Executive Summary

West Ballard, East Ballard – Areas 19 and 82

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011, 2010
Number of Improved Sales: 1350
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	$171,600	$255,300	$426,900			8.67%
2014 Value	$185,600	$277,400	$463,000	$499,400	92.5%	8.67%
$ Change	+$14,000	+$22,100	+$36,100			
% Change	+8.2%	+8.7%	+8.5%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. 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	$188,300	$237,700	$426,000
2014 Value	$203,800	$258,100	$461,900
% Change	+8.2%	+8.6%	+8.4%

Number of one to three unit residences in the population: 11,742

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 areas required a single standard area adjustment.

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Sub 11
Sub 2
Seattle
Whittier Heights
Phinney
Fremont
Green Lake
Woodland Park
Salmon Bay
Loyal Heights Playfield
Ballard High School Playground
NW 85th St
NW 80th St
NW 65th St
NW Market St
N 85th St
N 65th St
N 50th St
N 45th St
N 39th St
N 38th St
W Thurman St
W Nickerson St
Leary Way NW
Greenwood Ave N
Phinney Ave N
Dayton Ave N
Fremont Ave N
Linden Ave N
Whitman Ave N
Winona Ave N
West Green Lake Dr N
West Green Lake Way N
Green Lake Way N
Stone Way N
Bridge Way N
15th Ave NW
8th Ave NW
1-7-13
0 0.1 0.2 0.4 0.6 Miles
N

Areas 19 and 82 - Model Adjustments
1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.56%	11,742	100%

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.

Annual Update Process

Effective Date of Appraisal: January 1, 2014
Date of Appraisal Report: June 17, 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 land 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 7 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 +8.2% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.085, with the result truncated to the next $1,000.

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 areas required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1,350 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)/ (0.8658629)

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 mobile homes in this area.

Results

The resulting assessment level is 0.925. 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 +8.4%. 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) * 1.085.
- If the site is improved with a house <u>and</u> 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) * 1.085.
- 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.

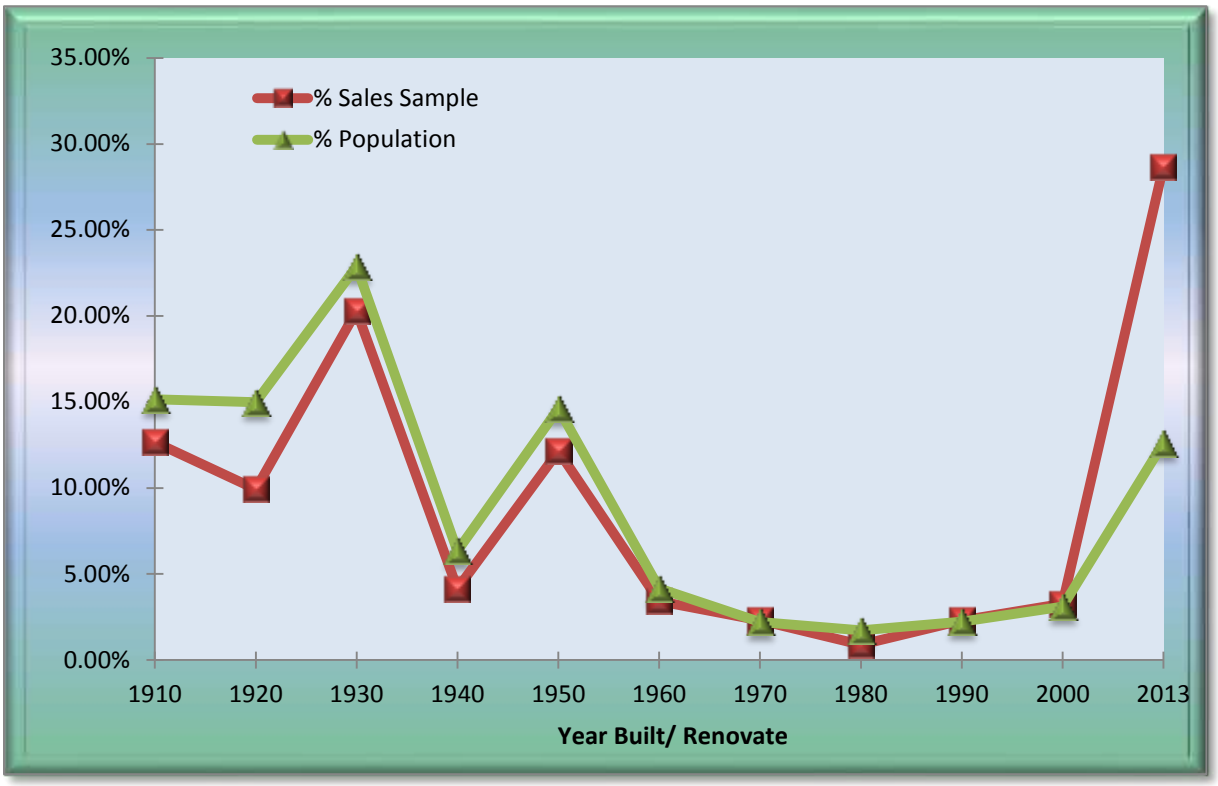
Sales Sample Representation of Population
Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	171	12.67%
1920	134	9.93%
1930	274	20.30%
1940	56	4.15%
1950	164	12.15%
1960	46	3.41%
1970	31	2.30%
1980	12	0.89%
1990	31	2.30%
2000	44	3.26%
2013	387	28.67%
	1,350	

Population

Year Built/Ren	Frequency	% Population
1910	1,780	15.16%
1920	1,760	14.99%
1930	2,685	22.87%
1940	744	6.34%
1950	1,717	14.62%
1960	488	4.16%
1970	259	2.21%
1980	202	1.72%
1990	261	2.22%
2000	365	3.11%
2013	1,481	12.61%
	11,742	



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.

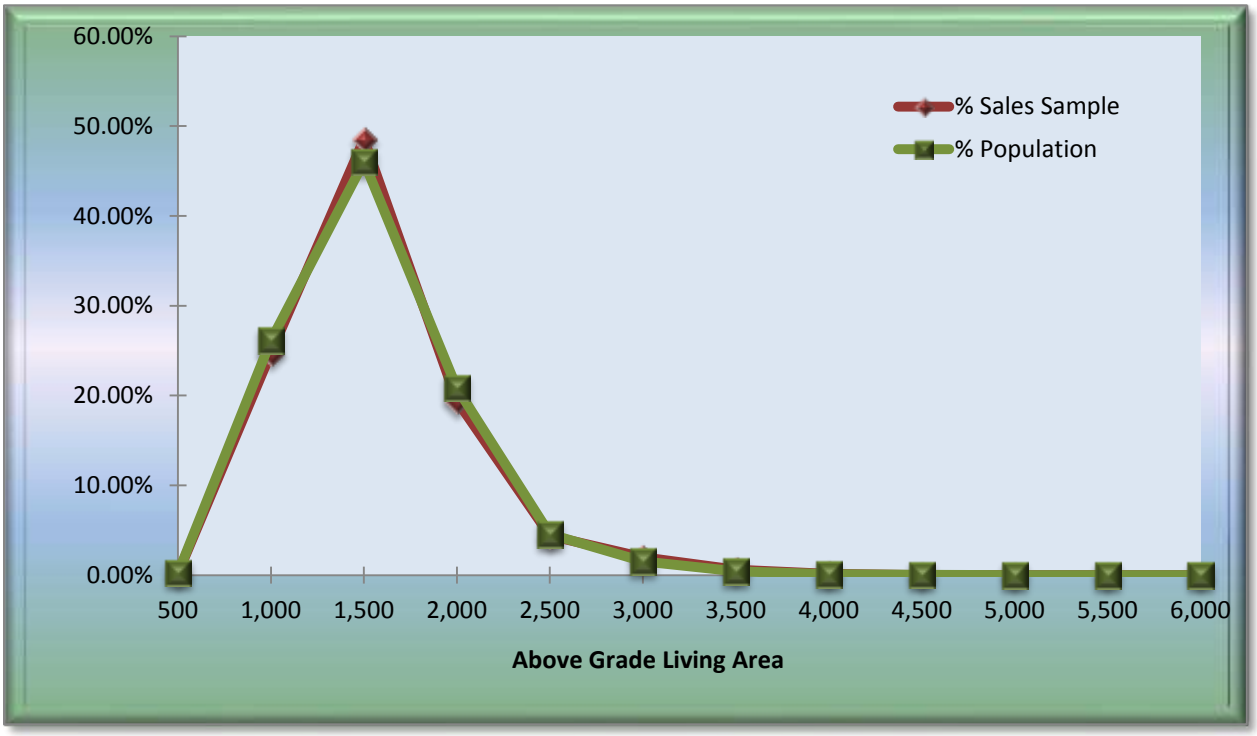
Sales Sample Representation of Population
Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	3	0.22%
1,000	334	24.74%
1,500	655	48.52%
2,000	262	19.41%
2,500	59	4.37%
3,000	27	2.00%
3,500	8	0.59%
4,000	2	0.15%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	1350	

Population

AGLA	Frequency	% Population
500	30	0.26%
1,000	3,069	26.14%
1,500	5,408	46.06%
2,000	2,449	20.86%
2,500	537	4.57%
3,000	181	1.54%
3,500	51	0.43%
4,000	13	0.11%
4,500	4	0.03%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	11,742	



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.

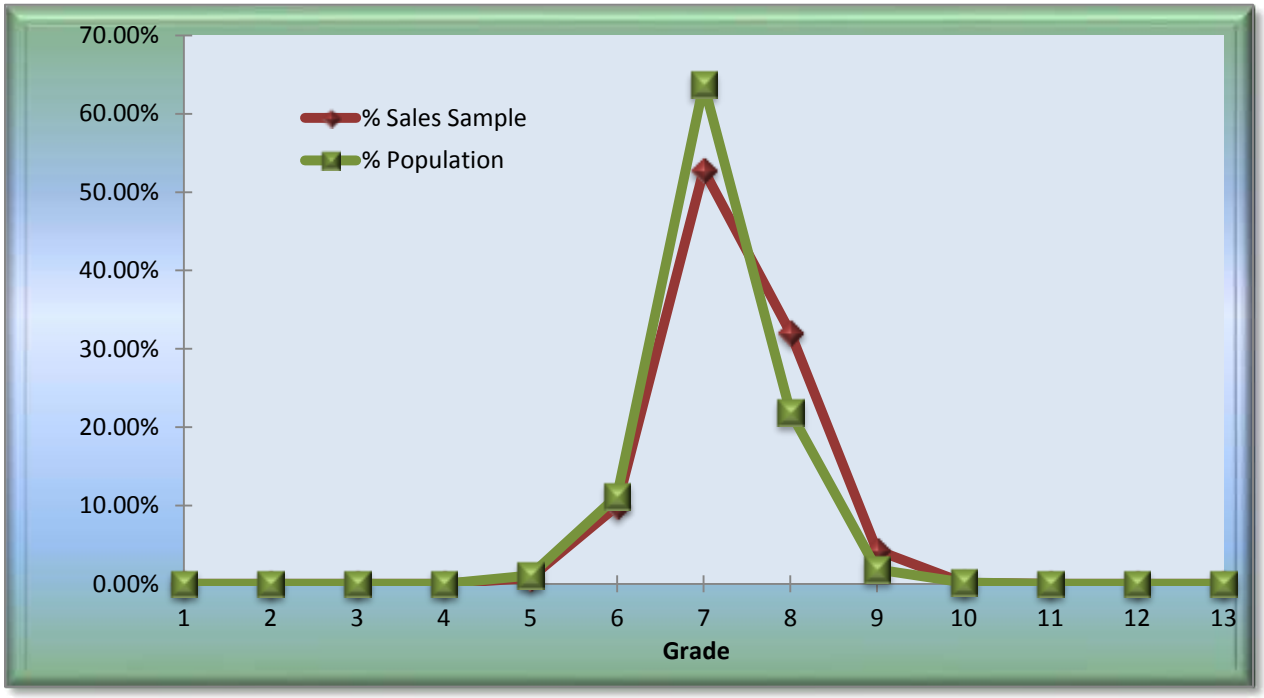
Sales Sample Representation of Population
Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	0.74%
6	134	9.93%
7	713	52.81%
8	433	32.07%
9	58	4.30%
10	2	0.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1350	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.02%
5	127	1.08%
6	1,316	11.21%
7	7,488	63.77%
8	2,574	21.92%
9	216	1.84%
10	19	0.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	11,742	



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

Areas 19 and 82 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of $475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.103, resulting in an adjusted value of $523,000 ($475,000 * 1.103=$523,925) – truncated to the nearest $1000.

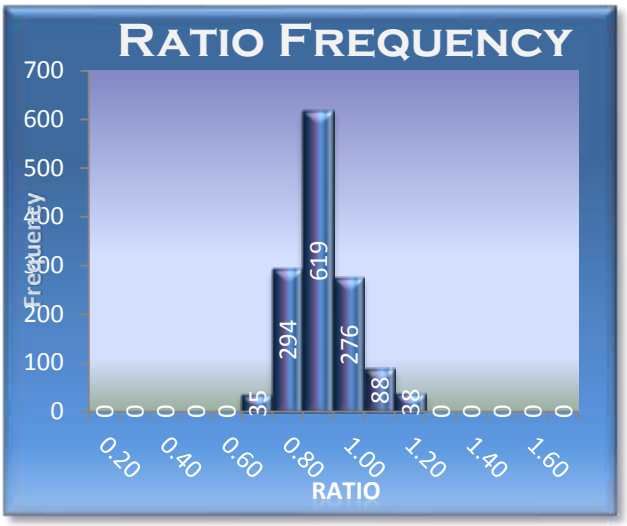
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.247	24.7%
2/1/2011	1.240	24.0%
3/1/2011	1.233	23.3%
4/1/2011	1.226	22.6%
5/1/2011	1.220	22.0%
6/1/2011	1.213	21.3%
7/1/2011	1.206	20.6%
8/1/2011	1.199	19.9%
9/1/2011	1.192	19.2%
10/1/2011	1.185	18.5%
11/1/2011	1.178	17.8%
12/1/2011	1.171	17.1%
1/1/2012	1.164	16.4%
2/1/2012	1.157	15.7%
3/1/2012	1.151	15.1%
4/1/2012	1.144	14.4%
5/1/2012	1.137	13.7%
6/1/2012	1.130	13.0%
7/1/2012	1.124	12.4%
8/1/2012	1.117	11.7%
9/1/2012	1.110	11.0%
10/1/2012	1.103	10.3%
11/1/2012	1.096	9.6%
12/1/2012	1.089	8.9%
1/1/2013	1.082	8.2%
2/1/2013	1.075	7.5%
3/1/2013	1.069	6.9%
4/1/2013	1.062	6.2%
5/1/2013	1.055	5.5%
6/1/2013	1.048	4.8%
7/1/2013	1.041	4.1%
8/1/2013	1.034	3.4%
9/1/2013	1.027	2.7%
10/1/2013	1.021	2.1%
11/1/2013	1.014	1.4%
12/1/2013	1.007	0.7%
1/1/2014	1.000	0.0%

The time adjustment formula for Area **Error! Reference source not found.** is: (.8658629-1.948043E-04*SaleDay) / (0.8658629)
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 2	Appr. Date: 1/1/2013	Date of Report: 6/17/2014	Sales Dates: 1/2011 - 12/2013
Area Name: West Ballard, East Ballard	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 19, 82			

SAMPLE STATISTICS	
Sample size (n)	1350
Mean Assessed Value	426,900
Mean Adj. Sales Price	499,400
Standard Deviation AV	97,208
Standard Deviation SP	127,514
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.866
Median Ratio	0.853
Weighted Mean Ratio	0.855
UNIFORMITY	
Lowest ratio	0.617
Highest ratio:	1.174
Coefficient of Dispersion	8.67%
Standard Deviation	0.097
Coefficient of Variation	11.23%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.847
Upper limit	0.859
95% Confidence: Mean	
Lower limit	0.861
Upper limit	0.871
SAMPLE SIZE EVALUATION	
N (population size)	11742
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.097
Recommended minimum:	15
Actual sample size:	1350
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	757
# ratios above mean:	593
z:	4.464
Conclusion:	*Non-normal*



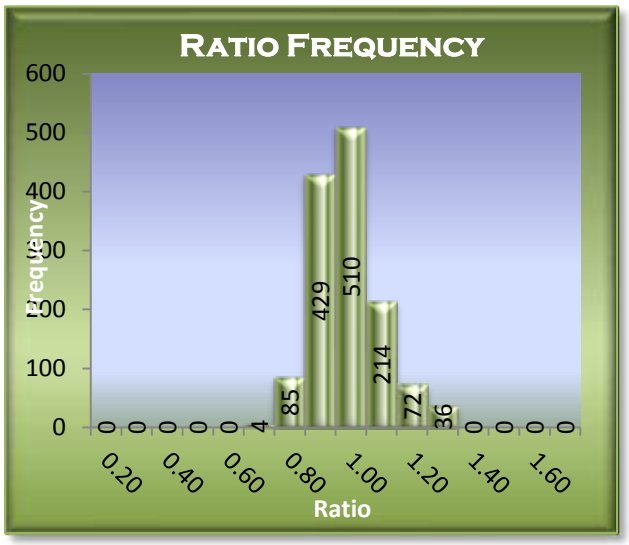
COMMENTS:
1 to 3 Unit Residences throughout Areas 19 and 82

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: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: West Ballard, East Ballard	1/1/2014	6/17/2014	1/2011 - 12/2013
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 19, 82	DJOH	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1350
Mean Assessed Value	463,000
Mean Sales Price	499,400
Standard Deviation AV	105,555
Standard Deviation SP	127,514
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.925
Weighted Mean Ratio	0.927
UNIFORMITY	
Lowest ratio	0.669
Highest ratio:	1.273
Coefficient of Dispersion	8.67%
Standard Deviation	0.105
Coefficient of Variation	11.22%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.919
Upper limit	0.932
95% Confidence: Mean	
Lower limit	0.933
Upper limit	0.945
SAMPLE SIZE EVALUATION	
N (population size)	11742
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	1350
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	757
# ratios above mean:	593
z:	4.464
Conclusion:	*Non-normal*



COMMENTS:

1 to 3 Unit Residences throughout Areas 19 and 82

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

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 1	19 - 1	117500	0445	11/25/13	$400,000	$403,000	770	6	1943	Good	4,850	N	N	2819 NW 58TH ST
19 - 1	19 - 1	755080	1025	11/18/13	$430,000	$434,000	770	6	1914	Good	2,461	N	N	6110 32ND AVE NW
19 - 1	19 - 1	755080	0710	06/28/13	$415,000	$432,000	1,220	6	1900	Good	5,000	N	N	3042 NW 64TH ST
19 - 1	19 - 1	117500	1135	11/15/11	$360,000	$423,000	620	7	1925	VGood	3,395	N	N	5807 28TH AVE NW
19 - 1	19 - 1	755080	0415	08/24/11	$360,000	$430,000	940	7	1900	Avg	5,000	N	N	2845 NW 64TH ST
19 - 1	19 - 1	117500	0081	07/27/11	$447,000	$536,000	1,000	7	1967	Avg	3,784	N	N	3009 NW 60TH ST
19 - 1	19 - 1	755130	0060	07/19/11	$350,000	$421,000	1,010	7	1952	Avg	5,000	N	N	2811 NW 64TH ST
19 - 1	19 - 1	117500	0145	07/21/11	$265,000	$318,000	1,080	7	1906	Avg	4,559	N	N	2851 NW 59TH ST
19 - 1	19 - 1	755080	0905	09/25/13	$415,000	$424,000	1,120	7	1946	Avg	5,000	N	N	3017 NW 63RD ST
19 - 1	19 - 1	117500	0530	08/13/13	$490,000	$506,000	1,120	7	1936	Good	4,850	N	N	2853 NW 57TH ST
19 - 1	19 - 1	755080	1095	01/16/12	$439,000	$510,000	1,130	7	1945	VGood	5,000	N	N	3012 NW 61ST ST
19 - 1	19 - 1	755080	0520	02/15/12	$476,000	$549,000	1,130	7	1945	Avg	4,648	N	N	2855 NW 65TH ST
19 - 1	19 - 1	755080	0095	05/20/13	$398,000	$418,000	1,150	7	1900	Good	5,000	N	N	2822 NW 60TH ST
19 - 1	19 - 1	117500	0330	06/13/13	$500,000	$523,000	1,160	7	1904	VGood	4,850	N	N	3009 NW 58TH ST
19 - 1	19 - 1	755080	0500	08/22/11	$420,000	$502,000	1,180	7	1945	Good	5,000	N	N	2842 NW 63RD ST
19 - 1	19 - 1	117500	0690	11/05/12	$475,000	$520,000	1,220	7	1918	Good	4,850	N	N	3031 NW 57TH ST
19 - 1	19 - 1	117500	0130	03/06/13	$515,000	$550,000	1,260	7	1922	Good	3,741	N	N	2844 NW 59TH ST
19 - 1	19 - 1	117500	1056	06/04/12	$459,950	$520,000	1,260	7	1922	Good	2,903	N	N	2841 NW 60TH ST
19 - 1	19 - 1	117500	0270	11/21/11	$416,000	$488,000	1,290	7	1905	Avg	4,850	N	N	3044 NW 58TH ST
19 - 1	19 - 1	755080	0970	07/08/13	$445,950	$464,000	1,290	7	1910	Good	5,000	N	N	3032 NW 62ND ST
19 - 1	19 - 1	117500	0275	01/03/11	$525,000	$654,000	1,310	7	1905	VGood	4,850	N	N	3048 NW 58TH ST
19 - 1	19 - 1	755080	0535	01/10/11	$527,000	$656,000	1,360	7	1904	VGood	4,648	N	N	2843 NW 65TH ST
19 - 1	19 - 1	117500	0100	05/15/13	$325,000	$342,000	1,420	7	1906	Good	3,582	N	N	2858 NW 59TH ST
19 - 1	19 - 1	755080	0480	07/12/13	$400,000	$416,000	1,420	7	1909	Good	5,000	N	N	2822 NW 63RD ST
19 - 1	19 - 1	117500	0040	07/05/13	$497,000	$517,000	1,490	7	1922	Good	3,755	N	N	3035 NW 60TH ST
19 - 1	19 - 1	755080	0995	02/28/11	$475,000	$586,000	1,520	7	1910	Good	3,250	N	N	6208 32ND AVE NW
19 - 1	19 - 1	755080	0380	09/03/13	$556,000	$571,000	1,540	7	1919	Good	4,125	N	N	6316 30TH AVE NW
19 - 1	19 - 1	117500	0280	04/29/12	$400,000	$455,000	1,550	7	1907	VGood	6,596	N	N	3054 NW 58TH ST
19 - 1	19 - 1	117500	0210	09/07/12	$538,000	$596,000	1,900	7	1905	Avg	4,850	N	N	3027 NW 59TH ST
19 - 1	19 - 1	755080	0885	12/12/12	$555,000	$603,000	1,920	7	1924	VGood	5,000	N	N	3037 NW 63RD ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 1	19 - 1	755080	0665	11/28/12	$480,950	$524,000	2,000	7	1914	Good	4,850	N	N	3003 NW 65TH ST
19 - 1	19 - 1	755080	0275	07/05/12	$560,000	$629,000	1,450	8	1948	VGood	5,000	N	N	2843 NW 63RD ST
19 - 1	19 - 1	755080	1000	01/24/12	$464,000	$538,000	1,490	8	1911	VGood	3,250	N	N	6202 32ND AVE NW
19 - 1	19 - 1	117500	0035	10/05/12	$615,000	$678,000	1,730	8	1991	Avg	3,750	N	N	3040 NW 59TH ST
19 - 1	19 - 1	117500	0525	09/14/12	$738,000	$817,000	2,220	8	2008	Avg	4,850	N	N	2859 NW 57TH ST
19 - 1	19 - 1	755080	0235	06/18/13	$1,079,00	$1,127,000	2,890	9	2013	Avg	5,000	N	N	2836 NW 61ST ST
19 - 1	19 - 3	276760	0171	03/29/11	$294,700	$362,000	1,010	5	1906	VGood	1,968	N	N	6411 22ND AVE NW
19 - 1	19 - 3	276760	3091	11/16/11	$320,000	$376,000	830	6	1981	Avg	3,000	N	N	2048 NW 60TH ST
19 - 1	19 - 3	424290	0025	06/27/13	$359,888	$375,000	1,060	6	1900	Good	2,287	N	N	2751 NW 65TH ST
19 - 1	19 - 3	276760	0246	04/05/13	$350,000	$371,000	1,110	6	1904	Good	3,282	N	N	2113 NW 65TH ST
19 - 1	19 - 3	276760	4335	10/09/13	$592,500	$604,000	1,120	6	1908	Good	5,000	N	N	1761 NW 59TH ST
19 - 1	19 - 3	276760	2220	07/27/11	$322,000	$386,000	1,150	6	1907	Good	4,750	N	N	1522 NW 61ST ST
19 - 1	19 - 3	276760	2770	08/24/11	$305,000	$364,000	1,240	6	1903	Good	4,650	N	N	2439 NW 61ST ST
19 - 1	19 - 3	276760	0465	06/11/12	$395,000	$446,000	1,260	6	1900	Good	5,000	N	N	1742 NW 64TH ST
19 - 1	19 - 3	276760	4615	08/16/13	$399,000	$411,000	1,270	6	1900	VGood	4,000	N	N	1523 NW 58TH ST
19 - 1	19 - 3	276760	3865	06/13/13	$440,000	$460,000	1,290	6	1907	Good	2,500	N	N	5912 26TH AVE NW
19 - 1	19 - 3	047700	0050	05/30/12	$335,000	$379,000	1,310	6	1900	Avg	3,586	N	N	2657 NW 60TH ST
19 - 1	19 - 3	276760	2910	04/19/12	$398,500	$454,000	1,460	6	1900	Good	2,977	N	N	2213 NW 61ST ST
19 - 1	19 - 3	276760	1975	05/23/13	$420,000	$441,000	1,520	6	1901	Good	2,792	N	N	1716 NW 62ND ST
19 - 1	19 - 3	276760	2780	08/28/13	$485,000	$499,000	1,560	6	1904	Avg	4,650	N	N	2429 NW 61ST ST
19 - 1	19 - 3	276760	1145	08/20/12	$409,000	$455,000	1,580	6	1900	Good	5,000	N	N	1736 NW 63RD ST
19 - 1	19 - 3	867340	0023	05/09/13	$255,000	$269,000	650	7	1998	Avg	1,170	N	N	2621 A NW 57TH ST
19 - 1	19 - 3	276760	1635	05/23/12	$457,000	$517,000	970	7	1915	Good	5,000	N	N	2442 NW 62ND ST
19 - 1	19 - 3	276760	2020	05/15/12	$295,000	$335,000	980	7	1941	Avg	4,500	N	N	1762 NW 62ND ST
19 - 1	19 - 3	276760	1340	10/12/12	$374,000	$412,000	990	7	1952	Avg	3,021	N	N	2227 NW 64TH ST
19 - 1	19 - 3	276760	3180	06/15/12	$403,000	$454,000	1,000	7	1924	VGood	2,320	N	N	1708 NW 60TH ST
19 - 1	19 - 3	276760	3245	04/01/13	$480,000	$510,000	1,010	7	1941	Avg	3,230	N	N	1770 NW 60TH ST
19 - 1	19 - 3	276760	0136	11/14/12	$353,000	$386,000	1,020	7	1922	VGood	2,703	N	N	2319 NW 65TH ST
19 - 1	19 - 3	276760	0375	04/03/13	$500,000	$531,000	1,020	7	1920	Good	4,700	N	N	1821 NW 65TH ST
19 - 1	19 - 3	276760	2075	06/11/13	$340,000	$356,000	1,100	7	1924	Good	5,000	N	N	1511 NW 63RD ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 1	19 - 3	424290	0075	04/01/11	$536,500	$658,000	1,130	7	2011	Avg	4,203	N	N	2606 NW 64TH ST
19 - 1	19 - 3	276760	2360	08/23/12	$494,550	$550,000	1,140	7	1912	Good	4,650	N	N	1732 NW 61ST ST
19 - 1	19 - 3	047600	0255	08/09/11	$432,500	$518,000	1,180	7	1929	Good	3,750	N	N	2649 NW 58TH ST
19 - 1	19 - 3	276760	3201	10/07/13	$475,000	$484,000	1,180	7	1991	Avg	5,225	N	N	1730 NW 60TH ST
19 - 1	19 - 3	047600	0112	07/20/13	$432,500	$449,000	1,200	7	2007	Avg	1,362	N	N	2641 B NW 59TH ST
19 - 1	19 - 3	047600	0111	10/19/11	$389,000	$459,000	1,200	7	2007	Avg	1,362	N	N	2641 A NW 59TH ST
19 - 1	19 - 3	276760	1660	08/08/13	$419,000	$433,000	1,240	7	1912	Good	3,248	N	N	2249 NW 63RD ST
19 - 1	19 - 3	276760	2310	04/11/13	$606,000	$642,000	1,250	7	1900	VGood	4,650	N	N	1715 NW 62ND ST
19 - 1	19 - 3	424290	0121	10/01/12	$357,500	$394,000	1,270	7	1994	Avg	2,216	N	N	2642 NW 64TH ST
19 - 1	19 - 3	276760	0255	09/06/12	$367,500	$407,000	1,270	7	1904	Good	3,314	N	N	2107 NW 65TH ST
19 - 1	19 - 3	424290	0009	05/03/12	$395,000	$449,000	1,290	7	1996	Avg	2,014	N	N	2761 NW 65TH ST
19 - 1	19 - 3	276760	1850	09/24/12	$423,000	$467,000	1,290	7	1945	Avg	5,000	N	N	2018 NW 62ND ST
19 - 1	19 - 3	424290	0007	09/04/12	$407,000	$451,000	1,290	7	1996	Avg	2,015	N	N	2765 NW 65TH ST
19 - 1	19 - 3	276760	0380	05/21/12	$384,000	$435,000	1,300	7	1925	Good	4,700	N	N	1817 NW 65TH ST
19 - 1	19 - 3	424290	0021	07/09/12	$360,200	$404,000	1,300	7	1995	Avg	2,261	N	N	2757 NW 65TH ST
19 - 1	19 - 3	276760	2556	03/22/11	$361,000	$444,000	1,310	7	1921	Avg	5,500	N	N	2228 NW 61ST ST
19 - 1	19 - 3	047600	0334	03/27/13	$389,000	$414,000	1,320	7	2001	Avg	1,194	N	N	2606 B NW 57TH ST
19 - 1	19 - 3	276760	0505	10/08/13	$375,000	$382,000	1,330	7	1950	Avg	4,643	N	N	1611 NW 65TH ST
19 - 1	19 - 3	276760	1295	11/20/13	$550,000	$555,000	1,330	7	1998	Avg	3,750	N	N	6308 22ND AVE NW
19 - 1	19 - 3	117500	0947	05/22/13	$416,000	$437,000	1,330	7	2001	Avg	1,354	N	N	2815 NW 56TH ST
19 - 1	19 - 3	276760	2645	11/18/11	$374,950	$440,000	1,360	7	2011	Avg	2,746	N	N	6116 26TH AVE NW
19 - 1	19 - 3	276760	2335	08/14/12	$475,000	$529,000	1,360	7	1906	Good	2,873	N	N	1706 NW 61ST ST
19 - 1	19 - 3	424290	0170	05/06/13	$415,000	$437,000	1,370	7	1993	Avg	2,350	N	N	2649 NW 64TH ST
19 - 1	19 - 3	276760	3775	07/27/12	$388,500	$434,000	1,390	7	1910	Good	5,000	N	N	2227 NW 60TH ST
19 - 1	19 - 3	276760	0590	07/23/12	$395,000	$442,000	1,420	7	1904	VGood	2,251	N	N	1536 A NW 64TH ST
19 - 1	19 - 3	276760	1530	06/22/13	$426,000	$444,000	1,450	7	1901	Good	4,500	N	N	2448 NW 63RD ST
19 - 1	19 - 3	276760	0215	06/29/11	$326,000	$393,000	1,460	7	1916	Good	4,699	N	N	2240 NW 64TH ST
19 - 1	19 - 3	276760	0320	05/08/13	$538,000	$567,000	1,480	7	1926	VGood	2,846	N	N	2030 NW 64TH ST
19 - 1	19 - 3	276760	0320	03/22/11	$490,000	$602,000	1,480	7	1926	VGood	2,846	N	N	2030 NW 64TH ST
19 - 1	19 - 3	424290	0045	01/23/12	$452,500	$525,000	1,510	7	1913	Good	4,486	N	N	2707 NW 65TH ST

