NOT MATCH SALE
6-4	14	178550	0024	04/13/11	$149,900	DOR RATIO
6-4	14	178550	0032	08/15/12	$312,000	DATA DOES NOT MATCH SALE
6-4	14	178550	0051	06/12/12	$429,950	DATA DOES NOT MATCH SALE
6-4	14	178550	0083	02/18/11	$131,000	DOR RATIO;NO MARKET EXPOSURE
6-4	14	178550	0083	01/03/11	$131,000	DOR RATIO;NO MARKET EXPOSURE
6-4	14	178550	0101	03/20/13	$402,000	DATA DOES NOT MATCH SALE
6-4	14	178550	0122	04/09/12	$314,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	192604	9332	09/23/13	$415,000	DATA DOES NOT MATCH SALE
6-4	14	192604	9332	03/06/12	$176,000	DOR RATIO
6-4	14	229140	0185	09/25/12	$259,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-4	14	229140	0185	05/29/12	$287,936	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-4	14	229140	0187	10/20/11	$206,000	NON-REPRESENTATIVE SALE
6-4	14	229140	0205	10/27/11	$187,465	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6-4	14	229140	0343	04/09/13	$275,000	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-4	14	229140	0645	12/06/13	$490,000	DATA DOES NOT MATCH SALE
6-4	14	229140	0645	01/15/13	$150,000	DOR RATIO
6-4	14	229140	0745	02/04/13	$195,000	FINANCIAL INSTITUTION RESALE
6-4	14	229140	1050	06/13/12	$186,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-4	14	229140	1170	09/18/13	$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	229140	1205	04/11/11	$219,950	NON-REPRESENTATIVE SALE
6-4	14	229140	1390	05/01/13	$328,000	DATA DOES NOT MATCH SALE
6-4	14	229140	1535	12/29/11	$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-4	14	291620	0016	07/15/13	$365,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-4	14	291620	0073	06/24/13	$474,000	DATA DOES NOT MATCH SALE
6-4	14	291620	0095	12/30/13	$475,000	DATA DOES NOT MATCH SALE
6-4	14	291620	0095	10/16/13	$600,000	SEGREGATION AND/OR MERGER;
6-4	14	291620	0160	11/19/12	$285,000	DATA DOES NOT MATCH SALE
6-4	14	291620	0160	08/21/12	$222,510	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-4	14	364510	0150	06/15/12	$411,000	DATA DOES NOT MATCH SALE
6-4	14	364510	0210	01/03/13	$245,000	FINANCIAL INSTITUTION RESALE
6-4	14	364510	0210	09/05/12	$309,068	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-4	14	364510	0280	12/19/13	$433,000	SEGREGATION AND/OR MERGER;
6-4	14	434380	0010	05/04/12	$345,000	DATA DOES NOT MATCH SALE
6-4	14	434380	0050	03/11/13	$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6-4	14	614010	0120	08/10/11	$110,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
6-4	14	614010	0345	07/29/13	$441,500	DATA DOES NOT MATCH SALE
6-4	14	614010	0345	04/04/13	$300,000	IMP CHARACTARISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-4	14	614010	0450	04/02/12	$387,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	614010	0465	11/07/13	$431,000	DATA DOES NOT MATCH SALE
6-4	14	614010	0614	06/13/13	$536,000	DATA DOES NOT MATCH SALE
6-4	14	614010	0625	11/18/13	$480,000	DATA DOES NOT MATCH SALE
6-4	14	614010	0670	10/14/13	$412,000	DATA DOES NOT MATCH SALE
6-4	14	614010	0678	04/14/11	$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	614010	0840	06/05/13	$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	614010	0880	08/22/12	$200,000	NON-REPRESENTATIVE SALE
6-4	14	614060	0010	06/17/13	$595,000	DATA DOES NOT MATCH SALE
6-4	14	614060	0030	07/12/11	$407,000	DATA DOES NOT MATCH SALE
6-4	14	614060	0030	07/12/11	$407,000	RELOCATION - SALE TO SERVICE
6-4	14	614060	0140	06/10/13	$310,000	DATA DOES NOT MATCH SALE
6-4	14	614060	0295	04/06/11	$50,000	DOR RATIO;FORCED SALE; EXEMPT FROM EXCISE TAX
6-4	14	614060	0295	07/25/13	$302,500	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-4	14	614110	0085	07/03/13	$521,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-4	14	614110	0106	03/12/12	$574,291	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-4	14	614110	0109	12/17/13	$275,000	IMP COUNT
6-4	14	614110	0340	05/10/12	$390,000	DATA DOES NOT MATCH SALE
6-4	14	614110	0380	08/13/13	$215,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6-4	14	614110	0400	10/08/13	$492,000	DATA DOES NOT MATCH SALE
6-4	14	614110	0640	09/06/13	$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	614110	0680	04/08/13	$496,000	DATA DOES NOT MATCH SALE
6-4	14	614110	0680	04/24/13	$496,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
6-4	14	614110	0680	03/16/13	$496,000	RELOCATION - SALE TO SERVICE
6-4	14	614110	0706	07/13/12	$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	614110	0790	11/08/13	$198,000	DATA DOES NOT MATCH SALE
6-4	14	614110	0800	07/17/13	$415,000	DATA DOES NOT MATCH SALE
6-4	14	614110	0845	07/12/13	$452,000	DATA DOES NOT MATCH SALE
6-4	14	614160	0105	11/15/13	$449,950	DATA DOES NOT MATCH SALE
6-4	14	614160	0150	03/12/12	$335,000	DATA DOES NOT MATCH SALE
6-4	14	637850	0020	02/09/12	$171,654	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
6-4	14	637850	0200	04/17/12	$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-4	14	637850	0266	07/25/12	$415,000	DATA DOES NOT MATCH SALE
6-4	14	637850	0285	06/14/13	$321,500	DATA DOES NOT MATCH SALE
6-4	14	637850	0310	10/22/13	$426,000	DATA DOES NOT MATCH SALE
6-4	14	701720	0025	09/27/13	$330,000	TEAR DOWN;
6-4	14	863060	0075	10/15/12	$370,000	DATA DOES NOT MATCH SALE
6-4	14	891100	0520	07/24/12	$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6-4	14	891100	0595	04/15/11	$175,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
6-4	14	891100	0609	11/12/13	$434,000	DATA DOES NOT MATCH SALE
6-4	14	891100	0646	08/29/12	$335,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6-5	6	799671	0100	12/14/12	$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-5	6	799672	0170	12/04/12	$145,729	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
6-5	7	303420	0156	08/14/13	$525,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-5	7	303420	0204	09/04/13	$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6-5	7	303420	0230	07/01/11	$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-5	7	303420	0296	09/27/11	$700,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER;
6-5	7	303420	0297	09/30/11	$300,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
6-5	7	303420	0300	11/05/12	$168,250	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
6-5	7	303420	0725	07/12/11	$765,000	OBSOLESCENCE
6-5	7	303420	0770	03/01/11	$250,000	UNFINISHED AREA
6-5	8	207260	0035	02/01/13	$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-5	8	224650	0030	03/06/12	$200,000	FINANCIAL INSTITUTION RESALE
6-5	8	224650	0035	06/14/12	$122,145	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; AND OTHER WARNINGS
6-5	8	292604	9175	12/13/11	$295,000	OBSOL;PREVIMP<=25K
6-5	8	292604	9395	08/05/13	$3,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
6-5	8	292604	9506	01/18/13	$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-5	8	302604	9125	04/29/13	$663,000	OBSOL;PREVIMP<=25K
6-5	8	303420	0055	05/20/11	$300,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6-5	8	303420	0073	01/09/12	$390,000	OBSOLESCENCE
6-5	8	303420	0323	09/26/12	$329,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-5	8	303420	0427	03/27/12	$327,375	TEAR DOWN; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
6-5	8	303420	0549	12/05/13	$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-5	8	303420	0864	10/01/12	$79,625	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6-5	8	303420	0871	08/12/13	$332,500	DATA DOES NOT MATCH SALE
6-5	8	303420	0871	02/26/13	$190,001	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-5	8	303420	0946	09/07/12	$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER;
6-5	8	303420	0955	03/02/11	$163,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
6-5	8	613050	0060	06/25/12	$301,000	QUIT CLAIM DEED
6-5	8	631040	0020	06/29/11	$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-5	8	631040	0030	04/01/11	$276,250	FORCED SALE
6-5	8	631040	0030	04/01/11	$260,000	FORCED SALE
6-5	8	631040	0080	01/31/12	$263,900	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-5	8	641160	0010	09/25/12	$114,500	DOR RATIO;QUESTIONABLE PER APPRAISAL; PARTIAL INTEREST (1/3, 1/2, Etc.)
6-5	8	641160	0010	09/26/12	$114,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
6-5	8	641160	0014	08/09/12	$692,500	IMP COUNT;OBSOL
6-5	8	641160	0032	04/27/12	$324,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-5	8	641160	0084	07/02/12	$350,000	DATA DOES NOT MATCH SALE
6-5	8	641160	0096	05/04/11	$242,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
6-5	8	641160	0250	12/16/13	$555,000	DATA DOES NOT MATCH SALE
6-5	8	641160	0354	07/26/12	$350,000	OBSOLESCENCE
6-5	8	641210	0143	10/31/13	$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-5	8	641260	0017	08/12/11	$137,600	DOR RATIO
6-5	8	641260	0020	04/18/12	$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-5	8	678120	0055	12/21/12	$499,349	IMP COUNT;OBSOL;QUIT CLAIM DEED
6-5	8	932580	0065	03/22/12	$175,000	DOR RATIO
6-6	16	026300	0045	11/08/12	$222,550	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
6-6	16	026300	0225	07/11/13	$400,000	DATA DOES NOT MATCH SALE
6-6	16	026300	0225	05/31/12	$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-6	16	030600	0390	10/11/13	$432,011	DATA DOES NOT MATCH SALE
6-6	16	030600	0495	12/01/13	$160,000	DOR RATIO
6-6	16	030600	0566	08/21/12	$136,402	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6-6	16	030600	0715	03/19/12	$115,000	DOR RATIO
6-6	16	078900	0333	05/10/12	$228,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6-6	16	078900	0334	06/12/13	$302,000	DATA DOES NOT MATCH SALE
6-6	16	078900	0415	02/02/12	$50,000	DOR RATIO;QUIT CLAIM DEED
6-6	16	078900	0540	07/09/13	$342,576	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-6	16	152930	0020	06/17/13	$290,000	OBSOL;PREVIMP<=25K
6-6	16	152930	0185	02/05/13	$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-6	16	152930	0240	03/14/11	$312,000	DATA DOES NOT MATCH SALE
6-6	16	152930	0260	06/14/13	$430,000	DATA DOES NOT MATCH SALE
6-6	16	153230	0005	01/18/12	$366,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-6	16	153230	0180	06/15/13	$249,950	DATA DOES NOT MATCH SALE
6-6	16	153230	0180	10/22/12	$226,000	DATA DOES NOT MATCH SALE
6-6	16	291720	0065	02/07/13	$325,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; DIVORCE; AND OTHER WARNINGS
6-6	16	291720	0066	05/29/13	$477,500	DATA DOES NOT MATCH SALE
6-6	16	291720	0066	02/01/13	$308,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-6	16	291720	0190	03/04/13	$375,000	DATA DOES NOT MATCH SALE
6-6	16	291720	0190	06/27/12	$310,000	DATA DOES NOT MATCH SALE
6-6	16	291720	0310	02/15/13	$117,000	DOR RATIO;QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
6-6	16	291720	0355	01/08/13	$399,000	DATA DOES NOT MATCH SALE
6-6	16	291720	0405	09/09/13	$420,000	DATA DOES NOT MATCH SALE
6-6	16	291720	0605	10/28/13	$510,000	DATA DOES NOT MATCH SALE
6-6	16	291720	0605	03/21/13	$255,000	NO MARKET EXPOSURE
6-6	16	291720	0645	11/11/11	$369,950	DATA DOES NOT MATCH SALE
6-6	16	291720	0685	05/17/12	$164,000	DOR RATIO
6-6	16	312604	9037	09/25/12	$385,000	DATA DOES NOT MATCH SALE
6-6	16	312604	9116	08/06/13	$429,950	DATA DOES NOT MATCH SALE
6-6	16	312604	9192	06/05/13	$630,000	OBSOLESCENCE
6-6	16	312604	9192	05/18/12	$465,000	OBSOLESCENCE
6-6	16	312604	9192	04/15/11	$320,000	OBSOLESCENCE
6-6	16	312604	9275	02/04/13	$258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-6	16	312604	9312	07/10/13	$420,000	OBSOLESCENCE
6-6	16	312604	9461	03/09/11	$335,000	RELOCATION - SALE TO SERVICE
6-6	16	312604	9466	05/22/13	$213,975	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
6-6	16	554080	0060	04/23/13	$447,500	ACTIVE PERMIT BEFORE SALE>25K
6-6	16	554080	0060	08/06/12	$239,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6-6	16	554080	0090	12/20/13	$343,500	TEAR DOWN; SEGREGATION AND/OR MERGER;
6-6	16	554080	0120	08/01/13	$325,000	IMP COUNT
6-6	16	554130	0120	05/16/13	$312,000	DATA DOES NOT MATCH SALE
6-6	16	554130	0120	01/22/13	$337,500	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-6	16	604640	0075	05/10/13	$150,000	PREVIMP<=25K
6-6	16	604640	0145	11/30/11	$386,300	IMP COUNT
6-6	16	604640	0335	11/26/12	$185,000	TEAR DOWN;
6-6	16	604640	0375	08/28/13	$417,500	DATA DOES NOT MATCH SALE
6-6	16	604640	0700	09/12/13	$432,500	DATA DOES NOT MATCH SALE
6-6	16	604640	0720	07/17/12	$284,040	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-6	16	604640	1150	10/28/13	$485,000	OBSOLESCENCE
6-6	16	614560	0070	03/19/13	$480,000	DATA DOES NOT MATCH SALE
6-6	16	614560	0120	11/07/12	$395,000	OBSOLESCENCE
6-6	16	614560	0190	02/23/11	$150,000	OBSOLESCENCE
6-6	16	614560	0400	01/29/13	$160,000	SHORT SALE
6-6	16	614560	0432	11/24/12	$252,244	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
6-6	16	614560	0740	12/02/11	$326,662	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; AND OTHER WARNINGS
6-6	16	614560	0740	05/14/12	$337,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-6	16	614560	0805	09/05/13	$370,000	IMP COUNT
6-6	16	614560	0850	11/13/13	$493,000	DATA DOES NOT MATCH SALE
6-6	16	614560	0865	07/02/13	$425,000	SEGREGATION AND/OR MERGER;
6-6	16	614560	0880	08/12/13	$388,000	OBSOLESCENCE
6-6	16	614560	0923	06/03/13	$266,500	FORCED SALE; EXEMPT FROM EXCISE TAX
6-6	16	614560	0960	06/05/13	$470,000	DATA DOES NOT MATCH SALE
6-6	16	614560	0960	01/02/13	$280,000	DATA DOES NOT MATCH SALE
6-6	16	614560	1000	12/23/13	$106,500	DOR RATIO;QUIT CLAIM DEED
6-6	16	614560	1126	11/07/12	$217,500	OBSOL;PREVIMP<=25K
6-6	16	614560	1150	06/24/11	$278,000	FINANCIAL INSTITUTION RESALE
6-6	16	614560	1195	12/05/13	$430,000	DATA DOES NOT MATCH SALE
6-6	16	614560	1195	08/02/13	$272,500	IMP CHARACTERISTICS CHANGED SINCE SALE
6-6	16	614560	1314	03/28/12	$347,392	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-6	16	614560	1395	04/24/13	$117,051	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-6	16	614560	1599	11/01/13	$201,140	FORCED SALE; EXEMPT FROM EXCISE TAX;