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Area – Sub Area	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
19 - 1	19 - 3	276760	3425	08/12/13	$466,000	$481,000	1,520	7	1926	Good	3,772	N	N	1514 NW 59TH ST
19 - 1	19 - 3	424290	0270	07/10/13	$615,000	$639,000	1,520	7	1904	VGood	4,700	N	N	2650 NW 63RD ST
19 - 1	19 - 3	276760	2330	06/12/13	$450,000	$471,000	1,520	7	1904	Good	2,410	N	N	1702 NW 61ST ST
19 - 1	19 - 3	276760	1610	07/17/13	$485,000	$503,000	1,540	7	1958	Avg	5,000	N	N	2414 NW 62ND ST
19 - 1	19 - 3	276760	5191	08/26/13	$395,000	$406,000	1,590	7	1999	Avg	1,359	N	N	5704 26TH AVE NW
19 - 1	19 - 3	276760	5187	08/19/13	$403,000	$415,000	1,590	7	1999	Avg	1,164	N	N	2446 NW 57TH ST
19 - 1	19 - 3	047700	0024	02/07/12	$321,500	$372,000	1,600	7	1977	Avg	2,072	N	N	2631 NW 60TH ST
19 - 1	19 - 3	276760	5188	02/22/12	$393,000	$453,000	1,630	7	1999	Avg	1,164	N	N	2448 NW 57TH ST
19 - 1	19 - 3	276760	3175	11/06/13	$475,000	$481,000	1,720	7	1964	Avg	4,750	N	N	6001 17TH AVE NW
19 - 1	19 - 3	276760	2860	01/17/13	$430,000	$464,000	1,750	7	1959	Avg	4,650	N	N	6000 26TH AVE NW
19 - 1	19 - 3	117500	0765	10/01/13	$573,000	$585,000	1,750	7	1905	Good	4,850	N	N	3044 NW 56TH ST
19 - 1	19 - 3	276760	1030	08/05/13	$560,000	$579,000	1,750	7	1901	Good	3,900	N	N	6302 17TH AVE NW
19 - 1	19 - 3	276760	2535	02/24/12	$648,850	$748,000	1,750	7	1973	Avg	5,000	N	N	2245 NW 62ND ST
19 - 1	19 - 3	424290	0250	09/12/13	$685,000	$702,000	1,750	7	1967	Avg	4,700	N	N	2630 NW 63RD ST
19 - 1	19 - 3	276760	1560	04/14/11	$562,000	$688,000	1,840	7	1970	Good	5,000	N	N	2435 NW 63RD ST
19 - 1	19 - 3	276760	0090	07/13/11	$564,000	$679,000	1,840	7	1967	Avg	5,000	N	N	2430 NW 64TH ST
19 - 1	19 - 3	276760	1890	12/04/13	$600,000	$604,000	2,090	7	1901	Avg	4,800	N	N	6216 20TH AVE NW
19 - 1	19 - 3	276760	1730	05/19/11	$398,500	$484,000	2,100	7	1912	Good	5,000	N	N	2222 NW 62ND ST
19 - 1	19 - 3	424290	0280	02/26/13	$528,000	$565,000	2,110	7	1910	Avg	4,700	N	N	2656 NW 63RD ST
19 - 1	19 - 3	276760	1645	06/25/13	$675,000	$704,000	2,120	7	1903	Good	5,000	N	N	2452 NW 62ND ST
19 - 1	19 - 3	276760	4755	11/07/12	$558,000	$611,000	2,180	7	1909	Good	5,000	N	N	1715 NW 58TH ST
19 - 1	19 - 3	424290	0330	10/09/13	$680,000	$693,000	2,540	7	1963	Avg	6,877	N	N	2641 NW 63RD ST
19 - 1	19 - 3	424290	0195	09/20/11	$525,000	$624,000	2,800	7	1976	Good	4,700	N	N	2623 NW 64TH ST
19 - 1	19 - 3	276760	2245	03/06/12	$349,000	$401,000	900	8	2009	Avg	1,350	N	N	1548 NW 61ST ST
19 - 1	19 - 3	276760	2237	10/25/11	$369,000	$435,000	900	8	2009	Avg	1,349	N	N	1550 NW 61ST ST
19 - 1	19 - 3	276760	2241	04/25/11	$363,000	$443,000	900	8	2009	Avg	1,352	N	N	1540 NW 61ST ST
19 - 1	19 - 3	047600	0016	11/12/13	$465,000	$470,000	940	8	2006	Avg	958	N	N	2650 A NW 59TH ST
19 - 1	19 - 3	276760	3800	09/12/13	$426,000	$437,000	950	8	2008	Avg	1,259	N	N	2205 NW 60TH ST
19 - 1	19 - 3	276760	3797	04/30/12	$370,000	$421,000	960	8	2008	Avg	1,495	N	N	2209 NW 60TH ST
19 - 1	19 - 3	276760	2238	03/12/12	$369,000	$424,000	970	8	2009	Avg	2,051	N	N	1546 NW 61ST ST

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Area – Sub Area	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
19 - 1	19 - 3	276760	2239	01/07/11	$380,000	$473,000	970	8	2009	Avg	2,048	N	N	1544 NW 61ST ST
19 - 1	19 - 3	276760	4570	10/28/11	$449,950	$531,000	970	8	2011	Avg	1,390	N	N	1544 A NW 58TH ST
19 - 1	19 - 3	276760	2344	10/22/13	$429,000	$436,000	980	8	2010	Avg	1,422	N	N	1720 NW 61ST ST
19 - 1	19 - 3	276760	0404	11/27/12	$319,000	$348,000	980	8	2006	Avg	1,151	N	N	1719 B NW 65TH ST
19 - 1	19 - 3	276760	2350	02/24/11	$369,950	$457,000	980	8	2010	Avg	1,425	N	N	1724 NW 61ST ST
19 - 1	19 - 3	276760	4569	12/05/11	$444,000	$520,000	1,000	8	2011	Avg	1,136	N	N	1544 B NW 58TH ST
19 - 1	19 - 3	276760	2346	04/28/11	$345,000	$421,000	1,030	8	2010	Avg	2,285	N	N	1718 NW 61ST ST
19 - 1	19 - 3	867340	0059	10/16/12	$315,000	$346,000	1,070	8	2005	Avg	1,190	N	N	5612 28TH AVE NW
19 - 1	19 - 3	867340	0061	06/20/13	$365,000	$381,000	1,070	8	2005	Avg	877	N	N	5614 28TH AVE NW
19 - 1	19 - 3	276760	3963	01/11/13	$390,000	$421,000	1,070	8	2006	Avg	1,275	N	N	2440 NW 59TH ST
19 - 1	19 - 3	276760	4613	05/16/13	$355,000	$373,000	1,090	8	2000	Avg	1,189	N	N	1529 D NW 58TH ST
19 - 1	19 - 3	276760	2973	03/30/12	$347,500	$398,000	1,100	8	2005	Avg	1,187	N	N	2252 A NW 60TH ST
19 - 1	19 - 3	276760	4069	04/11/13	$416,000	$441,000	1,130	8	2006	Avg	1,173	N	N	2440 A NW 58TH ST
19 - 1	19 - 3	276760	1653	02/10/11	$299,000	$370,000	1,150	8	2008	Avg	1,059	N	N	2257 NW 63RD ST
19 - 1	19 - 3	276760	1648	05/09/13	$421,500	$444,000	1,150	8	2008	Avg	1,239	N	N	2267 NW 63RD ST
19 - 1	19 - 3	276760	4559	03/15/12	$349,000	$401,000	1,160	8	2007	Avg	1,312	N	N	1532 A NW 58TH ST
19 - 1	19 - 3	276760	2787	08/07/13	$450,000	$465,000	1,160	8	2013	Avg	1,050	N	N	2421 A NW 61ST ST
19 - 1	19 - 3	276760	3607	06/24/13	$365,000	$381,000	1,170	8	2001	Avg	1,274	N	N	1758 A NW 59TH ST
19 - 1	19 - 3	047600	0153	04/11/13	$396,500	$420,000	1,180	8	2006	Avg	1,203	N	N	2646 A NW 58TH ST
19 - 1	19 - 3	047600	0153	09/20/11	$385,000	$457,000	1,180	8	2006	Avg	1,203	N	N	2646 A NW 58TH ST
19 - 1	19 - 3	117500	0950	03/07/13	$420,000	$448,000	1,190	8	2007	Avg	1,259	N	N	5517 28TH AVE NW
19 - 1	19 - 3	112503	9117	08/04/11	$378,000	$453,000	1,190	8	2007	Avg	1,333	N	N	5511 A 28TH AVE NW
19 - 1	19 - 3	276760	0589	07/20/12	$344,000	$385,000	1,200	8	2012	Avg	1,171	N	N	1536 B NW 64TH ST
19 - 1	19 - 3	276760	3552	03/10/12	$368,000	$423,000	1,200	8	2011	Avg	1,274	N	N	5905 17TH AVE NW
19 - 1	19 - 3	276760	3826	08/29/13	$410,000	$422,000	1,200	8	2006	Avg	1,251	N	N	2220 A NW 59TH ST
19 - 1	19 - 3	276760	3827	09/03/13	$420,000	$431,000	1,200	8	2006	Avg	1,252	N	N	2220 B NW 59TH ST
19 - 1	19 - 3	276760	3551	12/16/11	$379,000	$443,000	1,200	8	2011	Avg	1,273	N	N	5907 17TH AVE NW
19 - 1	19 - 3	276760	2975	03/23/11	$389,000	$478,000	1,200	8	2005	Avg	1,188	N	N	2250 A NW 60TH ST
19 - 1	19 - 3	047600	0232	07/16/12	$389,000	$436,000	1,210	8	2007	Avg	1,281	N	N	2633 B NW 58TH ST
19 - 1	19 - 3	276760	2331	04/26/13	$613,000	$647,000	1,210	8	2013	Avg	2,239	N	N	1704 NW 61ST ST

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Area – Sub Area	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
19 - 1	19 - 3	117500	0600	06/28/13	$435,000	$453,000	1,230	8	2009	Avg	1,299	N	N	2814 A NW 56TH ST
19 - 1	19 - 3	276760	3825	11/12/13	$411,000	$416,000	1,240	8	2006	Avg	1,367	N	N	2222 A NW 59TH ST
19 - 1	19 - 3	276760	2786	07/10/13	$469,950	$488,000	1,240	8	2013	Avg	859	N	N	2421 B NW 61ST ST
19 - 1	19 - 3	276760	1005	12/19/12	$423,950	$460,000	1,250	8	2005	Avg	1,768	N	N	1532 NW 63RD ST
19 - 1	19 - 3	276760	4572	11/04/11	$389,000	$458,000	1,250	8	2011	Avg	1,089	N	N	1542 B NW 58TH ST
19 - 1	19 - 3	276760	4602	06/20/13	$365,000	$381,000	1,260	8	2006	Avg	1,249	N	N	1537 B NW 58TH ST
19 - 1	19 - 3	276760	4711	08/06/13	$391,500	$405,000	1,260	8	2002	Avg	1,375	N	N	1757 B NW 58TH ST
19 - 1	19 - 3	276760	4710	05/13/11	$335,000	$408,000	1,260	8	2002	Avg	1,125	N	N	1757 A NW 58TH ST
19 - 1	19 - 3	276760	4345	11/07/13	$417,000	$422,000	1,260	8	2007	Avg	1,287	N	N	1749 B NW 59TH ST
19 - 1	19 - 3	276760	4213	07/03/13	$408,000	$425,000	1,260	8	2006	Avg	1,130	N	N	2045 A NW 59TH ST
19 - 1	19 - 3	276760	4599	05/04/12	$371,000	$422,000	1,260	8	2006	Avg	1,129	N	N	1539 NW 58TH ST
19 - 1	19 - 3	276760	4601	01/06/12	$371,000	$432,000	1,260	8	2006	Avg	1,250	N	N	1537 A NW 58TH ST
19 - 1	19 - 3	276760	4600	06/20/13	$411,000	$429,000	1,260	8	2006	Avg	1,366	N	N	1539 A NW 58TH ST
19 - 1	19 - 3	276760	2972	04/04/11	$365,000	$447,000	1,270	8	2005	Avg	1,187	N	N	2252 B NW 60TH ST
19 - 1	19 - 3	867340	0058	08/15/11	$375,000	$448,000	1,270	8	2003	Avg	1,156	N	N	2653 A NW 57TH ST
19 - 1	19 - 3	276760	4076	07/16/13	$461,500	$479,000	1,270	8	2007	Avg	1,112	N	N	2446 B NW 58TH ST
19 - 1	19 - 3	276760	4409	04/26/13	$390,000	$412,000	1,280	8	2008	Avg	1,287	N	N	1712 B NE 58TH ST
19 - 1	19 - 3	047600	0211	07/23/12	$405,000	$453,000	1,280	8	2005	Avg	1,293	N	N	2613 B NW 58TH ST
19 - 1	19 - 3	276770	1527	04/30/12	$315,000	$358,000	1,290	8	2006	Avg	778	N	N	1506 NW 52ND ST
19 - 1	19 - 3	117500	0942	06/07/13	$395,000	$413,000	1,290	8	2004	Avg	1,308	N	N	2821 B NW 56TH ST
19 - 1	19 - 3	047600	0079	02/14/12	$383,000	$442,000	1,290	8	2007	Avg	1,140	N	N	2613 A NW 59TH ST
19 - 1	19 - 3	047600	0077	08/30/13	$435,000	$447,000	1,310	8	2003	Avg	1,304	N	N	2609 B NW 59TH ST
19 - 1	19 - 3	867340	0074	06/22/11	$299,000	$361,000	1,320	8	2002	Avg	1,250	N	N	5602 28TH AVE NW
19 - 1	19 - 3	276760	3587	09/25/13	$397,950	$407,000	1,320	8	2006	Avg	1,308	N	N	1740 B NW 59TH ST
19 - 1	19 - 3	867340	0047	02/07/12	$345,000	$399,000	1,320	8	2001	Avg	1,163	N	N	2641 A NW 57TH ST
19 - 1	19 - 3	276760	3587	12/22/11	$358,350	$418,000	1,320	8	2006	Avg	1,308	N	N	1740 B NW 59TH ST
19 - 1	19 - 3	276760	2647	08/26/13	$425,000	$437,000	1,320	8	2011	Avg	1,084	N	N	6116 B 26TH AVE NW
19 - 1	19 - 3	276760	2647	09/29/11	$375,950	$446,000	1,320	8	2011	Avg	1,084	N	N	6116 B 26TH AVE NW
19 - 1	19 - 3	867340	0049	03/13/12	$378,000	$434,000	1,320	8	2001	Avg	1,163	N	N	2639 A NW 57TH ST
19 - 1	19 - 3	276760	4655	10/14/13	$430,250	$438,000	1,320	8	2004	Avg	1,186	N	N	1516 A NW 57TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 1	19 - 3	047600	0200	08/12/13	$410,000	$423,000	1,320	8	1998	Avg	1,250	N	N	2603 A NW 58TH ST
19 - 1	19 - 3	276760	4658	03/20/13	$424,700	$452,000	1,320	8	2004	Avg	1,283	N	N	1518 B NW 57TH ST
19 - 1	19 - 3	867340	0048	08/30/13	$421,000	$433,000	1,320	8	2001	Avg	1,163	N	N	2641 B NW 57TH ST
19 - 1	19 - 3	276760	4571	11/21/11	$379,950	$446,000	1,330	8	2011	Avg	1,385	N	N	1542 A NW 58TH ST
19 - 1	19 - 3	276770	1475	11/14/13	$420,000	$425,000	1,340	8	2006	Avg	1,321	N	N	1539 B NW 53RD ST
19 - 1	19 - 3	276760	3584	11/03/11	$350,000	$412,000	1,350	8	2006	Avg	1,199	N	N	1742 B NW 59TH ST
19 - 1	19 - 3	867340	0169	12/18/12	$419,000	$455,000	1,350	8	2006	Avg	1,188	N	N	2639 A NW 56TH ST
19 - 1	19 - 3	117500	0595	09/26/12	$395,000	$436,000	1,360	8	2007	Avg	1,275	N	N	2808 B NW 56TH ST
19 - 1	19 - 3	867340	0072	12/06/12	$405,000	$441,000	1,360	8	2002	Avg	1,250	N	N	2650 NW 56TH ST
19 - 1	19 - 3	117500	0596	05/02/12	$405,000	$460,000	1,360	8	2007	Avg	1,227	N	N	2808 A NW 56TH ST
19 - 1	19 - 3	867340	0080	11/12/13	$458,000	$463,000	1,360	8	2002	Avg	1,250	N	N	2652 NW 56TH ST
19 - 1	19 - 3	117500	0597	04/14/11	$385,000	$471,000	1,360	8	2007	Avg	1,150	N	N	2810 B NW 56TH ST
19 - 1	19 - 3	276760	3751	08/27/13	$380,000	$391,000	1,370	8	2004	Avg	899	N	N	2251 C NW 60TH ST
19 - 1	19 - 3	867340	0056	09/24/12	$380,000	$420,000	1,370	8	2003	Avg	1,193	N	N	2651 A NW 57TH ST
19 - 1	19 - 3	867340	0035	02/07/11	$352,000	$436,000	1,370	8	2006	Avg	1,219	N	N	2635 B NW 57TH ST
19 - 1	19 - 3	276760	0512	03/07/11	$379,950	$468,000	1,370	8	2011	Avg	1,923	N	N	1605 NW 65TH ST
19 - 1	19 - 3	276760	0510	01/25/11	$379,000	$470,000	1,370	8	2011	Avg	1,925	N	N	1601 NW 65TH ST
19 - 1	19 - 3	867340	0055	05/04/11	$384,000	$468,000	1,370	8	2003	Avg	1,193	N	N	2651 B NW 57TH ST
19 - 1	19 - 3	047600	0213	04/12/11	$389,500	$477,000	1,370	8	2005	Avg	1,286	N	N	2615 B NW 58TH ST
19 - 1	19 - 3	276760	4749	03/12/12	$363,000	$417,000	1,380	8	2003	Avg	1,275	N	N	1717 B NW 58TH ST
19 - 1	19 - 3	867340	0138	11/25/13	$435,000	$439,000	1,380	8	2005	Avg	1,080	N	N	5513 26TH AVE NW
19 - 1	19 - 3	276760	2646	08/22/11	$379,950	$454,000	1,380	8	2011	Avg	1,170	N	N	6116 C 26TH AVE NW
19 - 1	19 - 3	047600	0081	03/21/12	$389,900	$447,000	1,380	8	2007	Avg	1,311	N	N	2615 B NW 59TH ST
19 - 1	19 - 3	276760	0588	06/18/12	$403,640	$455,000	1,380	8	2012	Avg	1,578	N	N	1536 C NW 64TH ST
19 - 1	19 - 3	276760	3988	10/28/13	$415,000	$421,000	1,390	8	2001	Avg	1,033	N	N	2441 B NW 59TH ST
19 - 1	19 - 3	867340	0135	09/10/13	$455,000	$467,000	1,390	8	2005	Avg	1,222	N	N	5519 26TH AVE NW
19 - 1	19 - 3	276760	1976	05/24/13	$429,950	$451,000	1,410	8	2013	Avg	1,103	N	N	1714 A NW 62ND ST
19 - 1	19 - 3	276760	4650	11/12/13	$431,000	$436,000	1,410	8	2002	Avg	1,237	N	N	1512 B NW 57TH ST
19 - 1	19 - 3	276760	3580	06/19/12	$433,000	$488,000	1,410	8	2012	Avg	1,330	N	N	1734 A NW 59TH ST
19 - 1	19 - 3	276760	3549	12/16/11	$400,000	$467,000	1,420	8	2011	Avg	1,225	N	N	5903 17TH AVE NW

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Area – Sub Area	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
19 - 1	19 - 3	276760	3550	12/14/11	$399,000	$466,000	1,420	8	2011	Avg	1,226	N	N	5901 17TH AVE NW
19 - 1	19 - 3	047600	0301	10/29/13	$464,000	$471,000	1,420	8	2013	Avg	1,128	N	N	2642 NW 57TH ST
19 - 1	19 - 3	047600	0300	10/02/13	$476,000	$486,000	1,420	8	2013	Avg	923	N	N	2640 NW 57TH ST
19 - 1	19 - 3	276760	4731	12/20/13	$445,000	$446,000	1,430	8	2009	Avg	1,200	N	N	1737 A NW 58TH ST
19 - 1	19 - 3	276760	4431	07/10/12	$399,000	$447,000	1,430	8	2007	Avg	1,229	N	N	1730 A NW 58TH ST
19 - 1	19 - 3	276760	4214	06/06/12	$399,000	$451,000	1,430	8	2006	Avg	1,368	N	N	2043 A NW 59TH ST
19 - 1	19 - 3	276760	4215	07/10/12	$405,000	$454,000	1,430	8	2006	Avg	1,367	N	N	2043 B NW 59TH ST
19 - 1	19 - 3	276760	4425	06/19/13	$450,000	$470,000	1,430	8	2007	Avg	1,276	N	N	1728 A NW 58TH ST
19 - 1	19 - 3	276760	3583	06/19/12	$424,950	$479,000	1,450	8	2012	Avg	1,469	N	N	1732 A NW 59TH ST
19 - 1	19 - 3	047600	0303	12/20/13	$462,500	$464,000	1,460	8	2013	Avg	1,527	N	N	2640 A NW 57TH ST
19 - 1	19 - 3	276760	4348	08/17/13	$450,500	$464,000	1,460	8	2007	Avg	1,222	N	N	1751 A NW 59TH ST
19 - 1	19 - 3	276770	1718	10/26/13	$410,000	$416,000	1,460	8	2001	Avg	1,097	N	N	1537 NW 51ST ST
19 - 1	19 - 3	276770	1720	05/04/12	$370,000	$421,000	1,460	8	2001	Avg	1,473	N	N	1533 NW 51ST ST
19 - 1	19 - 3	276770	1719	05/11/11	$359,000	$437,000	1,460	8	2001	Avg	1,098	N	N	1535 NW 51ST ST
19 - 1	19 - 3	276770	1715	04/25/13	$411,000	$434,000	1,460	8	2001	Avg	1,469	N	N	1543 NW 51ST ST
19 - 1	19 - 3	047600	0302	09/24/13	$485,000	$496,000	1,460	8	2013	Avg	1,425	N	N	2640 B NW 57TH ST
19 - 1	19 - 3	276760	2046	05/30/13	$519,950	$545,000	1,480	8	2013	Avg	1,567	N	N	1539 A NW 63RD ST
19 - 1	19 - 3	276760	1977	05/13/13	$430,000	$453,000	1,490	8	2013	Avg	1,102	N	N	1714 B NW 62ND ST
19 - 1	19 - 3	867340	0193	09/20/12	$405,000	$448,000	1,500	8	2004	Avg	1,527	N	N	5514 28TH AVE NW
19 - 1	19 - 3	276760	2047	04/14/13	$525,000	$556,000	1,510	8	2013	Avg	1,633	N	N	1543 NW 63RD ST
19 - 1	19 - 3	276760	2048	04/04/13	$525,000	$557,000	1,510	8	2013	Avg	1,683	N	N	1541 NW 63RD ST
19 - 1	19 - 3	276760	4068	03/05/13	$466,000	$498,000	1,510	8	2006	Avg	1,126	N	N	2442 A NW 58TH ST
19 - 1	19 - 3	276760	0511	03/16/11	$379,950	$467,000	1,520	8	2011	Avg	1,543	N	N	1603 NW 65TH ST
19 - 1	19 - 3	276760	4593	02/22/13	$378,300	$405,000	1,530	8	2006	Avg	1,611	N	N	5712 17TH AVE NW
19 - 1	19 - 3	276760	4591	12/07/12	$438,500	$477,000	1,530	8	2006	Avg	1,613	N	N	5716 17TH AVE NW
19 - 1	19 - 3	276760	4590	03/01/13	$450,000	$481,000	1,530	8	2006	Avg	1,461	N	N	1547 NW 58TH ST
19 - 1	19 - 3	276760	4591	01/03/11	$455,000	$567,000	1,530	8	2006	Avg	1,613	N	N	5716 17TH AVE NW
19 - 1	19 - 3	276760	3450	11/06/12	$458,000	$501,000	1,540	8	2006	Avg	1,917	N	N	1540 NW 59TH ST
19 - 1	19 - 3	117500	0953	06/07/13	$459,000	$480,000	1,540	8	2007	Avg	1,307	N	N	2805 NW 56TH ST
19 - 1	19 - 3	112503	9114	05/29/13	$460,000	$482,000	1,540	8	2007	Avg	1,861	N	N	5515 A 28TH AVE NW

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Area – Sub Area	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
19 - 1	19 - 3	276760	3252	11/07/13	$510,000	$516,000	1,550	8	2003	Avg	1,780	N	N	1553 NW 61ST ST
19 - 1	19 - 3	276760	2745	08/30/12	$524,950	$583,000	1,560	8	2012	Avg	1,900	N	N	2446 NW 61ST ST
19 - 1	19 - 3	276760	1460	01/28/13	$495,000	$533,000	1,570	8	2001	Avg	2,569	N	N	2423 NW 64TH ST
19 - 1	19 - 3	276760	2746	08/30/12	$499,950	$555,000	1,570	8	2012	Avg	1,550	N	N	2450 NW 61ST ST
19 - 1	19 - 3	276760	2747	08/29/12	$499,950	$555,000	1,570	8	2012	Avg	1,550	N	N	2448 NW 61ST ST
19 - 1	19 - 3	276760	0572	08/21/12	$465,000	$517,000	1,590	8	2012	Avg	2,349	N	N	1518 NW 64TH ST
19 - 1	19 - 3	276760	3582	07/12/12	$449,950	$504,000	1,590	8	2012	Avg	1,155	N	N	1732 B NW 59TH ST
19 - 1	19 - 3	276760	3581	07/02/12	$454,950	$511,000	1,590	8	2012	Avg	1,045	N	N	1734 B NW 59TH ST
19 - 1	19 - 3	276760	1906	04/18/13	$490,000	$518,000	1,600	8	2013	Avg	1,375	N	N	1755 B NW 63RD ST
19 - 1	19 - 3	276760	1907	04/11/13	$498,000	$528,000	1,600	8	2013	Avg	1,376	N	N	1755 A NW 63RD ST
19 - 1	19 - 3	047600	0270	02/26/13	$489,000	$523,000	1,610	8	2012	Avg	970	N	N	5718 28TH AVE NW
19 - 1	19 - 3	047600	0271	03/22/13	$510,000	$543,000	1,610	8	2013	Avg	1,330	N	N	5716 28TH AVE NW
19 - 1	19 - 3	047600	0272	03/21/13	$510,000	$543,000	1,610	8	2013	Avg	1,690	N	N	5714 28TH AVE NW
19 - 1	19 - 3	276760	0570	07/16/12	$453,000	$507,000	1,620	8	2012	Avg	1,466	N	N	1516 A NW 64TH ST
19 - 1	19 - 3	867340	0191	08/14/13	$500,000	$516,000	1,630	8	2004	Avg	1,574	N	N	5516 28TH AVE NW
19 - 1	19 - 3	047600	0269	02/26/13	$477,000	$510,000	1,630	8	2013	Avg	750	N	N	5720 28TH AVE NW
19 - 1	19 - 3	867340	0192	10/28/13	$499,450	$507,000	1,650	8	2004	Avg	1,533	N	N	5512 28TH AVE NW
19 - 1	19 - 3	276770	3436	05/01/12	$470,000	$535,000	1,690	8	2007	Avg	1,343	N	N	5227 A RUSSELL AVE NW
19 - 1	19 - 3	276770	3432	06/25/12	$485,000	$546,000	1,690	8	2007	Avg	1,174	N	N	5235 A RUSSELL AVE NW
19 - 1	19 - 3	276760	2495	09/05/13	$668,800	$687,000	1,710	8	1961	Avg	5,000	N	N	2028 NW 61ST ST
19 - 1	19 - 3	276760	0514	11/15/12	$449,000	$491,000	1,720	8	2006	Avg	2,175	N	N	1537 NW 65TH ST
19 - 1	19 - 3	276760	4697	10/14/13	$520,000	$529,000	1,720	8	2004	Avg	1,725	N	N	5714 20TH AVE NW
19 - 1	19 - 3	867340	0171	08/08/12	$442,300	$493,000	1,730	8	2006	Avg	1,054	N	N	2637 B NW 56TH ST
19 - 1	19 - 3	276760	1291	06/08/12	$489,000	$552,000	1,740	8	2007	Avg	1,657	N	N	2042 B NW 63RD ST
19 - 1	19 - 3	276760	1287	03/18/13	$533,500	$568,000	1,740	8	2007	Avg	1,668	N	N	2040 A NW 63RD ST
19 - 1	19 - 3	047700	0019	03/24/12	$410,000	$470,000	1,750	8	2001	Avg	1,879	N	N	2619 NW 60TH ST
19 - 1	19 - 3	867340	0070	08/12/13	$527,050	$544,000	1,750	8	2002	Avg	1,705	N	N	5608 28TH AVE NW
19 - 1	19 - 3	047600	0220	04/26/12	$575,000	$655,000	1,760	8	1968	Avg	5,000	N	N	2621 NW 58TH ST
19 - 1	19 - 3	276760	2506	05/30/12	$484,000	$547,000	1,770	8	2008	Avg	2,474	N	N	2040 NW 61ST ST
19 - 1	19 - 3	276760	3340	05/10/13	$540,000	$569,000	1,790	8	1905	VGood	3,091	N	N	1538 NW 60TH ST

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 1	19 - 3	276760	0571	06/27/12	$458,000	$515,000	1,800	8	2012	Avg	1,185	N	N	1516 B NW 64TH ST
19 - 1	19 - 3	276760	2450	07/20/12	$606,200	$678,000	1,810	8	1963	Avg	5,000	N	N	2011 NW 62ND ST
19 - 1	19 - 3	047600	0273	02/26/13	$510,000	$545,000	1,840	8	2013	Avg	2,263	N	N	5712 28TH AVE NW
19 - 1	19 - 3	276760	3130	10/07/11	$577,000	$683,000	1,910	8	1903	Good	4,750	N	N	1743 NW 61ST ST
19 - 1	19 - 3	276770	3439	07/10/12	$500,000	$561,000	1,930	8	2007	Avg	1,110	N	N	5233 A RUSSELL AVE NW
19 - 1	19 - 3	276760	4503	09/12/12	$483,500	$535,000	1,970	8	2005	Avg	2,076	N	N	1521 NW 59TH ST
19 - 1	19 - 3	276760	2168	01/17/12	$495,000	$575,000	1,980	8	2006	Avg	2,375	N	N	1529 NW 62ND ST
19 - 1	19 - 3	276760	1905	03/13/13	$600,000	$640,000	1,990	8	2013	Avg	2,247	N	N	1753 NW 63RD ST
19 - 1	19 - 3	276760	2170	10/08/13	$566,000	$577,000	2,060	8	2006	Avg	2,375	N	N	1527 NW 62ND ST
19 - 1	19 - 3	276760	1336	05/09/12	$569,950	$647,000	2,110	8	2012	Avg	2,500	N	N	2231 NW 64TH ST
19 - 1	19 - 3	276760	2685	10/10/11	$500,000	$592,000	2,120	8	1977	Avg	5,000	N	N	2415 NW 62ND ST
19 - 1	19 - 3	424290	0185	07/06/12	$427,000	$479,000	2,150	8	2008	Avg	4,700	N	N	2633 NW 64TH ST
19 - 1	19 - 3	424290	0024	04/29/13	$655,000	$691,000	2,190	8	2013	Avg	2,257	N	N	2753 NW 65TH ST
19 - 1	19 - 3	276760	2465	05/10/12	$695,100	$789,000	2,530	8	1900	Good	7,800	N	N	2000 NW 61ST ST
19 - 1	19 - 3	276760	0100	10/24/13	$801,000	$813,000	3,160	8	1988	Avg	5,000	N	N	2442 NW 64TH ST
19 - 1	19 - 3	276760	2060	05/05/11	$700,000	$853,000	3,220	8	1975	Good	5,000	N	N	1527 NW 63RD ST
19 - 1	19 - 3	276760	0435	07/17/13	$580,000	$602,000	1,490	9	2013	Avg	1,895	N	N	1714 NW 64TH ST
19 - 1	19 - 3	276760	0436	07/23/13	$529,950	$549,000	1,510	9	2013	Avg	1,553	N	N	1712 NW 64TH ST
19 - 1	19 - 3	276760	0437	07/23/13	$529,950	$549,000	1,510	9	2013	Avg	1,551	N	N	1710 NW 64TH ST
19 - 1	19 - 3	117500	0725	11/21/11	$532,000	$624,000	1,900	9	2005	Avg	2,613	N	N	5605 30TH AVE NW
19 - 1	19 - 3	276760	2854	08/12/11	$580,000	$694,000	2,160	9	2007	Avg	2,323	N	N	2446 NW 60TH ST
19 - 10	19 - 1	287210	2391	08/15/13	$256,000	$264,000	420	5	1928	VGood	875	N	N	2806 NW 70TH ST
19 - 10	19 - 1	285610	0280	05/14/12	$245,500	$278,000	940	5	1902	Good	2,550	N	N	6509 25TH AVE NW
19 - 10	19 - 1	285610	0466	03/23/12	$296,500	$340,000	950	5	1901	Avg	3,570	N	N	6512 26TH AVE NW
19 - 10	19 - 1	285610	0615	12/09/13	$259,000	$260,000	500	6	1954	Good	2,550	N	N	6531 26TH AVE NW
19 - 10	19 - 1	285610	0380	10/06/12	$279,000	$307,000	600	6	1926	Good	2,400	N	N	2515 NW 67TH ST
19 - 10	19 - 1	813270	0185	12/06/12	$300,000	$326,000	620	6	1927	Avg	4,455	N	N	8059 LOYAL WAY NW
19 - 10	19 - 1	444380	1640	12/23/11	$294,900	$344,000	650	6	1919	Good	3,880	N	N	8046 26TH AVE NW
19 - 10	19 - 1	444380	1075	08/13/12	$290,000	$323,000	680	6	1932	Good	3,880	N	N	8013 26TH AVE NW
19 - 10	19 - 1	022503	9137	02/17/11	$321,500	$397,000	710	6	1943	Avg	5,736	N	N	7548 29TH AVE NW