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-6	16	614560	1825	11/21/12	$322,500	DATA DOES NOT MATCH SALE
6-6	16	614560	1845	10/23/13	$306,374	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-6	16	614560	1895	03/25/13	$355,000	DATA DOES NOT MATCH SALE
6-6	16	614560	2049	03/11/11	$203,934	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6-6	16	614560	2080	10/08/13	$527,000	%COMPLETE
6-6	16	614560	2280	12/17/13	$620,000	DATA DOES NOT MATCH SALE
6-6	16	614560	2300	07/11/13	$310,000	DATA DOES NOT MATCH SALE
6-6	16	614560	2310	02/07/13	$451,300	DATA DOES NOT MATCH SALE
6-6	16	614560	2310	07/09/12	$240,000	DATA DOES NOT MATCH SALE
6-6	16	614560	2385	12/14/12	$305,000	IMP COUNT
6-6	16	614560	2385	05/30/13	$450,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
6-6	16	614560	2460	08/03/12	$160,000	DOR RATIO
6-6	16	614560	2500	12/05/13	$249,000	IMP COUNT
6-6	16	614560	2560	06/05/13	$425,000	DATA DOES NOT MATCH SALE
6-6	16	643150	0036	08/10/12	$240,500	OBSOL;PREVIMP<=25K;FORCED SALE; EXEMPT FROM EXCISE TAX;
6-6	16	643150	0120	10/19/12	$280,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6-6	16	643150	0121	06/13/11	$213,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6-6	16	643150	0192	06/11/13	$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-6	16	643150	0293	05/09/12	$320,000	DATA DOES NOT MATCH SALE
6-6	16	643150	0330	06/27/11	$320,000	SEGREGATION AND/OR MERGER;
6-6	16	674970	0046	05/13/13	$262,550	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-6	16	674970	0065	04/15/11	$445,000	IMP COUNT;OBSOL;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
6-6	16	926670	0140	02/20/13	$425,000	DATA DOES NOT MATCH SALE
6-6	16	926670	0140	08/22/12	$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-6	16	926670	0140	06/08/12	$271,755	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-6	16	926670	0225	05/03/11	$75,353	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-6	16	926670	0245	07/28/11	$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-6	16	926670	0564	10/31/12	$332,500	DATA DOES NOT MATCH SALE
6-6	16	926670	0580	08/14/13	$422,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-6	16	926670	0580	04/16/12	$359,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
6-6	16	926670	0580	11/23/11	$390,983	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-6	16	926670	1165	06/28/13	$475,000	DATA DOES NOT MATCH SALE
6-6	16	926670	1185	02/11/13	$325,000	DATA DOES NOT MATCH SALE
6-6	16	926670	1205	05/02/11	$425,000	DATA DOES NOT MATCH SALE
6-6	16	926670	1245	06/08/11	$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6-6	16	926670	1250	05/13/13	$440,000	DATA DOES NOT MATCH SALE
6-6	16	926670	1250	01/14/13	$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-6	16	946520	0290	12/28/12	$380,500	DATA DOES NOT MATCH SALE
6-6	16	946520	0300	04/27/11	$419,950	DATA DOES NOT MATCH SALE
6-7	9	312604	9176	03/10/11	$360,000	NON-REPRESENTATIVE SALE
6-7	9	312604	9378	09/19/12	$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-7	9	312604	9468	11/13/13	$769,000	DATA DOES NOT MATCH SALE
6-7	9	435870	0050	12/15/11	$350,000	DATA DOES NOT MATCH SALE
6-7	9	435870	0090	10/09/13	$389,997	DATA DOES NOT MATCH SALE
6-7	9	435870	0090	03/20/13	$256,900	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-7	9	435870	0105	07/19/13	$325,000	IMP COUNT;FORCED SALE; EXEMPT FROM EXCISE TAX;
6-7	9	546430	0010	05/11/11	$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6-7	9	546430	0055	07/09/13	$560,000	DATA DOES NOT MATCH SALE
6-7	9	546430	0055	07/30/12	$408,750	OBSOLESCENCE
6-7	9	546430	0160	09/24/13	$425,000	%COMPLETE
6-7	9	546430	0221	06/24/13	$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-7	9	546430	0240	05/17/12	$385,000	DATA DOES NOT MATCH SALE
6-7	9	546430	0272	03/28/13	$519,801	DATA DOES NOT MATCH SALE
6-7	9	546430	0272	09/07/12	$194,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-7	9	630000	0246	05/26/11	$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-7	9	630000	0350	07/06/11	$137,563	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-7	9	630050	0350	05/21/12	$240,000	DATA DOES NOT MATCH SALE
6-7	9	630050	0350	12/05/11	$250,656	FORCED SALE; EXEMPT FROM EXCISE TAX;

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-7	9	630050	0671	09/18/13	$410,000	DATA DOES NOT MATCH SALE
6-7	10	630000	0211	04/11/12	$153,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-7	10	630000	0224	12/19/12	$267,155	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6-7	10	630000	0366	02/09/12	$545,000	OBSOL;PREVIMP<=25K
6-7	10	630000	0678	01/26/11	$124,000	FINANCIAL INSTITUTION RESALE
6-7	10	630050	0170	06/01/11	$170,000	OBSOL;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6-7	10	630050	0175	08/01/11	$150,000	DOR RATIO;OBSOL
6-7	10	630050	0250	03/28/11	$174,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
6-7	10	630050	0295	07/31/13	$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
6-7	10	630050	0295	12/04/12	$165,000	NON-PROFIT ORGANIZATION; IMP. CHARACTERISTICS CHANGED SINCE SALE
6-7	10	630050	0460	08/15/13	$269,600	DATA DOES NOT MATCH SALE
6-7	10	630050	0460	05/23/13	$307,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-7	10	630050	0462	02/14/11	$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6-7	10	630050	0475	07/02/13	$285,000	PREVIMP<=25K
6-7	10	873000	0040	04/03/13	$113,332	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
6-7	11	099300	2286	11/19/13	$365,000	DATA DOES NOT MATCH SALE
6-7	11	099300	2315	08/23/13	$690,000	DATA DOES NOT MATCH SALE
6-7	11	099300	2315	09/13/12	$252,000	DATA DOES NOT MATCH SALE
6-7	11	099300	2330	10/24/12	$550,000	DATA DOES NOT MATCH SALE
6-7	11	191980	0015	03/04/13	$475,000	DATA DOES NOT MATCH SALE
6-7	11	191980	0125	02/22/12	$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-7	11	199720	0110	05/10/11	$165,000	DOR RATIO
6-7	11	199720	0165	11/28/12	$500,000	TEAR DOWN;; MULTI-PARCEL SALE;
6-7	11	237670	0041	04/24/12	$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6-7	11	304770	0085	06/25/12	$579,000	DATA DOES NOT MATCH SALE
6-7	11	312604	9052	03/05/12	$335,000	GOVERNMENT AGENCY; STATEMENT TO DOR; AND OTHER WARNINGS
6-7	11	312604	9167	11/20/13	$310,000	DATA DOES NOT MATCH SALE
6-7	11	312604	9222	05/18/11	$126,249	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-7	11	312604	9406	08/24/13	$700,000	DATA DOES NOT MATCH SALE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-7	11	431070	0060	01/10/12	$225,000	TEAR DOWN;
6-7	11	431070	0140	09/29/11	$405,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6-7	11	431070	1870	10/30/12	$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-7	11	431070	1870	04/12/13	$615,000	DATA DOES NOT MATCH SALE
6-7	11	431070	2150	09/26/12	$405,000	RELOCATION - SALE TO SERVICE
6-7	11	431070	2195	10/19/12	$360,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-7	11	431070	2375	09/24/12	$575,000	DATA DOES NOT MATCH SALE
6-7	12	099300	0135	07/10/13	$380,000	DOR RATIO;PREVIMP<=25K
6-7	12	099300	0185	07/24/13	$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-7	12	099300	0285	05/06/13	$325,000	OBSOLESCENCE
6-7	12	099300	1505	03/24/11	$212,500	OBSOL;PREVIMP<=25K;NON-REPRESENTATIVE SALE
6-7	12	099300	1615	05/03/11	$287,500	DOR RATIO;IMP COUNT
6-7	12	099300	1629	06/04/13	$259,895	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-7	12	431070	0405	08/26/13	$370,000	OBSOL;PREVIMP<=25K
6-7	12	431070	0410	11/03/11	$384,500	OBSOL;NO MARKET EXPOSURE
6-7	12	431070	0415	07/11/13	$339,500	OBSOL;PREVIMP<=25K
6-7	12	431070	0460	12/19/13	$533,000	OBSOLESCENCE
6-7	12	431070	0775	04/01/13	$360,000	%COMPL;PREVIMP<=25K
6-7	12	431070	1330	12/04/13	$323,000	OBSOL;PREVIMP<=25K
6-7	12	431070	1410	05/07/13	$485,000	OBSOLESCENCE
6-7	12	431070	1421	11/08/11	$244,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-7	12	431070	2588	10/17/12	$265,750	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-7	12	431070	2588	06/11/12	$275,643	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-7	12	431070	2845	12/03/13	$322,379	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-7	12	431070	2847	11/21/11	$274,500	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-7	12	431070	2865	08/02/12	$280,000	OBSOL;PREVIMP<=25K
6-7	12	431070	2878	05/26/11	$200,000	NO MARKET EXPOSURE
6-7	12	926720	0228	09/28/12	$321,000	RELOCATION - SALE TO SERVICE
6-7	12	952410	0051	05/25/12	$251,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-7	12	952410	0061	04/08/13	$327,135	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-7	12	952410	0120	03/22/12	$251,000	TEAR DOWN; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
6-7	12	952410	0120	05/24/12	$335,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-7	12	952410	0168	03/27/12	$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6-7	12	952410	0198	12/19/12	$153,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-7	12	952410	0319	05/03/13	$53,797	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
6-7	12	952410	0360	03/19/13	$175,000	SEGREGATION AND/OR MERGER;
6-7	12	952410	0370	05/16/13	$145,800	OBSOLESCENCE
6-7	12	952410	0375	07/17/13	$277,000	OBSOL;PREVIMP<=25K
6-7	12	952410	0375	01/29/13	$368,710	OBSOL;PREVIMP<=25K;FORCED SALE; EXEMPT FROM EXCISE TAX;
6-7	13	295790	0115	08/18/13	$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-7	13	565910	0015	10/19/12	$350,000	DATA DOES NOT MATCH SALE
6-7	13	802170	1230	10/15/13	$420,000	DATA DOES NOT MATCH SALE
6-7	13	802170	1230	04/27/11	$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE;
6-7	13	802170	1230	04/21/11	$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE TO SERVICE;
6-8	18	053400	0045	11/25/13	$412,000	DATA DOES NOT MATCH SALE
6-8	18	053400	0080	12/11/12	$313,264	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-8	18	053400	0105	10/09/13	$321,000	DATA DOES NOT MATCH SALE
6-8	18	053400	0105	02/25/13	$186,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
6-8	18	094500	0240	10/25/11	$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6-8	18	094500	0390	12/22/11	$43,700	DOR RATIO;QUIT CLAIM DEED
6-8	18	094600	0025	04/18/13	$381,000	DATA DOES NOT MATCH SALE
6-8	18	094600	0125	07/23/13	$439,200	DATA DOES NOT MATCH SALE
6-8	18	094600	0150	04/24/12	$200,000	DOR RATIO
6-8	18	094600	0175	08/27/12	$433,000	DATA DOES NOT MATCH SALE
6-8	18	094600	0295	05/29/13	$285,000	%COMPLETE
6-8	18	101500	0050	06/25/13	$175,000	TEAR DOWN;
6-8	18	158860	0020	05/09/13	$411,745	DATA DOES NOT MATCH SALE
6-8	18	158860	0020	10/19/12	$148,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-8	18	158860	0025	10/14/11	$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6-8	18	158860	0200	05/06/12	$335,000	NO MARKET EXPOSURE
6-8	18	186240	0300	07/27/12	$250,000	DOR RATIO
6-8	18	186240	0310	08/06/13	$80,664	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
6-8	18	186240	0351	07/18/13	$137,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6-8	18	186240	0354	02/08/13	$476,100	DATA DOES NOT MATCH SALE
6-8	18	186240	0381	05/29/13	$211,000	OBSOL;PREVIMP<=25K
6-8	18	186240	0446	05/24/13	$400,000	DATA DOES NOT MATCH SALE
6-8	18	211770	0015	07/27/12	$320,500	FORCED SALE; EXEMPT FROM EXCISE TAX;
6-8	18	211770	0045	04/16/12	$90,000	DOR RATIO
6-8	18	250800	0025	07/24/12	$410,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
6-8	18	250800	0095	12/12/13	$775,000	DATA DOES NOT MATCH SALE
6-8	18	250800	0205	02/24/12	$210,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6-8	18	268810	0075	09/23/13	$308,000	FINANCIAL INSTITUTION RESALE
6-8	18	270560	0056	10/25/12	$600,000	OBSOLESCENCE
6-8	18	270560	0057	07/03/13	$682,500	OBSOLESCENCE
6-8	18	270560	0060	04/17/13	$605,000	OBSOLESCENCE
6-8	18	270560	0071	05/24/13	$250,000	%COMPLETE
6-8	18	277660	0082	01/10/13	$268,987	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-8	18	277660	0100	10/27/11	$380,000	OBSOLESCENCE
6-8	18	291470	0260	07/18/12	$221,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-8	18	291470	0415	05/01/13	$510,000	OBSOLESCENCE
6-8	18	291470	0465	11/26/12	$90,001	PREVIMP<=25K;FORCED SALE; EXEMPT FROM EXCISE TAX;
6-8	18	291520	0070	06/17/11	$349,950	DATA DOES NOT MATCH SALE
6-8	18	291520	0230	12/28/12	$383,000	DATA DOES NOT MATCH SALE
6-8	18	291520	0230	03/26/12	$130,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6-8	18	292070	0041	02/11/13	$169,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-8	18	292070	0140	07/18/11	$600,000	SHORT SALE
6-8	18	344200	0025	11/22/13	$376,450	OBSOLESCENCE