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Area – Sub Area	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
19 - 10	19 - 1	285610	2270	09/24/13	$429,000	$439,000	760	6	1920	Good	5,100	N	N	6733 EARL AVE NW
19 - 10	19 - 1	022503	9134	09/13/11	$295,000	$351,000	770	6	1943	Avg	4,942	N	N	7549 28TH AVE NW
19 - 10	19 - 1	125420	0205	02/24/11	$325,000	$401,000	790	6	1912	Good	5,100	N	N	7040 25TH AVE NW
19 - 10	19 - 1	602150	3390	05/08/13	$380,000	$400,000	790	6	1944	Good	3,900	N	N	2419 NW 80TH ST
19 - 10	19 - 1	287210	1990	06/25/12	$347,323	$391,000	800	6	1925	Good	3,500	N	N	3040 NW 70TH ST
19 - 10	19 - 1	444380	1680	09/18/12	$385,000	$426,000	820	6	1925	Good	3,880	N	N	8033 25TH AVE NW
19 - 10	19 - 1	444380	1240	03/05/13	$400,000	$427,000	880	6	1924	Good	3,880	N	N	7719 26TH AVE NW
19 - 10	19 - 1	125420	1145	03/16/13	$380,000	$405,000	890	6	1908	Good	5,200	N	N	7022 28TH AVE NW
19 - 10	19 - 1	444730	0105	08/12/11	$282,500	$338,000	930	6	1928	Avg	4,000	N	N	8354 31ST AVE NW
19 - 10	19 - 1	444380	1150	06/15/12	$450,000	$507,000	990	6	1918	VGood	4,365	N	N	7738 27TH AVE NW
19 - 10	19 - 1	369390	0135	06/13/12	$465,000	$524,000	1,210	6	1907	VGood	5,000	N	N	3023 NW 70TH ST
19 - 10	19 - 1	285610	1880	03/15/12	$415,000	$476,000	1,270	6	1905	Good	5,100	N	N	6718 27TH AVE NW
19 - 10	19 - 1	444380	0360	08/25/11	$370,000	$442,000	1,280	6	1905	VGood	3,876	N	N	7518 28TH AVE NW
19 - 10	19 - 1	285610	1515	09/18/12	$388,000	$429,000	1,300	6	1966	Avg	5,100	N	N	6745 25TH AVE NW
19 - 10	19 - 1	867540	0080	03/15/13	$296,937	$316,000	1,400	6	1901	Fair	5,865	N	N	8011 31ST AVE NW
19 - 10	19 - 1	444730	0075	12/17/13	$449,950	$451,000	720	7	1905	VGood	6,000	N	N	8370 31ST AVE NW
19 - 10	19 - 1	444380	1065	10/01/13	$365,000	$373,000	730	7	1927	Avg	3,880	N	N	8023 26TH AVE NW
19 - 10	19 - 1	287210	1950	11/08/11	$310,000	$365,000	740	7	1947	Avg	5,000	N	N	3050 NW 70TH ST
19 - 10	19 - 1	444380	0810	06/18/12	$390,500	$440,000	750	7	1944	Good	3,880	N	N	8002 EARL AVE NW
19 - 10	19 - 1	287210	0345	08/27/13	$367,500	$378,000	760	7	1942	Avg	5,000	N	N	2832 NW 74TH ST
19 - 10	19 - 1	287210	1471	03/22/13	$385,000	$410,000	760	7	1926	Good	5,050	N	N	7107 28TH AVE NW
19 - 10	19 - 1	602150	3450	02/25/11	$240,000	$296,000	770	7	2003	Avg	2,133	N	N	7527 24TH AVE NW
19 - 10	19 - 1	444380	0855	03/19/12	$315,000	$361,000	770	7	1919	Good	3,880	N	N	8038 EARL AVE NW
19 - 10	19 - 1	287210	0425	06/10/13	$465,000	$486,000	780	7	1942	VGood	5,000	N	N	2812 NW 74TH ST
19 - 10	19 - 1	813270	0121	01/12/11	$300,000	$373,000	800	7	1947	Good	2,880	N	N	2818 NW 80TH ST
19 - 10	19 - 1	287210	1255	07/14/11	$259,000	$312,000	810	7	1928	Avg	3,300	N	N	2839 NW 73RD ST
19 - 10	19 - 1	813270	0130	04/09/12	$351,000	$401,000	820	7	1929	Avg	4,880	N	N	8008 29TH AVE NW
19 - 10	19 - 1	602150	3340	04/30/12	$345,000	$392,000	830	7	1944	Good	5,000	N	N	7724 25TH AVE NW
19 - 10	19 - 1	444380	0750	10/27/11	$370,000	$436,000	830	7	1925	VGood	3,880	N	N	7747 27TH AVE NW
19 - 10	19 - 1	285610	2105	09/24/13	$325,000	$332,000	830	7	1905	Avg	3,825	N	N	6724 EARL AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 1	444380	0300	08/13/13	$451,257	$466,000	830	7	1940	Good	3,880	N	N	7727 EARL AVE NW
19 - 10	19 - 1	602150	3355	06/25/13	$420,000	$438,000	830	7	1944	Avg	5,000	N	N	7738 25TH AVE NW
19 - 10	19 - 1	285610	0235	03/07/12	$298,900	$344,000	840	7	1950	Avg	4,080	N	N	6527 25TH AVE NW
19 - 10	19 - 1	813270	0230	11/19/12	$425,000	$464,000	840	7	1942	Good	5,000	N	N	8006 30TH AVE NW
19 - 10	19 - 1	369390	1841	07/31/13	$350,000	$362,000	860	7	1919	Good	5,000	N	N	6512 32ND AVE NW
19 - 10	19 - 1	287210	2230	12/26/13	$493,500	$494,000	860	7	1929	Good	5,000	N	N	2846 NW 70TH ST
19 - 10	19 - 1	444980	0610	03/03/11	$330,000	$407,000	890	7	1925	Good	3,700	N	N	8328 25TH AVE NW
19 - 10	19 - 1	285610	0906	07/12/13	$433,400	$450,000	890	7	1927	Good	4,488	N	N	6530 EARL AVE NW
19 - 10	19 - 1	372780	0160	05/05/11	$402,000	$490,000	890	7	1944	VGood	5,565	N	N	7533 30TH AVE NW
19 - 10	19 - 1	372780	0025	10/29/13	$535,000	$543,000	890	7	1941	Good	6,277	N	N	7539 29TH AVE NW
19 - 10	19 - 1	444980	0550	05/29/12	$315,000	$356,000	900	7	1928	Good	6,138	N	N	8333 25TH AVE NW
19 - 10	19 - 1	444380	0990	01/21/11	$305,000	$379,000	900	7	1942	Good	3,880	N	N	8032 27TH AVE NW
19 - 10	19 - 1	444380	0990	07/11/13	$378,000	$393,000	900	7	1942	Good	3,880	N	N	8032 27TH AVE NW
19 - 10	19 - 1	444980	0515	09/19/13	$449,000	$460,000	910	7	1928	Good	5,841	N	N	8317 25TH AVE NW
19 - 10	19 - 1	444380	1445	11/21/11	$350,000	$411,000	910	7	1920	Avg	3,880	N	N	7522 26TH AVE NW
19 - 10	19 - 1	444380	1310	04/23/12	$395,000	$450,000	920	7	1940	Avg	5,820	N	N	7538 27TH AVE NW
19 - 10	19 - 1	444380	0785	05/31/12	$425,000	$480,000	920	7	1924	Good	3,880	N	N	7719 27TH AVE NW
19 - 10	19 - 1	369390	0115	11/14/12	$385,000	$421,000	930	7	1942	Good	5,000	N	N	3036 NW 69TH ST
19 - 10	19 - 1	673170	0025	06/20/11	$357,650	$432,000	930	7	1944	Avg	5,152	N	N	7707 30TH AVE NW
19 - 10	19 - 1	444380	1620	10/23/13	$337,000	$342,000	950	7	1949	Avg	3,880	N	N	8028 26TH AVE NW
19 - 10	19 - 1	444380	0070	05/13/13	$330,000	$347,000	960	7	1951	Avg	3,430	N	N	8048 28TH AVE NW
19 - 10	19 - 1	285610	1560	05/01/13	$488,000	$515,000	960	7	1990	Avg	2,550	N	N	6754 26TH AVE NW
19 - 10	19 - 1	369390	0475	07/12/11	$425,000	$511,000	960	7	1910	Good	5,000	N	N	2823 NW 70TH ST
19 - 10	19 - 1	287210	0916	11/28/12	$369,000	$402,000	970	7	1927	VGood	5,000	N	N	7312 32ND AVE NW
19 - 10	19 - 1	369390	0445	07/20/11	$362,000	$435,000	970	7	1933	Good	5,000	N	N	2830 NW 69TH ST
19 - 10	19 - 1	287210	0976	01/25/12	$329,900	$382,000	990	7	1922	Good	5,000	N	N	7208 32ND AVE NW
19 - 10	19 - 1	444380	1130	06/19/13	$442,000	$461,000	990	7	1916	Good	5,820	N	N	7726 27TH AVE NW
19 - 10	19 - 1	120500	0085	02/14/11	$330,000	$408,000	1,000	7	1941	Avg	5,568	N	N	7524 31ST AVE NW
19 - 10	19 - 1	372780	0125	10/25/12	$361,450	$397,000	1,000	7	1940	Avg	5,119	N	N	7558 30TH AVE NW
19 - 10	19 - 1	444380	0400	04/09/13	$418,000	$443,000	1,000	7	1947	Avg	4,080	N	N	7548 28TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 1	752250	0020	07/05/13	$371,000	$386,000	1,010	7	1951	Avg	4,750	N	N	7742 30TH AVE NW
19 - 10	19 - 1	602150	3545	07/05/13	$537,700	$559,000	1,010	7	1940	VGood	4,000	N	N	7544 25TH AVE NW
19 - 10	19 - 1	287210	1035	09/12/12	$549,500	$608,000	1,010	7	1923	VGood	5,000	N	N	3037 NW 73RD ST
19 - 10	19 - 1	916410	0100	05/28/13	$450,200	$472,000	1,010	7	1948	Avg	4,750	N	N	7313 25TH AVE NW
19 - 10	19 - 1	287210	0605	07/03/13	$452,500	$471,000	1,020	7	1927	Good	5,000	N	N	2833 NW 74TH ST
19 - 10	19 - 1	813270	0175	03/19/13	$487,000	$519,000	1,020	7	1920	Good	5,000	N	N	8058 30TH AVE NW
19 - 10	19 - 1	287210	1530	01/03/12	$282,000	$328,000	1,030	7	1910	Good	5,000	N	N	2827 NW 72ND ST
19 - 10	19 - 1	125420	1038	11/03/11	$377,500	$445,000	1,030	7	1948	Avg	4,850	N	N	7027 EARL AVE NW
19 - 10	19 - 1	369390	0006	01/09/13	$325,000	$351,000	1,040	7	1925	Good	5,000	N	N	6912 32ND AVE NW
19 - 10	19 - 1	792760	0120	10/18/13	$373,000	$379,000	1,040	7	1925	Avg	5,875	N	N	7728 32ND AVE NW
19 - 10	19 - 1	285610	0290	05/01/13	$448,753	$473,000	1,040	7	1926	Good	2,520	N	N	2502 NW 65TH ST
19 - 10	19 - 1	444730	0140	03/27/12	$441,000	$505,000	1,050	7	1949	Good	4,000	N	N	8315 30TH AVE NW
19 - 10	19 - 1	287210	0045	02/25/11	$385,000	$475,000	1,060	7	1945	Good	5,000	N	N	3117 NW 75TH ST
19 - 10	19 - 1	287210	0635	06/03/11	$461,900	$560,000	1,060	7	1945	Good	5,000	N	N	2847 NW 74TH ST
19 - 10	19 - 1	444380	0520	07/01/13	$455,000	$474,000	1,070	7	1941	Good	3,880	N	N	7520 EARL AVE NW
19 - 10	19 - 1	369390	0025	05/24/11	$280,000	$340,000	1,080	7	1923	Avg	5,000	N	N	6906 32ND AVE NW
19 - 10	19 - 1	916510	0260	10/23/13	$440,000	$447,000	1,090	7	1956	Avg	3,880	N	N	7325 EARL AVE NW
19 - 10	19 - 1	125420	0635	11/13/12	$485,000	$530,000	1,090	7	1958	Avg	5,100	N	N	7014 27TH AVE NW
19 - 10	19 - 1	287210	2300	06/17/11	$487,500	$589,000	1,090	7	1956	Good	5,000	N	N	2822 NW 70TH ST
19 - 10	19 - 1	125420	0470	02/15/12	$487,000	$562,000	1,140	7	1924	VGood	5,100	N	N	7052 26TH AVE NW
19 - 10	19 - 1	602150	3525	10/26/13	$533,500	$542,000	1,150	7	1941	VGood	4,000	N	N	7530 25TH AVE NW
19 - 10	19 - 1	287210	1520	10/09/12	$459,000	$505,000	1,160	7	1907	Good	5,000	N	N	2814 NW 71ST ST
19 - 10	19 - 1	867540	0035	07/10/11	$437,000	$526,000	1,160	7	1941	Good	4,640	N	N	8047 30TH AVE NW
19 - 10	19 - 1	813270	0005	08/13/12	$545,000	$607,000	1,170	7	1944	Good	4,960	N	N	8061 28TH AVE NW
19 - 10	19 - 1	287210	1055	05/19/11	$482,000	$586,000	1,180	7	1985	Avg	5,000	N	N	3032 NW 72ND ST
19 - 10	19 - 1	444380	1625	06/10/11	$290,000	$351,000	1,190	7	1916	Good	3,880	N	N	8034 26TH AVE NW
19 - 10	19 - 1	444380	0055	04/24/12	$431,950	$492,000	1,190	7	1950	Avg	5,095	N	N	8038 28TH AVE NW
19 - 10	19 - 1	285610	0690	09/19/12	$440,000	$486,000	1,190	7	1952	Avg	5,100	N	N	6524 27TH AVE NW
19 - 10	19 - 1	285610	1262	10/17/11	$319,000	$377,000	1,200	7	2000	Avg	1,337	N	N	6759 G 24TH AVE NW
19 - 10	19 - 1	813270	0040	09/10/12	$480,000	$532,000	1,220	7	1943	Good	7,500	N	N	8031 28TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 1	285610	1580	07/11/12	$430,000	$482,000	1,220	7	1951	VGood	5,100	N	N	6740 26TH AVE NW
19 - 10	19 - 1	444380	0690	09/25/12	$525,000	$580,000	1,220	7	1919	VGood	3,880	N	N	7728 EARL AVE NW
19 - 10	19 - 1	444280	0205	06/02/11	$419,000	$508,000	1,230	7	1940	Good	5,000	N	N	8327 29TH AVE NW
19 - 10	19 - 1	285610	1640	08/01/12	$535,000	$597,000	1,240	7	1974	VGood	5,100	N	N	6712 26TH AVE NW
19 - 10	19 - 1	916510	0205	12/05/11	$454,000	$531,000	1,240	7	1930	Good	4,080	N	N	7316 EARL AVE NW
19 - 10	19 - 1	287210	1690	07/18/12	$565,000	$633,000	1,240	7	1915	VGood	5,000	N	N	3007 NW 72ND ST
19 - 10	19 - 1	813270	0140	09/07/11	$375,000	$446,000	1,250	7	1947	Good	4,960	N	N	8063 29TH AVE NW
19 - 10	19 - 1	285610	1250	11/05/13	$338,000	$342,000	1,250	7	2000	Avg	1,163	N	N	6759 A 24TH AVE NW
19 - 10	19 - 1	444380	0820	06/02/11	$429,000	$520,000	1,250	7	1943	Good	4,850	N	N	8012 EARL AVE NW
19 - 10	19 - 1	369390	0195	07/02/13	$489,000	$509,000	1,250	7	1927	VGood	5,000	N	N	3018 NW 69TH ST
19 - 10	19 - 1	369390	1610	09/10/12	$485,000	$537,000	1,260	7	1945	Good	5,000	N	N	3003 NW 67TH ST
19 - 10	19 - 1	285610	1435	09/21/11	$369,000	$438,000	1,260	7	1986	Avg	2,550	N	N	6727 25TH AVE NW
19 - 10	19 - 1	916510	0165	04/20/13	$414,000	$438,000	1,290	7	1928	Avg	4,080	N	N	7348 EARL AVE NW
19 - 10	19 - 1	285610	1254	04/15/13	$343,500	$364,000	1,290	7	2000	Avg	1,260	N	N	6759 C 24TH AVE NW
19 - 10	19 - 1	285610	1570	12/27/12	$380,000	$412,000	1,300	7	1985	Avg	2,550	N	N	6744 26TH AVE NW
19 - 10	19 - 1	867540	0045	02/26/13	$435,000	$465,000	1,300	7	1940	Avg	4,756	N	N	8035 30TH AVE NW
19 - 10	19 - 1	287210	0555	01/10/11	$373,000	$464,000	1,310	7	1923	Good	5,000	N	N	2827 NW 74TH ST
19 - 10	19 - 1	444380	1200	02/19/13	$445,000	$477,000	1,330	7	1945	Avg	5,820	N	N	7747 26TH AVE NW
19 - 10	19 - 1	285610	0130	12/12/13	$526,000	$528,000	1,340	7	1958	Avg	5,100	N	N	6550 25TH AVE NW
19 - 10	19 - 1	287210	0275	07/31/13	$474,950	$491,000	1,360	7	1937	Good	5,000	N	N	2856 NW 74TH ST
19 - 10	19 - 1	287210	0465	01/05/11	$455,000	$567,000	1,360	7	1909	VGood	5,000	N	N	7407 28TH AVE NW
19 - 10	19 - 1	285610	0800	02/14/11	$545,000	$674,000	1,370	7	1945	VGood	5,100	N	N	6555 27TH AVE NW
19 - 10	19 - 1	444380	1070	12/23/13	$607,000	$608,000	1,400	7	1950	VGood	3,880	N	N	8017 26TH AVE NW
19 - 10	19 - 1	285610	0100	12/11/13	$393,500	$395,000	1,410	7	2000	Avg	1,268	N	N	6533 A 24TH AVE NW
19 - 10	19 - 1	125420	0235	03/21/11	$374,000	$460,000	1,420	7	1911	VGood	5,100	N	N	7058 25TH AVE NW
19 - 10	19 - 1	369390	1460	03/09/11	$380,000	$468,000	1,450	7	1998	Avg	2,500	N	N	2823 NW 67TH ST
19 - 10	19 - 1	120500	0110	12/18/13	$577,500	$579,000	1,450	7	1941	Good	5,568	N	N	7510 31ST AVE NW
19 - 10	19 - 1	285610	0537	03/28/11	$444,500	$546,000	1,470	7	1986	VGood	3,060	N	N	6511 26TH AVE NW
19 - 10	19 - 1	916410	0225	06/07/13	$506,500	$530,000	1,470	7	1910	Good	4,250	N	N	7323 26TH AVE NW
19 - 10	19 - 1	285610	2150	03/28/11	$469,000	$576,000	1,470	7	1902	VGood	5,100	N	N	6702 EARL AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 1	287210	0615	07/22/13	$644,950	$669,000	1,550	7	1924	VGood	5,000	N	N	2832 NW 73RD ST
19 - 10	19 - 1	285610	1080	04/12/11	$475,000	$581,000	1,570	7	1963	Avg	5,100	N	N	2765 NW 67TH ST
19 - 10	19 - 1	285610	2095	01/22/13	$550,000	$593,000	1,630	7	1913	Good	5,100	N	N	6728 EARL AVE NW
19 - 10	19 - 1	285610	0651	05/06/13	$535,000	$564,000	1,660	7	1927	Avg	3,825	N	N	6544 27TH AVE NW
19 - 10	19 - 1	285610	1325	11/08/13	$475,000	$481,000	1,670	7	1985	Avg	3,060	N	N	6748 25TH AVE NW
19 - 10	19 - 1	444380	1455	08/09/11	$503,500	$603,000	1,700	7	1920	Good	3,880	N	N	7530 26TH AVE NW
19 - 10	19 - 1	752250	0135	11/04/13	$410,000	$415,000	1,720	7	1923	Avg	4,640	N	N	8007 30TH AVE NW
19 - 10	19 - 1	125420	0685	07/19/11	$607,500	$730,000	1,720	7	1925	VGood	5,100	N	N	7036 27TH AVE NW
19 - 10	19 - 1	369390	2480	01/09/12	$400,000	$465,000	1,770	7	1912	VGood	5,000	N	N	2807 NW 66TH ST
19 - 10	19 - 1	287210	2290	04/20/11	$599,950	$733,000	2,570	7	1913	VGood	5,000	N	N	2825 NW 71ST ST
19 - 10	19 - 1	444380	1635	06/09/11	$429,000	$519,000	860	8	1951	VGood	3,880	N	N	8040 26TH AVE NW
19 - 10	19 - 1	125420	1106	09/12/12	$431,600	$478,000	900	8	1946	Good	3,172	N	N	7002 28TH AVE NW
19 - 10	19 - 1	444730	0065	12/26/13	$400,000	$401,000	1,110	8	1953	Avg	5,000	N	N	8376 31ST AVE NW
19 - 10	19 - 1	792760	0085	02/21/12	$529,000	$610,000	1,150	8	1948	Good	5,922	N	N	3106 NW 77TH ST
19 - 10	19 - 1	287210	0865	06/24/11	$415,000	$501,000	1,190	8	1947	Avg	5,000	N	N	3036 NW 73RD ST
19 - 10	19 - 1	022503	9171	02/07/12	$580,000	$671,000	1,190	8	1975	VGood	6,450	N	N	3118 NW 75TH ST
19 - 10	19 - 1	285610	1175	02/06/12	$386,500	$447,000	1,210	8	1956	Avg	5,100	N	N	6506 28TH AVE NW
19 - 10	19 - 1	444380	0485	10/11/11	$399,950	$473,000	1,230	8	1963	Avg	3,880	N	N	7507 EARL AVE NW
19 - 10	19 - 1	022503	9087	11/01/12	$670,000	$734,000	1,280	8	2008	Avg	7,522	N	N	7525 28TH AVE NW
19 - 10	19 - 1	369390	1590	06/01/11	$510,000	$618,000	1,290	8	1964	Good	5,000	N	N	6602 30TH AVE NW
19 - 10	19 - 1	285610	1225	02/22/13	$499,950	$535,000	1,300	8	2012	Avg	1,601	N	N	6713 24TH AVE NW
19 - 10	19 - 1	602150	3457	06/27/11	$315,000	$380,000	1,310	8	2001	Avg	966	N	N	7525 24TH AVE NW
19 - 10	19 - 1	022503	9012	08/09/11	$675,000	$808,000	1,310	8	1946	VGood	5,264	N	N	7756 31ST AVE NW
19 - 10	19 - 1	444980	0375	12/04/13	$471,000	$474,000	1,320	8	1949	Avg	3,960	N	N	8309 26TH AVE NW
19 - 10	19 - 1	444380	0160	05/25/11	$400,600	$486,000	1,320	8	1960	Avg	3,880	N	N	8007 EARL AVE NW
19 - 10	19 - 1	813270	0270	07/16/11	$490,000	$589,000	1,350	8	1964	Avg	4,557	N	N	8038 30TH AVE NW
19 - 10	19 - 1	287210	0485	12/06/13	$622,500	$626,000	1,480	8	1946	Good	7,500	N	N	7317 28TH AVE NW
19 - 10	19 - 1	285610	1267	06/19/12	$359,900	$405,000	1,510	8	2009	Avg	1,161	N	N	6745 B 24TH AVE NW
19 - 10	19 - 1	285610	1152	01/17/13	$615,000	$663,000	1,510	8	2012	Avg	2,550	N	N	6516 28TH AVE NW
19 - 10	19 - 1	444380	1596	02/20/13	$541,000	$579,000	1,510	8	1967	Avg	3,880	N	N	8012 26TH AVE NW

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Area – Sub Area	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
19 - 10	19 - 1	285610	1281	07/12/13	$439,000	$456,000	1,520	8	2007	Avg	1,387	N	N	6741 B 24TH AVE NW
19 - 10	19 - 1	120500	0200	05/15/13	$755,000	$794,000	1,520	8	1931	VGood	6,750	N	N	7533 31ST AVE NW
19 - 10	19 - 1	444330	0095	05/14/13	$800,000	$842,000	1,560	8	1917	VGood	5,360	N	N	8336 32ND AVE NW
19 - 10	19 - 1	444730	0022	06/01/13	$449,000	$471,000	1,570	8	2007	Avg	1,030	N	N	8374 C LOYAL WAY NW
19 - 10	19 - 1	372780	0030	05/17/12	$592,000	$671,000	1,590	8	2005	Avg	6,277	N	N	7533 29TH AVE NW
19 - 10	19 - 1	285610	2160	04/18/11	$602,400	$736,000	1,590	8	1929	VGood	5,100	N	N	6729 EARL AVE NW
19 - 10	19 - 1	444280	0011	10/08/12	$389,900	$429,000	1,600	8	2005	Avg	1,321	N	N	8359 B 28TH AVE NW
19 - 10	19 - 1	444380	1490	02/25/13	$575,000	$615,000	1,660	8	1995	Avg	4,268	N	N	7560 26TH AVE NW
19 - 10	19 - 1	369390	2060	01/23/13	$560,000	$603,000	1,690	8	1920	VGood	5,000	N	N	3002 NW 65TH ST
19 - 10	19 - 1	369390	0165	06/29/11	$584,900	$706,000	1,750	8	1908	VGood	5,000	N	N	3017 NW 70TH ST
19 - 10	19 - 1	022503	9082	04/19/11	$530,000	$648,000	1,760	8	1929	VGood	3,832	N	N	7558 32ND AVE NW
19 - 10	19 - 1	125420	1165	02/10/12	$547,500	$633,000	1,780	8	1912	Good	5,250	N	N	7106 28TH AVE NW
19 - 10	19 - 1	287210	1850	09/12/11	$445,000	$529,000	1,800	8	1931	Avg	5,000	N	N	3047 NW 72ND ST
19 - 10	19 - 1	444380	0560	05/13/13	$505,000	$531,000	1,890	8	1983	Avg	3,880	N	N	7554 EARL AVE NW
19 - 10	19 - 1	287210	0775	08/16/13	$953,000	$983,000	1,920	8	2013	Avg	5,000	N	N	3010 NW 73RD ST
19 - 10	19 - 1	444730	0010	06/26/12	$437,000	$491,000	1,960	8	2002	Avg	1,788	N	N	8379 31ST AVE NW
19 - 10	19 - 1	285610	0260	01/13/11	$590,000	$734,000	1,960	8	2010	Avg	3,060	N	N	6517 25TH AVE NW
19 - 10	19 - 1	369390	1640	08/30/11	$550,000	$656,000	2,050	8	1909	Good	5,000	N	N	3017 NW 67TH ST
19 - 10	19 - 1	285610	0960	06/30/11	$637,000	$768,000	2,100	8	2011	Avg	2,550	N	N	6535 EARL AVE NW
19 - 10	19 - 1	444980	0635	05/15/13	$780,000	$821,000	2,140	8	1925	VGood	7,500	N	N	8316 25TH AVE NW
19 - 10	19 - 1	369390	1435	02/24/12	$565,000	$651,000	2,150	8	2011	Avg	2,500	N	N	2820 NW 66TH ST
19 - 10	19 - 1	125420	1185	08/23/11	$485,000	$579,000	2,180	8	1990	Avg	5,250	N	N	7114 28TH AVE NW
19 - 10	19 - 1	444380	1465	06/27/12	$576,000	$648,000	2,340	8	2001	Avg	3,880	N	N	7536 26TH AVE NW
19 - 10	19 - 1	444380	1395	12/21/12	$565,000	$613,000	2,630	8	1994	Avg	3,880	N	N	7519 26TH AVE NW
19 - 10	19 - 1	125420	0335	04/04/11	$725,000	$889,000	2,640	8	2010	Avg	5,100	N	N	7011 25TH AVE NW
19 - 10	19 - 1	369390	0125	09/27/12	$750,000	$828,000	2,170	9	2006	Avg	5,000	N	N	3027 NW 70TH ST
19 - 10	19 - 1	444380	0455	05/23/12	$785,000	$889,000	2,280	9	2012	Avg	3,880	N	N	7529 EARL AVE NW
19 - 10	19 - 1	752250	0106	07/09/12	$760,000	$853,000	2,410	9	2007	Avg	4,367	N	N	8016 31ST AVE NW
19 - 10	19 - 1	444330	0079	09/26/13	$730,000	$746,000	2,560	9	2006	Avg	5,163	N	N	8328 32ND AVE NW
19 - 10	19 - 1	125420	0195	09/21/12	$810,000	$895,000	2,630	9	2012	Avg	5,100	N	N	7036 25TH AVE NW

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Area – Sub Area	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
19 - 10	19 - 1	287210	0265	08/21/13	$849,000	$874,000	2,660	9	2013	Avg	5,000	N	N	2852 NW 74TH ST
19 - 10	19 - 1	287210	1375	04/19/11	$760,000	$929,000	2,770	9	2011	Avg	5,000	N	N	2815 NW 73RD ST
19 - 10	19 - 1	752250	0105	05/06/13	$849,000	$895,000	2,800	9	2007	Avg	4,721	N	N	8018 31ST AVE NW
19 - 10	19 - 1	285610	1050	04/04/11	$810,000	$993,000	2,810	9	2010	Avg	5,100	N	N	6545 EARL AVE NW
19 - 10	19 - 1	813270	0165	07/20/12	$829,000	$928,000	2,890	9	2012	Avg	6,500	N	N	8052 LOYAL WAY NW
19 - 10	19 - 1	022503	9176	09/30/13	$798,000	$815,000	2,900	9	2003	Avg	6,840	N	N	7739 28TH AVE NW
19 - 10	19 - 1	285610	0680	06/28/13	$938,850	$978,000	3,870	9	2013	Avg	5,100	N	N	6532 27TH AVE NW
19 - 10	19 - 1	287210	1356	04/05/11	$905,000	$1,109,000	3,310	10	1907	VGood	12,500	N	N	7205 28TH AVE NW
19 - 10	19 - 1	120500	0230	12/29/11	$978,907	$1,141,000	3,420	10	2006	Avg	4,000	N	N	3110 NW 75TH ST
19 - 10	19 - 2	751850	5510	06/24/11	$328,000	$396,000	1,040	5	1907	VGood	2,550	N	N	6541 21ST AVE NW
19 - 10	19 - 2	123200	1880	11/18/11	$265,000	$311,000	640	6	1942	Avg	3,840	N	N	7544 20TH AVE NW
19 - 10	19 - 2	123200	1870	12/09/11	$305,000	$357,000	640	6	1943	Avg	3,840	N	N	7552 20TH AVE NW
19 - 10	19 - 2	123200	1345	10/18/13	$270,000	$275,000	700	6	1926	Avg	3,330	N	N	7545 15TH AVE NW
19 - 10	19 - 2	123200	1840	04/26/11	$297,000	$363,000	700	6	1918	Good	3,840	N	N	7541 18TH AVE NW
19 - 10	19 - 2	751850	4480	05/22/12	$357,000	$404,000	700	6	1950	Avg	4,080	N	N	7330 21ST AVE NW
19 - 10	19 - 2	054600	0510	04/14/11	$289,000	$354,000	730	6	1925	Good	4,005	N	N	8315 17TH AVE NW
19 - 10	19 - 2	751850	4924	12/11/12	$325,000	$353,000	750	6	1918	Good	4,110	N	N	6732 21ST AVE NW
19 - 10	19 - 2	751850	3805	10/15/12	$313,000	$344,000	760	6	1947	Avg	4,284	N	N	6546 20TH AVE NW
19 - 10	19 - 2	751850	5755	08/18/11	$306,000	$366,000	780	6	1900	Good	2,550	N	N	6743 21ST AVE NW
19 - 10	19 - 2	751850	4396	06/12/13	$406,000	$425,000	810	6	1928	Good	2,800	N	N	1911 NW 75TH ST
19 - 10	19 - 2	751850	8450	08/15/13	$368,500	$380,000	830	6	1907	Good	5,100	N	N	7328 24TH AVE NW
19 - 10	19 - 2	054600	0645	06/24/13	$418,000	$436,000	850	6	1926	VGood	3,944	N	N	8001 17TH AVE NW
19 - 10	19 - 2	751850	7455	06/03/13	$365,000	$382,000	870	6	1903	Good	5,100	N	N	6551 23RD AVE NW
19 - 10	19 - 2	751850	1620	01/24/12	$337,000	$391,000	880	6	1907	Good	5,100	N	N	6723 16TH AVE NW
19 - 10	19 - 2	054600	0675	12/13/13	$353,500	$355,000	940	6	1926	VGood	5,005	N	N	8027 17TH AVE NW
19 - 10	19 - 2	123200	0635	04/27/12	$295,000	$336,000	1,060	6	1915	Good	4,800	N	N	7706 18TH AVE NW
19 - 10	19 - 2	751850	7550	05/09/12	$434,950	$494,000	1,490	6	1902	VGood	5,100	N	N	6708 JONES AVE NW
19 - 10	19 - 2	602150	3815	05/24/11	$379,000	$460,000	730	7	1926	Good	4,000	N	N	7506 JONES AVE NW
19 - 10	19 - 2	751850	6240	06/27/11	$385,000	$465,000	750	7	1909	Good	3,060	N	N	7341 21ST AVE NW
19 - 10	19 - 2	238910	0020	11/09/12	$360,000	$394,000	770	7	1931	Avg	3,500	N	N	8030 17TH AVE NW