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-8	18	350110	0165	10/22/13	$460,000	DATA DOES NOT MATCH SALE
6-8	18	350160	0070	05/21/13	$150,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
6-8	18	350160	0095	01/24/13	$195,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE; FORCED SALE; AND OTHER WARNINGS
6-8	18	350160	0095	06/10/13	$225,000	TEAR DOWN; FINANCIAL INSTITUTION RESALE;
6-8	18	350160	0135	12/07/12	$385,000	DATA DOES NOT MATCH SALE
6-8	18	350160	0215	08/13/13	$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-8	18	362603	9060	01/16/13	$359,950	OBSOLESCENCE
6-8	18	362603	9152	01/15/13	$205,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
6-8	18	362603	9319	10/07/13	$775,000	DATA DOES NOT MATCH SALE
6-8	18	362603	9319	07/11/12	$322,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-8	18	362603	9341	02/23/12	$24,800	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6-8	18	365420	0010	12/07/12	$337,000	OBSOL;QUIT CLAIM DEED
6-8	18	617090	0115	06/28/12	$435,000	DATA DOES NOT MATCH SALE
6-8	18	617090	0115	02/23/12	$183,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6-8	18	617090	0204	10/28/11	$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-8	18	618470	0065	06/02/11	$398,000	RELOCATION - SALE TO SERVICE
6-8	18	618470	0165	11/08/13	$312,000	DATA DOES NOT MATCH SALE
6-8	18	618470	0165	07/02/13	$293,215	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6-8	18	663890	0150	11/15/12	$359,950	DATA DOES NOT MATCH SALE
6-8	18	663890	0155	03/25/13	$122,399	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
6-8	18	663890	0215	01/12/12	$200,000	TEAR DOWN; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER;
6-8	18	663890	0265	10/29/13	$180,000	%COMPLETE
6-8	18	663890	0325	02/26/13	$379,000	DATA DOES NOT MATCH SALE
6-8	18	663890	0460	03/16/11	$400,000	SEGREGATION AND/OR MERGER
6-8	18	663890	0501	05/04/12	$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-8	18	751500	0025	11/20/12	$195,000	DOR RATIO
6-8	18	751500	0027	12/19/11	$499,950	DATA DOES NOT MATCH SALE
6-8	18	751500	0075	05/10/13	$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6-8	18	759570	0030	01/14/13	$167,500	PREVIMP<=25K