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Area – Sub Area	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
19 - 10	19 - 2	123200	0960	07/08/13	$390,000	$406,000	790	7	1944	Avg	4,800	N	N	7725 16TH AVE NW
19 - 10	19 - 2	751850	7645	05/03/12	$478,000	$543,000	820	7	1928	Good	3,375	N	N	2315 NW 70TH ST
19 - 10	19 - 2	751850	5851	10/04/13	$475,000	$485,000	820	7	1912	Good	2,300	N	N	2112 NW 70TH ST
19 - 10	19 - 2	123200	1405	06/19/13	$396,000	$413,000	830	7	1939	Good	3,840	N	N	7526 17TH AVE NW
19 - 10	19 - 2	054600	0960	06/28/12	$424,500	$477,000	830	7	1930	Good	4,046	N	N	8022 20TH AVE NW
19 - 10	19 - 2	758870	0012	03/23/12	$329,900	$378,000	830	7	1924	Avg	3,479	N	N	1610 NW 80TH ST
19 - 10	19 - 2	751850	8840	09/25/12	$460,000	$508,000	830	7	1927	Avg	5,100	N	N	6711 JONES AVE NW
19 - 10	19 - 2	751850	6115	06/11/13	$454,222	$475,000	840	7	1909	VGood	5,100	N	N	7312 22ND AVE NW
19 - 10	19 - 2	751850	1125	02/15/13	$360,000	$386,000	850	7	1968	Avg	2,550	N	N	7313 16TH AVE NW
19 - 10	19 - 2	751850	3290	10/11/12	$506,000	$557,000	860	7	1949	VGood	5,100	N	N	7017 18TH AVE NW
19 - 10	19 - 2	602150	2820	07/15/11	$399,000	$480,000	860	7	1927	Good	4,100	N	N	7710 23RD AVE NW
19 - 10	19 - 2	123200	0454	05/15/13	$366,000	$385,000	870	7	1965	Avg	2,400	N	N	7723 18TH AVE NW
19 - 10	19 - 2	758870	0082	07/26/11	$352,100	$423,000	870	7	1942	Avg	4,500	N	N	8035 16TH AVE NW
19 - 10	19 - 2	054600	0895	01/10/11	$275,000	$342,000	880	7	1939	Avg	4,005	N	N	8045 18TH AVE NW
19 - 10	19 - 2	758870	0136	02/10/12	$288,000	$333,000	880	7	1942	Avg	4,249	N	N	8052 16TH AVE NW
19 - 10	19 - 2	602150	2295	12/05/12	$400,000	$435,000	880	7	1942	Good	4,141	N	N	7747 20TH AVE NW
19 - 10	19 - 2	751850	3095	02/10/12	$423,400	$489,000	880	7	1946	VGood	4,080	N	N	7310 19TH AVE NW
19 - 10	19 - 2	602150	3570	05/20/13	$387,000	$407,000	880	7	1940	Avg	4,000	N	N	7555 JONES AVE NW
19 - 10	19 - 2	123200	1230	02/24/11	$340,000	$420,000	890	7	1916	Good	3,800	N	N	7540 16TH AVE NW
19 - 10	19 - 2	602150	2320	08/05/11	$360,000	$431,000	910	7	1942	Avg	4,141	N	N	7727 20TH AVE NW
19 - 10	19 - 2	751850	6855	05/29/13	$506,000	$531,000	910	7	1947	VGood	3,825	N	N	6743 22ND AVE NW
19 - 10	19 - 2	602150	2530	11/05/13	$455,000	$461,000	940	7	1940	Avg	3,690	N	N	2106 NW 77TH ST
19 - 10	19 - 2	123200	0705	10/25/12	$487,000	$534,000	950	7	1924	Good	4,800	N	N	7727 17TH AVE NW
19 - 10	19 - 2	602150	4055	05/12/11	$398,000	$484,000	950	7	1942	Avg	4,000	N	N	7542 23RD AVE NW
19 - 10	19 - 2	602150	0665	10/01/13	$330,000	$337,000	960	7	1927	Good	4,000	N	N	2211 NW 85TH ST
19 - 10	19 - 2	123200	0985	03/27/13	$461,000	$490,000	960	7	1945	Avg	4,320	N	N	7737 16TH AVE NW
19 - 10	19 - 2	602150	2525	09/05/12	$350,000	$388,000	970	7	1940	Avg	4,100	N	N	7709 21ST AVE NW
19 - 10	19 - 2	602150	2975	07/15/11	$348,000	$419,000	970	7	1945	Good	4,100	N	N	7702 JONES AVE NW
19 - 10	19 - 2	751850	3325	02/24/12	$430,000	$495,000	970	7	1909	VGood	2,139	N	N	7004 19TH AVE NW
19 - 10	19 - 2	751850	5350	06/16/13	$485,000	$507,000	970	7	1924	Good	4,080	N	N	6521 21ST AVE NW

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19 - 10	19 - 2	602150	3115	02/09/11	$346,000	$428,000	990	7	1941	Good	4,100	N	N	7731 JONES AVE NW
19 - 10	19 - 2	602150	0565	06/12/13	$486,500	$509,000	990	7	1940	Good	4,600	N	N	8314 23RD AVE NW
19 - 10	19 - 2	123200	1510	11/09/12	$415,000	$454,000	990	7	1922	Good	3,840	N	N	7547 16TH AVE NW
19 - 10	19 - 2	602150	1035	07/15/11	$402,000	$483,000	1,010	7	1940	Good	4,500	N	N	8315 JONES AVE NW
19 - 10	19 - 2	602150	3935	10/12/11	$387,500	$458,000	1,010	7	1948	Avg	4,000	N	N	7527 22ND AVE NW
19 - 10	19 - 2	054600	0075	10/04/12	$449,000	$495,000	1,020	7	1942	Good	4,212	N	N	1914 NW 83RD ST
19 - 10	19 - 2	751850	7445	07/23/13	$510,000	$529,000	1,020	7	1950	Avg	5,100	N	N	6543 23RD AVE NW
19 - 10	19 - 2	751850	2230	11/28/11	$415,000	$486,000	1,020	7	1929	Good	3,570	N	N	6704 18TH AVE NW
19 - 10	19 - 2	758870	0211	08/23/13	$511,000	$526,000	1,020	7	1927	Avg	4,444	N	N	8318 17TH AVE NW
19 - 10	19 - 2	602150	1975	06/11/12	$410,000	$462,000	1,030	7	1939	Avg	4,000	N	N	8004 22ND AVE NW
19 - 10	19 - 2	751850	7400	11/07/12	$336,000	$368,000	1,040	7	1955	Avg	4,080	N	N	6552 JONES AVE NW
19 - 10	19 - 2	602150	4065	10/30/12	$480,000	$526,000	1,040	7	1942	Good	4,000	N	N	7550 23RD AVE NW
19 - 10	19 - 2	751850	1060	05/23/13	$395,000	$415,000	1,040	7	1928	Fair	3,672	N	N	7347 16TH AVE NW
19 - 10	19 - 2	758870	0201	11/15/11	$410,000	$482,000	1,060	7	1951	Good	4,000	N	N	8314 16TH AVE NW
19 - 10	19 - 2	751850	3190	04/28/11	$380,000	$464,000	1,060	7	1906	VGood	5,100	N	N	7056 19TH AVE NW
19 - 10	19 - 2	751850	7930	06/19/12	$442,000	$498,000	1,060	7	1950	Avg	5,100	N	N	7047 23RD AVE NW
19 - 10	19 - 2	751850	1580	05/07/13	$370,000	$390,000	1,070	7	1952	Avg	4,030	N	N	6703 16TH AVE NW
19 - 10	19 - 2	602150	0380	02/10/11	$411,000	$509,000	1,070	7	1941	Avg	4,000	N	N	8352 22ND AVE NW
19 - 10	19 - 2	602150	3005	08/17/11	$350,100	$418,000	1,080	7	1945	Good	4,000	N	N	7722 JONES AVE NW
19 - 10	19 - 2	751850	8275	12/26/12	$465,000	$504,000	1,080	7	1954	Avg	5,100	N	N	7333 JONES AVE NW
19 - 10	19 - 2	602150	3155	05/30/13	$450,000	$472,000	1,080	7	1940	Avg	4,200	N	N	7701 JONES AVE NW
19 - 10	19 - 2	751850	8906	11/28/11	$330,000	$387,000	1,090	7	1913	Avg	5,100	N	N	6548 24TH AVE NW
19 - 10	19 - 2	054600	0860	12/08/11	$424,400	$496,000	1,090	7	1929	Good	4,005	N	N	8019 18TH AVE NW
19 - 10	19 - 2	751850	1200	01/21/11	$400,000	$497,000	1,100	7	1925	Good	5,100	N	N	7322 17TH AVE NW
19 - 10	19 - 2	751850	8605	08/09/11	$410,000	$491,000	1,100	7	1951	Avg	5,100	N	N	7015 JONES AVE NW
19 - 10	19 - 2	751850	2765	07/24/12	$422,000	$472,000	1,100	7	1926	Good	5,355	N	N	7336 18TH AVE NW
19 - 10	19 - 2	123200	1810	08/05/13	$500,000	$517,000	1,100	7	1928	Good	3,840	N	N	7519 18TH AVE NW
19 - 10	19 - 2	054600	0145	07/18/13	$495,000	$514,000	1,120	7	1945	Good	4,046	N	N	8349 19TH AVE NW
19 - 10	19 - 2	123200	0930	04/13/11	$395,000	$483,000	1,120	7	1968	Avg	3,600	N	N	7709 16TH AVE NW
19 - 10	19 - 2	123200	1070	11/08/12	$399,950	$438,000	1,130	7	1916	Good	3,800	N	N	7738 16TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 2	054600	0500	12/10/13	$435,000	$437,000	1,130	7	1925	Avg	4,005	N	N	8305 17TH AVE NW
19 - 10	19 - 2	602150	0330	12/06/11	$483,000	$565,000	1,130	7	1941	Avg	4,500	N	N	8324 22ND AVE NW
19 - 10	19 - 2	123200	1205	03/16/11	$353,900	$435,000	1,140	7	1910	Good	3,800	N	N	7558 16TH AVE NW
19 - 10	19 - 2	602150	0150	08/01/11	$439,000	$526,000	1,140	7	1945	Good	5,451	N	N	8328 21ST AVE NW
19 - 10	19 - 2	751850	1730	08/23/13	$490,000	$504,000	1,150	7	1958	Avg	5,508	N	N	6550 17TH AVE NW
19 - 10	19 - 2	758870	0138	06/14/11	$389,000	$471,000	1,150	7	1942	Good	3,700	N	N	8060 17TH AVE NW
19 - 10	19 - 2	602150	2810	12/31/12	$449,700	$487,000	1,160	7	1941	Good	4,100	N	N	7700 23RD AVE NW
19 - 10	19 - 2	751850	4061	02/05/13	$447,000	$480,000	1,160	7	1930	Good	4,386	N	N	7013 19TH AVE NW
19 - 10	19 - 2	751850	2221	05/03/12	$442,000	$502,000	1,160	7	1929	Good	3,240	N	N	1716 NW 67TH ST
19 - 10	19 - 2	054600	0725	08/16/13	$437,900	$451,000	1,190	7	1924	Good	6,007	N	N	8057 17TH AVE NW
19 - 10	19 - 2	751850	5160	11/15/11	$299,900	$352,000	1,190	7	1928	Fair	5,100	N	N	6549 20TH AVE NW
19 - 10	19 - 2	751850	2905	06/12/13	$425,000	$444,000	1,190	7	1946	Avg	4,905	N	N	7338 19TH AVE NW
19 - 10	19 - 2	602150	1105	04/19/11	$445,000	$544,000	1,190	7	1941	Avg	4,462	N	N	8322 24TH AVE NW
19 - 10	19 - 2	602150	0500	01/03/13	$431,800	$467,000	1,200	7	1940	Avg	4,500	N	N	8319 22ND AVE NW
19 - 10	19 - 2	751850	2255	06/16/11	$377,000	$456,000	1,200	7	1929	Good	3,570	N	N	6720 18TH AVE NW
19 - 10	19 - 2	751850	1260	05/03/11	$462,000	$563,000	1,210	7	1928	Good	5,100	N	N	7050 17TH AVE NW
19 - 10	19 - 2	602150	0005	02/01/12	$340,000	$394,000	1,220	7	1928	Good	4,000	N	N	2007 NW 85TH ST
19 - 10	19 - 2	602150	0465	09/09/13	$525,000	$538,000	1,220	7	1940	Good	4,600	N	N	8333 22ND AVE NW
19 - 10	19 - 2	602150	2015	03/03/12	$460,000	$529,000	1,220	7	1939	Avg	4,500	N	N	8026 22ND AVE NW
19 - 10	19 - 2	602150	2885	12/18/13	$367,000	$368,000	1,230	7	1941	Avg	5,000	N	N	7756 23RD AVE NW
19 - 10	19 - 2	602150	3765	04/14/11	$375,000	$459,000	1,230	7	1941	Avg	4,100	N	N	7531 23RD AVE NW
19 - 10	19 - 2	602150	1815	03/15/11	$450,000	$554,000	1,230	7	1938	Good	4,500	N	N	8028 23RD AVE NW
19 - 10	19 - 2	602150	3765	09/04/13	$473,000	$486,000	1,230	7	1941	Avg	4,100	N	N	7531 23RD AVE NW
19 - 10	19 - 2	751850	5090	03/14/11	$490,000	$603,000	1,230	7	1912	VGood	5,100	N	N	6542 21ST AVE NW
19 - 10	19 - 2	602150	1390	05/22/12	$498,600	$565,000	1,230	7	1942	Good	4,365	N	N	8052 24TH AVE NW
19 - 10	19 - 2	751850	6825	08/27/12	$369,000	$410,000	1,250	7	1900	Good	3,825	N	N	6756 23RD AVE NW
19 - 10	19 - 2	602150	2705	09/25/13	$450,000	$460,000	1,260	7	1941	Avg	4,700	N	N	7743 22ND AVE NW
19 - 10	19 - 2	751850	3780	06/29/12	$435,000	$489,000	1,260	7	1954	Avg	5,100	N	N	6536 20TH AVE NW
19 - 10	19 - 2	751850	8305	06/20/13	$429,000	$448,000	1,270	7	1911	VGood	2,550	N	N	7349 JONES AVE NW
19 - 10	19 - 2	751850	8105	04/12/13	$460,000	$487,000	1,270	7	1925	Good	5,100	N	N	7344 JONES AVE NW

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 2	751850	7350	10/17/11	$455,000	$538,000	1,270	7	1900	Good	5,100	N	N	6526 JONES AVE NW
19 - 10	19 - 2	602150	0320	08/14/12	$467,400	$521,000	1,270	7	1950	Avg	4,600	N	N	8322 22ND AVE NW
19 - 10	19 - 2	602150	4000	09/26/11	$490,000	$581,000	1,280	7	1939	Good	4,520	N	N	7502 23RD AVE NW
19 - 10	19 - 2	054600	0225	05/29/12	$445,000	$503,000	1,290	7	1940	Avg	4,005	N	N	8310 19TH AVE NW
19 - 10	19 - 2	751850	1470	08/01/13	$546,500	$565,000	1,300	7	1910	VGood	5,100	N	N	6736 17TH AVE NW
19 - 10	19 - 2	602150	2201	06/01/11	$418,000	$507,000	1,320	7	1929	Good	4,300	N	N	8012 21ST AVE NW
19 - 10	19 - 2	751850	5025	06/09/11	$347,000	$420,000	1,330	7	1984	Avg	2,550	N	N	6710 21ST AVE NW
19 - 10	19 - 2	238910	0060	12/11/13	$520,000	$522,000	1,350	7	1942	Good	4,224	N	N	8028 16TH AVE NW
19 - 10	19 - 2	751850	6475	08/06/12	$455,000	$508,000	1,360	7	1915	Good	5,100	N	N	7302 23RD AVE NW
19 - 10	19 - 2	751850	8315	08/26/13	$660,000	$679,000	1,420	7	1911	VGood	5,100	N	N	7353 JONES AVE NW
19 - 10	19 - 2	751850	4535	02/10/12	$475,000	$549,000	1,440	7	1904	Good	5,100	N	N	7360 21ST AVE NW
19 - 10	19 - 2	751850	1765	11/09/11	$499,000	$587,000	1,440	7	1901	VGood	5,100	N	N	6535 16TH AVE NW
19 - 10	19 - 2	602150	2955	05/30/12	$477,000	$539,000	1,460	7	1928	Good	4,100	N	N	7713 23RD AVE NW
19 - 10	19 - 2	602150	0840	06/07/13	$549,000	$575,000	1,490	7	1940	VGood	4,900	N	N	8314 JONES AVE NW
19 - 10	19 - 2	751850	1220	11/21/11	$431,000	$506,000	1,500	7	1929	Good	5,100	N	N	7032 17TH AVE NW
19 - 10	19 - 2	751850	7610	09/18/12	$367,000	$406,000	1,520	7	1911	Good	4,080	N	N	6740 JONES AVE NW
19 - 10	19 - 2	751850	1350	06/06/12	$510,000	$576,000	1,520	7	1909	VGood	5,100	N	N	7007 16TH AVE NW
19 - 10	19 - 2	602150	0205	09/18/13	$400,500	$410,000	1,550	7	1927	Good	4,000	N	N	2107 NW 85TH ST
19 - 10	19 - 2	602150	1675	11/21/12	$597,500	$652,000	1,550	7	1937	Good	7,000	N	N	8039 22ND AVE NW
19 - 10	19 - 2	123200	1280	03/20/13	$340,000	$362,000	1,560	7	1996	Avg	2,476	N	N	7500 16TH AVE NW
19 - 10	19 - 2	054600	0230	06/23/11	$500,000	$604,000	1,680	7	1939	Avg	4,005	N	N	1812 NW 83RD ST
19 - 10	19 - 2	602150	2250	04/11/11	$525,000	$643,000	1,720	7	1927	Good	4,000	N	N	8040 21ST AVE NW
19 - 10	19 - 2	054600	0580	09/04/12	$590,000	$654,000	1,730	7	1928	Good	4,005	N	N	8050 18TH AVE NW
19 - 10	19 - 2	751850	1240	04/22/11	$545,500	$666,000	1,840	7	1912	Good	5,100	N	N	7044 17TH AVE NW
19 - 10	19 - 2	751850	8801	08/17/11	$575,000	$687,000	1,940	7	1926	VGood	5,100	N	N	2357 NW 70TH ST
19 - 10	19 - 2	054600	0115	04/15/11	$550,000	$673,000	2,020	7	1941	Avg	4,046	N	N	8323 19TH AVE NW
19 - 10	19 - 2	123200	1800	07/22/13	$548,500	$569,000	2,070	7	1911	VGood	6,048	N	N	7515 18TH AVE NW
19 - 10	19 - 2	751850	4980	05/01/12	$400,000	$455,000	2,280	7	1994	Avg	5,100	N	N	6727 20TH AVE NW
19 - 10	19 - 2	238910	0025	08/29/11	$400,500	$478,000	870	8	1929	Avg	3,640	N	N	8031 16TH AVE NW
19 - 10	19 - 2	751850	4170	11/16/12	$499,000	$545,000	910	8	1930	Good	3,774	N	N	7017 19TH AVE NW

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
19 - 10	19 - 2	751850	5970	03/06/12	$464,500	$534,000	920	8	1931	Good	4,080	N	N	7031 21ST AVE NW
19 - 10	19 - 2	751850	4205	10/17/13	$450,000	$458,000	960	8	1930	VGood	3,774	N	N	7033 19TH AVE NW
19 - 10	19 - 2	751850	4205	01/05/11	$408,000	$508,000	960	8	1930	VGood	3,774	N	N	7033 19TH AVE NW
19 - 10	19 - 2	602150	3702	08/14/12	$280,000	$312,000	980	8	2008	Avg	1,005	N	N	7540 B 24TH AVE NW
19 - 10	19 - 2	602150	3699	09/12/12	$290,000	$321,000	980	8	2008	Avg	1,023	N	N	7538 B 24TH AVE NW
19 - 10	19 - 2	602150	3700	04/19/11	$273,800	$335,000	980	8	2008	Avg	1,025	N	N	7538 A 24TH AVE NW
19 - 10	19 - 2	602150	3696	05/28/11	$260,000	$316,000	1,010	8	2006	Avg	1,061	N	N	7536 A 24TH AVE NW
19 - 10	19 - 2	751850	1820	10/16/13	$390,000	$397,000	1,190	8	2008	Avg	1,360	N	N	1608 C NW 65TH ST
19 - 10	19 - 2	054600	0240	02/11/13	$450,000	$483,000	1,250	8	1929	Avg	4,220	N	N	1804 NW 83RD ST
19 - 10	19 - 2	751850	7510	12/09/13	$575,000	$578,000	1,310	8	1952	Avg	9,180	N	N	6719 23RD AVE NW
19 - 10	19 - 2	123200	1715	08/10/11	$465,000	$557,000	1,330	8	1954	Avg	3,840	N	N	7544 19TH AVE NW
19 - 10	19 - 2	751850	2640	07/01/11	$438,000	$528,000	1,350	8	1929	Good	3,825	N	N	1708 NW 73RD ST
19 - 10	19 - 2	751850	8625	11/22/13	$438,000	$442,000	1,390	8	1930	Avg	3,825	N	N	7023 JONES AVE NW
19 - 10	19 - 2	602150	1585	05/03/11	$659,950	$805,000	1,540	8	1930	VGood	4,000	N	N	8024 JONES AVE NW
19 - 10	19 - 2	123200	1919	06/08/11	$635,000	$769,000	1,550	8	2002	Avg	6,720	N	N	7508 20TH AVE NW
19 - 10	19 - 2	602150	1850	02/16/13	$670,000	$718,000	1,580	8	1930	Good	4,000	N	N	8048 23RD AVE NW
19 - 10	19 - 2	054600	0220	03/27/12	$445,000	$510,000	1,610	8	1928	Avg	4,005	N	N	8314 19TH AVE NW
19 - 10	19 - 2	602150	1430	08/16/13	$550,000	$567,000	1,630	8	1930	Avg	4,500	N	N	8049 23RD AVE NW
19 - 10	19 - 2	751850	6955	05/01/13	$619,990	$654,000	1,630	8	2005	Avg	2,500	N	N	2216 NW 67TH ST
19 - 10	19 - 2	054600	1055	11/15/12	$490,000	$535,000	1,700	8	1953	Avg	5,070	N	N	8049 19TH AVE NW
19 - 10	19 - 2	751850	5700	11/28/11	$575,000	$674,000	1,770	8	1931	Avg	5,100	N	N	6748 22ND AVE NW
19 - 10	19 - 2	751850	8615	12/03/12	$549,000	$598,000	1,830	8	1990	Avg	5,100	N	N	7019 JONES AVE NW
19 - 10	19 - 2	751850	6016	12/19/12	$621,500	$674,000	1,850	8	1930	VGood	3,480	N	N	7055 21ST AVE NW
19 - 10	19 - 2	751850	5240	03/10/12	$720,000	$827,000	1,870	8	2008	Avg	5,100	N	N	6525 20TH AVE NW
19 - 10	19 - 2	602150	0985	11/04/13	$643,000	$651,000	1,950	8	1931	Good	4,000	N	N	8341 JONES AVE NW
19 - 10	19 - 2	751850	6910	05/06/13	$710,000	$748,000	2,160	8	2004	Avg	2,550	N	N	6711 22ND AVE NW
19 - 10	19 - 2	751850	6430	11/06/12	$785,000	$859,000	2,540	8	1926	VGood	5,100	N	N	7311 22ND AVE NW
19 - 10	19 - 2	751850	2715	02/11/11	$624,000	$772,000	2,370	9	2003	Avg	5,100	N	N	7310 18TH AVE NW
19 - 10	19 - 2	751850	0970	01/04/13	$850,000	$919,000	2,490	9	2012	Avg	4,590	N	N	7334 17TH AVE NW
19 - 10	19 - 2	054600	0035	06/24/11	$759,950	$918,000	2,610	9	2007	Avg	4,046	N	N	8334 20TH AVE NW

Improved Sales Used in This Annual Update Analysis
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Area – Sub Area	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
19 - 10	19 - 2	758870	0080	08/14/13	$736,200	$759,000	2,640	9	2002	Avg	4,501	N	N	8040 17TH AVE NW
19 - 10	19 - 2	751850	3912	09/17/13	$920,000	$942,000	3,160	9	2013	Avg	3,824	N	N	6715 19TH AVE NW
19 - 10	19 - 2	751850	3910	08/29/13	$949,950	$977,000	3,160	9	2013	Avg	3,824	N	N	6713 19TH AVE NW
19 - 10	19 - 2	751850	3180	03/06/13	$849,000	$906,000	3,800	9	2013	Avg	5,100	N	N	7054 19TH AVE NW
19 - 10	19 - 4	330070	1265	10/26/11	$300,000	$354,000	700	5	1920	Good	4,000	N	N	8519 17TH AVE NW
19 - 10	19 - 4	330070	0660	07/06/11	$295,000	$355,000	670	6	1926	Avg	5,000	N	N	8735 16TH AVE NW
19 - 10	19 - 4	330070	1150	06/08/12	$296,000	$334,000	740	6	1940	Avg	4,000	N	N	8555 16TH AVE NW
19 - 10	19 - 4	330070	0680	04/13/12	$367,000	$419,000	740	6	1925	Good	6,000	N	N	8749 16TH AVE NW
19 - 10	19 - 4	330070	1200	01/23/12	$320,000	$371,000	760	6	1929	Good	4,000	N	N	8528 18TH AVE NW
19 - 10	19 - 4	330070	1575	05/16/13	$335,000	$352,000	830	6	1947	Good	4,000	N	N	8507 19TH AVE NW
19 - 10	19 - 4	330070	1295	02/22/11	$249,950	$309,000	840	6	1947	Avg	4,000	N	N	8543 17TH AVE NW
19 - 10	19 - 4	330070	0440	10/31/11	$235,000	$277,000	890	6	1926	Avg	4,000	N	N	8712 18TH AVE NW
19 - 10	19 - 4	330070	1310	06/05/12	$314,750	$355,000	990	6	1953	Avg	4,000	N	N	8555 17TH AVE NW
19 - 10	19 - 4	330070	1620	09/24/13	$400,000	$409,000	1,150	6	1925	Good	4,000	N	N	8535 19TH AVE NW
19 - 10	19 - 4	330070	0740	05/08/13	$395,000	$416,000	1,250	6	1918	Good	4,000	N	N	8726 16TH AVE NW
19 - 10	19 - 4	330070	0895	05/01/13	$332,500	$351,000	1,270	6	1907	Avg	3,500	N	N	8526 16TH AVE NW
19 - 10	19 - 4	330070	0650	05/21/13	$385,000	$404,000	660	7	2000	Avg	4,000	N	N	8729 16TH AVE NW
19 - 10	19 - 4	330070	0570	10/15/12	$337,500	$371,000	700	7	1924	Good	4,000	N	N	8726 17TH AVE NW
19 - 10	19 - 4	330070	0400	04/14/11	$390,000	$477,000	900	7	1942	Good	4,000	N	N	8742 18TH AVE NW
19 - 10	19 - 4	330070	0174	10/31/11	$365,000	$430,000	1,350	7	1970	Avg	6,800	N	N	8725 19TH AVE NW
19 - 10	19 - 4	330070	1625	12/09/11	$390,000	$456,000	1,850	7	1931	Avg	4,000	N	N	8537 19TH AVE NW
19 - 10	19 - 4	330070	0255	04/10/12	$458,000	$523,000	1,220	8	1962	VGood	5,000	N	N	8736 19TH AVE NW
19 - 10	19 - 4	330070	1252	07/12/12	$409,000	$459,000	1,790	8	2008	Avg	1,977	N	N	8507 17TH AVE NW
19 - 10	19 - 4	330070	0690	12/28/12	$644,950	$698,000	2,090	8	2012	Avg	4,000	N	N	8751 16TH AVE NW
19 - 10	19 - 5	330070	0014	07/17/13	$353,000	$366,000	880	6	1947	Avg	9,100	N	N	8748 20TH AVE NW
19 - 10	19 - 5	330070	0024	07/17/13	$385,000	$400,000	1,040	7	1947	Good	6,650	N	N	8742 20TH AVE NW
19 - 10	19 - 5	330070	0045	05/31/11	$470,000	$570,000	1,080	7	1939	Good	7,800	Y	N	8730 20TH AVE NW
19 - 10	19 - 5	330070	1480	08/29/13	$750,000	$771,000	1,550	8	1954	Good	7,994	Y	N	8560 20TH AVE NW
19 - 10	19 - 6	638250	0045	08/06/12	$490,000	$547,000	1,800	8	1954	Avg	7,800	N	N	1543 NW 90TH ST
19 - 10	19 - 6	638250	0005	10/28/11	$485,000	$572,000	1,850	8	1955	Avg	7,838	N	N	1591 NW 90TH ST

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Area – Sub Area	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
82 - 2	82 - 1	198220	1521	01/07/13	$315,000	$340,000	700	5	1910	Good	2,125	N	N	4910 9TH AVE NW
82 - 2	82 - 1	198220	1520	08/09/11	$285,000	$341,000	710	5	1910	Good	2,126	N	N	4918 9TH AVE NW
82 - 2	82 - 1	276790	0440	08/29/12	$245,000	$272,000	700	6	1940	Avg	2,500	N	N	1403 NW 59TH ST
82 - 2	82 - 1	276790	0550	12/26/12	$250,500	$271,000	740	6	1908	Good	2,500	N	N	5711 14TH AVE NW
82 - 2	82 - 1	198220	0920	06/05/13	$394,985	$414,000	740	6	1918	Good	3,760	N	N	424 NW 45TH ST
82 - 2	82 - 1	276960	0955	06/29/12	$375,000	$421,000	760	6	1938	Good	3,737	N	N	6037 6TH AVE NW
82 - 2	82 - 1	276770	4140	09/06/13	$400,000	$411,000	770	6	1900	Good	2,756	N	N	1119 NW 63RD ST
82 - 2	82 - 1	276810	0715	07/03/12	$352,000	$395,000	770	6	1928	Good	3,300	N	N	936 NW MARKET ST
82 - 2	82 - 1	047500	0495	12/27/11	$341,000	$397,000	830	6	1920	Good	5,000	N	N	616 NW 53RD ST
82 - 2	82 - 1	276960	0862	06/26/13	$431,000	$449,000	880	6	1921	Good	3,500	N	N	608 NW 60TH ST
82 - 2	82 - 1	276960	1710	12/31/13	$430,000	$430,000	880	6	1906	VGood	3,300	N	N	608 NW 62ND ST
82 - 2	82 - 1	198220	0752	08/06/13	$369,000	$381,000	920	6	1918	Avg	2,970	N	N	4602 6TH AVE NW
82 - 2	82 - 1	045200	2035	01/11/11	$329,000	$409,000	930	6	1900	Avg	4,500	N	N	910 NW 62ND ST
82 - 2	82 - 1	276780	0325	05/04/12	$415,000	$472,000	950	6	1900	Good	3,600	N	N	5809 4TH AVE NW
82 - 2	82 - 1	047500	0740	06/20/11	$358,000	$433,000	1,010	6	1997	Avg	5,000	Y	N	311 NW 53RD ST
82 - 2	82 - 1	276810	0025	05/04/12	$399,000	$453,000	1,020	6	1905	Avg	5,000	N	N	927 NW 57TH ST
82 - 2	82 - 1	045200	1995	03/09/11	$377,000	$464,000	1,140	6	1904	VGood	3,500	N	N	907 NW 63RD ST
82 - 2	82 - 1	122503	9037	09/07/12	$515,000	$571,000	1,270	6	1944	Good	5,177	N	N	816 NW 53RD ST
82 - 2	82 - 1	276790	0290	12/28/11	$410,000	$478,000	1,680	6	1910	Good	5,000	N	N	1133 NW 59TH ST
82 - 2	82 - 1	276790	0130	05/24/13	$465,000	$488,000	690	7	1947	Good	5,000	N	N	836 NW 58TH ST
82 - 2	82 - 1	198220	0045	09/06/13	$460,000	$472,000	730	7	1996	Good	3,340	N	N	339 NW 50TH ST
82 - 2	82 - 1	276960	2710	04/25/11	$412,500	$504,000	740	7	1908	VGood	5,000	Y	N	6233 3RD AVE NW
82 - 2	82 - 1	276780	0145	04/04/12	$405,000	$463,000	770	7	2007	Avg	4,000	N	N	5811 6TH AVE NW
82 - 2	82 - 1	276960	1135	01/26/12	$304,500	$353,000	790	7	1918	Good	3,750	N	N	700 NW 60TH ST
82 - 2	82 - 1	047500	0530	10/12/11	$324,000	$383,000	790	7	1944	Good	4,200	N	N	648 NW 53RD ST
82 - 2	82 - 1	276770	4055	12/23/11	$275,000	$321,000	800	7	1906	Good	5,000	N	N	1123 NW 64TH ST
82 - 2	82 - 1	198220	1345	11/08/11	$317,500	$374,000	800	7	1944	Avg	4,850	N	N	602 NW 48TH ST
82 - 2	82 - 1	047500	0970	05/24/11	$334,000	$406,000	820	7	1954	Good	5,000	N	N	643 NW 52ND ST
82 - 2	82 - 1	276960	1240	07/10/12	$354,000	$397,000	820	7	1924	VGood	3,100	N	N	6041 7TH AVE NW
82 - 2	82 - 1	198220	1220	10/22/13	$390,000	$396,000	820	7	1944	Good	4,365	N	N	607 NW 48TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 2	82 - 1	047500	0950	07/18/11	$333,700	$401,000	830	7	1948	Avg	4,300	N	N	5114 8TH AVE NW
82 - 2	82 - 1	930730	0055	11/29/12	$400,000	$436,000	840	7	1926	VGood	4,100	N	N	811 NW 56TH ST
82 - 2	82 - 1	045200	1560	08/07/13	$466,000	$481,000	840	7	1905	VGood	5,000	N	N	918 NW 64TH ST
82 - 2	82 - 1	276960	0645	08/15/11	$385,000	$460,000	840	7	1928	Avg	2,970	N	N	509 NW 62ND ST
82 - 2	82 - 1	045200	0935	06/03/11	$310,000	$376,000	850	7	1944	Good	4,500	N	N	807 NW 64TH ST
82 - 2	82 - 1	276760	0856	04/29/13	$399,000	$421,000	860	7	1920	Good	3,300	N	N	1405 NW 64TH ST
82 - 2	82 - 1	276770	4156	05/21/13	$450,000	$473,000	860	7	1921	VGood	2,500	N	N	6211 11TH AVE NW
82 - 2	82 - 1	276810	0720	08/26/13	$475,000	$489,000	860	7	1928	VGood	3,300	N	N	942 NW MARKET ST
82 - 2	82 - 1	198220	0655	03/18/13	$565,000	$602,000	860	7	1928	VGood	3,880	N	N	311 NW 47TH ST
82 - 2	82 - 1	045200	1250	07/12/13	$452,000	$470,000	890	7	1909	Good	3,500	N	N	806 NW 64TH ST
82 - 2	82 - 1	047500	0116	10/04/12	$360,000	$397,000	910	7	1903	Good	3,750	N	N	5406 6TH AVE NW
82 - 2	82 - 1	301930	0070	08/01/12	$390,000	$435,000	910	7	1910	Good	5,178	N	N	849 NW MARKET ST
82 - 2	82 - 1	047500	1201	11/19/13	$450,000	$454,000	920	7	1956	VGood	2,039	N	N	5110 6TH AVE NW
82 - 2	82 - 1	122503	9049	09/16/13	$385,000	$394,000	930	7	1940	Good	2,410	N	N	5217 8TH AVE NW
82 - 2	82 - 1	276820	0130	08/16/12	$484,000	$539,000	940	7	1925	Good	4,000	N	N	5514 6TH AVE NW
82 - 2	82 - 1	930730	0130	02/01/11	$372,500	$462,000	940	7	1927	Avg	4,000	N	N	848 NW MARKET ST
82 - 2	82 - 1	276830	0077	12/18/13	$445,000	$446,000	950	7	1943	Avg	4,500	N	N	910 NW 54TH ST
82 - 2	82 - 1	045200	1475	10/22/13	$416,250	$423,000	960	7	1906	Good	3,600	N	N	911 NW 65TH ST
82 - 2	82 - 1	099900	0050	03/22/11	$408,000	$501,000	960	7	1950	Avg	5,000	N	N	937 NW 62ND ST
82 - 2	82 - 1	198220	0690	08/22/13	$415,000	$427,000	970	7	1923	Good	3,880	N	N	320 NW 46TH ST
82 - 2	82 - 1	276960	1350	10/05/12	$392,500	$433,000	980	7	1925	Avg	4,650	N	N	6102 8TH AVE NW
82 - 2	82 - 1	047500	1365	03/18/11	$410,000	$504,000	980	7	1943	Avg	4,000	N	N	655 NW 51ST ST
82 - 2	82 - 1	276780	0415	06/23/12	$439,000	$494,000	990	7	1926	VGood	3,990	Y	N	5811 3RD AVE NW
82 - 2	82 - 1	047500	1265	11/02/11	$412,000	$485,000	1,010	7	1951	Good	5,000	Y	N	315 NW 51ST ST
82 - 2	82 - 1	198220	0762	05/07/13	$350,000	$369,000	1,030	7	1919	Avg	2,880	N	N	4512 6TH AVE NW
82 - 2	82 - 1	276780	0405	06/27/11	$470,000	$567,000	1,030	7	1926	Good	4,000	Y	N	5802 4TH AVE NW
82 - 2	82 - 1	276780	0185	07/29/11	$519,000	$623,000	1,040	7	1918	Good	5,000	N	N	5842 6TH AVE NW
82 - 2	82 - 1	276960	2160	10/14/12	$371,000	$408,000	1,060	7	1910	VGood	3,200	N	N	6247 5TH AVE NW
82 - 2	82 - 1	276820	0005	06/14/13	$460,000	$481,000	1,060	7	1929	Avg	4,700	N	N	717 NW 56TH ST
82 - 2	82 - 1	198220	0220	12/13/12	$426,000	$463,000	1,070	7	1944	Avg	4,850	N	N	349 NW 49TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 2	82 - 1	198220	1390	08/26/11	$327,000	$390,000	1,090	7	1944	Avg	4,074	N	N	638 NW 48TH ST
82 - 2	82 - 1	045200	1525	11/27/12	$440,000	$480,000	1,090	7	1910	Good	5,000	N	N	902 NW 64TH ST
82 - 2	82 - 1	045200	1525	11/07/11	$420,000	$494,000	1,090	7	1910	Good	5,000	N	N	902 NW 64TH ST
82 - 2	82 - 1	276820	0215	08/15/13	$514,950	$531,000	1,100	7	1922	VGood	3,036	N	N	5503 4TH AVE NW
82 - 2	82 - 1	276810	0645	07/30/12	$469,000	$524,000	1,110	7	1954	Avg	5,000	N	N	919 NW 56TH ST
82 - 2	82 - 1	198220	0410	03/06/12	$290,000	$333,000	1,120	7	1921	Avg	3,880	N	N	355 NW 48TH ST
82 - 2	82 - 1	276960	1205	09/24/13	$600,000	$613,000	1,120	7	1915	VGood	3,737	N	N	6025 7TH AVE NW
82 - 2	82 - 1	276770	5025	06/18/13	$453,800	$474,000	1,130	7	1929	Good	5,000	N	N	928 NW 59TH ST
82 - 2	82 - 1	276770	4295	09/17/13	$508,000	$520,000	1,130	7	1950	Avg	5,000	N	N	1436 NW 62ND ST
82 - 2	82 - 1	276830	0738	10/16/13	$395,000	$402,000	1,140	7	2008	Avg	1,193	N	N	934 B NW 52ND ST
82 - 2	82 - 1	198220	0375	08/30/11	$317,000	$378,000	1,150	7	1944	Good	4,850	N	N	368 NW 48TH ST
82 - 2	82 - 1	198220	0305	04/29/13	$473,000	$499,000	1,150	7	1944	Good	5,820	N	N	316 NW 48TH ST
82 - 2	82 - 1	276760	0740	02/01/12	$363,000	$420,000	1,180	7	1923	Good	5,000	N	N	1123 NW 65TH ST
82 - 2	82 - 1	198220	1290	06/14/12	$340,000	$383,000	1,200	7	1944	Good	4,850	N	N	643 NW 49TH ST
82 - 2	82 - 1	198220	0580	11/09/12	$487,950	$534,000	1,200	7	1944	Good	4,850	N	N	369 NW 47TH ST
82 - 2	82 - 1	276770	4461	07/03/13	$415,000	$432,000	1,200	7	1924	Avg	2,760	N	N	6111 11TH AVE NW
82 - 2	82 - 1	276960	0830	09/17/13	$403,000	$413,000	1,210	7	1950	Fair	5,000	N	N	6006 6TH AVE NW
82 - 2	82 - 1	198220	0700	07/14/11	$381,000	$458,000	1,220	7	1920	Good	3,880	N	N	326 NW 46TH ST
82 - 2	82 - 1	047500	1105	03/09/12	$510,000	$586,000	1,220	7	1944	VGood	5,000	Y	N	341 NW 52ND ST
82 - 2	82 - 1	276770	4085	06/26/12	$342,500	$385,000	1,230	7	1906	Good	5,000	N	N	1106 NW 63RD ST
82 - 2	82 - 1	276830	0722	02/05/13	$388,000	$417,000	1,230	7	2002	Avg	1,526	N	N	916 NW 52ND ST
82 - 2	82 - 1	099900	0165	08/22/13	$465,000	$479,000	1,250	7	1988	Avg	2,500	N	N	943 NW 61ST ST
82 - 2	82 - 1	276800	0105	07/12/13	$415,000	$431,000	1,250	7	1940	Avg	5,000	N	N	5632 7TH AVE NW
82 - 2	82 - 1	045200	1550	09/12/13	$449,000	$460,000	1,250	7	1950	Avg	5,000	N	N	914 NW 64TH ST
82 - 2	82 - 1	276960	0810	08/27/12	$376,000	$418,000	1,250	7	1987	Avg	2,500	N	N	6018 6TH AVE NW
82 - 2	82 - 1	045200	1450	06/19/13	$487,500	$509,000	1,260	7	1906	VGood	4,000	N	N	919 NW 65TH ST
82 - 2	82 - 1	276830	1456	12/11/12	$370,000	$402,000	1,260	7	2003	Avg	1,401	N	N	828 NW 50TH ST
82 - 2	82 - 1	198220	1535	08/16/11	$425,000	$508,000	1,270	7	1960	Avg	3,758	N	N	835 NW 50TH ST
82 - 2	82 - 1	930730	0090	07/23/13	$490,000	$508,000	1,270	7	1926	Good	4,100	N	N	816 NW MARKET ST
82 - 2	82 - 1	276800	0025	11/21/11	$290,000	$340,000	1,280	7	1943	Avg	4,650	N	N	5620 8TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 2	82 - 1	276800	0045	12/06/12	$350,000	$381,000	1,280	7	1943	Good	6,138	N	N	5602 8TH AVE NW
82 - 2	82 - 1	276770	4303	03/18/11	$277,000	$341,000	1,280	7	1998	Good	1,255	N	N	1442 B NW 62ND ST
82 - 2	82 - 1	276770	4370	10/30/13	$545,000	$553,000	1,280	7	1944	Avg	5,000	N	N	1402 NW 61ST ST
82 - 2	82 - 1	276770	5005	03/10/11	$453,000	$558,000	1,300	7	1915	Good	5,000	N	N	908 NW 59TH ST
82 - 2	82 - 1	276770	5005	05/02/13	$564,200	$595,000	1,300	7	1915	Good	5,000	N	N	908 NW 59TH ST
82 - 2	82 - 1	045200	1725	11/21/12	$412,000	$450,000	1,310	7	1905	Good	5,000	N	N	917 NW 64TH ST
82 - 2	82 - 1	276960	1330	02/12/13	$522,000	$560,000	1,330	7	1930	VGood	4,557	N	N	6110 8TH AVE NW
82 - 2	82 - 1	276960	2295	07/11/12	$459,000	$515,000	1,330	7	1919	Good	5,000	N	N	6212 6TH AVE NW
82 - 2	82 - 1	276800	0275	08/22/11	$520,000	$621,000	1,330	7	1912	VGood	5,000	N	N	5642 6TH AVE NW
82 - 2	82 - 1	045200	0885	02/14/11	$403,000	$498,000	1,330	7	1965	Avg	5,000	N	N	833 NW 64TH ST
82 - 2	82 - 1	198220	1260	12/19/13	$380,000	$381,000	1,340	7	1974	Avg	3,880	N	N	626 NW 47TH ST
82 - 2	82 - 1	198220	1560	06/14/12	$394,500	$445,000	1,340	7	1991	Avg	2,087	N	N	823 NW 50TH ST
82 - 2	82 - 1	930730	0060	02/08/13	$504,700	$542,000	1,350	7	1926	Avg	4,100	N	N	807 NW 56TH ST
82 - 2	82 - 1	047500	0785	11/19/13	$572,500	$578,000	1,360	7	1972	Avg	5,000	Y	N	342 NW 52ND ST
82 - 2	82 - 1	930730	0290	05/14/12	$361,000	$409,000	1,390	7	1926	Avg	4,100	N	N	832 NW 56TH ST
82 - 2	82 - 1	045200	1420	08/28/13	$499,950	$514,000	1,390	7	1906	VGood	3,750	N	N	1007 NW 65TH ST
82 - 2	82 - 1	045200	1035	09/13/12	$460,000	$509,000	1,400	7	1906	VGood	2,996	N	N	832 NW 63RD ST
82 - 2	82 - 1	012300	0255	06/21/12	$500,000	$563,000	1,400	7	1915	Good	3,300	N	N	926 NW 60TH ST
82 - 2	82 - 1	930730	0080	02/14/13	$455,000	$488,000	1,450	7	1983	Avg	4,100	N	N	808 NW MARKET ST
82 - 2	82 - 1	276760	0745	12/05/12	$310,000	$337,000	1,460	7	1906	Avg	5,000	N	N	1117 NW 65TH ST
82 - 2	82 - 1	198220	0420	10/16/13	$515,000	$524,000	1,470	7	1944	Good	3,880	N	N	345 NW 48TH ST
82 - 2	82 - 1	276770	4570	08/07/13	$589,000	$608,000	1,500	7	1910	VGood	5,000	N	N	1112 NW 60TH ST
82 - 2	82 - 1	099900	0225	05/15/13	$460,000	$484,000	1,510	7	1927	Good	5,000	N	N	946 NW 60TH ST
82 - 2	82 - 1	276800	0230	05/23/12	$468,000	$530,000	1,520	7	1927	Good	5,000	N	N	5627 6TH AVE NW
82 - 2	82 - 1	276780	0411	03/23/12	$498,500	$571,000	1,520	7	1926	Good	4,700	Y	N	5807 3RD AVE NW
82 - 2	82 - 1	276820	0100	10/18/12	$430,000	$473,000	1,550	7	1912	VGood	2,670	N	N	5503 6TH AVE NW
82 - 2	82 - 1	276780	0410	05/07/13	$500,000	$527,000	1,550	7	1927	Good	4,700	Y	N	5803 3RD AVE NW
82 - 2	82 - 1	047500	0470	10/31/13	$556,000	$564,000	1,570	7	1924	Good	5,000	N	N	607 NW 54TH ST
82 - 2	82 - 1	047500	1495	04/06/11	$492,500	$603,000	1,590	7	1947	VGood	5,000	N	N	650 NW 50TH ST
82 - 2	82 - 1	276830	1455	09/19/13	$470,000	$481,000	1,590	7	2003	Avg	2,309	N	N	824 NW 50TH ST

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 2	82 - 1	276790	0360	11/10/11	$300,000	$353,000	1,610	7	1906	Good	5,000	N	N	1132 NW 58TH ST
82 - 2	82 - 1	276960	0045	11/04/13	$510,100	$517,000	1,630	7	1926	Good	3,626	Y	N	6011 3RD AVE NW
82 - 2	82 - 1	276770	4750	06/27/12	$330,000	$371,000	1,660	7	1900	Good	3,076	N	N	1417 NW 60TH ST
82 - 2	82 - 1	045200	1045	08/15/11	$330,000	$395,000	1,690	7	1906	Avg	5,000	N	N	836 NW 63RD ST
82 - 2	82 - 1	047500	0630	10/10/12	$474,000	$522,000	1,700	7	1916	VGood	4,600	N	N	316 NW 53RD ST
82 - 2	82 - 1	047500	0915	08/30/11	$410,000	$489,000	1,780	7	1910	Avg	5,000	N	N	632 NW 52ND ST
82 - 2	82 - 1	276830	0652	07/05/12	$365,000	$410,000	1,810	7	1991	Avg	1,838	N	N	810 NW 52ND ST
82 - 2	82 - 1	276960	0450	05/14/12	$491,000	$557,000	1,820	7	1915	Avg	5,000	N	N	6032 5TH AVE NW
82 - 2	82 - 1	122503	9027	08/07/12	$680,000	$758,000	1,830	7	1927	VGood	4,300	N	N	5216 9TH AVE NW
82 - 2	82 - 1	276780	0015	02/28/12	$490,000	$564,000	1,840	7	2006	Avg	4,650	N	N	5906 8TH AVE NW
82 - 2	82 - 1	045200	1900	08/04/13	$625,000	$646,000	1,850	7	1916	Good	5,000	N	N	955 NW 63RD ST
82 - 2	82 - 1	045200	0090	07/17/12	$467,000	$523,000	1,860	7	1915	Good	4,750	N	N	817 NW 61ST ST
82 - 2	82 - 1	276790	0690	04/08/11	$550,000	$674,000	1,990	7	1905	Good	5,000	N	N	1111 NW 58TH ST
82 - 2	82 - 1	045200	1430	06/26/12	$387,500	$436,000	2,260	7	1999	Avg	2,500	N	N	925 NW 65TH ST
82 - 2	82 - 1	047500	0665	09/11/12	$680,000	$753,000	2,460	7	1983	Avg	5,000	N	N	352 NW 53RD ST
82 - 2	82 - 1	276790	0795	06/11/12	$575,000	$649,000	2,470	7	1908	VGood	5,000	N	N	923 NW 58TH ST
82 - 2	82 - 1	301930	0126	08/31/12	$276,900	$307,000	730	8	1952	VGood	1,345	N	N	802 NW 54TH ST
82 - 2	82 - 1	122503	9067	02/22/11	$291,793	$360,000	800	8	2009	Avg	1,303	N	N	830 B NW 53RD ST
82 - 2	82 - 1	122503	9068	03/01/11	$293,000	$361,000	820	8	2009	Avg	1,118	N	N	830 A NW 53RD ST
82 - 2	82 - 1	122503	9068	03/06/12	$323,000	$371,000	820	8	2009	Avg	1,118	N	N	830 A NW 53RD ST
82 - 2	82 - 1	276820	0250	12/06/11	$275,000	$322,000	980	8	1994	Avg	1,410	N	N	305 NW 56TH ST
82 - 2	82 - 1	276760	0641	05/14/13	$335,000	$352,000	1,000	8	2007	Avg	1,000	N	N	1419 B NW 65TH ST
82 - 2	82 - 1	276760	0640	03/27/13	$335,000	$356,000	1,000	8	2007	Avg	1,018	N	N	1425 B NW 65TH ST
82 - 2	82 - 1	276830	0715	01/26/12	$468,000	$542,000	1,070	8	2011	Avg	2,401	N	N	914 NW 52ND ST
82 - 2	82 - 1	276830	1279	02/17/11	$402,000	$497,000	1,080	8	2009	Avg	1,591	N	N	827 A NW 52ND ST
82 - 2	82 - 1	045200	0603	08/10/11	$320,000	$383,000	1,090	8	2010	Avg	1,102	N	N	839 B NW 63RD ST
82 - 2	82 - 1	276830	1278	08/20/13	$525,000	$541,000	1,140	8	2009	Avg	1,355	N	N	827 B NW 52ND ST
82 - 2	82 - 1	276830	0733	02/16/12	$321,000	$370,000	1,140	8	2008	Avg	1,193	N	N	928 A NW 52ND ST
82 - 2	82 - 1	276830	0732	02/02/12	$329,000	$381,000	1,140	8	2008	Avg	1,193	N	N	928 B NW 52ND ST
82 - 2	82 - 1	045200	0738	08/09/12	$353,000	$394,000	1,140	8	2001	Avg	1,629	N	N	826 NW 62ND ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 2	82 - 1	276830	0713	01/26/12	$429,950	$498,000	1,140	8	2011	Avg	1,164	N	N	912 B NW 52ND ST
82 - 2	82 - 1	276770	4368	05/20/12	$355,000	$402,000	1,160	8	2000	Avg	1,250	N	N	6111 A 14TH AVE NW
82 - 2	82 - 1	276770	4365	06/15/11	$355,000	$429,000	1,160	8	2000	Avg	1,249	N	N	1401 B NW 62ND ST
82 - 2	82 - 1	045200	0985	12/18/12	$385,000	$418,000	1,170	8	2012	Avg	1,273	N	N	804 A NW 63RD ST
82 - 2	82 - 1	276760	0685	05/22/13	$373,500	$392,000	1,180	8	2007	Avg	1,118	N	N	1424 B NW 64TH ST
82 - 2	82 - 1	276760	0685	02/24/11	$320,000	$395,000	1,180	8	2007	Avg	1,118	N	N	1424 B NW 64TH ST
82 - 2	82 - 1	276830	1280	01/27/11	$445,000	$552,000	1,180	8	2009	Avg	2,049	N	N	829 NW 52ND ST
82 - 2	82 - 1	276960	2784	03/25/11	$369,000	$453,000	1,200	8	2009	Avg	1,243	N	N	6254 4TH AVE NW
82 - 2	82 - 1	276820	0246	04/09/12	$419,950	$480,000	1,200	8	2012	Avg	1,860	N	N	5502 4TH AVE NW
82 - 2	82 - 1	276760	0648	09/06/13	$365,000	$375,000	1,210	8	2007	Avg	1,127	N	N	1423 A NW 65TH ST
82 - 2	82 - 1	276760	0644	12/13/11	$322,000	$376,000	1,210	8	2007	Avg	1,143	N	N	1423 A NW 65TH ST
82 - 2	82 - 1	045200	0988	11/01/12	$404,950	$444,000	1,213	8	2012	Avg	1,225	N	N	804 B NW 63RD ST
82 - 2	82 - 1	276760	0688	02/08/11	$320,000	$396,000	1,240	8	2007	Avg	1,278	N	N	1422 A NW 64TH ST
82 - 2	82 - 1	276960	2786	06/26/13	$456,000	$475,000	1,260	8	2009	Avg	1,302	N	N	6252 4TH AVE NW
82 - 2	82 - 1	276830	0714	02/14/12	$425,000	$491,000	1,270	8	2011	Avg	1,436	N	N	912 A NW 52ND ST
82 - 2	82 - 1	276770	4301	04/01/13	$310,000	$329,000	1,280	8	1998	Avg	1,256	N	N	1442 A NW 62ND ST
82 - 2	82 - 1	276830	1480	01/14/13	$395,000	$426,000	1,280	8	2008	Avg	1,678	N	N	848 B NW 50TH ST
82 - 2	82 - 1	276830	1474	10/11/12	$390,500	$430,000	1,280	8	2008	Avg	1,681	N	N	5004 9TH AVE NW
82 - 2	82 - 1	276770	4755	04/12/13	$393,000	$416,000	1,280	8	2000	Avg	1,249	N	N	1413 B NW 60TH ST
82 - 2	82 - 1	276770	4757	09/25/13	$420,500	$430,000	1,280	8	2000	Avg	1,262	N	N	1411 B NW 60TH ST
82 - 2	82 - 1	276830	1247	10/29/13	$419,000	$425,000	1,340	8	2008	Avg	1,347	N	N	940 NW 51ST ST
82 - 2	82 - 1	276830	1246	04/28/11	$351,000	$428,000	1,340	8	2008	Avg	1,347	N	N	938 NW 51ST ST
82 - 2	82 - 1	276820	0247	04/05/12	$434,950	$497,000	1,340	8	2012	Avg	2,491	N	N	5504 4TH AVE NW
82 - 2	82 - 1	276770	4285	04/12/12	$357,500	$408,000	1,360	8	2006	Avg	1,326	N	N	1426 B NW 62ND ST
82 - 2	82 - 1	276770	4797	04/19/13	$413,000	$437,000	1,360	8	2004	Avg	1,345	N	N	1428 A NW 59TH ST
82 - 2	82 - 1	276810	0187	02/06/13	$414,450	$445,000	1,360	8	2007	Avg	1,420	N	N	1112 NW 56TH ST
82 - 2	82 - 1	276810	0196	12/12/11	$325,000	$380,000	1,380	8	2006	Avg	1,388	N	N	1120 A NW 56TH ST
82 - 2	82 - 1	276830	1326	02/19/13	$398,000	$426,000	1,380	8	2006	Avg	1,340	N	N	806 B NW 51ST ST
82 - 2	82 - 1	276770	4225	05/09/12	$375,000	$426,000	1,380	8	2007	Avg	1,236	N	N	1433 A NW 63RD ST
82 - 2	82 - 1	276770	4226	05/02/13	$411,000	$434,000	1,380	8	2007	Avg	1,229	N	N	1433 B NW 63RD ST

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Area – Sub Area	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
82 - 2	82 - 1	122503	9069	08/14/13	$489,950	$505,000	1,380	8	2013	Avg	1,493	N	N	811 A NW 53RD ST
82 - 2	82 - 1	122503	9070	08/14/13	$490,000	$505,000	1,380	8	2013	Avg	1,322	N	N	811 B NW 53RD ST
82 - 2	82 - 1	045200	1036	01/08/13	$426,600	$461,000	1,390	8	2012	Avg	1,100	N	N	830 B NW 63RD ST
82 - 2	82 - 1	045200	1037	11/15/12	$425,950	$465,000	1,390	8	2012	Avg	900	N	N	830 A NW 63RD ST
82 - 2	82 - 1	276760	0673	10/16/12	$375,000	$412,000	1,410	8	2008	Avg	1,053	N	N	1406 A NW 64TH ST
82 - 2	82 - 1	276960	1780	08/04/13	$550,000	$569,000	1,410	8	1914	Good	5,000	N	N	6211 6TH AVE NW
82 - 2	82 - 1	276770	4346	04/23/12	$375,000	$427,000	1,430	8	2005	Avg	1,247	N	N	1421 B NW 62ND ST
82 - 2	82 - 1	276770	4648	10/12/12	$395,000	$435,000	1,430	8	2007	Avg	1,231	N	N	1413 B NW 61ST ST
82 - 2	82 - 1	276770	4654	07/12/11	$395,000	$475,000	1,430	8	2007	Avg	1,225	N	N	6011 B 14TH AVE NW
82 - 2	82 - 1	276960	1770	10/29/12	$435,000	$477,000	1,440	8	1998	Avg	2,500	N	N	6209 6TH AVE NW
82 - 2	82 - 1	276770	4833	11/01/12	$440,000	$482,000	1,440	8	2002	Avg	2,022	N	N	1153 NW 60TH ST
82 - 2	82 - 1	276770	4830	09/26/11	$400,000	$475,000	1,440	8	2002	Avg	2,060	N	N	5912 14TH AVE NW
82 - 2	82 - 1	047500	0189	07/22/13	$325,000	$337,000	1,450	8	2005	Avg	1,540	N	N	629 NW MARKET ST
82 - 2	82 - 1	276770	4805	07/25/13	$430,000	$445,000	1,450	8	2008	Avg	1,255	N	N	1436 A NW 59TH ST
82 - 2	82 - 1	276770	4671	10/17/12	$371,000	$408,000	1,460	8	2006	Avg	1,225	N	N	1414 A NW 60TH ST
82 - 2	82 - 1	045200	0620	10/12/11	$382,000	$452,000	1,460	8	2001	Avg	2,050	N	N	831 A NW 63RD ST
82 - 2	82 - 1	276770	4676	05/17/13	$425,000	$447,000	1,460	8	2006	Avg	1,256	N	N	1418 A NW 60TH ST
82 - 2	82 - 1	276770	4669	07/30/13	$435,000	$450,000	1,460	8	2006	Avg	1,249	N	N	1412 A NW 60TH ST
82 - 2	82 - 1	276770	4218	04/10/13	$415,000	$440,000	1,490	8	2007	Avg	1,247	N	N	1437 B NW 63RD ST
82 - 2	82 - 1	122503	9039	12/17/12	$440,000	$478,000	1,490	8	2007	Avg	1,470	N	N	821 B NW 53RD ST
82 - 2	82 - 1	122503	9065	07/23/13	$473,500	$491,000	1,490	8	2007	Avg	1,646	N	N	823 A NW 53RD ST
82 - 2	82 - 1	122503	9066	09/27/13	$486,000	$496,000	1,490	8	2007	Avg	1,682	N	N	823 B NW 53RD ST
82 - 2	82 - 1	122503	9064	08/02/13	$497,000	$514,000	1,490	8	2007	Avg	1,455	N	N	821 A NW 53RD ST
82 - 2	82 - 1	276770	4600	07/16/12	$389,500	$436,000	1,500	8	2004	Avg	1,249	N	N	6006 B 14TH AVE NW
82 - 2	82 - 1	276830	0659	07/23/13	$475,000	$492,000	1,500	8	2007	Avg	1,399	N	N	812 A NW 52ND ST
82 - 2	82 - 1	047500	0159	06/04/13	$401,000	$420,000	1,510	8	2008	Avg	1,727	N	N	709 NW MARKET ST
82 - 2	82 - 1	138380	0006	04/30/13	$549,950	$580,000	1,550	8	2009	Avg	2,316	N	N	306 NW 54TH ST
82 - 2	82 - 1	276830	1424	06/30/11	$392,000	$473,000	1,560	8	2007	Avg	1,484	N	N	803 A NW 51ST ST
82 - 2	82 - 1	276810	0182	04/24/13	$429,000	$453,000	1,560	8	2005	Avg	1,410	N	N	1108 A NW 56TH ST
82 - 2	82 - 1	276830	1529	02/22/13	$415,000	$444,000	1,570	8	2008	Avg	1,777	N	N	911 NW 51ST ST

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Area – Sub Area	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
82 - 2	82 - 1	276830	1524	05/22/13	$482,500	$507,000	1,570	8	2007	Avg	1,777	N	N	915 NW 51ST ST
82 - 2	82 - 1	276830	1530	08/24/11	$440,000	$525,000	1,570	8	2008	Avg	1,777	N	N	909 NW 51ST ST
82 - 2	82 - 1	047500	0191	07/02/13	$475,000	$495,000	1,580	8	2005	Avg	1,716	N	N	631 NW MARKET ST
82 - 2	82 - 1	122503	9061	06/21/13	$462,000	$482,000	1,600	8	2006	Avg	1,703	N	N	840 A NW 53RD ST
82 - 2	82 - 1	276770	4752	06/27/12	$402,500	$453,000	1,610	8	2012	Avg	970	N	N	1419 A NW 60TH ST
82 - 2	82 - 1	276770	4751	06/26/12	$409,950	$461,000	1,610	8	2012	Avg	966	N	N	1419 B NW 60TH ST
82 - 2	82 - 1	138380	0031	06/15/12	$435,000	$490,000	1,640	8	2005	Avg	1,633	N	N	305 NW 55TH ST
82 - 2	82 - 1	276830	0726	12/27/12	$488,000	$529,000	1,670	8	2012	Avg	1,500	N	N	922 NW 52ND ST
82 - 2	82 - 1	276830	0725	11/29/12	$488,000	$532,000	1,670	8	2012	Avg	1,500	N	N	926 NW 52ND ST
82 - 2	82 - 1	276830	0728	12/27/12	$510,000	$552,000	1,670	8	2012	Avg	1,500	N	N	924 B NW 52ND ST
82 - 2	82 - 1	276830	0727	11/29/12	$515,000	$561,000	1,670	8	2012	Avg	1,500	N	N	924 A NW 52ND ST
82 - 2	82 - 1	122503	9062	02/14/12	$423,000	$488,000	1,670	8	2007	Avg	1,515	N	N	827 B NW 53RD ST
82 - 2	82 - 1	045200	0730	06/09/11	$470,000	$569,000	1,720	8	1963	Avg	5,000	N	N	818 NW 62ND ST
82 - 2	82 - 1	276800	0385	09/28/11	$560,000	$664,000	1,730	8	2011	Avg	5,000	N	N	5638 4TH AVE NW
82 - 2	82 - 1	045200	0739	05/21/12	$398,000	$451,000	1,750	8	2001	Avg	1,321	N	N	826 B NW 62ND ST
82 - 2	82 - 1	276960	0840	07/12/13	$675,000	$701,000	1,750	8	1963	Avg	3,500	N	N	514 NW 60TH ST
82 - 2	82 - 1	276830	0731	12/13/12	$524,500	$570,000	1,760	8	2008	Avg	2,116	N	N	930 NW 52ND ST
82 - 2	82 - 1	276830	0687	08/26/13	$548,000	$564,000	1,760	8	2007	Avg	1,720	N	N	838 B NW 52ND ST
82 - 2	82 - 1	198220	0085	05/18/12	$624,950	$708,000	1,770	8	1947	Good	6,259	Y	N	4913 3RD AVE NW
82 - 2	82 - 1	276960	0625	11/30/12	$610,000	$664,000	1,830	8	1969	Avg	5,000	N	N	6043 5TH AVE NW
82 - 2	82 - 1	045200	0330	06/27/13	$649,200	$677,000	1,830	8	1966	Avg	5,000	N	N	823 NW 62ND ST
82 - 2	82 - 1	276770	4180	09/14/12	$620,000	$686,000	1,840	8	1969	Avg	5,000	N	N	1120 NW 62ND ST
82 - 2	82 - 1	276820	0090	03/20/12	$500,000	$573,000	1,870	8	1969	Avg	5,000	N	N	5506 7TH AVE NW
82 - 2	82 - 1	276830	0655	04/23/12	$460,000	$524,000	1,880	8	2007	Avg	2,200	N	N	812 NW 52ND ST
82 - 2	82 - 1	122503	9029	05/10/12	$467,500	$531,000	1,900	8	2006	Avg	2,369	N	N	807 NW 53RD ST
82 - 2	82 - 1	045200	0165	07/22/13	$610,000	$632,000	1,930	8	1968	Avg	4,750	N	N	816 NW 60TH ST
82 - 2	82 - 1	045200	0975	08/13/12	$625,000	$696,000	2,240	8	1988	Avg	3,199	N	N	6301 8TH AVE NW
82 - 2	82 - 1	276960	0965	03/13/12	$440,000	$505,000	2,600	8	1966	Avg	5,000	N	N	6041 6TH AVE NW
82 - 2	82 - 1	047500	0875	06/13/12	$799,000	$901,000	2,780	8	2012	Avg	5,000	N	N	601 NW 53RD ST
82 - 2	82 - 1	276820	0101	04/23/13	$477,950	$505,000	1,420	9	2013	Avg	1,404	N	N	606 NW MARKET ST

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82 - 2	82 - 1	276830	1370	07/05/12	$602,000	$676,000	1,910	9	2012	Avg	2,481	N	N	842 NW 51ST ST
82 - 2	82 - 1	276830	1371	07/26/12	$603,500	$675,000	2,160	9	2012	Avg	2,512	N	N	840 NW 51ST ST
82 - 2	82 - 1	198220	0660	04/03/12	$749,950	$858,000	2,320	9	2007	Avg	3,801	Y	N	303 NW 47TH ST
82 - 2	82 - 1	276790	0190	06/06/12	$780,000	$881,000	2,350	9	2010	Avg	5,000	N	N	911 NW 59TH ST
82 - 2	82 - 1	276770	4895	11/21/13	$873,999	$882,000	2,350	9	2010	Avg	5,000	N	N	1114 NW 59TH ST
82 - 2	82 - 1	276820	0214	05/17/13	$580,000	$610,000	2,370	9	2013	Avg	2,091	N	N	404 NW MARKET ST
82 - 2	82 - 2	198220	1595	12/06/13	$420,000	$422,000	810	7	1944	Good	4,175	N	N	816 NW 49TH ST
82 - 2	82 - 3	012400	0190	07/30/13	$310,000	$321,000	700	6	1911	Avg	4,000	N	N	4422 6TH AVE NW
82 - 2	82 - 3	012400	0100	12/19/11	$253,750	$296,000	1,040	6	1918	Avg	3,600	N	N	630 NW 44TH ST
82 - 2	82 - 3	744200	0105	09/29/11	$270,000	$320,000	850	7	1942	Avg	4,800	N	N	320 NW 41ST ST
82 - 2	82 - 3	860590	0110	10/23/12	$395,000	$434,000	930	7	1909	VGood	3,000	N	N	4333 4TH AVE NW
82 - 2	82 - 3	251600	0480	05/11/11	$452,000	$550,000	930	7	2011	Avg	5,000	N	N	4228 5TH AVE NW
82 - 2	82 - 3	012400	0205	08/23/11	$350,000	$418,000	970	7	1901	Good	4,000	N	N	4412 6TH AVE NW
82 - 2	82 - 3	017000	0131	05/16/13	$451,000	$474,000	990	7	1950	Good	4,000	N	N	4409 4TH AVE NW
82 - 2	82 - 3	251600	0420	10/11/11	$445,000	$526,000	1,080	7	1909	Avg	3,750	N	N	4317 4TH AVE NW
82 - 2	82 - 3	012400	0195	08/19/13	$460,000	$474,000	1,090	7	1921	Good	4,000	N	N	4418 6TH AVE NW
82 - 2	82 - 3	251600	0395	11/14/12	$340,000	$372,000	1,110	7	1916	Good	3,000	N	N	4310 5TH AVE NW
82 - 2	82 - 3	251600	0525	03/22/12	$415,000	$476,000	1,240	7	1905	Avg	5,000	N	N	4207 4TH AVE NW
82 - 2	82 - 3	251600	0555	03/15/13	$480,000	$512,000	1,270	7	1944	Avg	5,500	N	N	4224 4TH AVE NW
82 - 2	82 - 3	744200	0070	07/31/12	$470,000	$525,000	1,750	7	1905	VGood	4,800	N	N	305 NW 42ND ST
82 - 2	82 - 3	744200	0025	03/14/13	$482,000	$514,000	1,920	7	1900	Avg	4,800	N	N	417 NW 42ND ST
82 - 2	82 - 3	251600	0326	10/28/11	$420,000	$495,000	1,680	8	2005	Avg	1,474	N	N	4318 A 6TH AVE NW
82 - 2	82 - 3	744200	0110	07/18/13	$499,950	$519,000	1,440	9	2013	Avg	1,650	N	N	326 NW 41ST ST
82 - 2	82 - 3	744200	0111	09/04/13	$460,000	$472,000	1,520	9	2013	Avg	1,017	N	N	324 NW 41ST ST
82 - 2	82 - 3	744200	0112	08/08/13	$490,950	$507,000	1,520	9	2013	Avg	1,182	N	N	322 NW 41ST ST
82 - 2	82 - 3	017000	0003	08/26/11	$702,500	$838,000	2,130	9	2000	Avg	4,382	N	N	309 NW 45TH ST
82 - 11	82 - 4	162380	0550	05/08/13	$302,000	$318,000	450	5	1916	Good	2,668	N	N	617 NW 73RD ST
82 - 11	82 - 4	291970	0735	05/13/13	$245,000	$258,000	760	5	1926	Avg	3,100	N	N	618 NW 82ND ST
82 - 11	82 - 4	046100	4245	09/04/12	$297,000	$329,000	530	6	1907	Avg	2,300	N	N	1110 NW 70TH ST
82 - 11	82 - 4	045800	0270	11/25/13	$417,000	$420,000	670	6	1926	Good	5,080	N	N	8035 14TH AVE NW