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-8	18	759570	0060	05/17/13	$15,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR;AND OTHER WARNINGS
6-8	18	759570	0120	04/11/12	$175,000	DOR RATIO
6-8	18	759570	0220	02/17/11	$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6-8	18	759570	0275	08/27/13	$689,950	DATA DOES NOT MATCH SALE
6-8	18	923240	0005	09/21/12	$81,607	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR;AND OTHER WARNINGS
6-8	18	923290	0045	02/16/12	$370,199	FINANCIAL INSTITUTION RESALE
6-8	18	923290	0087	09/01/11	$254,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6-8	18	926820	0030	06/20/12	$96,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-8	18	926820	0036	08/25/11	$200,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6-8	18	926820	0065	11/21/13	$60,341	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6-8	18	926820	0301	08/23/12	$425,000	SEGREGATION AND/OR MERGER
6-8	18	926820	0303	12/12/13	$649,950	DATA DOES NOT MATCH SALE
6-8	18	926820	0348	01/22/13	$88,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
6-8	18	926820	0485	04/24/13	$430,000	DATA DOES NOT MATCH SALE
6-8	18	926820	0552	12/30/11	$300,000	DATA DOES NOT MATCH SALE
8-1	0	075100	0065	10/17/12	$355,000	DATA DOES NOT MATCH SALE
8-1	0	075100	0130	04/01/13	$365,000	DATA DOES NOT MATCH SALE
8-1	0	075200	0125	03/08/13	$111,284	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8-1	0	075200	0135	05/23/12	$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8-1	0	145360	0903	10/03/11	$205,000	RELOCATION - SALE TO SERVICE;
8-1	0	145360	1002	04/26/12	$300,000	OBSOLESCENCE
8-1	0	145360	1038	12/21/11	$207,000	SHORT SALE
8-1	0	145360	1501	05/22/12	$260,000	OBSOL;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8-1	0	145360	2000	07/19/13	$439,000	DATA DOES NOT MATCH SALE
8-1	0	145360	2241	07/11/13	$288,000	DATA DOES NOT MATCH SALE
8-1	0	145360	2321	11/14/13	$365,000	OBSOLESCENCE
8-1	0	145360	2411	05/16/12	$129,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
8-1	0	145410	0016	06/20/13	$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	0	145410	0052	03/28/11	$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-1	0	145410	0056	11/19/13	$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
8-1	0	145410	0125	04/16/13	$450,000	PREVIMP<=25K; TEAR DOWN
8-1	0	145410	0163	07/11/11	$161,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-1	0	145410	0163	03/23/11	$193,793	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
8-1	0	145410	0236	12/14/11	$402,000	DATA DOES NOT MATCH SALE
8-1	0	145410	0247	04/12/11	$344,483	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8-1	0	145410	0251	11/15/11	$241,000	DIAGNOSTIC OUTLIER
8-1	0	145410	0396	05/16/13	$141,150	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
8-1	0	145410	0440	12/06/13	$226,000	DIAGNOSTIC OUTLIER
8-1	0	344800	0870	11/07/12	$330,558	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-1	0	344800	0965	11/14/13	$365,000	IMP COUNT
8-1	0	344800	0996	01/03/11	$327,000	IMP COUNT
8-1	0	344800	1031	07/02/13	$420,000	DATA DOES NOT MATCH SALE
8-1	0	344800	1031	11/21/12	$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-1	0	344800	1777	07/28/13	$315,000	DATA DOES NOT MATCH SALE
8-1	0	344800	1780	02/06/13	$199,500	DATA DOES NOT MATCH SALE
8-1	0	344800	1780	12/19/11	$229,791	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-1	0	344800	1786	09/03/13	$269,999	DATA DOES NOT MATCH SALE
8-1	0	344800	1920	10/30/13	$260,000	DATA DOES NOT MATCH SALE
8-1	0	344800	2025	08/19/11	$138,215	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-1	0	344800	2205	05/21/13	$425,000	DATA DOES NOT MATCH SALE
8-1	0	344800	2250	06/04/13	$300,000	DATA DOES NOT MATCH SALE
8-1	0	344800	2300	11/04/13	$371,650	DATA DOES NOT MATCH SALE
8-1	0	375300	0100	04/11/11	$274,000	NO MARKET EXPOSURE
8-1	0	383400	0150	03/12/12	$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-1	0	383400	0200	06/12/13	$321,000	DATA DOES NOT MATCH SALE
8-1	0	383400	0245	07/20/12	$154,500	DOR RATIO; TEAR DOWN
8-1	0	383400	0340	07/31/12	$220,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-1	0	383400	0345	07/30/13	$400,000	NO MARKET EXPOSURE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-1	0	383400	0381	10/15/12	$160,000	PREVIMP<=25K; TEAR DOWN
8-1	0	383400	0381	08/22/12	$199,724	PREVIMP<=25K;TEAR DOWN; FORCED SALE; EXEMPT FROM EXCISE TAX
8-1	0	383400	0516	09/12/13	$202,000	OBSOL;PREVIMP<=25K
8-1	0	383400	0640	10/25/13	$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	0	383400	0685	05/30/13	$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	0	383400	0711	12/26/13	$180,000	DIAGNOSTIC OUTLIER
8-1	0	393590	0236	12/01/12	$240,000	DIAGNOSTIC OUTLIER
8-1	0	393590	0237	11/09/11	$245,000	GOVERNMENT AGENCY; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
8-1	0	393590	0316	09/15/11	$277,850	NON-REPRESENTATIVE SALE
8-1	0	399270	0018	05/16/12	$520,000	DATA DOES NOT MATCH SALE
8-1	0	399270	0174	12/05/13	$286,329	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-1	0	399270	0215	07/14/13	$355,000	DATA DOES NOT MATCH SALE
8-1	0	399270	0275	03/21/12	$199,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	0	399270	0560	09/23/11	$330,000	DATA DOES NOT MATCH SALE
8-1	0	399270	0625	01/10/11	$324,000	DATA DOES NOT MATCH SALE
8-1	0	399320	0010	10/30/13	$417,100	NO MARKET EXPOSURE
8-1	0	407780	0224	06/13/12	$305,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
8-1	0	407780	0231	02/14/12	$225,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-1	0	407780	0265	04/14/11	$160,000	DOR RATIO;TEAR DOWN; STATEMENT TO DOR
8-1	0	407780	0272	09/06/13	$480,000	DATA DOES NOT MATCH SALE
8-1	0	407780	0428	05/04/12	$350,000	DATA DOES NOT MATCH SALE
8-1	0	407780	0428	07/07/11	$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-1	0	407780	0456	04/13/12	$149,672	DOR RATIO;QUIT CLAIM DEED
8-1	0	407780	0517	04/02/13	$275,000	DATA DOES NOT MATCH SALE
8-1	0	407780	0564	10/26/12	$510,000	DATA DOES NOT MATCH SALE
8-1	0	766370	0250	07/25/12	$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-1	0	766370	0961	08/09/13	$395,000	DATA DOES NOT MATCH SALE
8-1	0	766370	0961	09/08/11	$175,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8-1	0	766370	0970	11/05/13	$390,950	DATA DOES NOT MATCH SALE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-1	0	882090	0730	08/25/11	$372,426	DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8-1	0	882090	0740	06/01/12	$430,500	RELOCATION - SALE TO SERVICE
8-1	0	882090	0765	10/21/13	$342,500	DATA DOES NOT MATCH SALE
8-1	0	882090	0810	05/28/13	$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
8-1	0	882090	0960	10/08/13	$625,000	DATA DOES NOT MATCH SALE
8-1	0	882090	0997	07/26/13	$233,000	DIAGNOSTIC OUTLIER
8-1	0	882090	1091	01/11/13	$94,226	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-1	0	882090	2875	05/12/11	$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8-1	0	882090	3335	07/03/13	$275,000	DATA DOES NOT MATCH SALE
8-1	0	882090	3360	01/24/11	$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-1	0	882090	3430	07/11/11	$243,000	DATA DOES NOT MATCH SALE
8-1	0	882190	0190	01/10/13	$125,000	NO MARKET EXPOSURE
8-1	0	882290	0080	01/24/13	$352,648	FORCED SALE; EXEMPT FROM EXCISE TAX
8-1	0	882290	0083	07/18/12	$216,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
8-1	0	882290	1030	07/16/13	$317,876	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-1	0	882290	1045	12/28/12	$143,000	DOR RATIO;OBSOL;PREVIMP<=25K;NO MARKET EXPOSURE
8-1	0	882290	1070	05/22/13	$177,000	DIAGNOSTIC OUTLIER
8-1	0	882290	1073	10/22/12	$150,000	NON-REPRESENTATIVE SALE
8-1	0	882290	1153	10/05/11	$280,000	OBSOL;FINANCIAL INSTITUTION RESALE
8-1	0	882290	1200	12/21/12	$141,000	DOR RATIO;OBSOL;PREVIMP<=25K;QUIT CLAIM DEED; AND OTHER WARNINGS
8-1	0	890250	0175	06/10/11	$245,000	DATA DOES NOT MATCH SALE
8-1	0	890250	0262	06/04/13	$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8-1	0	890300	0065	06/10/13	$525,000	OBSOL;PREVIMP<=25K
8-1	0	890300	0070	10/08/13	$185,350	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-1	0	932480	0131	04/11/13	$293,854	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-1	0	932480	0175	04/25/13	$358,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8-1	0	981170	0095	06/16/11	$337,000	DATA DOES NOT MATCH SALE
8-1	0	981170	0137	12/31/13	$293,700	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	082000	0068	06/26/13	$270,500	DATA DOES NOT MATCH SALE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-3	0	082000	0068	04/18/13	$180,001	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-3	0	204450	0022	02/05/13	$450,000	DATA DOES NOT MATCH SALE
8-3	0	204450	0150	05/09/13	$258,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
8-3	0	204450	0212	04/09/13	$310,000	DATA DOES NOT MATCH SALE
8-3	0	204450	0221	09/16/13	$362,500	DATA DOES NOT MATCH SALE
8-3	0	204450	0240	02/20/13	$347,500	UNFINISHED AREA
8-3	0	204450	0273	11/07/13	$638,000	DATA DOES NOT MATCH SALE
8-3	0	204450	0275	12/03/13	$637,000	DATA DOES NOT MATCH SALE
8-3	0	204450	0301	10/11/13	$335,000	DATA DOES NOT MATCH SALE
8-3	0	232530	0044	07/19/13	$344,500	DATA DOES NOT MATCH SALE
8-3	0	232530	0064	04/17/13	$318,257	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	232530	0064	05/10/13	$299,196	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	232530	0071	05/15/13	$375,000	DATA DOES NOT MATCH SALE
8-3	0	260520	0040	09/06/12	$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	0	292604	9088	11/27/13	$487,575	DATA DOES NOT MATCH SALE
8-3	0	292604	9419	07/10/12	$128,156	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8-3	0	292604	9478	02/06/13	$165,000	DATA DOES NOT MATCH SALE
8-3	0	292604	9556	08/12/11	$305,000	NO MARKET EXPOSURE
8-3	0	292604	9560	02/10/12	$250,000	FINANCIAL INSTITUTION RESALE
8-3	0	292604	9575	02/14/12	$250,000	FINANCIAL INSTITUTION RESALE
8-3	0	527220	0025	12/16/13	$360,000	DATA DOES NOT MATCH SALE
8-3	0	527220	0025	07/11/13	$227,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	0	527220	0055	01/10/13	$310,000	DATA DOES NOT MATCH SALE
8-3	0	572450	0040	03/14/13	$385,000	NO MARKET EXPOSURE; STATEMENT TO DOR
8-3	0	572450	0351	10/01/13	$420,000	DATA DOES NOT MATCH SALE
8-3	0	572450	0470	05/02/11	$316,000	FORCED SALE; EXEMPT FROM EXCISE TAX
8-3	0	572450	0470	09/26/12	$260,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8-3	0	573050	0025	03/22/11	$269,950	OBSOL;NO MARKET EXPOSURE
8-3	0	641160	0461	11/19/13	$375,000	DATA DOES NOT MATCH SALE