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Area – Sub Area	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
82 - 11	82 - 4	288010	0220	03/18/11	$240,000	$295,000	680	6	1915	Avg	3,000	N	N	6733 7TH AVE NW
82 - 11	82 - 4	162380	0090	05/31/12	$340,000	$384,000	700	6	1916	Good	4,000	N	N	625 NW 75TH ST
82 - 11	82 - 4	162380	0540	05/23/12	$380,000	$430,000	700	6	1923	Avg	2,680	N	N	623 NW 73RD ST
82 - 11	82 - 4	305270	0260	08/20/13	$300,000	$309,000	730	6	1905	Avg	3,200	N	N	6711 ALONZO AVE NW
82 - 11	82 - 4	288010	0720	05/15/12	$315,000	$357,000	730	6	1932	Good	2,880	N	N	6545 CLEOPATRA PL NW
82 - 11	82 - 4	291920	0785	06/06/11	$235,000	$285,000	740	6	1909	Avg	3,840	N	N	106 N 80TH ST
82 - 11	82 - 4	046100	5520	01/24/11	$260,000	$323,000	740	6	1950	Avg	3,000	N	N	7030 DIBBLE AVE NW
82 - 11	82 - 4	162380	0345	02/27/13	$400,000	$428,000	760	6	1907	Good	3,000	N	N	611 NW 74TH ST
82 - 11	82 - 4	291970	0765	11/20/12	$367,500	$401,000	780	6	1921	Good	4,800	N	N	630 NW 82ND ST
82 - 11	82 - 4	162380	0070	05/30/13	$366,000	$384,000	790	6	1916	Good	4,000	N	N	633 NW 75TH ST
82 - 11	82 - 4	758920	0136	06/21/13	$400,000	$417,000	800	6	1900	Avg	9,900	N	N	8341 14TH AVE NW
82 - 11	82 - 4	288010	0290	12/23/11	$335,000	$391,000	820	6	1915	Good	3,000	N	N	6753 7TH AVE NW
82 - 11	82 - 4	751900	1975	05/11/13	$475,000	$500,000	820	6	1926	Good	3,860	N	N	622 NW 76TH ST
82 - 11	82 - 4	202870	0845	02/08/11	$401,000	$496,000	830	6	1910	Good	5,300	N	N	6534 9TH AVE NW
82 - 11	82 - 4	291920	0670	10/09/12	$360,000	$396,000	840	6	1913	Good	3,840	N	N	119 N 81ST ST
82 - 11	82 - 4	292270	1085	06/26/12	$376,001	$423,000	850	6	1910	Good	4,700	N	N	8061 DIBBLE AVE NW
82 - 11	82 - 4	288010	0430	05/26/13	$420,000	$441,000	860	6	1918	Good	3,700	N	N	6714 CLEOPATRA PL NW
82 - 11	82 - 4	291970	1110	02/13/13	$292,000	$313,000	870	6	1910	Good	1,903	N	N	8106 8TH AVE NW
82 - 11	82 - 4	287710	1400	07/05/11	$356,950	$430,000	880	6	1907	Good	3,750	N	N	6526 4TH AVE NW
82 - 11	82 - 4	162330	0845	04/09/12	$405,000	$463,000	880	6	1924	Good	4,000	N	N	317 NW 74TH ST
82 - 11	82 - 4	046100	3815	10/12/12	$370,000	$407,000	900	6	1908	Avg	5,000	N	N	7064 14TH AVE NW
82 - 11	82 - 4	287710	2001	09/21/11	$340,000	$404,000	910	6	1912	Good	3,215	N	N	6539 6TH AVE NW
82 - 11	82 - 4	162380	0080	11/19/13	$380,000	$384,000	920	6	1916	Good	4,000	N	N	629 NW 75TH ST
82 - 11	82 - 4	291920	1185	03/26/13	$443,000	$471,000	920	6	1905	Good	3,840	N	N	134 N 83RD ST
82 - 11	82 - 4	430570	0025	05/23/13	$325,000	$341,000	930	6	1994	Avg	4,830	N	N	1212 NW 77TH ST
82 - 11	82 - 4	046100	5005	01/06/12	$385,000	$448,000	930	6	1911	Good	3,750	N	N	7055 DIBBLE AVE NW
82 - 11	82 - 4	751900	1135	04/12/13	$395,000	$418,000	930	6	1925	Avg	3,605	N	N	331 NW 80TH ST
82 - 11	82 - 4	349130	0080	09/10/13	$426,000	$437,000	970	6	1910	VGood	5,676	N	N	7717 MARY AVE NW
82 - 11	82 - 4	751900	0695	05/20/13	$457,000	$480,000	970	6	1983	Avg	3,605	N	N	315 NW 78TH ST
82 - 11	82 - 4	758970	0070	06/12/12	$430,000	$485,000	990	6	1929	Good	5,080	N	N	8040 13TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	305270	1120	06/18/12	$410,000	$462,000	1,020	6	1904	VGood	3,500	N	N	6732 12TH AVE NW
82 - 11	82 - 4	287710	1320	11/07/13	$322,000	$326,000	1,040	6	1909	Avg	4,200	N	N	6553 3RD AVE NW
82 - 11	82 - 4	291920	1345	09/09/13	$250,000	$256,000	1,050	6	1906	Fair	4,130	N	N	138 N 84TH ST
82 - 11	82 - 4	162380	0215	03/24/11	$325,000	$399,000	1,050	6	1907	Good	3,000	N	N	644 NW 74TH ST
82 - 11	82 - 4	291920	0045	08/26/13	$400,000	$412,000	1,060	6	1925	Avg	4,260	N	N	127 NW 85TH ST
82 - 11	82 - 4	291920	0590	06/20/13	$385,000	$402,000	1,080	6	1908	Good	3,840	N	N	126 NW 81ST ST
82 - 11	82 - 4	046100	1655	07/26/13	$400,000	$414,000	1,120	6	1919	Avg	5,000	N	N	1216 NW 73RD ST
82 - 11	82 - 4	046100	3960	05/08/12	$350,000	$397,000	1,120	6	1919	Fair	2,300	N	N	1208 NW 70TH ST
82 - 11	82 - 4	046100	3090	07/05/13	$270,000	$281,000	1,130	6	1952	Avg	2,155	N	N	7056 15TH AVE NW
82 - 11	82 - 4	046100	4220	06/05/13	$430,500	$451,000	1,230	6	1907	Avg	5,000	N	N	7015 11TH AVE NW
82 - 11	82 - 4	291970	0575	08/01/13	$388,480	$402,000	1,330	6	1948	Avg	4,512	N	N	657 NW 83RD ST
82 - 11	82 - 4	291970	0575	11/29/11	$344,600	$404,000	1,330	6	1948	Avg	4,512	N	N	657 NW 83RD ST
82 - 11	82 - 4	287710	2710	07/21/12	$430,000	$481,000	1,370	6	1908	VGood	4,200	N	N	6737 3RD AVE NW
82 - 11	82 - 4	291970	1715	04/12/13	$340,000	$360,000	620	7	1914	Avg	4,800	N	N	315 NW 82ND ST
82 - 11	82 - 4	162380	0555	08/13/13	$312,000	$322,000	670	7	1990	Avg	2,680	N	N	613 NW 73RD ST
82 - 11	82 - 4	758970	0025	11/19/13	$408,650	$413,000	700	7	1941	Avg	5,160	N	N	8022 14TH AVE NW
82 - 11	82 - 4	530910	0465	08/18/11	$304,000	$363,000	730	7	1940	Good	5,350	N	N	6720 11TH AVE NW
82 - 11	82 - 4	937630	0790	03/20/12	$326,250	$374,000	730	7	1947	Good	5,000	N	N	8334 12TH AVE NW
82 - 11	82 - 4	046100	4545	08/29/12	$350,000	$389,000	730	7	1923	Avg	5,000	N	N	7008 11TH AVE NW
82 - 11	82 - 4	530910	0095	10/10/13	$399,950	$407,000	730	7	1922	Good	3,566	N	N	6725 9TH AVE NW
82 - 11	82 - 4	424040	0075	08/31/11	$419,500	$500,000	770	7	1926	VGood	3,860	N	N	7752 14TH AVE NW
82 - 11	82 - 4	758970	0065	06/27/13	$435,000	$453,000	780	7	1941	Avg	4,598	N	N	1215 NW 83RD ST
82 - 11	82 - 4	530910	1050	04/06/11	$350,000	$429,000	790	7	1909	Good	4,010	N	N	6530 11TH AVE NW
82 - 11	82 - 4	291970	0960	12/05/12	$430,000	$468,000	790	7	1905	Good	4,680	N	N	8111 6TH AVE NW
82 - 11	82 - 4	046100	2640	10/28/11	$342,500	$404,000	790	7	1919	Avg	5,000	N	N	7331 MARY AVE NW
82 - 11	82 - 4	162330	1175	11/02/12	$306,500	$336,000	810	7	1915	Good	4,500	N	N	312 NW 74TH ST
82 - 11	82 - 4	758970	0091	09/19/11	$355,000	$422,000	810	7	1944	Avg	5,080	N	N	8018 13TH AVE NW
82 - 11	82 - 4	291920	0095	09/06/13	$496,000	$509,000	820	7	1910	Good	4,240	N	N	114 NW 84TH ST
82 - 11	82 - 4	292270	0265	05/24/11	$424,000	$515,000	820	7	1938	Avg	4,700	N	N	8317 DIBBLE AVE NW
82 - 11	82 - 4	291970	2255	10/01/13	$510,000	$521,000	830	7	1910	Good	4,800	N	N	327 NW 84TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	164650	1575	03/01/12	$455,000	$524,000	830	7	1925	Good	4,635	N	N	140 NW 78TH ST
82 - 11	82 - 4	291920	0100	04/22/13	$420,000	$444,000	840	7	1924	Good	4,240	N	N	118 NW 84TH ST
82 - 11	82 - 4	164650	0245	10/28/11	$399,950	$472,000	840	7	1911	Good	3,090	N	N	137 N 76TH ST
82 - 11	82 - 4	292270	2480	07/16/13	$455,000	$472,000	850	7	1944	Avg	4,700	N	N	7546 10TH AVE NW
82 - 11	82 - 4	202870	1185	11/27/12	$387,000	$422,000	850	7	1927	Avg	2,600	N	N	6524 DIVISION AVE NW
82 - 11	82 - 4	202870	0600	12/03/13	$333,000	$335,000	860	7	1914	Good	1,800	N	N	6726 DIVISION AVE NW
82 - 11	82 - 4	291970	1555	11/01/12	$391,000	$428,000	860	7	1908	Good	4,080	N	N	330 NW 80TH ST
82 - 11	82 - 4	292270	1680	01/07/13	$399,500	$432,000	860	7	1930	Avg	3,572	N	N	7708 9TH AVE NW
82 - 11	82 - 4	292270	3041	01/31/13	$310,000	$333,000	870	7	1942	Avg	4,560	N	N	7536 DIBBLE AVE NW
82 - 11	82 - 4	530910	1430	11/04/13	$317,000	$321,000	880	7	1924	Avg	4,000	N	N	6529 9TH AVE NW
82 - 11	82 - 4	292270	2880	10/05/12	$329,600	$363,000	880	7	1929	Good	4,700	N	N	7515 DIBBLE AVE NW
82 - 11	82 - 4	292270	2746	09/19/13	$392,000	$401,000	880	7	1942	Avg	3,760	N	N	7550 9TH AVE NW
82 - 11	82 - 4	291970	0945	08/19/13	$469,000	$483,000	880	7	1927	Good	3,600	N	N	609 NW 82ND ST
82 - 11	82 - 4	162330	0985	12/18/12	$375,000	$407,000	890	7	1926	Good	3,000	N	N	420 NW 73RD ST
82 - 11	82 - 4	200120	0030	08/03/12	$432,000	$482,000	890	7	1941	Avg	4,000	N	N	121 NW 75TH ST
82 - 11	82 - 4	292270	3130	09/05/13	$350,000	$359,000	900	7	1928	Avg	3,390	N	N	814 NW 75TH ST
82 - 11	82 - 4	162330	0979	06/13/11	$400,000	$484,000	900	7	1926	Good	4,000	N	N	418 NW 73RD ST
82 - 11	82 - 4	202870	0487	10/11/13	$430,000	$438,000	910	7	1926	Good	2,800	N	N	832 NW 67TH ST
82 - 11	82 - 4	530910	0285	06/29/11	$371,000	$448,000	910	7	1944	Avg	5,350	N	N	6732 10TH AVE NW
82 - 11	82 - 4	530910	0550	07/27/11	$365,000	$438,000	910	7	1913	Avg	3,638	N	N	6746 11TH AVE NW
82 - 11	82 - 4	046100	0050	09/21/12	$409,000	$452,000	910	7	1913	Avg	4,218	N	N	7403 8TH AVE NW
82 - 11	82 - 4	291970	1105	08/27/12	$340,000	$378,000	920	7	1938	Good	2,609	N	N	656 NW 81ST ST
82 - 11	82 - 4	202870	0555	12/31/12	$314,000	$340,000	920	7	1921	Fair	3,550	N	N	6708 DIVISION AVE NW
82 - 11	82 - 4	292270	1250	12/03/13	$434,950	$438,000	920	7	1937	Avg	4,350	N	N	814 NW 80TH ST
82 - 11	82 - 4	162380	0300	03/04/11	$397,000	$489,000	920	7	1926	Good	3,000	N	N	637 NW 74TH ST
82 - 11	82 - 4	291970	2020	09/06/12	$407,000	$451,000	930	7	1918	Good	3,600	N	N	307 NW 83RD ST
82 - 11	82 - 4	162380	0440	04/23/13	$440,000	$465,000	940	7	1990	Avg	3,000	N	N	702 NW 73RD ST
82 - 11	82 - 4	046100	4375	02/06/13	$475,000	$510,000	940	7	1939	Good	5,000	N	N	7058 12TH AVE NW
82 - 11	82 - 4	291970	1425	06/19/12	$425,000	$479,000	940	7	1910	Good	4,800	N	N	327 NW 81ST ST
82 - 11	82 - 4	530910	0085	07/05/11	$385,900	$465,000	940	7	1921	Good	3,566	N	N	6729 9TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	164650	1320	07/27/12	$414,900	$464,000	940	7	1922	Good	6,240	N	N	7906 3RD AVE NW
82 - 11	82 - 4	291970	1230	05/17/12	$395,000	$448,000	950	7	1910	VGood	4,690	N	N	603 NW 81ST ST
82 - 11	82 - 4	291970	2670	06/08/11	$399,000	$483,000	960	7	1946	Good	4,825	N	N	326 NW 84TH ST
82 - 11	82 - 4	200170	0055	06/25/13	$391,500	$408,000	960	7	1912	Avg	4,000	N	N	141 NW 74TH ST
82 - 11	82 - 4	291920	1005	07/01/13	$400,000	$417,000	960	7	1945	Avg	3,605	N	N	8215 GREENWOOD AVE N
82 - 11	82 - 4	046100	3270	04/24/12	$480,000	$547,000	960	7	1906	VGood	5,000	N	N	7016 MARY AVE NW
82 - 11	82 - 4	291970	2350	03/03/11	$305,000	$376,000	960	7	1911	Fair	3,600	N	N	310 NW 83RD ST
82 - 11	82 - 4	751900	2010	07/22/11	$410,000	$492,000	960	7	1906	Good	5,150	N	N	640 NW 76TH ST
82 - 11	82 - 4	162330	0855	02/24/12	$451,000	$520,000	960	7	1926	Good	4,000	N	N	315 NW 74TH ST
82 - 11	82 - 4	937630	0445	02/12/13	$421,000	$452,000	960	7	1925	Avg	5,000	N	N	7717 11TH AVE NW
82 - 11	82 - 4	046100	0935	06/28/12	$412,500	$464,000	960	7	1927	Avg	5,000	N	N	7349 10TH AVE NW
82 - 11	82 - 4	530910	0475	06/03/13	$459,000	$481,000	960	7	1913	Avg	5,350	N	N	6712 11TH AVE NW
82 - 11	82 - 4	288010	0410	04/21/11	$420,000	$513,000	960	7	1911	Good	3,750	N	N	6722 CLEOPATRA PL NW
82 - 11	82 - 4	162380	0137	10/04/11	$313,750	$372,000	970	7	1947	Avg	3,990	N	N	7407 6TH AVE NW
82 - 11	82 - 4	349130	0176	08/10/12	$405,000	$451,000	970	7	1941	Good	5,588	N	N	7732 MARY AVE NW
82 - 11	82 - 4	287710	2050	03/12/13	$503,000	$536,000	970	7	1925	Good	4,840	N	N	6703 6TH AVE NW
82 - 11	82 - 4	937630	0800	09/05/12	$350,000	$388,000	980	7	1922	Avg	5,000	N	N	8340 12TH AVE NW
82 - 11	82 - 4	530910	1460	06/05/13	$340,000	$356,000	990	7	1924	Avg	4,000	N	N	6515 9TH AVE NW
82 - 11	82 - 4	292170	0140	12/13/12	$408,000	$443,000	990	7	1938	Avg	6,350	N	N	8307 13TH AVE NW
82 - 11	82 - 4	164650	1465	07/05/13	$436,450	$454,000	990	7	1924	Good	6,240	N	N	115 NW 80TH ST
82 - 11	82 - 4	751900	1165	08/07/13	$447,000	$462,000	990	7	1926	Good	3,860	N	N	317 NW 80TH ST
82 - 11	82 - 4	751900	0320	07/15/13	$380,000	$395,000	1,000	7	1926	Good	3,605	N	N	338 NW 76TH ST
82 - 11	82 - 4	046100	1685	05/20/13	$400,000	$420,000	1,000	7	1948	Avg	5,000	N	N	7316 13TH AVE NW
82 - 11	82 - 4	292170	0375	08/10/11	$340,000	$407,000	1,000	7	1924	Avg	6,210	N	N	8303 12TH AVE NW
82 - 11	82 - 4	046100	4730	06/11/13	$452,000	$473,000	1,000	7	1959	Good	5,000	N	N	7033 9TH AVE NW
82 - 11	82 - 4	758970	0020	05/20/11	$305,000	$371,000	1,010	7	1953	Avg	4,515	N	N	8018 14TH AVE NW
82 - 11	82 - 4	162380	0460	12/19/13	$417,000	$418,000	1,010	7	1911	Good	6,000	N	N	716 NW 73RD ST
82 - 11	82 - 4	046100	5155	06/04/13	$399,950	$419,000	1,010	7	1921	Avg	4,300	N	N	854 NW 70TH ST
82 - 11	82 - 4	162330	0765	09/21/12	$413,000	$456,000	1,030	7	1924	Good	4,400	N	N	302 NW 72ND ST
82 - 11	82 - 4	046100	4015	01/28/13	$482,000	$519,000	1,030	7	1928	Good	6,250	N	N	7012 13TH AVE NW

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	292270	2540	03/30/11	$415,000	$509,000	1,030	7	1912	Good	3,290	N	N	7518 10TH AVE NW
82 - 11	82 - 4	751900	1815	09/14/12	$435,000	$481,000	1,030	7	1946	Avg	4,841	N	N	7714 8TH AVE NW
82 - 11	82 - 4	292270	1435	06/13/13	$350,000	$366,000	1,040	7	1959	Avg	3,030	N	N	7749 9TH AVE NW
82 - 11	82 - 4	046100	3395	11/13/12	$400,000	$437,000	1,040	7	1914	Avg	5,000	N	N	7045 14TH AVE NW
82 - 11	82 - 4	202870	0445	08/02/12	$490,000	$547,000	1,040	7	1949	Good	4,240	N	N	6712 DIBBLE AVE NW
82 - 11	82 - 4	162330	0950	05/27/11	$500,000	$607,000	1,040	7	1929	Good	4,500	N	N	322 NW 73RD ST
82 - 11	82 - 4	202870	0700	01/28/13	$415,000	$447,000	1,050	7	1926	Good	4,240	N	N	6549 DIVISION AVE NW
82 - 11	82 - 4	046100	0005	07/10/13	$440,000	$457,000	1,050	7	1913	VGood	3,210	N	N	7421 8TH AVE NW
82 - 11	82 - 4	292270	2135	05/03/12	$403,000	$458,000	1,050	7	1941	Avg	5,700	N	N	7907 8TH AVE NW
82 - 11	82 - 4	291970	0250	08/09/13	$485,000	$501,000	1,060	7	1950	Good	5,660	N	N	636 NW 84TH ST
82 - 11	82 - 4	291920	0555	09/21/13	$409,500	$419,000	1,060	7	1930	Avg	3,681	N	N	103 NW 82ND ST
82 - 11	82 - 4	520010	0040	01/20/12	$420,000	$487,000	1,060	7	1929	Good	3,578	N	N	6515 12TH AVE NW
82 - 11	82 - 4	291920	0680	11/23/11	$419,000	$492,000	1,060	7	1947	Good	3,840	N	N	125 N 81ST ST
82 - 11	82 - 4	012503	9006	04/24/12	$513,000	$584,000	1,060	7	1925	Good	3,600	N	N	814 NW 70TH ST
82 - 11	82 - 4	305270	0995	03/01/11	$399,000	$492,000	1,090	7	1928	Avg	3,750	N	N	6727 12TH AVE NW
82 - 11	82 - 4	751900	0275	04/20/12	$489,500	$558,000	1,090	7	1911	Good	4,621	N	N	320 NW 76TH ST
82 - 11	82 - 4	046100	1755	07/24/12	$555,000	$621,000	1,090	7	1910	Good	5,000	N	N	7350 13TH AVE NW
82 - 11	82 - 4	202870	0865	06/29/12	$475,000	$534,000	1,090	7	1906	Good	5,300	N	N	6542 9TH AVE NW
82 - 11	82 - 4	751900	1145	06/03/13	$334,900	$351,000	1,100	7	1924	Avg	3,860	N	N	329 NW 80TH ST
82 - 11	82 - 4	162330	0160	04/24/12	$385,000	$438,000	1,100	7	1912	VGood	3,000	N	N	412 NW 70TH ST
82 - 11	82 - 4	291970	0840	06/14/11	$416,000	$503,000	1,110	7	1910	Good	4,800	N	N	651 NW 82ND ST
82 - 11	82 - 4	046100	3375	07/21/12	$499,950	$559,000	1,110	7	1947	Good	5,000	N	N	7055 14TH AVE NW
82 - 11	82 - 4	530910	1485	08/07/12	$374,950	$418,000	1,120	7	1925	Avg	3,800	N	N	6507 9TH AVE NW
82 - 11	82 - 4	287710	1545	02/22/13	$537,500	$575,000	1,120	7	1975	Good	5,000	N	N	6547 4TH AVE NW
82 - 11	82 - 4	349130	0177	03/11/11	$415,000	$511,000	1,120	7	1930	Avg	5,160	N	N	7726 MARY AVE NW
82 - 11	82 - 4	291970	1765	04/27/13	$370,000	$391,000	1,130	7	1923	Good	4,800	N	N	306 NW 81ST ST
82 - 11	82 - 4	751900	2000	08/09/11	$359,000	$430,000	1,130	7	1911	Good	5,150	N	N	636 NW 76TH ST
82 - 11	82 - 4	292270	1055	02/22/13	$445,000	$476,000	1,130	7	1937	Avg	4,700	N	N	8045 DIBBLE AVE NW
82 - 11	82 - 4	288010	0440	09/14/12	$490,000	$542,000	1,130	7	1918	Good	3,750	N	N	6712 CLEOPATRA PL NW
82 - 11	82 - 4	530910	1450	07/17/13	$409,000	$424,000	1,140	7	1924	Avg	4,000	N	N	6519 9TH AVE NW

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	202870	0486	11/04/13	$385,000	$390,000	1,150	7	1926	Avg	2,800	N	N	830 NW 67TH ST
82 - 11	82 - 4	292270	1760	02/04/11	$410,000	$508,000	1,150	7	1928	Avg	3,525	N	N	7721 DIBBLE AVE NW
82 - 11	82 - 4	292170	0040	11/04/11	$480,000	$565,000	1,150	7	1916	Good	6,480	N	N	8342 14TH AVE NW
82 - 11	82 - 4	046100	4890	07/19/11	$319,000	$383,000	1,160	7	1926	Avg	5,000	N	N	7026 10TH AVE NW
82 - 11	82 - 4	045800	0075	03/12/12	$405,000	$465,000	1,160	7	1929	Good	3,450	N	N	1481 NW 83RD ST
82 - 11	82 - 4	288010	1025	08/21/12	$335,000	$373,000	1,160	7	1935	Avg	3,630	N	N	712 NW 65TH ST
82 - 11	82 - 4	305270	0946	03/24/11	$470,000	$577,000	1,170	7	1928	Avg	3,250	N	N	1202 NW 67TH ST
82 - 11	82 - 4	162380	0350	01/28/13	$355,250	$382,000	1,180	7	1929	Avg	3,000	N	N	609 NW 74TH ST
82 - 11	82 - 4	292270	2090	05/03/12	$372,500	$423,000	1,180	7	1941	Avg	5,415	N	N	7817 8TH AVE NW
82 - 11	82 - 4	200070	0065	11/06/12	$476,000	$521,000	1,180	7	1925	Good	4,100	N	N	121 N 75TH ST
82 - 11	82 - 4	046100	0930	06/14/12	$350,000	$395,000	1,190	7	1985	Avg	2,500	N	N	7353 10TH AVE NW
82 - 11	82 - 4	751900	1310	08/22/13	$480,500	$495,000	1,190	7	1925	Good	3,640	N	N	652 NW 79TH ST
82 - 11	82 - 4	751900	2580	02/10/11	$410,000	$507,000	1,190	7	1979	Avg	5,150	N	N	615 NW 76TH ST
82 - 11	82 - 4	012503	9059	05/16/13	$429,950	$452,000	1,190	7	1945	Avg	5,000	N	N	1316 NW 70TH ST
82 - 11	82 - 4	305270	0895	04/07/11	$415,000	$508,000	1,190	7	1909	Avg	4,500	N	N	6718 13TH AVE NW
82 - 11	82 - 4	291970	1915	08/10/11	$411,500	$493,000	1,200	7	1946	Good	4,800	N	N	349 NW 83RD ST
82 - 11	82 - 4	291970	0920	06/26/12	$485,000	$545,000	1,200	7	1927	Good	3,600	N	N	619 NW 82ND ST
82 - 11	82 - 4	162380	0005	05/08/12	$460,250	$523,000	1,200	7	1913	Good	3,600	N	N	7412 8TH AVE NW
82 - 11	82 - 4	291920	0620	06/05/13	$467,000	$489,000	1,210	7	1941	VGood	3,840	N	N	148 NW 81ST ST
82 - 11	82 - 4	291920	0915	08/14/12	$396,400	$441,000	1,210	7	1906	VGood	3,840	N	N	118 N 81ST ST
82 - 11	82 - 4	937630	0035	03/13/12	$440,500	$506,000	1,210	7	1928	Avg	3,350	N	N	7518 12TH AVE NW
82 - 11	82 - 4	520010	0135	03/05/13	$465,000	$497,000	1,210	7	1929	Avg	2,948	N	N	1207 NW 67TH ST
82 - 11	82 - 4	291920	0630	05/03/13	$406,000	$428,000	1,220	7	1913	Good	3,840	N	N	158 NW 81ST ST
82 - 11	82 - 4	291970	0940	02/08/12	$448,000	$518,000	1,220	7	1928	Good	3,600	N	N	611 NW 82ND ST
82 - 11	82 - 4	046100	4435	08/06/13	$630,000	$651,000	1,220	7	2010	Avg	5,000	N	N	7035 10TH AVE NW
82 - 11	82 - 4	292270	0026	06/18/13	$315,000	$329,000	1,230	7	1992	Avg	1,543	N	N	8349 9TH AVE NW
82 - 11	82 - 4	305270	1080	06/06/11	$339,000	$411,000	1,240	7	1996	Avg	2,500	N	N	6748 12TH AVE NW
82 - 11	82 - 4	012503	9072	07/27/12	$445,000	$497,000	1,240	7	1930	VGood	4,000	N	N	1308 NW 70TH ST
82 - 11	82 - 4	292170	0300	01/22/13	$340,000	$366,000	1,260	7	1916	Avg	6,350	N	N	8332 13TH AVE NW
82 - 11	82 - 4	349130	0010	05/20/13	$390,000	$410,000	1,260	7	1969	Good	3,870	N	N	1484 NW 75TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	292270	0820	06/24/11	$375,000	$453,000	1,260	7	1930	Avg	3,530	N	N	8036 9TH AVE NW
82 - 11	82 - 4	305270	0745	04/11/12	$400,000	$457,000	1,260	7	1925	Avg	3,750	N	N	6723 13TH AVE NW
82 - 11	82 - 4	937630	2271	03/19/12	$474,950	$545,000	1,270	7	1910	VGood	4,530	N	N	912 NW 83RD ST
82 - 11	82 - 4	758970	0090	01/14/13	$449,950	$486,000	1,270	7	1925	Avg	4,960	N	N	8019 12TH AVE NW
82 - 11	82 - 4	287710	1500	07/19/11	$500,000	$601,000	1,270	7	1928	Good	5,000	N	N	6523 4TH AVE NW
82 - 11	82 - 4	292270	2690	08/23/13	$410,500	$423,000	1,280	7	1988	Avg	2,350	N	N	7541 9TH AVE NW
82 - 11	82 - 4	291920	0360	11/12/13	$528,900	$535,000	1,280	7	1924	Good	4,032	N	N	131 NW 83RD ST
82 - 11	82 - 4	937630	1130	04/04/13	$500,000	$531,000	1,280	7	1996	Avg	4,300	N	N	8347 10TH AVE NW
82 - 11	82 - 4	164650	1520	08/03/12	$520,000	$580,000	1,280	7	1967	Avg	4,120	N	N	112 NW 78TH ST
82 - 11	82 - 4	046100	4635	06/13/13	$412,500	$431,000	1,290	7	1988	Good	2,500	N	N	7050 11TH AVE NW
82 - 11	82 - 4	046100	1805	07/05/11	$446,500	$538,000	1,290	7	1916	Good	5,000	N	N	7351 13TH AVE NW
82 - 11	82 - 4	305270	0490	09/25/13	$533,888	$546,000	1,290	7	1928	Good	5,000	N	N	6709 14TH AVE NW
82 - 11	82 - 4	162330	0830	08/08/11	$499,950	$599,000	1,290	7	1912	VGood	3,000	N	N	325 NW 74TH ST
82 - 11	82 - 4	291970	2315	06/06/12	$442,500	$500,000	1,300	7	1928	VGood	2,500	N	N	8317 3RD AVE NW
82 - 11	82 - 4	164650	0255	05/25/13	$485,000	$509,000	1,300	7	1911	Good	3,090	N	N	143 N 76TH ST
82 - 11	82 - 4	046100	0720	07/07/11	$427,000	$514,000	1,300	7	1945	Avg	5,000	N	N	7311 9TH AVE NW
82 - 11	82 - 4	162380	0425	06/01/12	$468,000	$529,000	1,310	7	1916	Good	3,000	N	N	622 NW 73RD ST
82 - 11	82 - 4	164650	0495	07/18/11	$454,000	$546,000	1,310	7	1919	Good	3,090	N	N	135 N 77TH ST
82 - 11	82 - 4	291920	0135	05/19/11	$462,500	$562,000	1,310	7	1928	Good	4,300	N	N	146 NW 84TH ST
82 - 11	82 - 4	292270	1665	08/23/13	$406,000	$418,000	1,320	7	1930	Avg	4,136	N	N	7712 9TH AVE NW
82 - 11	82 - 4	288010	0400	05/03/13	$442,000	$466,000	1,320	7	1928	Good	4,000	N	N	6726 CLEOPATRA PL NW
82 - 11	82 - 4	202870	0785	10/28/13	$435,000	$441,000	1,320	7	1987	Avg	2,650	N	N	6533 DIBBLE AVE NW
82 - 11	82 - 4	751900	0605	01/30/12	$409,000	$474,000	1,320	7	1928	Avg	2,680	N	N	7714 6TH AVE NW
82 - 11	82 - 4	507540	0100	03/15/12	$490,000	$562,000	1,320	7	1926	Avg	5,248	N	N	7708 14TH AVE NW
82 - 11	82 - 4	751900	1670	10/23/12	$540,000	$593,000	1,330	7	1928	Good	3,605	N	N	607 NW 79TH ST
82 - 11	82 - 4	200170	0025	11/08/13	$573,000	$580,000	1,330	7	1916	Good	4,000	N	N	119 NW 74TH ST
82 - 11	82 - 4	292170	0385	10/20/11	$390,000	$461,000	1,340	7	1945	Avg	6,210	N	N	8307 12TH AVE NW
82 - 11	82 - 4	758970	0040	04/25/12	$399,757	$455,000	1,340	7	1925	Avg	5,160	N	N	8038 14TH AVE NW
82 - 11	82 - 4	530910	1505	11/14/11	$400,000	$470,000	1,360	7	1925	Good	3,115	N	N	908 NW 65TH ST
82 - 11	82 - 4	291970	2245	01/31/11	$450,000	$558,000	1,360	7	1925	Good	4,800	N	N	333 NW 84TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	164650	0100	01/26/12	$550,000	$637,000	1,360	7	1926	VGood	5,150	N	N	110 N 75TH ST
82 - 11	82 - 4	046100	4260	10/17/13	$399,000	$406,000	1,370	7	1923	Avg	5,000	N	N	7006 12TH AVE NW
82 - 11	82 - 4	046100	1760	10/24/11	$350,000	$413,000	1,370	7	1988	Avg	2,500	N	N	7354 13TH AVE NW
82 - 11	82 - 4	751900	1030	07/08/13	$445,000	$463,000	1,380	7	1929	Good	3,860	N	N	336 NW 79TH ST
82 - 11	82 - 4	202870	1045	04/18/12	$501,600	$572,000	1,380	7	1925	Good	4,240	N	N	6510 DIBBLE AVE NW
82 - 11	82 - 4	292270	0090	05/04/12	$574,770	$653,000	1,380	7	1950	Good	6,823	N	N	8317 9TH AVE NW
82 - 11	82 - 4	046100	4940	05/23/12	$350,000	$396,000	1,390	7	1915	Good	5,000	N	N	7048 10TH AVE NW
82 - 11	82 - 4	046100	2940	05/17/11	$425,000	$517,000	1,390	7	1928	Avg	5,000	N	N	7017 MARY AVE NW
82 - 11	82 - 4	046100	0100	08/09/12	$450,000	$502,000	1,400	7	1998	Avg	5,775	N	N	7319 8TH AVE NW
82 - 11	82 - 4	866840	0025	08/22/12	$506,000	$563,000	1,400	7	1913	Good	4,826	N	N	7704 MARY AVE NW
82 - 11	82 - 4	751900	1675	06/14/13	$491,000	$513,000	1,400	7	1928	Avg	3,250	N	N	7811 6TH AVE NW
82 - 11	82 - 4	305270	0865	07/22/13	$438,000	$454,000	1,410	7	1900	Good	5,000	N	N	6732 13TH AVE NW
82 - 11	82 - 4	751900	1630	06/16/11	$399,000	$482,000	1,410	7	1923	Good	3,605	N	N	627 NW 79TH ST
82 - 11	82 - 4	287710	2590	08/01/13	$560,000	$579,000	1,430	7	1930	Good	4,800	N	N	6728 5TH AVE NW
82 - 11	82 - 4	291970	2285	07/24/13	$505,000	$523,000	1,440	7	1910	Good	4,800	N	N	315 NW 84TH ST
82 - 11	82 - 4	291970	0830	09/28/12	$440,000	$486,000	1,450	7	1946	Good	4,512	N	N	8116 8TH AVE NW
82 - 11	82 - 4	287710	2336	12/13/11	$410,000	$479,000	1,450	7	1928	Avg	3,750	N	N	6734 6TH AVE NW
82 - 11	82 - 4	291920	0880	07/20/11	$500,000	$601,000	1,450	7	1924	Good	3,819	N	N	146 N 81ST ST
82 - 11	82 - 4	164650	0515	07/03/13	$516,000	$537,000	1,450	7	1914	Avg	4,635	N	N	145 N 77TH ST
82 - 11	82 - 4	751900	0470	12/06/11	$323,500	$379,000	1,460	7	1925	Good	3,150	N	N	7611 3RD AVE NW
82 - 11	82 - 4	751900	2040	01/11/12	$318,000	$370,000	1,470	7	1996	Avg	2,575	N	N	652 NW 76TH ST
82 - 11	82 - 4	751900	1025	08/13/13	$539,050	$556,000	1,470	7	2005	Avg	3,848	N	N	332 NW 79TH ST
82 - 11	82 - 4	672870	0065	07/19/11	$431,000	$518,000	1,470	7	1946	Avg	6,655	N	N	7029 6TH AVE NW
82 - 11	82 - 4	288010	0985	04/15/13	$445,000	$471,000	1,480	7	1924	Good	5,000	N	N	6518 CLEOPATRA PL NW
82 - 11	82 - 4	507540	0170	09/25/12	$470,187	$519,000	1,480	7	1928	VGood	3,290	N	N	7701 13TH AVE NW
82 - 11	82 - 4	164650	2520	08/19/11	$525,000	$627,000	1,500	7	1914	VGood	3,090	N	N	146 NW 75TH ST
82 - 11	82 - 4	046100	0650	12/05/12	$727,280	$791,000	1,510	7	1914	VGood	5,500	N	N	7341 9TH AVE NW
82 - 11	82 - 4	937630	2375	09/03/13	$425,000	$436,000	1,520	7	1945	Avg	4,700	N	N	8354 10TH AVE NW
82 - 11	82 - 4	751900	0245	06/27/13	$537,000	$560,000	1,520	7	1925	VGood	3,650	N	N	7603 3RD AVE NW
82 - 11	82 - 4	292270	2670	05/23/12	$495,000	$560,000	1,540	7	1910	Good	2,350	N	N	7533 9TH AVE NW