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-3	0	641160	0470	12/03/13	$614,950	DOR RATIO;PREVIMP<=25K
8-3	0	641160	0470	06/18/13	$180,000	PREVIMP<=25K; TEAR DOWN
8-3	0	641210	0094	01/23/13	$247,248	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	641310	0094	10/10/13	$359,000	DATA DOES NOT MATCH SALE
8-3	0	641310	0111	07/09/13	$259,450	DATA DOES NOT MATCH SALE
8-3	0	641310	0200	01/30/12	$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	0	641310	0213	03/06/13	$443,500	DATA DOES NOT MATCH SALE
8-3	0	641310	0333	11/21/12	$292,500	OBSOL;PREVIMP<=25K
8-3	0	641310	0333	05/05/11	$140,000	OBSOL;PREVIMP<=25K
8-3	0	641310	0340	07/22/13	$273,000	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	641360	0015	02/01/13	$288,000	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	641360	0015	07/18/13	$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8-3	0	641360	0055	09/25/11	$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	0	641360	0072	11/11/13	$417,500	DATA DOES NOT MATCH SALE
8-3	0	641360	0072	03/13/13	$310,500	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-3	0	641360	0120	08/07/13	$285,000	DATA DOES NOT MATCH SALE
8-3	0	641360	0145	08/04/11	$85,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8-3	0	641360	0189	08/13/12	$288,500	DATA DOES NOT MATCH SALE
8-3	0	641360	0189	03/08/12	$160,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8-3	0	641360	0248	04/22/11	$200,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-3	0	641360	0256	03/04/13	$433,000	DATA DOES NOT MATCH SALE
8-3	0	641360	0277	08/05/13	$389,000	DATA DOES NOT MATCH SALE
8-3	0	641410	0023	06/24/13	$362,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-3	0	641410	0029	04/08/13	$520,000	FINANCIAL INSTITUTION RESALE
8-3	0	641410	0029	10/23/12	$496,620	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-3	0	641410	0032	10/14/13	$375,000	DATA DOES NOT MATCH SALE
8-3	0	641410	0039	06/01/12	$125,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-3	0	641410	0100	04/22/13	$379,000	DATA DOES NOT MATCH SALE
8-3	0	641410	0100	11/20/12	$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;

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Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-3	0	641410	0133	01/26/12	$132,250	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-7	0	070500	0030	09/22/11	$349,982	DATA DOES NOT MATCH SALE
8-7	0	070500	0085	10/05/12	$200,000	DATA DOES NOT MATCH SALE
8-7	0	070500	0085	02/28/11	$325,797	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8-7	0	070500	0115	06/06/13	$300,000	DATA DOES NOT MATCH SALE
8-7	0	070500	0145	08/01/13	$350,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0030	08/13/13	$549,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0059	01/17/12	$344,783	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	113300	0059	10/29/12	$165,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-7	0	113300	0059	01/25/12	$273,193	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8-7	0	113300	0062	09/13/13	$340,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0116	09/06/11	$348,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0170	05/19/11	$150,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
8-7	0	113300	0175	12/13/12	$450,000	SEGREGATION AND/OR MERGER
8-7	0	113300	0180	05/19/11	$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8-7	0	113300	0300	06/06/13	$180,000	PREVIMP<=25K; TEAR DOWN
8-7	0	113300	0326	06/04/13	$450,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0381	02/20/13	$385,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0440	09/01/11	$465,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0450	11/02/11	$81,889	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
8-7	0	113300	0459	07/15/13	$407,500	DATA DOES NOT MATCH SALE
8-7	0	113300	0507	11/15/12	$359,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	113300	0531	04/21/11	$235,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0545	10/15/13	$426,500	DATA DOES NOT MATCH SALE
8-7	0	113300	0563	09/10/12	$310,000	PREVIMP<=25K; TEAR DOWN
8-7	0	113300	0611	10/01/13	$343,000	CONTRACT OR CASH SALE
8-7	0	113300	0622	12/07/12	$94,146	DOR RATIO; QUIT CLAIM DEED; AND OTHER WARNINGS
8-7	0	113300	0676	02/25/13	$300,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0676	10/05/12	$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS

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Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-7	0	113300	0731	07/30/12	$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	113300	0762	07/11/13	$460,000	DATA DOES NOT MATCH SALE
8-7	0	113300	0762	02/21/13	$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; AND OTHER WARNINGS
8-7	0	145360	0122	07/14/11	$287,500	DATA DOES NOT MATCH SALE
8-7	0	145360	0140	06/19/12	$189,000	IMP COUNT
8-7	0	145360	0140	12/19/11	$192,525	BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
8-7	0	145360	0182	07/18/13	$155,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	145360	0202	10/19/12	$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8-7	0	145360	0220	12/20/13	$320,000	DATA DOES NOT MATCH SALE
8-7	0	145360	0687	04/24/13	$137,213	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-7	0	202604	9127	03/15/11	$245,000	OBSOLESCENCE
8-7	0	209270	0080	06/05/12	$239,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	212604	9057	06/24/11	$535,000	RELOCATION - SALE TO SERVICE
8-7	0	212604	9074	03/11/13	$349,900	DATA DOES NOT MATCH SALE
8-7	0	212604	9086	05/10/13	$341,000	DATA DOES NOT MATCH SALE
8-7	0	212604	9170	12/13/11	$202,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
8-7	0	212604	9194	07/29/13	$553,000	TEAR DOWN; SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES;
8-7	0	212604	9216	06/12/13	$385,000	DATA DOES NOT MATCH SALE
8-7	0	212604	9241	09/13/13	$464,000	DATA DOES NOT MATCH SALE
8-7	0	212604	9241	10/18/11	$426,000	DATA DOES NOT MATCH SALE
8-7	0	212604	9255	05/29/13	$418,000	DATA DOES NOT MATCH SALE
8-7	0	212604	9257	01/28/11	$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8-7	0	382170	0007	09/26/12	$300,000	DATA DOES NOT MATCH SALE
8-7	0	382170	0007	01/31/11	$220,000	NO MARKET EXPOSURE
8-7	0	382170	0032	09/20/12	$315,000	DATA DOES NOT MATCH SALE
8-7	0	382170	0032	01/18/12	$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-7	0	382170	0062	11/15/13	$330,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	382170	0102	03/04/13	$200,000	OBSOL;PREVIMP<=25K
8-7	0	382170	0104	01/03/13	$219,950	OBSOL;PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-7	0	382220	0041	04/25/12	$475,000	IMP COUNT
8-7	0	382220	0056	07/22/13	$399,032	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8-7	0	382220	0076	07/16/13	$408,350	DATA DOES NOT MATCH SALE
8-7	0	382220	0097	08/05/13	$364,033	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	382220	0100	05/13/13	$285,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8-7	0	383450	0160	12/15/12	$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	383450	0250	07/08/13	$373,000	DATA DOES NOT MATCH SALE
8-7	0	383450	0250	02/14/11	$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-7	0	383450	0365	05/26/11	$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8-7	0	383450	0375	10/25/13	$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8-7	0	383450	0406	06/10/13	$428,000	DATA DOES NOT MATCH SALE
8-7	0	383450	0423	09/07/12	$380,000	RELOCATION - SALE TO SERVICE
8-7	0	383450	0475	02/19/13	$442,000	DATA DOES NOT MATCH SALE
8-7	0	383450	0602	10/11/13	$338,000	DATA DOES NOT MATCH SALE
8-7	0	425090	0025	02/12/13	$300,000	IMP COUNT
8-7	0	425090	0035	06/10/13	$250,000	DATA DOES NOT MATCH SALE
8-7	0	425090	0036	06/10/13	$126,000	PREVIMP<=25K
8-7	0	442660	0070	05/14/13	$429,000	DATA DOES NOT MATCH SALE
8-7	0	442660	0120	04/27/12	$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8-7	0	442660	0130	05/11/11	$340,000	DATA DOES NOT MATCH SALE
8-7	0	442710	0100	01/04/11	$130,050	DOR RATIO;CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.)
8-7	0	442710	0100	05/31/11	$140,000	DOR RATIO;NO MARKET EXPOSURE
8-7	0	442710	0105	08/13/13	$350,000	DATA DOES NOT MATCH SALE
8-7	0	442710	0155	05/16/11	$167,754	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8-7	0	442710	0190	02/04/13	$253,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	521920	0008	04/05/13	$404,625	DATA DOES NOT MATCH SALE
8-7	0	638150	0005	12/09/13	$345,000	DATA DOES NOT MATCH SALE
8-7	0	638150	0005	04/16/13	$157,250	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	638150	0005	09/10/13	$163,800	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-7	0	638150	0040	09/11/13	$386,000	DATA DOES NOT MATCH SALE
8-7	0	638150	0045	09/27/13	$125,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
8-7	0	638150	0065	06/24/13	$249,500	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	638150	0075	06/17/11	$335,000	DATA DOES NOT MATCH SALE
8-7	0	638150	0270	07/31/13	$475,000	DATA DOES NOT MATCH SALE
8-7	0	638150	0320	02/20/13	$96,465	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-7	0	638150	0370	02/20/13	$368,250	DATA DOES NOT MATCH SALE
8-7	0	638150	0505	08/08/12	$316,320	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	638150	0505	01/03/13	$261,000	QUESTIONABLE PER APPRAISAL; GOVERNMENT AGENCY; AND OTHER WARNINGS
8-7	0	638150	0595	12/16/13	$447,500	DATA DOES NOT MATCH SALE
8-7	0	638150	0625	05/07/13	$359,600	IMP COUNT
8-7	0	638150	0735	12/02/13	$357,000	DATA DOES NOT MATCH SALE
8-7	0	638150	0920	04/19/11	$359,950	DATA DOES NOT MATCH SALE
8-7	0	638150	1195	02/19/13	$116,552	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8-7	0	638150	1255	11/23/13	$325,000	DATA DOES NOT MATCH SALE
8-7	0	638150	1310	02/28/12	$215,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-7	0	638150	1315	03/29/12	$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8-7	0	638150	1415	12/31/13	$60,860	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8-7	0	638150	1455	05/05/12	$134,838	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-7	0	638150	1606	07/16/13	$416,500	DATA DOES NOT MATCH SALE
8-7	0	638150	1765	04/15/13	$526,750	DATA DOES NOT MATCH SALE
8-7	0	638150	1910	06/29/11	$500,000	DATA DOES NOT MATCH SALE
8-7	0	638150	1975	07/09/13	$266,001	DATA DOES NOT MATCH SALE
8-7	0	638150	1975	03/08/13	$255,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-7	0	638150	1995	11/29/11	$195,000	ACTIVE PERMIT BEFORE SALE>25K
8-7	0	638150	2065	10/09/13	$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	638150	2145	11/29/11	$308,573	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-7	0	638150	2145	02/22/12	$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-7	0	641410	0210	11/18/13	$669,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-7	0	641410	0244	10/01/13	$251,972	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-7	0	641410	0251	05/21/12	$230,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-7	0	641410	0270	12/20/12	$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	641410	0291	11/20/13	$424,000	DATA DOES NOT MATCH SALE
8-7	0	641410	0291	12/04/12	$70,000	DOR RATIO;NO MARKET EXPOSURE
8-7	0	641410	0351	03/28/13	$347,450	DATA DOES NOT MATCH SALE
8-7	0	641410	0722	05/11/13	$8,254	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8-7	0	663230	0011	11/28/12	$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	663230	0043	12/13/12	$276,250	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-7	0	663230	0051	11/09/11	$360,000	DATA DOES NOT MATCH SALE
8-7	0	663230	0072	09/17/13	$375,000	DATA DOES NOT MATCH SALE
8-7	0	663230	0183	08/14/12	$154,000	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-7	0	663230	0235	07/09/12	$5,000	DOR RATIO;QUIT CLAIM DEED
8-7	0	663230	0467	10/04/12	$272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	663230	0569	04/05/13	$562,000	DATA DOES NOT MATCH SALE
8-7	0	685570	0060	01/29/13	$229,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8-7	0	685570	0135	11/19/13	$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-7	0	750870	0050	04/27/11	$435,000	DATA DOES NOT MATCH SALE
8-7	0	766370	0511	03/26/13	$346,600	DATA DOES NOT MATCH SALE
8-7	0	766370	0512	02/15/13	$351,500	DATA DOES NOT MATCH SALE
8-7	0	766370	0581	10/22/13	$325,000	DATA DOES NOT MATCH SALE
8-7	0	766370	0643	04/18/13	$409,500	DATA DOES NOT MATCH SALE
8-7	0	766370	0762	06/18/13	$310,800	NO MARKET EXPOSURE
8-7	0	766370	0813	07/25/13	$97,373	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8-7	0	766370	0813	08/04/13	$100,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
8-7	0	766370	0813	04/25/13	$234,100	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-7	0	766370	0822	10/20/12	$278,100	SEGREGATION AND/OR MERGER;
8-7	0	766370	0830	02/16/12	$188,400	FORCED SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-7	0	766370	0923	04/20/12	$196,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-7	0	766370	0924	04/03/13	$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-7	0	766370	0926	04/10/13	$195,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-7	0	766370	0929	06/06/13	$239,559	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-7	0	863260	0020	11/04/13	$465,000	DATA DOES NOT MATCH SALE
8-8	0	282604	9074	09/11/12	$38,200	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8-8	0	282604	9074	02/09/12	$35,100	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8-8	0	282604	9075	03/02/12	$175,000	DOR RATIO;QUESTIONABLE PER APPRAISAL; FORCED SALE; AND OTHER WARNINGS
8-8	0	282604	9079	05/29/12	$290,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-8	0	282604	9079	02/27/12	$264,854	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-8	0	282604	9111	08/15/12	$188,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8-8	0	282604	9140	02/11/13	$308,783	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-8	0	282604	9154	07/02/12	$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	0	282604	9155	12/17/13	$325,950	NO MARKET EXPOSURE
8-8	0	282604	9281	04/26/11	$427,259	CORPORATE AFFILIATES; AND OTHER WARNINGS
8-8	0	282604	9289	03/30/11	$191,050	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
8-8	0	344800	0344	12/27/13	$275,000	DIAGNOSTIC OUTLIER
8-8	0	344800	0411	01/26/12	$260,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8-8	0	344800	0450	04/09/13	$300,000	DATA DOES NOT MATCH SALE
8-8	0	344800	0456	06/12/13	$315,000	DATA DOES NOT MATCH SALE
8-8	0	344800	1150	06/25/13	$460,000	DATA DOES NOT MATCH SALE
8-8	0	344800	1265	04/18/12	$350,955	FORCED SALE; EXEMPT FROM EXCISE TAX;
8-8	0	344800	1265	11/26/13	$280,000	GROUP HOME
8-8	0	344800	1280	06/06/13	$425,000	DATA DOES NOT MATCH SALE
8-8	0	344800	1280	02/06/13	$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
8-8	0	344800	1365	10/10/13	$410,000	DATA DOES NOT MATCH SALE
8-8	0	437570	0035	07/06/11	$163,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8-8	0	437570	0040	05/22/13	$500,000	DATA DOES NOT MATCH SALE
8-8	0	437570	0050	03/15/13	$340,000	SHORT SALE
8-8	0	437570	0080	06/25/12	$270,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-8	0	437570	0080	11/11/11	$290,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-8	0	679810	0185	09/26/12	$340,000	UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR
8-8	0	679810	0205	02/23/12	$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	0	679810	0320	05/06/13	$378,000	DATA DOES NOT MATCH SALE
8-8	0	679810	0499	05/15/13	$226,000	TEAR DOWN;
8-8	0	679810	0520	05/15/12	$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	0	679810	0635	04/26/11	$93,000	DOR RATIO;NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
8-8	0	679810	0690	07/31/13	$220,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR; PLANS & PERMITS
8-8	0	679810	1030	06/14/13	$116,068	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8-8	0	679810	1120	06/25/12	$123,400	DOR RATIO;QUIT CLAIM DEED
8-8	0	679810	1160	07/18/13	$695,000	DATA DOES NOT MATCH SALE
8-8	0	679810	1160	05/15/12	$168,000	DOR RATIO; TEAR DOWN
8-8	0	679810	1175	09/08/11	$243,000	UNFINISHED AREA
8-8	0	686820	0023	10/07/13	$548,000	DATA DOES NOT MATCH SALE
8-8	0	686820	0100	10/12/11	$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8-8	0	686820	0165	07/09/13	$296,268	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8-8	0	751250	0050	05/01/13	$353,500	DATA DOES NOT MATCH SALE
8-8	0	771560	0065	05/11/13	$415,500	DATA DOES NOT MATCH SALE
8-8	0	771560	0080	06/08/13	$304,500	NO MARKET EXPOSURE
8-8	0	890100	0383	07/25/13	$340,000	DATA DOES NOT MATCH SALE
8-8	0	890100	0451	06/11/13	$230,599	QUIT CLAIM DEED; STATEMENT TO DOR
8-8	0	890100	0453	07/30/12	$420,000	DATA DOES NOT MATCH SALE
8-8	0	890100	0465	02/01/11	$368,000	NO MARKET EXPOSURE
8-8	0	890100	0510	06/08/12	$447,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
8-8	0	890100	0587	06/28/11	$460,000	DATA DOES NOT MATCH SALE
8-8	0	890100	0591	03/28/11	$5,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
8-8	0	890100	0670	05/23/11	$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8-8	0	890100	1082	03/27/13	$295,000	DATA DOES NOT MATCH SALE
8-8	0	890100	1090	07/17/11	$187,000	DOR RATIO;IMP COUNT;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis
Area 006 & 008 -- 1 to 3 Unit Residences