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	291920	0280	04/19/12	$585,000	$667,000	1,540	7	1926	Good	3,794	N	N	132 NW 83RD ST
82 - 11	82 - 4	046100	3580	07/30/13	$525,000	$543,000	1,550	7	1913	Avg	5,000	N	N	7052 ALONZO AVE NW
82 - 11	82 - 4	292170	0210	05/17/11	$549,950	$669,000	1,550	7	2011	Avg	6,350	N	N	8345 13TH AVE NW
82 - 11	82 - 4	162330	1160	03/20/13	$440,000	$468,000	1,570	7	1912	Good	3,000	N	N	304 NW 74TH ST
82 - 11	82 - 4	292170	0220	07/20/12	$320,000	$358,000	1,600	7	1930	Avg	6,350	N	N	8349 13TH AVE NW
82 - 11	82 - 4	937630	0005	10/01/13	$450,000	$459,000	1,600	7	1926	Avg	3,250	N	N	1110 NW 75TH ST
82 - 11	82 - 4	200070	0110	02/17/12	$522,000	$602,000	1,600	7	1928	Good	4,610	N	N	106 N 74TH ST
82 - 11	82 - 4	305270	0620	02/11/11	$399,900	$495,000	1,630	7	1936	Good	2,461	N	N	6736 14TH AVE NW
82 - 11	82 - 4	046100	0695	11/07/12	$460,000	$503,000	1,630	7	1928	Avg	6,666	N	N	7317 9TH AVE NW
82 - 11	82 - 4	751900	1605	03/07/12	$397,000	$456,000	1,640	7	1926	Good	3,399	N	N	639 NW 79TH ST
82 - 11	82 - 4	751900	1190	06/10/11	$300,000	$363,000	1,660	7	1923	Avg	3,850	N	N	7911 3RD AVE NW
82 - 11	82 - 4	751900	0035	08/17/11	$390,000	$466,000	1,660	7	1926	Avg	3,860	N	N	318 NW 75TH ST
82 - 11	82 - 4	530910	0750	11/01/13	$457,000	$463,000	1,670	7	1928	Good	2,800	N	N	6701 11TH AVE NW
82 - 11	82 - 4	288010	0800	01/04/12	$429,000	$499,000	1,680	7	1987	Avg	3,750	N	N	6525 7TH AVE NW
82 - 11	82 - 4	758970	0074	04/09/12	$525,000	$600,000	1,680	7	1928	Good	5,208	N	N	8045 12TH AVE NW
82 - 11	82 - 4	758970	0074	06/24/13	$582,000	$607,000	1,680	7	1928	Good	5,208	N	N	8045 12TH AVE NW
82 - 11	82 - 4	672870	0125	06/28/11	$342,500	$413,000	1,690	7	1950	Avg	4,000	N	N	7004 7TH AVE NW
82 - 11	82 - 4	164650	1445	03/11/13	$475,000	$507,000	1,700	7	1928	Good	4,160	N	N	121 NW 80TH ST
82 - 11	82 - 4	751900	1770	08/13/12	$630,000	$702,000	1,710	7	1926	VGood	3,860	N	N	640 NW 77TH ST
82 - 11	82 - 4	417210	0255	03/12/12	$440,000	$505,000	1,720	7	1918	Avg	4,680	N	N	7039 6TH AVE NW
82 - 11	82 - 4	287710	1260	11/27/13	$447,000	$451,000	1,720	7	1927	Avg	2,856	N	N	6521 3RD AVE NW
82 - 11	82 - 4	292270	2620	10/14/13	$612,000	$623,000	1,720	7	1926	Avg	4,700	N	N	7515 9TH AVE NW
82 - 11	82 - 4	287710	2790	02/23/12	$619,000	$713,000	1,730	7	2009	Avg	5,000	N	N	6746 4TH AVE NW
82 - 11	82 - 4	291970	1395	08/26/11	$557,500	$665,000	1,760	7	1911	Good	4,800	N	N	341 NW 81ST ST
82 - 11	82 - 4	530910	1290	03/05/13	$539,950	$577,000	1,770	7	1910	Good	5,500	N	N	6502 10TH AVE NW
82 - 11	82 - 4	200070	0060	08/20/13	$595,000	$613,000	1,780	7	1906	Good	4,100	N	N	125 N 75TH ST
82 - 11	82 - 4	164650	1070	06/12/12	$540,400	$609,000	1,780	7	1924	Good	4,800	N	N	7903 GREENWOOD AVE N
82 - 11	82 - 4	417210	0005	05/29/12	$506,500	$573,000	1,790	7	1927	Good	4,075	N	N	7060 8TH AVE NW
82 - 11	82 - 4	424040	0170	03/16/11	$490,000	$603,000	1,820	7	1915	VGood	7,500	N	N	7537 12TH AVE NW
82 - 11	82 - 4	046100	5340	07/21/11	$395,000	$475,000	1,840	7	1927	Avg	3,750	N	N	7060 9TH AVE NW

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Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	202870	0110	10/25/11	$379,000	$447,000	1,870	7	1927	Avg	4,140	N	N	825 NW 70TH ST
82 - 11	82 - 4	291920	0180	08/30/13	$535,000	$550,000	1,920	7	1928	Good	3,840	N	N	137 NW 84TH ST
82 - 11	82 - 4	164650	2510	10/05/11	$430,000	$509,000	2,080	7	1909	Good	3,966	N	N	140 NW 75TH ST
82 - 11	82 - 4	046100	1120	03/23/12	$638,000	$731,000	2,220	7	2011	Avg	5,500	N	N	7322 11TH AVE NW
82 - 11	82 - 4	046100	2970	09/14/12	$597,875	$662,000	2,280	7	1990	Avg	2,875	N	N	1476 NW 70TH ST
82 - 11	82 - 4	305270	0607	08/15/12	$325,000	$362,000	800	8	2007	Avg	1,278	N	N	6746 A 14TH AVE NW
82 - 11	82 - 4	305270	0606	06/10/13	$350,000	$366,000	800	8	2007	Avg	1,378	N	N	6746 B 14TH AVE NW
82 - 11	82 - 4	349130	0113	04/24/11	$455,000	$556,000	940	8	1931	Good	4,800	N	N	7749 MARY AVE NW
82 - 11	82 - 4	758970	0030	06/24/13	$502,000	$524,000	1,020	8	1946	Good	5,207	N	N	8035 13TH AVE NW
82 - 11	82 - 4	292270	1020	08/15/13	$525,000	$541,000	1,070	8	1931	Avg	3,760	N	N	8031 DIBBLE AVE NW
82 - 11	82 - 4	292270	1460	04/12/13	$489,000	$518,000	1,100	8	1953	Avg	4,550	N	N	7735 9TH AVE NW
82 - 11	82 - 4	937630	2365	05/18/11	$410,000	$498,000	1,100	8	1959	Avg	5,060	N	N	8350 10TH AVE NW
82 - 11	82 - 4	758970	0106	05/30/12	$379,900	$430,000	1,130	8	1928	Avg	3,760	N	N	1222 NW 80TH ST
82 - 11	82 - 4	349130	0065	09/04/12	$452,000	$501,000	1,130	8	1951	Avg	5,130	N	N	7707 MARY AVE NW
82 - 11	82 - 4	305270	0213	04/25/11	$385,000	$470,000	1,210	8	2010	Avg	1,267	N	N	6712 B MARY AVE NW
82 - 11	82 - 4	291970	0485	08/29/12	$506,000	$562,000	1,220	8	1951	Avg	4,800	N	N	622 NW 83RD ST
82 - 11	82 - 4	046100	1930	10/24/12	$500,000	$549,000	1,240	8	1955	Avg	5,000	N	N	7306 14TH AVE NW
82 - 11	82 - 4	292270	0805	11/09/12	$499,500	$546,000	1,250	8	1930	Avg	3,760	N	N	8044 9TH AVE NW
82 - 11	82 - 4	292270	0560	08/19/13	$374,000	$385,000	1,260	8	2007	Avg	1,177	N	N	8405 A 8TH AVE NW
82 - 11	82 - 4	937630	0853	08/20/13	$374,950	$386,000	1,260	8	2007	Avg	1,141	N	N	8357 A 11TH AVE NW
82 - 11	82 - 4	937630	0856	07/19/11	$309,000	$371,000	1,260	8	2007	Avg	1,252	N	N	1109 B NW 85TH ST
82 - 11	82 - 4	046100	3250	05/29/13	$393,500	$413,000	1,260	8	2004	Avg	1,151	N	N	7008 A MARY AVE NW
82 - 11	82 - 4	937630	0857	05/14/12	$310,000	$352,000	1,260	8	2007	Avg	1,542	N	N	1109 A NW 85TH ST
82 - 11	82 - 4	937630	0851	04/10/12	$311,000	$355,000	1,270	8	2007	Avg	1,141	N	N	8359 11TH AVE NW
82 - 11	82 - 4	291970	0112	04/08/11	$241,475	$296,000	1,280	8	2006	Avg	773	N	N	605 A NW 85TH ST
82 - 11	82 - 4	291970	0111	03/25/11	$245,000	$301,000	1,280	8	2006	Avg	1,122	N	N	607 A NW 85TH ST
82 - 11	82 - 4	291970	0109	11/21/11	$225,000	$264,000	1,280	8	2006	Avg	940	N	N	603 B NW 85TH ST
82 - 11	82 - 4	937630	0850	02/01/12	$309,950	$359,000	1,280	8	2007	Avg	1,364	N	N	1103 NW 85TH ST
82 - 11	82 - 4	046100	3248	12/01/11	$382,000	$447,000	1,300	8	2004	Avg	1,313	N	N	7010 B MARY AVE NW
82 - 11	82 - 4	751900	0340	05/14/12	$365,000	$414,000	1,320	8	2003	Avg	1,396	N	N	352 A NW 76TH ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	305270	0723	05/11/11	$575,000	$700,000	1,320	8	2010	Avg	2,500	N	N	6713 13TH AVE NW
82 - 11	82 - 4	751900	0339	11/14/13	$425,000	$430,000	1,320	8	2003	Avg	1,342	N	N	352 NW 76TH ST
82 - 11	82 - 4	292270	3060	08/02/12	$606,700	$677,000	1,350	8	1928	Good	3,648	N	N	7526 DIBBLE AVE NW
82 - 11	82 - 4	305270	0236	07/02/13	$433,950	$452,000	1,360	8	2007	Avg	1,050	N	N	1468 NW 67TH ST
82 - 11	82 - 4	751900	2163	10/13/11	$375,625	$444,000	1,360	8	2007	Avg	1,332	N	N	605 A NW 77TH ST
82 - 11	82 - 4	305270	0475	03/28/13	$430,000	$457,000	1,360	8	2007	Avg	1,078	N	N	1408 B ALONZO AVE NW
82 - 11	82 - 4	751900	2163	08/15/13	$451,000	$465,000	1,360	8	2007	Avg	1,332	N	N	605 A NW 77TH ST
82 - 11	82 - 4	305270	0422	06/03/13	$400,000	$419,000	1,380	8	2007	Avg	1,286	N	N	6722 B ALONZO AVE NW
82 - 11	82 - 4	305270	0476	11/19/13	$440,000	$444,000	1,400	8	2007	Avg	1,616	N	N	1408 C NW 67TH ST
82 - 11	82 - 4	200070	0170	06/28/13	$491,000	$512,000	1,420	8	1986	Avg	3,075	N	N	138 N 74TH ST
82 - 11	82 - 4	751900	2140	10/16/12	$474,000	$521,000	1,430	8	2005	Avg	2,575	N	N	617 NW 77TH ST
82 - 11	82 - 4	349130	0099	05/09/12	$445,000	$505,000	1,450	8	1931	Good	5,375	N	N	7735 MARY AVE NW
82 - 11	82 - 4	046100	1745	06/21/13	$633,000	$661,000	1,460	8	2005	Avg	5,000	N	N	7348 13TH AVE NW
82 - 11	82 - 4	305270	0473	07/12/13	$465,000	$483,000	1,460	8	2007	Avg	1,840	N	N	6701 14TH AVE NW
82 - 11	82 - 4	292270	1940	10/16/12	$480,000	$528,000	1,480	8	1931	Avg	4,470	N	N	7724 DIBBLE AVE NW
82 - 11	82 - 4	292270	2665	04/22/13	$480,000	$507,000	1,490	8	2013	Avg	2,350	N	N	7531 9TH AVE NW
82 - 11	82 - 4	292270	1600	01/05/13	$560,000	$605,000	1,490	8	1930	Good	3,760	N	N	7734 9TH AVE NW
82 - 11	82 - 4	046100	4975	03/25/13	$620,000	$659,000	1,510	8	1930	Good	4,500	N	N	7060 10TH AVE NW
82 - 11	82 - 4	202870	0570	06/26/13	$499,000	$520,000	1,530	8	2007	Avg	1,786	N	N	6716 DIVISION AVE NW
82 - 11	82 - 4	046100	0545	10/07/11	$510,000	$604,000	1,550	8	1929	Good	4,000	N	N	7342 9TH AVE NW
82 - 11	82 - 4	937630	0655	11/15/12	$525,000	$574,000	1,550	8	1929	Avg	5,000	N	N	8031 11TH AVE NW
82 - 11	82 - 4	287710	2651	03/06/11	$540,000	$665,000	1,550	8	1915	VGood	3,400	N	N	302 NW 67TH ST
82 - 11	82 - 4	292270	2965	05/21/12	$508,000	$575,000	1,590	8	1932	Avg	3,525	N	N	7547 DIBBLE AVE NW
82 - 11	82 - 4	751900	1571	08/18/11	$450,000	$538,000	1,600	8	1930	Avg	3,708	N	N	7812 8TH AVE NW
82 - 11	82 - 4	292270	0541	07/19/13	$395,000	$410,000	1,610	8	2008	Avg	1,477	N	N	8329 8TH AVE NW
82 - 11	82 - 4	305270	0541	07/23/13	$439,000	$455,000	1,620	8	2006	Avg	1,396	N	N	6733 A 14TH AVE NW
82 - 11	82 - 4	937630	0070	03/07/12	$436,400	$502,000	1,660	8	1912	Avg	3,750	N	N	7534 12TH AVE NW
82 - 11	82 - 4	046100	2111	09/25/12	$535,000	$591,000	1,760	8	2011	Avg	2,500	N	N	7323 14TH AVE NW
82 - 11	82 - 4	200120	0070	05/20/13	$624,950	$657,000	1,850	8	2012	Avg	2,660	N	N	7412 3RD AVE NW
82 - 11	82 - 4	291920	0575	04/06/11	$651,500	$798,000	1,880	8	1911	VGood	3,840	N	N	114 NW 81ST ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 4	046100	3620	05/03/11	$658,000	$802,000	1,900	8	2008	Avg	3,500	N	N	7045 13TH AVE NW
82 - 11	82 - 4	046100	0305	05/23/12	$725,000	$821,000	1,900	8	1928	VGood	6,300	N	N	815 NW 75TH ST
82 - 11	82 - 4	751900	1370	09/12/13	$525,000	$538,000	1,960	8	1928	Avg	5,200	N	N	637 NW 80TH ST
82 - 11	82 - 4	672870	0025	06/18/12	$785,000	$884,000	2,010	8	1906	VGood	5,850	N	N	7013 6TH AVE NW
82 - 11	82 - 4	937630	0935	06/05/13	$555,500	$582,000	2,230	8	2004	Avg	2,500	N	N	8317 11TH AVE NW
82 - 11	82 - 4	305270	0225	08/11/11	$635,000	$760,000	2,310	8	1984	Good	5,000	N	N	6708 MARY AVE NW
82 - 11	82 - 4	287710	1330	07/18/12	$599,000	$671,000	2,540	8	1978	Good	4,200	N	N	6557 3RD AVE NW
82 - 11	82 - 4	046100	0320	03/22/12	$643,000	$737,000	3,075	8	2005	Avg	2,750	N	N	7359 DIBBLE AVE NW
82 - 11	82 - 4	046100	4585	06/17/13	$725,000	$757,000	1,710	9	1900	VGood	5,000	N	N	7028 11TH AVE NW
82 - 11	82 - 4	200120	0020	04/04/12	$835,000	$955,000	1,860	9	2011	Avg	4,000	N	N	115 NW 75TH ST
82 - 11	82 - 4	291970	1435	10/22/12	$650,000	$714,000	1,990	9	2007	Avg	4,800	N	N	321 NW 81ST ST
82 - 11	82 - 4	162380	0515	05/07/13	$860,000	$906,000	2,050	9	2013	Avg	3,465	N	N	711 NW 73RD ST
82 - 11	82 - 4	287710	2830	08/12/13	$830,000	$857,000	2,070	9	2013	Avg	5,000	N	N	6728 4TH AVE NW
82 - 11	82 - 4	424040	0108	06/03/13	$878,000	$920,000	2,070	9	2007	Avg	3,751	N	N	1217 NW 77TH ST
82 - 11	82 - 4	046100	2175	04/18/13	$807,150	$854,000	2,080	9	2006	Avg	3,749	N	N	7308 ALONZO AVE NW
82 - 11	82 - 4	046100	2180	06/21/11	$722,000	$872,000	2,080	9	2006	Avg	3,749	N	N	7306 ALONZO AVE NW
82 - 11	82 - 4	045800	0240	06/28/11	$520,000	$627,000	2,130	9	2007	Avg	5,715	N	N	8057 14TH AVE NW
82 - 11	82 - 4	937630	0755	10/15/13	$750,000	$763,000	2,220	9	2013	Avg	3,750	N	N	8320 12TH AVE NW
82 - 11	82 - 4	937630	0750	06/24/13	$799,950	$834,000	2,220	9	2013	Avg	3,750	N	N	8316 12TH AVE NW
82 - 11	82 - 4	164650	0868	04/11/13	$820,000	$869,000	2,300	9	2012	Avg	3,090	N	N	136 N 78TH ST
82 - 11	82 - 4	291970	0590	07/05/13	$779,950	$812,000	2,370	9	2013	Avg	3,360	N	N	649 NW 83RD ST
82 - 11	82 - 4	507540	0025	03/19/13	$965,000	$1,028,000	2,370	9	2013	Avg	7,782	N	N	7548 14TH AVE NW
82 - 11	82 - 4	751900	0227	12/09/13	$765,000	$769,000	2,470	9	2013	Avg	3,695	N	N	7511 3RD AVE NW
82 - 11	82 - 4	292270	1395	02/11/13	$740,000	$794,000	2,550	9	2012	Avg	5,700	N	N	8211 8TH AVE NW
82 - 11	82 - 4	046100	4040	12/16/13	$925,000	$928,000	2,590	9	2006	Avg	5,039	N	N	7028 13TH AVE NW
82 - 11	82 - 4	287710	1525	09/23/13	$855,000	$874,000	2,595	9	2004	Avg	5,000	N	N	6537 4TH AVE NW
82 - 11	82 - 4	751900	0226	11/04/13	$785,000	$795,000	2,630	9	2013	Avg	2,862	N	N	301 NW 76TH ST
82 - 11	82 - 4	291920	0470	04/23/13	$863,000	$912,000	2,680	9	2013	Avg	3,840	N	N	148 NW 82ND ST
82 - 11	82 - 4	507540	0026	04/11/13	$899,500	$953,000	3,090	9	2013	Avg	5,009	N	N	7542 14TH AVE NW
82 - 11	82 - 5	200070	0340	08/23/13	$440,000	$453,000	800	6	1910	Avg	6,480	N	N	120 N 73RD ST

Improved Sales Used in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area – Sub Area	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
82 - 11	82 - 5	287710	3650	06/15/12	$409,000	$461,000	940	6	1907	Good	3,750	N	N	6719 PALATINE AVE N
82 - 11	82 - 5	287710	4271	03/19/13	$488,500	$520,000	1,250	6	1908	VGood	4,000	N	N	7005 SYCAMORE AVE NW
82 - 11	82 - 5	287710	3060	03/16/12	$500,000	$574,000	940	7	1920	Good	5,000	N	N	6732 3RD AVE NW
82 - 11	82 - 5	230140	0325	05/26/11	$560,000	$680,000	980	7	1906	Good	4,500	N	N	7206 2ND AVE NW
82 - 11	82 - 5	287710	3097	06/13/13	$376,000	$393,000	1,020	7	1985	Avg	2,500	N	N	6710 3RD AVE NW
82 - 11	82 - 5	287710	3411	08/11/11	$535,000	$640,000	1,020	7	1924	Good	4,000	N	N	6723 1ST AVE NW
82 - 11	82 - 5	230140	0590	04/25/11	$443,000	$541,000	1,030	7	1949	Avg	4,790	Y	N	7018 2ND AVE NW
82 - 11	82 - 5	287710	3776	09/24/13	$471,500	$482,000	1,110	7	1923	Good	4,400	N	N	6732 1ST AVE NW
82 - 11	82 - 5	732190	0005	06/01/12	$456,300	$516,000	1,160	7	1915	VGood	2,380	N	N	6500 GREENWOOD AVE N
82 - 11	82 - 5	287710	3221	08/08/13	$500,000	$516,000	1,180	7	1915	Good	3,750	N	N	6749 SYCAMORE AVE NW
82 - 11	82 - 5	287710	0051	12/05/11	$587,000	$687,000	1,200	7	1916	Good	4,000	N	N	6525 GREENWOOD AVE N
82 - 11	82 - 5	012503	9039	05/23/11	$489,000	$594,000	1,420	7	1927	Good	3,750	Y	N	150 NW 73RD ST
82 - 11	82 - 5	287710	3472	08/26/13	$485,000	$499,000	1,510	7	1922	Good	4,250	N	N	107 NW 70TH ST
82 - 11	82 - 5	287710	3516	04/30/13	$691,000	$729,000	1,530	7	1914	Good	3,333	N	N	6746 SYCAMORE AVE NW
82 - 11	82 - 5	012503	9047	06/21/11	$580,000	$701,000	1,540	7	1929	Good	3,750	N	N	162 NW 73RD ST
82 - 11	82 - 5	200070	0330	07/26/13	$641,000	$664,000	1,570	7	1927	Good	4,860	N	N	114 N 73RD ST
82 - 11	82 - 5	230140	0065	08/13/13	$572,000	$590,000	1,590	7	1911	Good	4,030	N	N	7210 PALATINE AVE N
82 - 11	82 - 5	287710	1181	06/24/13	$440,000	$459,000	1,670	7	1920	Good	4,000	N	N	6516 3RD AVE NW
82 - 11	82 - 5	287710	3111	09/27/11	$460,000	$546,000	1,670	7	1912	Good	5,000	N	N	216 NW 67TH ST
82 - 11	82 - 5	230140	0075	11/01/13	$740,000	$750,000	1,680	7	1929	Good	4,030	N	N	7214 PALATINE AVE N
82 - 11	82 - 5	230140	0090	04/22/13	$685,000	$724,000	1,460	8	1909	VGood	3,760	N	N	7222 PALATINE AVE N
82 - 11	82 - 5	230140	0100	07/11/13	$785,000	$816,000	1,670	8	1908	VGood	4,500	N	N	7217 PALATINE AVE N
82 - 11	82 - 5	287710	3810	08/19/13	$669,000	$689,000	1,810	8	1921	Good	5,000	N	N	6714 1ST AVE NW
82 - 11	82 - 5	287710	1081	04/19/11	$712,500	$871,000	1,820	8	1926	VGood	4,200	Y	N	6553 2ND AVE NW
82 - 11	82 - 5	287710	3325	04/06/12	$692,500	$791,000	1,870	8	1910	Good	3,750	Y	N	6720 2ND AVE NW
82 - 11	82 - 5	287710	3490	03/26/13	$710,000	$755,000	2,030	8	1902	Good	7,500	N	N	115 NW 70TH ST
82 - 11	82 - 5	287710	1010	06/28/11	$649,000	$783,000	2,040	8	2011	Avg	3,300	Y	N	6521 2ND AVE NW
82 - 11	82 - 5	230140	0050	06/27/12	$550,000	$618,000	2,120	8	1904	VGood	5,375	N	N	7202 PALATINE AVE N
82 - 11	82 - 5	732190	0105	02/27/12	$685,000	$789,000	2,590	8	1988	Avg	3,500	N	N	6530 GREENWOOD AVE N
82 - 11	82 - 5	230140	0095	06/03/13	$915,000	$959,000	1,900	9	2002	Avg	4,000	N	N	7221 PALATINE AVE N

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 1	19 - 0	276760	2557	12/31/13	$529,950	DATA DOES NOT MATCH SALE
19 - 1	19 - 0	276760	2985	11/05/13	$440,000	PERCENT COMPLETE < 100%
19 - 1	19 - 0	276760	2985	09/06/12	$400,000	TEAR DOWN
19 - 1	19 - 0	276760	2987	06/19/13	$699,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 1	19 - 0	276760	2988	11/13/13	$425,000	PERCENT COMPLETE < 100%
19 - 1	19 - 0	276760	2989	11/21/13	$420,000	PERCENT COMPLETE < 100%
19 - 1	19 - 0	276760	2990	11/15/13	$429,000	PERCENT COMPLETE < 100%
19 - 1	19 - 0	867340	0180	11/14/13	$490,000	PERCENT COMPLETE < 100%
19 - 1	19 - 0	867340	0181	12/10/13	$485,000	PERCENT COMPLETE < 100%
19 - 1	19 - 0	867340	0182	12/16/13	$480,000	PERCENT COMPLETE < 100%
19 - 1	19 - 1	117500	0030	03/19/12	$425,000	OBSOLESCENCE > 0
19 - 1	19 - 1	117500	0715	04/18/12	$429,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 1	117500	1120	12/16/13	$641,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 1	117500	1160	12/26/13	$214,000	QUIT CLAIM DEED
19 - 1	19 - 1	755080	0235	02/01/12	$296,000	TEAR DOWN
19 - 1	19 - 1	755080	0235	05/17/12	$325,000	TEAR DOWN
19 - 1	19 - 1	755080	0521	04/22/13	$555,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 1	755080	0875	12/27/13	$570,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 1	755130	0005	10/23/13	$575,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 1	755130	0040	11/25/13	$715,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	047600	0005	10/30/13	$685,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	047600	0079	02/01/12	$383,000	RELOCATION - SALE TO SERVICE
19 - 1	19 - 3	047600	0270	09/19/11	$605,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	047600	0300	07/17/12	$460,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	047600	0300	10/29/12	$565,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	047700	0025	06/27/12	$157,000	QUIT CLAIM DEED
19 - 1	19 - 3	112503	9116	09/19/12	$171,505	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 1	19 - 3	117500	0943	01/13/11	$350,000	NO MARKET EXPOSURE
19 - 1	19 - 3	276760	0155	02/12/13	$469,950	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	0220	03/12/13	$665,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	0220	09/05/13	$20,000	OBSOLESCENCE > 0