Area/ Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8-8	0	890100	1155	07/12/11	$470,000	IMP COUNT;UNFIN AREA
8-8	0	890200	0350	04/11/13	$318,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8-8	0	942340	0032	10/18/13	$415,000	DATA DOES NOT MATCH SALE
8-8	0	942340	0172	12/29/13	$383,798	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8-8	0	942340	0192	04/03/13	$399,490	DATA DOES NOT MATCH SALE
8-8	0	990400	0025	03/13/13	$254,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Vacant Sales Used in this Annual Update Analysis
Area 006 & 008

Area/ Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6-3	2	202604	9184	9/26/2013	$125,000	6581	N	N
6-4	12	016400	0395	10/22/2012	$165,000	7896	N	N
6-4	14	291620	0155	2/11/2013	$223,000	7632	N	N
6-5	7	303420	0295	11/29/2012	$210,000	8337	N	N
6-5	8	292604	9331	4/5/2013	$160,000	7200	N	N
6-5	8	678120	0045	3/18/2013	$240,000	7168	N	N
6-6	16	312604	9357	10/24/2011	$139,000	4080	N	N
6-6	16	614560	0850	8/28/2012	$140,000	4068	N	N
6-6	16	614560	0870	9/25/2013	$175,000	3844	N	N
6-6	16	614560	2295	3/26/2013	$140,000	3844	N	N
6-6	16	643150	0028	11/29/2012	$362,500	5968	N	N
6-7	9	312604	9458	12/21/2011	$153,500	6611	N	N
6-7	11	295790	0030	3/16/2011	$187,000	5012	N	N
6-7	11	312604	9453	4/20/2011	$140,000	5299	N	N
6-8	0	926820	0484	4/24/2013	$180,000	4861	N	N
6-8	18	117200	0416	4/10/2013	$150,000	6350	N	N
6-8	18	186240	0176	12/2/2013	$145,000	6651	N	N
6-8	18	759570	0074	12/20/2011	$160,000	4530	N	N
6-8	18	781870	0330	3/8/2011	$125,000	2500	N	N
6-8	18	926820	0378	6/21/2011	$141,000	5004	N	N
8-7	0	113300	0108	7/24/2013	$150,000	7200	N	N
8-7	0	113300	0298	5/1/2013	$185,000	7604	N	N
8-7	0	113300	0299	5/1/2013	$185,000	7604	N	N
8-7	0	113300	0301	6/6/2013	$180,000	7604	N	N
8-7	0	113300	0302	6/6/2013	$180,000	7604	N	N
8-7	0	113300	0515	12/5/2013	$135,000	6359	N	N
8-7	0	663230	0244	8/29/2012	$144,000	5003	N	N
8-8	0	890100	0511	2/27/2013	$180,000	6380	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 006 & 008

Area/ Sub	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6-2	2	147320	0020	4/6/2011	$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES;
6-2	2	147320	0110	1/27/2011	$45,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES;
6-5	8	641160	0265	6/22/2012	$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
6-6	0	312604	9521	6/8/2012	$150,000	NO MARKET EXPOSURE; CHANGE OF USE;
6-6	16	614560	0070	7/23/2012	$115,000	NON-REPRESENTATIVE SALE;
6-6	16	614560	1701	3/19/2013	$38,500	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
6-7	11	312604	9160	4/20/2011	$140,000	NO MARKET EXPOSURE;
6-7	12	099300	1376	11/10/2011	$67,500	NO MARKET EXPOSURE;
6-8	18	394190	0105	5/29/2013	$210,000	PLANS & PERMITS;
8-1	0	145360	2425	10/10/2013	$300,900	MULTI-PARCEL SALE;
8-1	0	407780	0001	4/10/2013	$125,000	NO MARKET EXPOSURE;
8-1	0	766370	0970	11/15/2011	$163,500	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; FINANCIAL INSTITUTION RESALE;
8-7	0	113300	0169	10/20/2012	$25,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER;
8-8	0	344800	0326	4/10/2012	$143,000	NO MARKET EXPOSURE; PLANS & PERMITS;
8-8	0	890100	1340	9/26/2013	$360, 000	SEGREGATION AND/OR MERGER;

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

WAC 458-07-030 (3) True and fair value -- Highest and best use.

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

RCW 84.36.005

> *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.*

RCW 36.21.080

> *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.*

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

…the entire [fee] estate is to be assessed and taxed as a unit…

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

…the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee…

The Dictionary of Real Estate Appraisal, 3rd Addition, 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.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

Frank Lippman

8/13/2014

Appraiser II Date