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 1	19 - 3	276760	0340	01/23/13	$350,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	0400	05/17/13	$373,000	TEAR DOWN
19 - 1	19 - 3	276760	0435	08/24/12	$98,667	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	0455	10/24/11	$584,760	PERSONAL PROPERTY INCLUDED
19 - 1	19 - 3	276760	0480	07/20/11	$325,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	0480	01/24/13	$380,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	0565	07/23/13	$62,038	QUIT CLAIM DEED
19 - 1	19 - 3	276760	0950	07/05/12	$420,000	TEAR DOWN
19 - 1	19 - 3	276760	0955	06/23/12	$450,000	TEAR DOWN
19 - 1	19 - 3	276760	0985	12/26/12	$435,000	TEAR DOWN
19 - 1	19 - 3	276760	1025	01/22/13	$450,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1125	08/02/13	$560,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	1190	03/26/13	$490,000	OBSOLESCENCE > 0
19 - 1	19 - 3	276760	1325	10/21/11	$411,000	OBSOLESCENCE > 0
19 - 1	19 - 3	276760	1335	03/18/11	$257,000	TEAR DOWN
19 - 1	19 - 3	276760	1340	02/27/12	$325,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1341	12/07/12	$623,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	1380	01/07/13	$347,500	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1385	09/26/13	$487,500	TEAR DOWN
19 - 1	19 - 3	276760	1550	09/23/13	$465,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1570	04/25/13	$120,941	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 1	19 - 3	276760	1660	10/30/12	$445,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1662	07/23/13	$650,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	1750	11/21/11	$425,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1750	09/23/13	$515,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1860	11/28/12	$387,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1870	09/03/13	$450,000	TEAR DOWN
19 - 1	19 - 3	276760	1895	08/26/13	$423,000	TEAR DOWN
19 - 1	19 - 3	276760	1905	08/16/12	$440,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1905	06/17/11	$330,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	1975	05/09/12	$425,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 1	19 - 3	276760	2045	03/20/12	$485,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2055	11/20/12	$395,000	PERCENT COMPLETE < 100%
19 - 1	19 - 3	276760	2095	08/20/12	$435,000	PERCENT COMPLETE < 100%
19 - 1	19 - 3	276760	2095	05/30/12	$414,158	TEAR DOWN
19 - 1	19 - 3	276760	2100	04/18/13	$410,000	TEAR DOWN
19 - 1	19 - 3	276760	2285	06/28/12	$599,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	2330	08/28/12	$415,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2335	12/09/11	$365,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2336	09/26/12	$607,500	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	2400	12/04/13	$585,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	2430	06/13/13	$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 1	19 - 3	276760	2431	12/16/13	$380,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	2555	12/24/13	$537,500	DOR RATIO
19 - 1	19 - 3	276760	2555	09/21/12	$335,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2558	12/30/13	$700,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	2745	11/11/11	$300,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2785	05/23/13	$495,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	2785	01/20/13	$15,138	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2785	01/30/13	$15,138	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	2785	03/30/12	$425,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	3020	10/06/11	$492,500	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3030	01/11/13	$760,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3201	10/07/13	$1,650	OBSOLESCENCE > 0
19 - 1	19 - 3	276760	3280	08/14/13	$460,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3340	05/24/12	$450,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	3341	10/22/13	$389,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3342	10/04/13	$414,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3474	04/09/13	$529,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3476	04/02/13	$469,950	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3476	02/08/12	$225,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	3505	08/07/13	$460,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 1	19 - 3	276760	3510	10/18/12	$451,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3580	03/08/11	$320,000	TEAR DOWN
19 - 1	19 - 3	276760	3640	09/27/12	$380,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	276760	3755	04/04/13	$600,000	DATA DOES NOT MATCH SALE
19 - 1	19 - 3	276760	3780	05/27/11	$562,475	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 1	19 - 3	276760	3797	04/30/12	$370,000	RELOCATION - SALE TO SERVICE
19 - 1	19 - 3	276760	3960	12/06/11	$300,000	EXEMPT FROM EXCISE TAX
19 - 1	19 - 3	276760	3981	07/14/12	$135,933	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 1	19 - 3	276760	4080	07/12/12	$113,000	MORE THAN ONE HOUSE
19 - 1	19 - 3	276760	4248	03/01/12	$200,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 1	19 - 3	276760	4356	01/27/11	$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 1	19 - 3	276760	4605	12/29/11	$430,000	TEAR DOWN
19 - 1	19 - 3	276760	4645	09/11/12	$457,500	PERCENT COMPLETE < 100%
19 - 1	19 - 3	276770	1530	12/06/11	$325,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 1	19 - 3	424290	0025	08/25/12	$410,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	424290	0154	09/06/13	$450,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	424290	0165	12/26/12	$360,000	SEGREGATION AND/OR MERGER
19 - 1	19 - 3	424290	0220	05/20/13	$410,000	TEAR DOWN
19 - 1	19 - 3	424290	0260	11/08/13	$203,275	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 1	19 - 3	424290	0285	09/11/13	$450,000	TEAR DOWN
19 - 1	19 - 3	867340	0169	12/18/12	$419,000	RELOCATION - SALE TO SERVICE
19 - 10	19 - 0	751850	6715	11/19/12	$900,000	SEGREGATION AND/OR MERGER
19 - 10	19 - 1	022503	9049	07/15/13	$550,000	ACTIVE PERMIT BEFORE SALE>25K
19 - 10	19 - 1	022503	9049	11/29/12	$272,000	NO MARKET EXPOSURE
19 - 10	19 - 1	022503	9082	06/24/13	$262,019	QUIT CLAIM DEED
19 - 10	19 - 1	022503	9099	11/09/12	$565,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	022503	9115	07/02/13	$656,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	022503	9121	11/11/13	$139,526	QUIT CLAIM DEED
19 - 10	19 - 1	022503	9125	06/26/12	$369,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	022503	9157	07/24/13	$565,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	120500	0040	09/13/12	$495,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 - 1	125420	0015	12/30/13	$473,314	FORCED SALE
19 - 10	19 - 1	125420	0195	03/23/12	$230,000	TEAR DOWN
19 - 10	19 - 1	125420	0235	07/26/13	$580,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	125420	0555	10/11/13	$475,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	125420	0565	01/25/12	$431,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 1	125420	0895	03/26/13	$96,500	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 1	125420	1039	03/12/12	$533,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	285610	0350	03/29/13	$184,300	QUIT CLAIM DEED
19 - 10	19 - 1	285610	0680	10/11/12	$287,000	TEAR DOWN
19 - 10	19 - 1	285610	0745	08/17/12	$526,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	285610	0935	08/02/13	$416,000	TEAR DOWN
19 - 10	19 - 1	285610	0970	03/17/11	$900,000	APPEAL/NEW VALUE
19 - 10	19 - 1	285610	1224	03/12/13	$429,950	SEGREGATION AND/OR MERGER
19 - 10	19 - 1	285610	1227	03/18/13	$444,950	MORE THAN ONE HOUSE
19 - 10	19 - 1	285610	1279	02/09/11	$148,065	QUIT CLAIM DEED
19 - 10	19 - 1	285610	1281	03/26/12	$196,061	QUIT CLAIM DEED
19 - 10	19 - 1	285610	1310	10/10/12	$556,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	285610	1590	08/07/13	$620,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	285610	1710	07/18/11	$150,000	TEAR DOWN
19 - 10	19 - 1	285610	1900	06/10/11	$399,500	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	285610	2020	12/19/13	$686,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	285610	2060	11/01/12	$652,000	ACTIVE PERMIT BEFORE SALE>25K
19 - 10	19 - 1	285610	2085	06/21/13	$407,500	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	287210	0006	10/09/12	$190,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	19 - 1	287210	0265	09/13/12	$290,000	TEAR DOWN
19 - 10	19 - 1	287210	0375	04/24/12	$518,675	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	287210	0775	08/31/12	$409,600	QUIT CLAIM DEED
19 - 10	19 - 1	287210	0775	08/31/12	$409,600	QUIT CLAIM DEED
19 - 10	19 - 1	287210	0855	01/03/13	$680,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	287210	0855	06/06/12	$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 1	287210	0975	09/24/12	$449,900	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 - 1	287210	1291	10/15/12	$454,659	FORCED SALE
19 - 10	19 - 1	287210	1890	01/18/12	$167,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 10	19 - 1	287210	2110	09/13/13	$425,000	SEGREGATION AND/OR MERGER
19 - 10	19 - 1	287210	2320	07/08/13	$520,000	MORE THAN ONE HOUSE
19 - 10	19 - 1	287210	2320	06/20/11	$451,950	MORE THAN ONE HOUSE
19 - 10	19 - 1	369390	0225	12/18/13	$177,678	QUIT CLAIM DEED
19 - 10	19 - 1	369390	0545	10/29/13	$433,950	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	369390	0885	06/27/13	$440,000	FORCED SALE
19 - 10	19 - 1	369390	0945	11/28/11	$348,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 1	369390	1005	02/12/13	$230,000	TEAR DOWN
19 - 10	19 - 1	369390	1035	06/03/13	$499,950	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	369390	1160	07/01/13	$634,100	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	369390	1170	04/15/11	$302,500	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 1	369390	1490	09/12/12	$495,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	369390	1540	08/16/12	$550,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	369390	1740	01/15/13	$348,500	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 1	369390	2020	08/26/13	$450,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	369390	2380	06/06/13	$497,000	SEGREGATION AND/OR MERGER
19 - 10	19 - 1	369390	2415	12/21/12	$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 1	444280	0140	09/23/13	$489,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	444280	0160	03/18/13	$425,000	UNFINISHED AREA > 0
19 - 10	19 - 1	444280	0190	05/28/13	$375,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	19 - 1	444380	0265	04/24/13	$433,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	444380	0455	01/19/11	$230,000	TEAR DOWN
19 - 10	19 - 1	444380	0885	08/19/13	$460,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	444380	1086	09/30/13	$297,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 10	19 - 1	444380	1665	05/10/12	$600,000	QUESTIONABLE PER APPRAISAL
19 - 10	19 - 1	444380	1725	08/29/13	$615,825	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	444380	1735	08/25/11	$585,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	444380	1765	10/22/13	$625,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	444380	1765	04/01/13	$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 - 1	444730	0125	07/31/13	$267,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	19 - 1	444980	0120	01/04/11	$278,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 1	444980	0370	09/22/11	$175,000	NON-REPRESENTATIVE SALE
19 - 10	19 - 1	444980	0370	10/28/13	$841,000	PERCENT COMPLETE < 100%
19 - 10	19 - 1	444980	0420	02/17/12	$295,000	CORPORATE AFFILIATES
19 - 10	19 - 1	444980	0540	04/30/13	$375,000	FORCED SALE
19 - 10	19 - 1	602150	3450	02/25/11	$325,000	RELOCATION - SALE TO SERVICE
19 - 10	19 - 1	602150	3459	02/13/13	$280,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	19 - 1	602150	3540	02/03/12	$549,950	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	745700	0060	10/30/13	$140,000	QUIT CLAIM DEED
19 - 10	19 - 1	752250	0055	01/04/13	$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 1	752250	0085	10/24/12	$550,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	752250	0135	08/29/12	$280,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 10	19 - 1	813270	0165	09/15/11	$215,000	TEAR DOWN
19 - 10	19 - 1	813270	0195	03/22/12	$409,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	867540	0038	11/26/13	$210,716	QUIT CLAIM DEED
19 - 10	19 - 1	867540	0065	12/28/12	$451,500	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	916410	0180	05/29/12	$600,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	916410	0215	10/06/11	$508,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	916510	0025	12/17/12	$510,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	916510	0095	06/14/13	$513,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 1	916510	0155	04/25/12	$547,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 1	916510	0265	10/03/13	$454,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	054600	0655	07/30/12	$298,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 2	123200	0275	12/05/12	$438,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	123200	0515	06/24/13	$543,500	BANKRUPTCY - RECEIVER OR TRUSTEE
19 - 10	19 - 2	123200	0665	06/23/11	$68,416	QUIT CLAIM DEED
19 - 10	19 - 2	123200	0725	02/22/13	$460,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	123200	0840	05/21/12	$500,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	123200	1014	06/21/13	$430,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	123200	1019	10/17/12	$421,300	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 - 2	123200	1156	03/04/13	$235,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	19 - 2	123200	1640	08/09/13	$535,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	0120	07/13/12	$455,000	SEGREGATION AND/OR MERGER
19 - 10	19 - 2	602150	0205	09/05/12	$42,810	FORCED SALE
19 - 10	19 - 2	602150	0290	08/09/13	$770,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	0310	01/28/13	$541,500	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	0310	08/23/12	$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 2	602150	0445	10/05/11	$175,000	FULL SALES PRICE NOT REPORTED
19 - 10	19 - 2	602150	0685	10/29/12	$430,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	0740	05/14/12	$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 2	602150	1005	10/30/13	$539,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	1275	11/02/12	$565,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	1385	11/14/12	$435,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	1635	09/16/13	$782,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	1980	07/18/13	$400,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
19 - 10	19 - 2	602150	2265	07/26/13	$565,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	2430	07/22/13	$599,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	2815	09/10/12	$87,611	QUIT CLAIM DEED
19 - 10	19 - 2	602150	3070	06/26/13	$242,000	QUIT CLAIM DEED
19 - 10	19 - 2	602150	3659	06/09/11	$46,723	QUIT CLAIM DEED
19 - 10	19 - 2	602150	3730	04/02/12	$426,500	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	602150	3840	07/09/13	$364,700	FORCED SALE
19 - 10	19 - 2	602150	4005	03/06/12	$427,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	0630	11/18/13	$500,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	0875	07/02/13	$460,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	0970	05/23/12	$275,000	TEAR DOWN
19 - 10	19 - 2	751850	1060	02/26/13	$301,246	FORCED SALE
19 - 10	19 - 2	751850	1840	05/07/13	$605,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	1875	10/02/12	$665,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	1985	08/01/13	$425,000	OBSOLESCENCE > 0
19 - 10	19 - 2	751850	2270	01/11/11	$204,401	QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 - 2	751850	2390	08/20/12	$554,200	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	2510	04/26/12	$800,000	NO MARKET EXPOSURE
19 - 10	19 - 2	751850	2510	05/26/11	$270,000	TEAR DOWN
19 - 10	19 - 2	751850	2520	04/17/13	$454,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	3180	05/24/12	$240,000	TEAR DOWN
19 - 10	19 - 2	751850	3450	09/12/13	$556,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	3495	12/10/11	$158,177	QUIT CLAIM DEED
19 - 10	19 - 2	751850	3910	04/18/12	$380,000	TEAR DOWN
19 - 10	19 - 2	751850	3955	06/10/13	$600,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	4075	04/28/11	$716,000	NON-REPRESENTATIVE SALE
19 - 10	19 - 2	751850	4200	07/26/13	$259,335	QUIT CLAIM DEED
19 - 10	19 - 2	751850	4240	10/25/12	$278,000	TEAR DOWN
19 - 10	19 - 2	751850	4610	09/27/11	$315,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	4610	05/07/12	$549,950	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	4730	05/03/11	$600,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	4815	05/21/12	$570,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	4860	05/24/11	$639,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	5075	09/24/12	$498,500	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	5720	07/13/11	$475,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	6000	08/02/13	$722,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	6016	11/15/12	$528,000	FORCED SALE
19 - 10	19 - 2	751850	6765	09/12/13	$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	19 - 2	751850	6785	08/09/12	$620,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	7135	05/08/13	$795,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	7300	04/25/12	$518,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	7600	05/18/11	$600,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	7670	10/15/12	$495,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	7795	07/16/13	$654,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	751850	7805	07/22/13	$537,000	SEGREGATION AND/OR MERGER
19 - 10	19 - 2	751850	8360	07/24/12	$212,000	ACTIVE PERMIT BEFORE SALE>25K
19 - 10	19 - 2	751850	8360	11/27/12	$420,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 - 2	751850	8580	05/09/12	$310,000	OBSOLESCENCE > 0
19 - 10	19 - 2	758870	0348	12/31/13	$425,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 2	758870	0348	01/29/13	$360,000	SEGREGATION AND/OR MERGER
19 - 10	19 - 4	330070	0160	10/06/11	$165,114	QUIT CLAIM DEED
19 - 10	19 - 4	330070	0255	06/29/11	$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 4	330070	0325	07/15/13	$378,300	DATA DOES NOT MATCH SALE
19 - 10	19 - 4	330070	0690	11/21/11	$130,000	TEAR DOWN
19 - 10	19 - 4	330070	0860	11/12/12	$166,000	TEAR DOWN
19 - 10	19 - 4	330070	0880	04/23/12	$560,000	NON-REPRESENTATIVE SALE
19 - 10	19 - 4	330070	1139	11/21/11	$255,000	EXEMPT FROM EXCISE TAX
19 - 10	19 - 4	330070	1150	11/17/11	$347,536	FORCED SALE
19 - 10	19 - 4	330070	1170	04/04/12	$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 4	330070	1170	09/17/13	$362,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	19 - 4	330070	1195	07/19/13	$385,000	DATA DOES NOT MATCH SALE
19 - 10	19 - 4	330070	1260	01/24/13	$260,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	045200	0312	12/26/12	$95,289	QUIT CLAIM DEED
82 - 2	82 - 1	045200	0985	09/14/11	$267,000	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	045200	0986	10/27/12	$424,950	UNFINISHED AREA > 0
82 - 2	82 - 1	045200	0987	11/01/12	$430,000	UNFINISHED AREA > 0
82 - 2	82 - 1	045200	1035	02/16/12	$350,000	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	045200	1422	12/06/13	$650,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	045200	2135	11/28/11	$242,500	DOR RATIO
82 - 2	82 - 1	047500	0035	01/01/12	$280	DOR RATIO
82 - 2	82 - 1	047500	0320	01/08/13	$704,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	82 - 1	047500	0430	05/02/13	$246,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	82 - 1	047500	0710	06/10/13	$247,966	QUIT CLAIM DEED
82 - 2	82 - 1	047500	0875	10/12/11	$180,000	TEAR DOWN
82 - 2	82 - 1	047500	0960	04/25/13	$287,340	QUIT CLAIM DEED
82 - 2	82 - 1	047500	1200	08/25/11	$295,000	CORPORATE AFFILIATES
82 - 2	82 - 1	047500	1201	08/11/11	$346,500	CORPORATE AFFILIATES
82 - 2	82 - 1	047500	1235	10/22/12	$428,900	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 2	82 - 1	099900	0020	05/16/13	$680,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	099900	0020	10/26/12	$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	82 - 1	122503	9023	10/28/13	$510,000	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	122503	9031	10/23/13	$700,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	122503	9031	09/18/12	$547,238	TEAR DOWN
82 - 2	82 - 1	122503	9033	02/25/11	$225,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
82 - 2	82 - 1	122503	9033	02/25/11	$65,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
82 - 2	82 - 1	122503	9071	09/24/13	$495,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	122503	9072	08/08/13	$495,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	122503	9073	08/21/13	$495,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	122503	9074	08/02/13	$495,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	198220	0080	10/08/13	$855,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	198220	0235	10/04/13	$560,000	CORPORATE AFFILIATES
82 - 2	82 - 1	198220	0350	02/15/11	$146,198	QUIT CLAIM DEED
82 - 2	82 - 1	198220	0840	06/11/13	$327,000	APPEAL/NEW VALUE
82 - 2	82 - 1	198220	0851	04/07/11	$501,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	198220	0870	04/24/13	$674,721	FORCED SALE
82 - 2	82 - 1	198220	1180	04/29/13	$518,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	198220	1225	12/12/12	$331,993	FORCED SALE
82 - 2	82 - 1	198220	1330	08/22/11	$354,000	UNFINISHED AREA > 0
82 - 2	82 - 1	198220	1470	11/18/13	$446,000	UNFINISHED AREA > 0
82 - 2	82 - 1	198220	1521	06/06/12	$237,000	FORCED SALE
82 - 2	82 - 1	276760	0643	12/10/13	$295,100	AUCTION SALE
82 - 2	82 - 1	276770	4219	09/07/12	$316,500	FORCED SALE
82 - 2	82 - 1	276770	4285	04/12/12	$357,500	RELOCATION - SALE TO SERVICE
82 - 2	82 - 1	276770	4303	01/12/11	$197,500	FORCED SALE
82 - 2	82 - 1	276770	4355	07/31/12	$456,500	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	276770	4450	08/26/13	$320,000	TEAR DOWN
82 - 2	82 - 1	276770	4600	02/14/13	$173,679	QUIT CLAIM DEED
82 - 2	82 - 1	276770	4740	10/16/12	$362,000	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	276770	4750	04/13/11	$330,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 2	82 - 1	276770	4895	10/22/13	$873,999	RELOCATION - SALE TO SERVICE
82 - 2	82 - 1	276780	0166	08/23/13	$550,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	276790	0005	04/08/13	$37,870	PARTIAL INTEREST (1/3, 1/2, Etc.)
82 - 2	82 - 1	276790	0190	06/06/12	$780,000	RELOCATION - SALE TO SERVICE
82 - 2	82 - 1	276790	0380	08/20/12	$505,000	TEAR DOWN
82 - 2	82 - 1	276790	0875	10/29/13	$629,877	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 2	82 - 1	276800	0160	04/25/11	$77,985	QUIT CLAIM DEED
82 - 2	82 - 1	276800	0385	03/14/11	$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	82 - 1	276810	0025	12/04/11	$245,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	82 - 1	276810	0510	05/28/13	$550,000	TEAR DOWN
82 - 2	82 - 1	276810	0685	01/30/12	$265,750	BANKRUPTCY - RECEIVER OR TRUSTEE
82 - 2	82 - 1	276820	0005	03/21/13	$10,178	DOR RATIO
82 - 2	82 - 1	276820	0095	07/01/11	$440,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	82 - 1	276820	0099	04/08/13	$429,950	UNFINISHED AREA > 0
82 - 2	82 - 1	276820	0100	10/26/11	$349,950	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	276820	0210	04/24/13	$425,000	TEAR DOWN
82 - 2	82 - 1	276820	0215	08/27/12	$355,000	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	276820	0245	06/08/11	$289,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	82 - 1	276830	0720	07/25/12	$89,000	QUIT CLAIM DEED
82 - 2	82 - 1	276830	0725	08/25/11	$335,000	SEGREGATION AND/OR MERGER
82 - 2	82 - 1	276830	1275	07/24/13	$127,208	QUIT CLAIM DEED
82 - 2	82 - 1	276830	1278	02/23/11	$433,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	82 - 1	276830	1370	09/23/11	$270,000	TEAR DOWN
82 - 2	82 - 1	276960	0225	07/13/12	$486,200	FORCED SALE
82 - 2	82 - 1	276960	1140	09/25/13	$410,575	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 2	82 - 1	276960	1320	09/20/13	$580,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 1	301930	0126	08/31/12	$276,900	RELOCATION - SALE TO SERVICE
82 - 2	82 - 1	930730	0010	08/23/12	$409,000	APPEAL/NEW VALUE
82 - 2	82 - 2	198220	1600	04/18/13	$305,000	PERCENT COMPLETE < 100%
82 - 2	82 - 3	017000	0005	09/24/13	$456,000	DATA DOES NOT MATCH SALE
82 - 2	82 - 3	251600	0326	10/05/11	$420,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 2	82 - 3	251600	0485	08/17/12	$176,133	QUIT CLAIM DEED
82 - 2	82 - 3	251600	0520	10/07/13	$320,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	82 - 3	744200	0110	02/01/12	$321,600	SEGREGATION AND/OR MERGER
82 - 2	82 - 3	744200	0116	02/01/12	$265,000	PERCENT COMPLETE < 100%
82 - 2	82 - 3	744200	0117	09/18/13	$519,950	DATA DOES NOT MATCH SALE
82 - 2	82 - 3	744200	0119	12/09/13	$499,000	PERCENT COMPLETE < 100%
82 - 11	82 - 4	012503	9037	10/27/11	$390,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	045800	0075	11/29/11	$275,000	NON-REPRESENTATIVE SALE
82 - 11	82 - 4	045800	0210	11/14/12	$270,780	MORE THAN ONE HOUSE
82 - 11	82 - 4	045800	0210	10/03/13	$880,000	PERCENT COMPLETE < 100%
82 - 11	82 - 4	045800	0315	03/13/13	$632,500	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	045800	0315	09/10/12	$291,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	045800	0325	10/16/13	$395,039	FORCED SALE
82 - 11	82 - 4	046100	0110	12/05/13	$239,195	QUIT CLAIM DEED
82 - 11	82 - 4	046100	0360	05/22/13	$315,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	046100	1120	10/05/11	$279,033	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	046100	1200	05/09/12	$550,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	046100	1530	05/30/12	$260,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	046100	2111	05/02/11	$100,000	TEAR DOWN
82 - 11	82 - 4	046100	2130	08/29/13	$200,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	046100	2640	09/09/13	$480,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	046100	2665	05/10/11	$334,735	QUIT CLAIM DEED
82 - 11	82 - 4	046100	2740	02/08/13	$317,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	82 - 4	046100	2920	10/17/13	$550,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	046100	3105	10/04/13	$737,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	046100	3105	04/16/13	$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	046100	3320	08/17/13	$163,350	QUIT CLAIM DEED
82 - 11	82 - 4	046100	3385	08/22/13	$564,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	046100	3691	12/05/11	$230,000	TEAR DOWN
82 - 11	82 - 4	046100	3830	06/21/13	$490,000	SEGREGATION AND/OR MERGER
82 - 11	82 - 4	046100	3955	07/23/13	$550,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 11	82 - 4	046100	4105	07/01/11	$220,000	QUIT CLAIM DEED
82 - 11	82 - 4	046100	4250	03/17/11	$125,906	QUIT CLAIM DEED
82 - 11	82 - 4	046100	4710	12/21/12	$350,000	PERCENT COMPLETE < 100%
82 - 11	82 - 4	162330	0230	06/03/13	$485,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	162330	0440	11/14/13	$713,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	162330	0440	11/07/13	$713,000	RELOCATION - SALE TO SERVICE
82 - 11	82 - 4	162330	0660	10/18/13	$615,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	162330	1140	06/07/11	$305,000	APPEAL/NEW VALUE
82 - 11	82 - 4	162380	0035	11/07/13	$858,000	PERCENT COMPLETE < 100%
82 - 11	82 - 4	162380	0035	02/21/13	$300,000	TEAR DOWN
82 - 11	82 - 4	162380	0515	06/26/12	$251,000	TEAR DOWN
82 - 11	82 - 4	164650	1200	03/10/11	$275,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	164650	1255	11/07/12	$475,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	164650	1255	11/07/12	$475,000	RELOCATION - SALE TO SERVICE
82 - 11	82 - 4	164650	2355	12/10/13	$315,000	AUCTION SALE
82 - 11	82 - 4	200070	0225	04/15/13	$535,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	200070	0300	05/31/13	$1,245,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	202870	0150	07/12/11	$418,500	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	202870	0150	06/11/13	$546,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	202870	0535	01/07/13	$769,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	202870	0535	08/02/12	$275,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	202870	0690	11/27/13	$250,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	202870	1027	10/24/11	$155,000	DOR RATIO
82 - 11	82 - 4	287710	1721	07/02/13	$650,000	ACTIVE PERMIT BEFORE SALE>25K
82 - 11	82 - 4	287710	1721	01/25/12	$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	287710	1895	02/07/11	$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	287710	1901	07/22/13	$589,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	287710	2741	08/15/11	$560,000	CORPORATE AFFILIATES
82 - 11	82 - 4	287710	2741	01/11/11	$250,000	DOR RATIO
82 - 11	82 - 4	287710	2830	12/26/12	$370,000	QUIT CLAIM DEED
82 - 11	82 - 4	287710	2851	05/02/11	$435,000	CORPORATE AFFILIATES

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 11	82 - 4	287710	2851	01/04/11	$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	288010	0430	01/25/13	$260,000	FORCED SALE
82 - 11	82 - 4	288010	0870	07/15/13	$475,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	291920	0110	11/06/12	$267,304	TEAR DOWN
82 - 11	82 - 4	291920	0145	02/14/12	$299,950	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	291920	0150	08/25/13	$252,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	291920	0470	11/11/11	$165,000	TEAR DOWN
82 - 11	82 - 4	291920	0570	09/26/13	$645,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	291920	0890	07/08/13	$651,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	291920	0945	02/23/11	$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	291970	0065	08/26/11	$169,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	291970	0110	09/06/12	$250,000	EXEMPT FROM EXCISE TAX
82 - 11	82 - 4	291970	0114	05/17/11	$277,178	FORCED SALE
82 - 11	82 - 4	291970	0270	05/08/12	$330,000	APPEAL/NEW VALUE
82 - 11	82 - 4	291970	0550	07/30/13	$635,000	MORE THAN ONE HOUSE
82 - 11	82 - 4	291970	0895	02/24/11	$499,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	291970	1715	03/01/13	$324,000	FORCED SALE
82 - 11	82 - 4	291970	2030	09/28/11	$240,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	291970	2220	11/20/12	$147,000	SHORT SALE
82 - 11	82 - 4	292170	0005	07/18/12	$367,800	BANKRUPTCY - RECEIVER OR TRUSTEE
82 - 11	82 - 4	292170	0210	01/05/11	$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	292170	0220	01/02/13	$563,600	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	292270	0571	01/04/13	$143,592	QUIT CLAIM DEED
82 - 11	82 - 4	292270	1395	11/15/11	$200,000	TEAR DOWN
82 - 11	82 - 4	292270	1705	04/26/13	$659,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	292270	1750	04/18/13	$639,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	292270	2380	07/10/12	$675,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	292270	2670	03/19/12	$555,000	SEGREGATION AND/OR MERGER
82 - 11	82 - 4	305270	0195	07/26/11	$35,847	PARTIAL INTEREST (1/3, 1/2, Etc.)
82 - 11	82 - 4	305270	0946	03/11/11	$470,000	RELOCATION - SALE TO SERVICE
82 - 11	82 - 4	305270	1171	07/06/13	$184,885	PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 11	82 - 4	349130	0009	05/11/11	$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 11	82 - 4	349130	0080	09/14/12	$300,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	349130	0225	08/08/12	$305,000	PERCENT COMPLETE < 100%
82 - 11	82 - 4	430570	0025	04/12/13	$274,872	FORCED SALE
82 - 11	82 - 4	430570	0039	04/09/13	$600,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	520010	0185	04/18/13	$595,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	530910	0055	07/03/13	$410,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	530910	0075	10/24/11	$469,950	UNFINISHED AREA > 0
82 - 11	82 - 4	530910	0240	12/18/13	$496,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	530910	0705	05/02/12	$560,000	ACTIVE PERMIT BEFORE SALE>25K
82 - 11	82 - 4	530910	0705	08/23/11	$285,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	82 - 4	530910	0780	11/06/13	$436,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	530910	0985	08/19/13	$185,600	PARTIAL INTEREST (1/3, 1/2, Etc.)
82 - 11	82 - 4	530910	1115	02/11/11	$409,000	UNFINISHED AREA > 0
82 - 11	82 - 4	530910	1290	09/07/12	$345,000	FORCED SALE
82 - 11	82 - 4	672870	0127	08/21/12	$575,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	672870	0255	04/15/13	$341,250	TEAR DOWN
82 - 11	82 - 4	751900	0065	09/09/13	$1,426,500	PERCENT COMPLETE < 100%
82 - 11	82 - 4	751900	0065	12/01/11	$268,000	TEAR DOWN
82 - 11	82 - 4	751900	0225	07/02/12	$420,000	SEGREGATION AND/OR MERGER
82 - 11	82 - 4	751900	0310	03/21/13	$454,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	751900	0565	02/07/13	$840,600	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	751900	0565	06/27/12	$382,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	751900	0745	07/15/13	$712,500	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	751900	0946	10/25/13	$499,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	751900	1030	12/19/13	$600,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	751900	1790	11/20/13	$599,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	751900	1960	08/16/13	$475,000	OBSOLESCENCE > 0
82 - 11	82 - 4	751900	2550	10/24/13	$620,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	758920	0136	09/18/13	$520,000	NO MARKET EXPOSURE
82 - 11	82 - 4	758920	0151	02/26/13	$390,000	MORE THAN ONE HOUSE

Improved Sales Removed in This Annual Update Analysis
Areas 19 and 82 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
82 - 11	82 - 4	758920	0151	10/14/13	$445,000	MORE THAN ONE HOUSE
82 - 11	82 - 4	758970	0050	06/24/13	$488,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	758970	0055	11/14/12	$165,000	TEAR DOWN
82 - 11	82 - 4	758970	0055	12/13/11	$290,575	TEAR DOWN
82 - 11	82 - 4	866840	0005	06/28/12	$480,000	EXEMPT FROM EXCISE TAX
82 - 11	82 - 4	937630	0745	04/29/13	$200,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 4	937630	1341	11/08/12	$439,000	ACTIVE PERMIT BEFORE SALE>25K
82 - 11	82 - 4	937630	1341	07/18/12	$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	82 - 4	937630	1630	06/20/11	$577,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 4	937630	1936	02/03/12	$157,579	QUIT CLAIM DEED
82 - 11	82 - 5	230140	0185	02/26/13	$384,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	82 - 5	230140	0335	04/07/11	$34,677	QUIT CLAIM DEED
82 - 11	82 - 5	230140	0335	04/07/11	$129,677	QUIT CLAIM DEED
82 - 11	82 - 5	287710	0186	10/22/12	$432,000	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 11	82 - 5	287710	0280	11/20/13	$330,000	NO MARKET EXPOSURE
82 - 11	82 - 5	287710	0755	08/19/13	$1,260,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 5	287710	3436	09/12/13	$632,500	DATA DOES NOT MATCH SALE
82 - 11	82 - 5	287710	3445	08/01/13	$712,500	DATA DOES NOT MATCH SALE
82 - 11	82 - 5	287710	3830	04/25/12	$440,000	EXEMPT FROM EXCISE TAX
82 - 11	82 - 5	287710	4196	11/25/13	$300,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	82 - 5	287710	4281	10/23/13	$875,000	NO MARKET EXPOSURE
82 - 11	82 - 5	732190	0015	04/26/13	$591,000	DATA DOES NOT MATCH SALE
82 - 11	82 - 5	732190	0015	05/12/11	$542,000	DATA DOES NOT MATCH SALE

Vacant Sales Used in this Annual Update Analysis
Areas 19 and 82

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
82 - 2	82 - 1	198220	0080	04/17/12	$185,000	3,340	Y	N
82 - 2	82 - 1	276960	1121	04/29/11	$180,000	3,750	N	N
82 - 2	82 - 1	276960	1320	07/11/12	$137,500	2,193	N	N
82 - 11	82 - 4	046100	2111	11/10/11	$100,000	2,500	N	N
82 - 11	82 - 4	046100	3835	11/08/13	$210,000	3,000	N	N
82 - 11	82 - 4	164650	0868	03/15/12	$210,000	3,090	N	N
82 - 11	82 - 4	291970	0590	07/31/12	$210,000	3,360	N	N

Vacant Sales Removed in this Annual Update Analysis
Areas 19 and 82

Area - Sub Area	Area - Nghb	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	19 – 1	285610	1225	03/09/12	$185,000	SEGREGATION AND/OR MERGER
82 - 2	82 – 1	276820	0101	05/14/12	$113,000	SEGREGATION AND/OR MERGER
82 - 2	82 – 1	276820	0247	06/08/11	$140,000	SEGREGATION AND/OR MERGER
82 - 2	82 – 1	276960	1775	07/30/13	$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 2	82 – 3	860590	0030	04/23/13	$45,000	QUIT CLAIM DEED

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
- Land and total Valuation
- New Construction Evaluation

	7-17-2014
Appraiser II	Date